

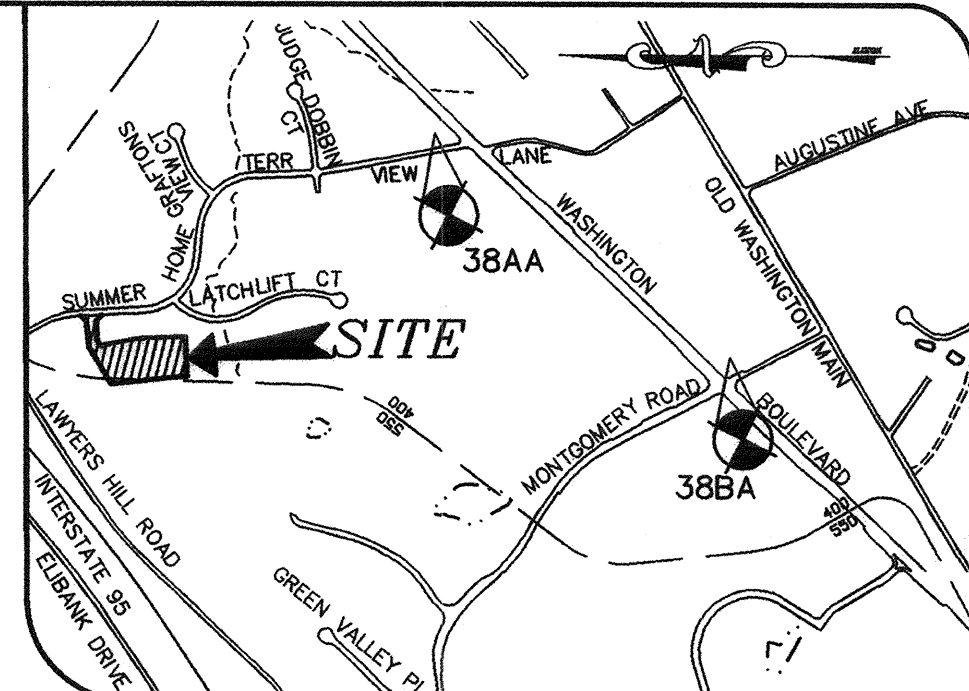
# SUMMER HOME TERRACE (LOCAL ROAD - 50' R/W)

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	18,318 SQ. FT.	4,289 SQ. FT.	14,029 SQ. FT.

**OWNER AND DEVELOPER**  
REUWER ENTERPRISES, LLC  
8000 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-480-9105

### LEGEND

- PRIVATE USE IN COMMON ACCESS & RETAINING WALL MAINTENANCE EASEMENT FOR LOT 1 AND THE FUTURE DEVELOPMENT OF NON-BUILDABLE BULK PARCEL A
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT EASEMENT
- FOREST CONSERVATION EASEMENT A



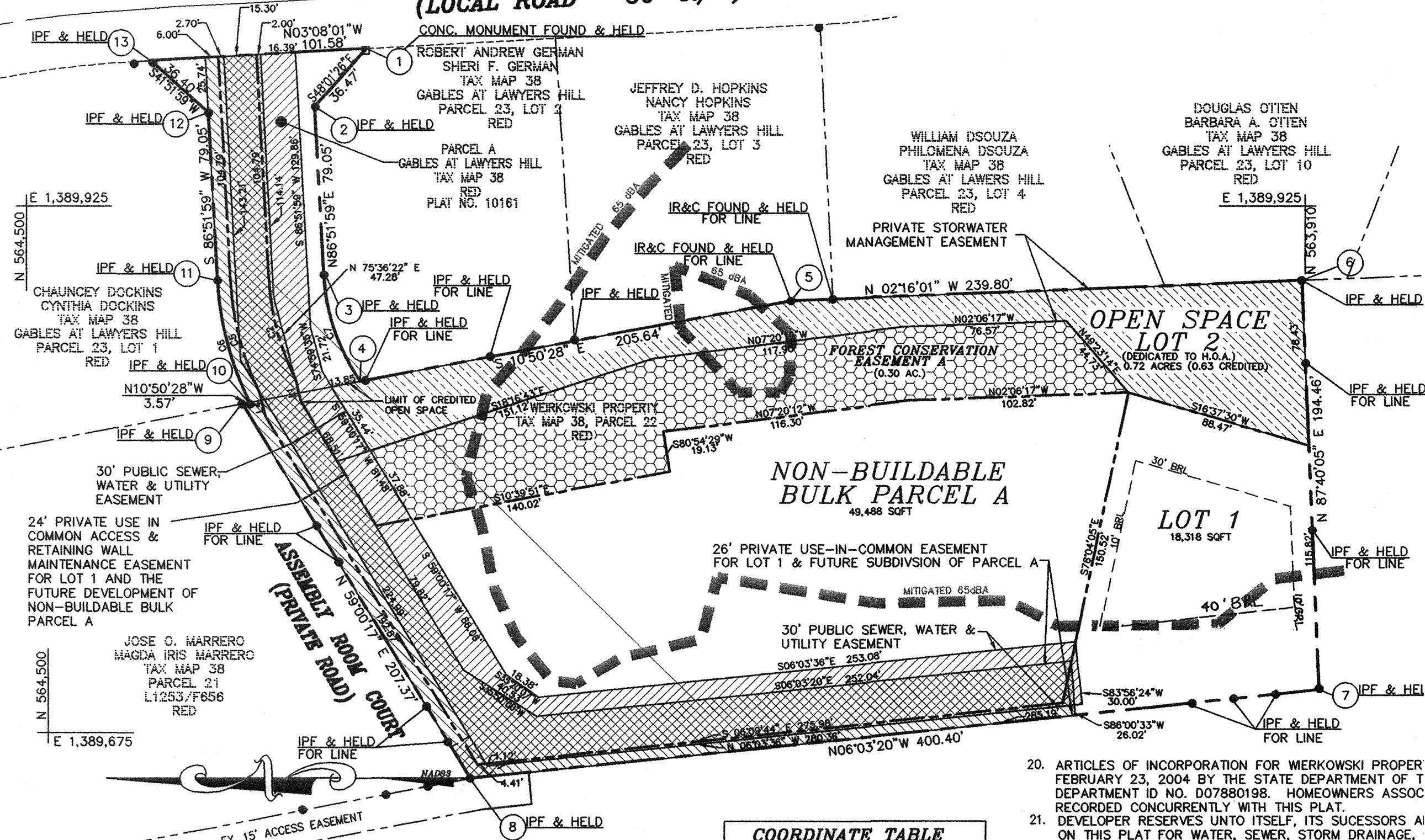
### GENERAL NOTES

- TAX MAP: 38, PARCEL: 22 & PARCEL A, "THE GABLES AT LAWYERS HILL", BLOCK: 2. DPZ FILES: F-91-030, F-03-166
- THIS SUBDIVISION CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001, AND DPZ POLICY MEMO DATED 12/01/04.
- SUBJECT PROPERTY ZONED R-ED RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN. SUBJECT PROPERTY IS BEING DEVELOPED USING BULK REGULATIONS FOR THE R-20 ZONING DISTRICT IN ACCORDANCE WITH SECTION 107.G OF THE ZONING REGULATIONS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2003.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38AA & 38BA.
 

STA. No. 38AA	N 561,158.784	ELEV. 220.778
	E 1,389,726.391	
STA. No. 38BA	N 562,553.278	ELEV. 166.944
	E 1,390,967.927	
- REQUIRED OPEN SPACE = 2.09 AC X 30% = 0.627 ACRES (14,000 SF LOTS)  
OPEN SPACE PROVIDED = 0.72 AC ±  
OPEN SPACE CREDITED = 0.63 AC ±  
NOTE: OPEN SPACE PROVIDED FOR TAX MAP 38, PARCEL 22, ONLY. OPEN SPACE WAS PREVIOUSLY PROVIDED FOR "GABLES AT LAWYERS HILL," PARCEL A, UNDER F-91-030.
- DENOTES A CONCRETE MONUMENT FOUND.
- DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 10-1602-S FOR SEWER AND CAPITAL PROJECT 34-W FOR WATER.
- THE DRIVEWAY ENTRANCE SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.04.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO FLOODPLAIN, WETLANDS, OR STEEP SLOPES EXIST ON SITE.
- THE SUBJECT PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
- STORMWATER MANAGEMENT IS PROVIDED VIA SURFACE SAND FILTER IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED PRIOR TO PLAT RECORDATION IF CAPACITY IS AVAILABLE AT THAT TIME.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY RIGHT OF WAY LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (12.5 TON LOADS).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST STAND DELINEATION PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON OR ABOUT APRIL 2003.

### VICINITY MAP

SCALE: 1"=1000'



### COORDINATE TABLE

NO.	NORTHING	EASTING
1	564350.201	1389998.673
2	564374.593	1389971.560
3	564370.272	1389892.628
4	564353.019	1389841.725
5	564151.045	1389880.403
6	563911.434	1389889.889
7	563903.522	1389695.588
8	564301.683	1389653.348
9	564408.470	1389831.106
10	564404.965	1389831.777
11	564420.197	1389889.895
12	564424.518	1389968.827
13	564451.626	1389993.121

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD 83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

### CURVE TABLE

CURVE (ft)	LENGTH (ft)	RADIUS (ft)	TANGENT (ft)	CHORD (ft)	DIRECTION	DELTA
C2	50.81	126.00	25.76	50.47	S75°18'49"W	23°06'20"
C5	55.96	144.00	28.34	55.61	S75°44'00"W	22°16'00"
C6	60.49	150.00	30.66	60.08	S75°18'49"W	23°06'20"
C7	54.45	97.60	27.95	53.75	S71°16'38"W	31°57'57"

THE REQUIREMENTS OF §§3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Reuwer* 8/2/05  
DONALD REUWER, PRESIDENT  
*Donald Reuwer* 8/2/05  
DATE

**OWNER**  
REUWER LONG TERM HOLDINGS  
5300 DORSEY HALL DRIVE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422

**DEVELOPER**  
LAND DESIGN AND DEVELOPMENT, LLC  
5300 DORSEY HALL DRIVE  
ELLCOTT CITY, MARYLAND 21042  
443-367-0422

### LINE TABLE

LINE	LENGTH (ft)	BEARING
L1	10.75	S76°42'08"W
L4	11.58	S76°42'08"W

### AREA TABULATION

NUMBER OF BUILDABLE LOTS	1
NUMBER OF NON-BUILDABLE PARCELS	1
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0.42 ±
AREA OF NON-BUILDABLE PARCELS	1.15 ±
AREA OF OPEN SPACE	0.72 ±
AREA OF OPEN SPACE (CREDITED)	0.63 ±
TOTAL AREA	2.29 ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Robert J. Weber* 8/19/05  
FOR HOWARD COUNTY HEALTH OFFICER 560  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Dan DeLoyle* 8/10/05  
CHIEF, DEVELOPMENT-ENGINEERING DIVISION  
DATE

*Donald Reuwer* 8/2/05  
DIRECTOR  
DATE

### OWNER'S CERTIFICATE

WE, REUWER LONG TERM HOLDINGS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 8th DAY OF August, 2005.

*Donald Reuwer*  
DONALD REUWER, PRESIDENT

*John*  
WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY CLAIR SHAND, PERSONAL REPRESENTATIVE OF THE ESTATE OF VALERIA E. WIERKOWSKI, TO REUWER LONG TERM HOLDINGS, LLC BY DEED DATED FEBRUARY 3, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 8193 AT FOLIO 101, AND ALSO INCLUDING THAT PARCEL OF GROUND CONVEYED BY GLH LIMITED PARTNERSHIP TO REUWER LONG TERM HOLDINGS, LLC BY DEED DATED JULY 6, 2005 AS RECORDED THE AFORESAID LAND RECORDS AT LIBER 9327, FOLIO 503, AND BEING THE SAME PARCEL OF LAND DEEDED BY QUIT CLAIM DEED FROM GLH LIMITED PARTNERSHIP TO REUWER LONG TERM HOLDINGS, LLC BY DEED DATED JUNE 30, 2005 AND RECORDED AMONG THE AFORESAID LAND RECORDS AT LIBER 9327, FOLIO 507 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION, PROVIDED THAT THE STREETS ARE SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THE BOUNDARY SURVEY SHALL ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John*  
DATE

RECORDED AS PLAT 17677 ON 8/30/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**WIERKOWSKI PROPERTY**  
LOT 1, OPEN SPACE LOT 2 & NON-BUILDABLE BULK PARCEL A  
(A RESUBDIVISION OF PARCEL A, GABLES AT LAWYERS HILL  
AND PARCEL 22, TAX MAP 38)

TAX MAP 38 1st ELECTION DISTRICT SCALE: 1"=50'  
PARCEL NO. 22 HOWARD COUNTY, MARYLAND DATE: JULY 2005  
BLOCK 2 EX. ZONING RED (R-20) DPZ FILE NOS.: F-91-030  
F-03-166

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0296 Fax