

Continuation of General Notes

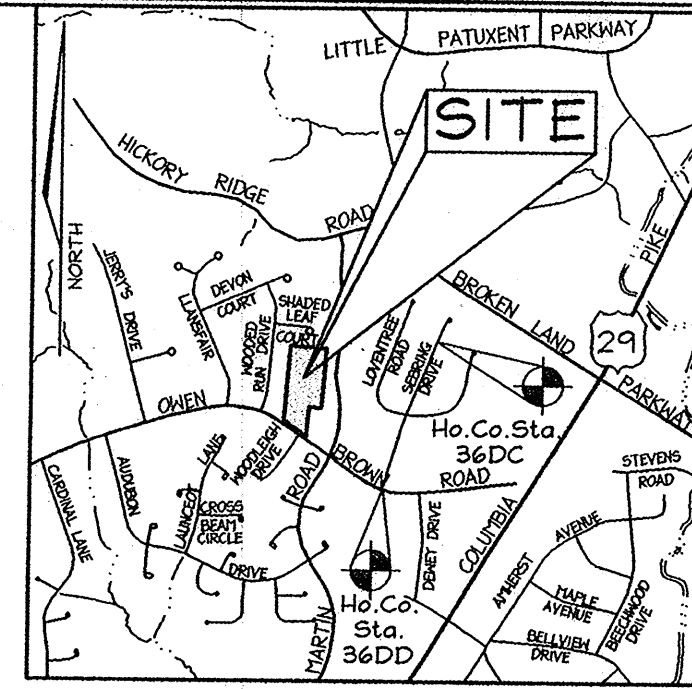
17. Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement. Areas shown are more or less.
18. There are no floodplains, historic structures or cemeteries on-site.
19. Open space tabulation:
 - A. Open space required: 1.331 ac +/- (20%-16,000sf minimum lot size)
 - B. Open space provided 1.418 ac.
 - C. Credited open space provided 1.366 ac.
 - D. Recreational open space required: 12 x 200 sq. ft. = 2,400 sq. ft.
 - E. Recreational open space provided 6,434 sq. ft.
20. No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department Of Planning And Zoning.
21. This site is located within the metropolitan district.
22. Field run boundary survey prepared by FSH Associates on March 13, 2004.
23. A.P.F.O. traffic study prepared by Street Traffic Studies L.T.D. and approved under S-04-06.
24. Wetlands delineation and report and forest stand delineation and report prepared by Exploration Research inc. and approved under S-04-06.
25. The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
26. Landscaping for this subdivision is provided in accordance with a Landscape Plan included with the road construction drawings in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$12,900.00 (41 shade trees at \$300 per tree and 4 evergreen trees at \$150 per tree) provided with the DPW, Developer's Agreement.
27. This subdivision is subject to section 18.122B of the Howard County Code. Public water and sewer service has been granted under the terms and provisions therefore effective 6/22/05 on which date Developers Agreement #24-4252 was filed and accepted.
28. Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on 02.23.05, Incorporation number D10478485.
29. The open space shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the articles of Incorporation and restrictions are shown hereon.
30. Open space lots 7, 11, 15 and 16 are H.O.A. owned and maintained.
31. Stormwater Management for this site for Cpv, Wq and Rev is provided by reduction of impervious area by at least 20% in accordance with the redevelopment guidelines in the Design Manual.
32. This subdivision complies with the forest conservation requirements of Section 16.1200 of the Howard County Code with a 1.00 acre afforestation obligation. Surety in the amount of \$18,433.50 was posted with the DPW, Developer's Agreement, based on afforestation planting of 44,876 sq. ft. less 8,000 sq. ft. for 20 trees bonded under landscape.
33. The disturbance within the 50 foot stream buffer for the construction of the storm drain pipe and S-1 outfall was found to be essential by both soil conservation district in a letter dated 7/2/04 and the division of land development. This determination is in accordance with section 16.116(C) of the subdivision and land development regulations.
34. The forest conservation easements established on this plat fulfill the requirements of Section 16.1200 of the Howard County Code and the Forest Conservation Manual. No clearing, grading or construction is permitted within the forest conservation easements, however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
35. This subdivision plan is subject to previous DPZ files, S-04-06, P-04-15, SDP-82-19, SDP-85-107, SDP-75-59, SDP-87-14, BA-81-20, BA-84-22E, BA-86-07E, BA-87-14V, BA-95-11E and BA-96-39E.
36. Approval of a site development plan is required for the development of Lots 1-6, 8-10 and 12-13 prior to issuance of any grading or building permits for new house construction in accordance with Section 16.155 of the Subdivision and Land Development Regulations.
37. There is an existing dwelling to remain located on new Lot 14. All other existing structures were removed from the site prior to recording of this final plat. No new buildings, extensions or additions are to be added to the existing dwelling at a distance less than the zoning regulation requirements.
38. Bulk Parcel 'A' is to be transferred to the adjoining Gross Property, Parcel 110, upon recordation of this plat.

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
20	558,618.5720	1,349,118.9400
23	558,783.3585	1,348,883.2733
69	559,528.9030	1,349,320.5532
74	558,907.2685	1,349,268.2997
77	558,917.5515	1,349,143.7985
123	559,559.4720	1,348,947.1755

Reservation Of Public Utility And Forest Conservation Easements

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1-16, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."



VICINITY MAP
SCALE: 1=2000'

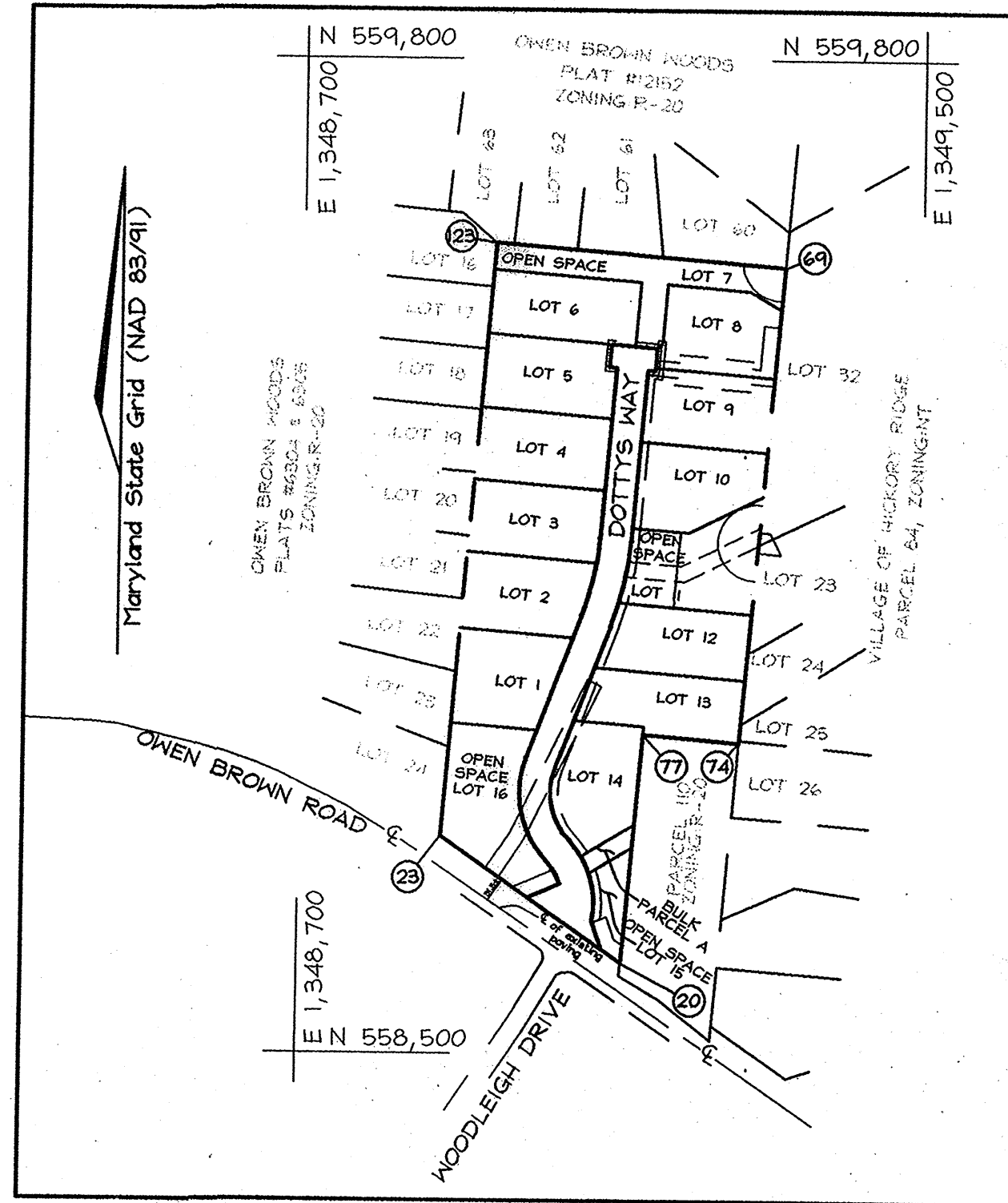
BENCHMARKS

Sta.	N	E	EI.
36DC	N 170,563.5470	E 411,615.1201	EI.: 116.1313 (meters)
	N 559,590.570	E 1,350,440.606	EI.: 381.007 (feet)
36DD	N 170,095.9837	E 411,448.0004	EI.: 119.8332 (meters)
	N 558,056.573	E 1,349,892.314	EI.: 393.153 (feet)

GENERAL NOTES

1. Subject property zoned "R-20" per 02/02/04 Comprehensive Zoning Plan.
2. Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 36DC and no. 36DD. ♦ Denotes approximate location (see location map).
3. ○ Denotes iron pipe found.
4. ● Denotes rebar and cap set.
5. □ Denotes concrete monument found.
6. ■ Denotes concrete monument set.
7. ■■■■ Denotes Public Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easements are allowed.
8. ■■■■ Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
9. — W — Denotes Wetland Area outline.
10. ——— Denotes existing centerline of Stream Channel.
11. — WB — Denotes Wetland Buffer outline.
12. — SB — Denotes Stream Buffer outline.
13. BRL Denotes Building Restriction Line.
14. Two foot contours, topography and boundary for Metzlers Garden is based on a field run survey prepared by FSH Associates in March 2004.
15. This plan is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations and the Zoning Regulations as amended by Council Bill No. 50-2001. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building and grading permits.
16. Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - A) Width - 12 feet (14 feet serving more than one residence);
 - B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2' Minimum);
 - C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
 - D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
 - F) Structure clearances - minimum 12 Feet;
 - G) Maintenances - sufficient to ensure all weather use

General Notes Continued See This Sheet



LOCATION MAP
SCALE: 1=200'

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 6/22/05 Date
Bob Corbett
Williamsburg Group, L.L.C. BOB CORBETT 6/22/05 Date

AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 12
2. Total area of Buildable Lots to be recorded: 4.421 Acres±
3. Total number of Open Space Lots to be recorded: 4
4. Total area of Open Space Lots to be recorded: 1.417 Acres±
5. Total area of road right of way to be recorded: 0.778 Acres±
6. Total number of Bulk Parcels to be recorded: 1
7. Total area of Bulk Parcel to be recorded: 0.039 Acres±
8. Total area of subdivision to be recorded: 6.655 Acres±

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

Robert J. Weber
Howard County Health Officer 7/16/05 Date

APPROVED: Howard County Department of Planning and Zoning

Chad Cummings
Chief, Development Engineering Division 6/30/05 Date
Shawn R. Cayle
Director 7/15/05 Date

OWNER'S CERTIFICATE

We, Williamsburg Group, L.L.C., owners 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 road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use 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 Waterways 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 erected on or over said Easements and Rights-of-Way.

Witness my hand this 22nd day of June, 2005.
Williamsburg Group, L.L.C. BOB CORBETT
Zacharia J. Fisch
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Dorothy L. Metzler and Dorothy Metzler to Williamsburg Group, L.L.C. by deed dated April 20th, 2005 and recorded in the land records of Howard County in liber 9130 folio 372, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 6/22/05 Date

Recorded as Plat No. 12598 on 7-20-05
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF METZLERS GARDEN

LOTS 1-6, 8-10, 12-14,
OPEN SPACE LOTS 7, 11, 15, 16
AND BULK PARCEL 'A'

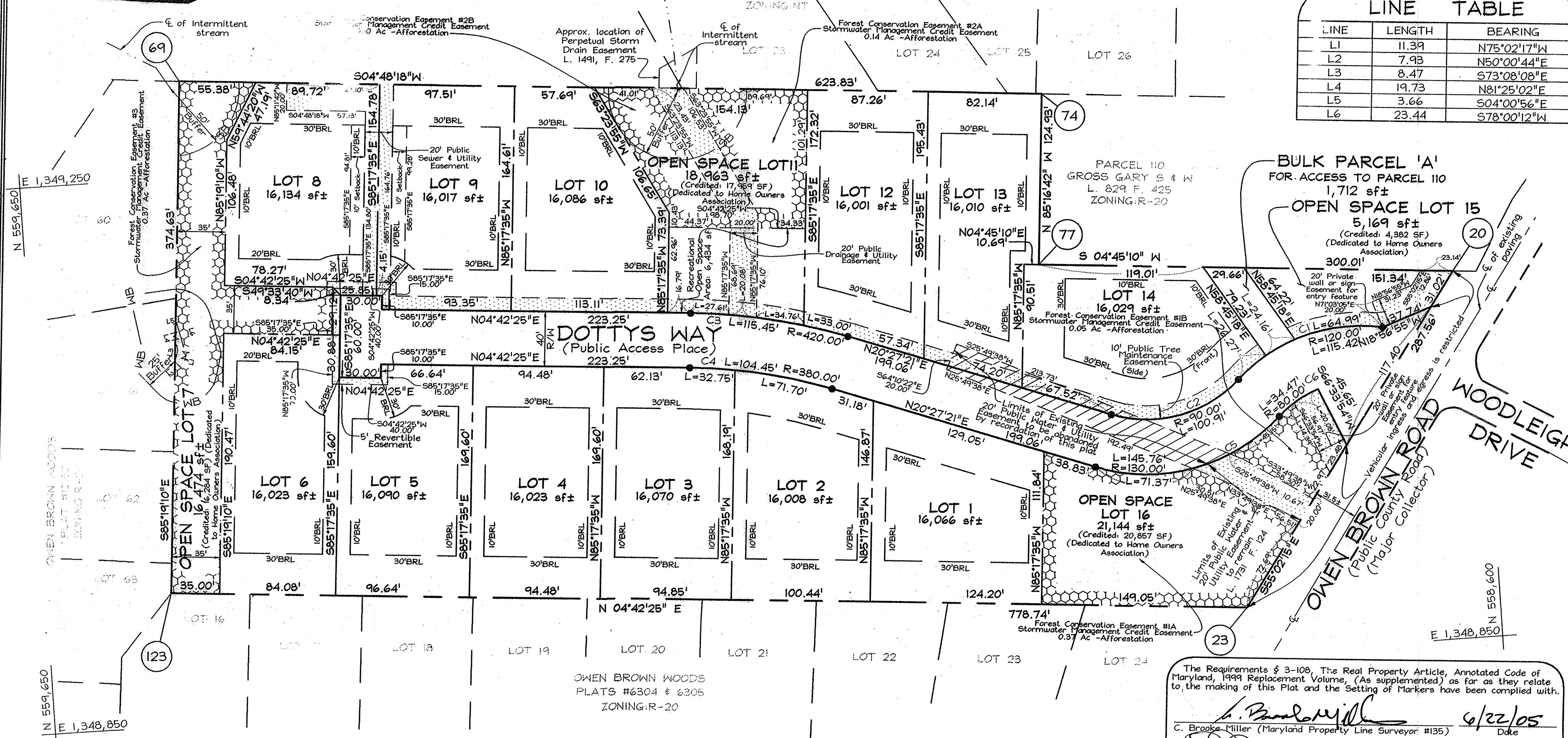
A SUBDIVISION OF PARCEL 152
TAX MAP 36 GRID 7
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: As Shown
Date: June 22, 2005
Sheet 1 of 2

Maryland State Grid (NAD 83/91)

VILLAGE OF HICKORY RIDGE
PLAT #10358 & 10678
ZONING: NT

LINE	LENGTH	BEARING
L1	11.39	N75°02'17"W
L2	7.93	N50°00'44"E
L3	8.47	S73°08'08"E
L4	19.73	N81°25'02"E
L5	3.66	S04°00'56"E
L6	23.44	S78°00'12"W



AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 12
Total area of Buildable Lots to be recorded: 4.421 Acres±
- Total number of Open Space Lots to be recorded: 4
Total area of Open Space Lots to be recorded: 1.417 Acres±
- Total area of road right of way to be recorded: 0.778 Acres±
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Total area of Bulk Parcel to be recorded: 0.039 Acres±
- Total area of subdivision to be recorded: 6.655 Acres±

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	120.00'	115.42'	55°06'40"	62.62	N16°13'53"W 111.03'
C2	90.00'	100.91'	64°14'34"	56.50	S11°39'56"E 95.71'
C3	420.00'	115.45'	15°44'56"	58.09	N12°34'53"E 115.08'
C4	380.00'	104.45'	15°44'56"	52.56	N12°34'53"E 104.12'
C5	130.00'	145.76'	64°14'34"	81.62	S11°39'56"E 138.25'
C6	80.00'	34.47'	24°41'25"	17.51	N31°26'30"W 34.21'

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 6/22/05
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Bob Corbett 6/22/05
Williamburg Group, L.L.C. Date

OWNER/DEVELOPER
WILLIAMSBURG GROUP, L.L.C.
5485 Harpers Farm Rd #200
Columbia, Maryland 21044-3834
Telephone: (410) 997-8800
Fax: (410) 997-4358

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

Robert J. Wade 7/11/05
Howard County Health Officer SFO Date

APPROVED: Howard County Department of Planning and Zoning

Chris Dammann 6/30/05
Chief, Development Engineering Division Date

Masha K. Lough 7/15/05
Director Date

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Witness my hand this 22nd day of JUNE, 2005.

Bob Corbett
Williamsburg Group, L.L.C. BOB CORBETT

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C. Brooke Miller 6/22/05
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 17599 on 7-20-05
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
METZLERS GARDEN

LOTS 1-6, 8-10, 12-14,
OPEN SPACE LOTS 7, 11, 15, 16
AND BULK PARCEL 'A'

A SUBDIVISION OF PARCEL 152
TAX MAP 36 GRID 7
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 50'
Date: June 22, 2005
Sheet 2 of 2