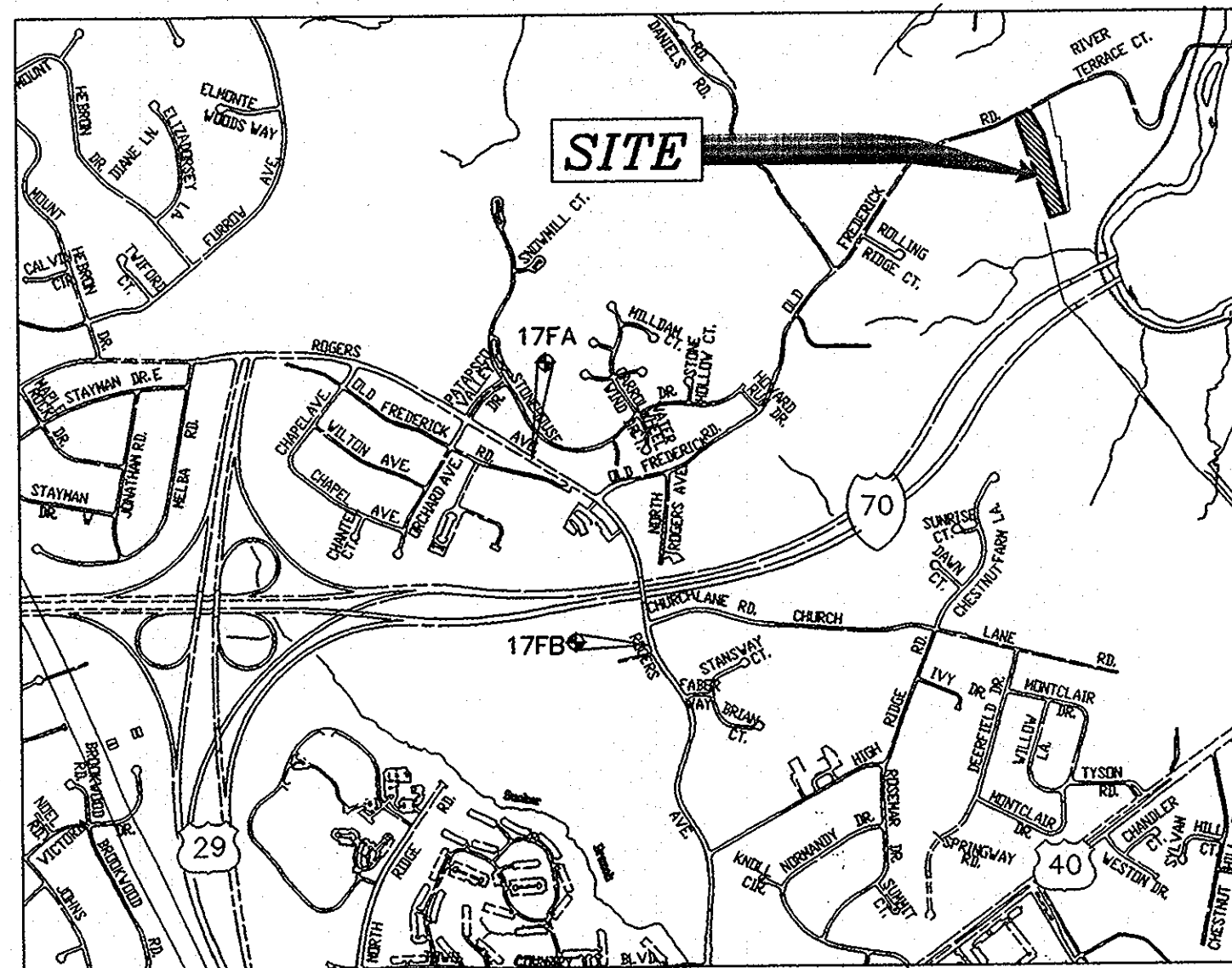


**GENERAL NOTES**

- TAX MAP: 18, PARCEL: 311, GRID 4.
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MAY 2003, BY MILDENBERG, BOENDER & ASSOC, INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.17FA, 17FB  
 STA. No. 17FA N 594,948.366 E 1,364,626.790 ELEV. 476.789  
 STA. No. 17FB N 593,214.401 E 1,365,669.050 ELEV. 456.316
- DENOTES AN IRON PIN OR IRON PIPE FOUND.  
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
 BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- THERE ARE NO WETLANDS ON SITE PER DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC IN APRIL 2005.
- ▨ DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
  - ▩ DENOTES EXISTING SEWER, WATER & UTILITY EASEMENT
  - ▧ FOREST CONSERVATION EASEMENT
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - D) STRUCTURES (CULVERT/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 DRIVEWAY SURFACE.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR THE FLAG OF 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.
- PERIMETER LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (17 SHADE TREES & 3 EVERGREEN TREES) IN THE AMOUNT OF \$5,500.00 WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
- A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR THIS DEVELOPMENT.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES, INCLUDING NATURAL CONSERVATION AREA AND ON-SITE RAIN GARDENS. FINANCIAL SURETY FOR REQUIRED 8 RAIN GARDENS IN THE AMOUNT OF \$48,000.00 (\$6,000 PER RAIN GARDEN) WILL BE PROVIDED WITH SITE DEVELOPMENT PLAN.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY RETENTION OF 1.36 ACRES OF FOREST, WHICH EXCEEDS THE BREAK-EVEN POINT OF 0.9 ACRES. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE EXCESS FOREST CONSERVATION CAN NOT BE CREDITED TO ANOTHER PROJECT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 1 THRU 4, ANY CONVEYANCE OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB 75-2003. 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 APPLICATION OR BUILDING/GRADING PERMIT.
- THIS SUBDIVISION IS SUBJECT TO THE DESIGN MANUAL WAIVER REQUEST FOR MORE THAN 6 USERS ON A USE-IN-COMMON AREA APPROVED ON MAY 16, 2005.
- OPEN SPACE REQUIRED: (10% x 3.69 AC.) = 0.37 AC.  
OPEN SPACE PROVIDED: 1.79 AC.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED PRIOR WITHIN 90 DAYS OF PLAT RECORDATION PER TU-06-005.

COORDINATE LIST		
NO.	NORTH	EAST
1	598,122.637	1,369,208.875
2	598,098.172	1,369,223.439
3	597,918.838	1,369,330.178
4	597,182.941	1,369,526.252
5	597,142.101	1,369,394.047
6	598,029.815	1,369,093.908
7	598,061.872	1,369,063.070

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



**VICINITY MAP**  
SCALE: 1"=1500'

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.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR  
DATE: 12/2/06  
R. JACOB HIKMAT (AUTHORIZED MEMBER)

TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.79 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.79 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	3.58 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.11 AC±
TOTAL AREA TO BE RECORDED	3.69 AC±

**OWNER**  
PALMER PROPERTY L.L.C.  
5072 DORSEY HALL DR., ELLICOTT CITY, MD 21042  
(410) 997-0296

**OWNER'S STATEMENT**

PALMER PROPERTY, L.L.C., A MARYLAND CORPORATION BY R. JACOB HIKMAT, AUTHORIZED AGENT AND OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS WATER PIPES AND MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON.
- 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
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 20th DAY OF DECEMBER 2006.

*R. Jacob Hikmat*  
R. JACOB HIKMAT (AUTHORIZED MEMBER)  
*Dawn M. Consider*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY JOHN PALMER, TO PALMER L.L.C. BY DEED DATED JUNE 4, 2005 AND RECORDED AMONG LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 8443, FOLIO 103 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR NO. 0718

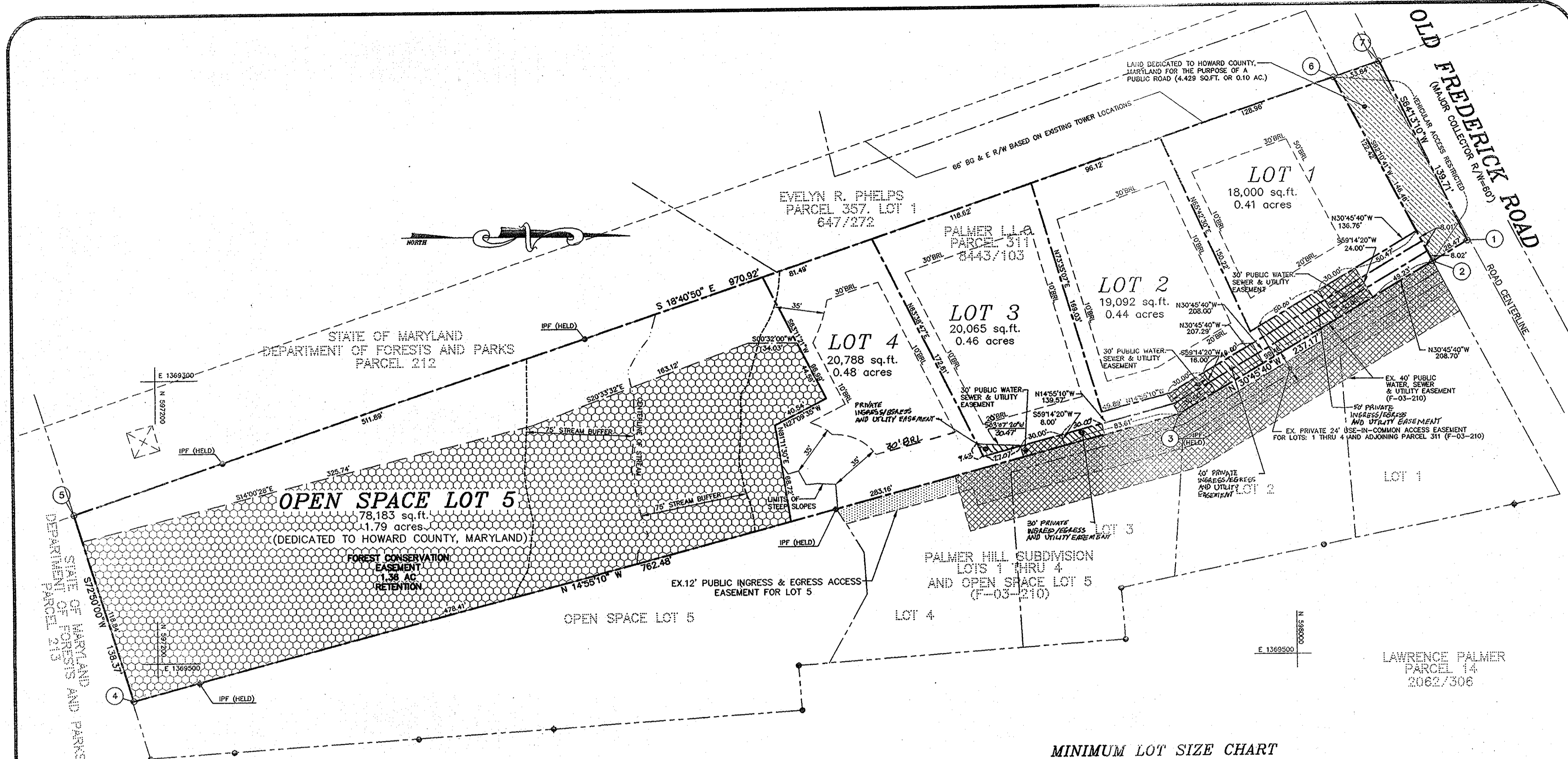
RECORDED AS PLAT 19007 ON 4/24/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PALMER HILL-2**  
LOTS: 1 THRU 4, AND OPEN SPACE LOT 5  
SHEET 1 OF 2

TAX MAP 18, METROPOLITAN DISTRICT, SCALE: 1"=50'  
PARCEL NO. 311, HOWARD COUNTY, MARYLAND, DATE: DECEMBER 2006  
BLOCK 7, ZONING R-20, DPZ FILE #:

**MILDENBERG, BOENDER & ASSOC., INC.**  
Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

03-047 DWG PALMER-2 RP



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	19,092 SQ.FT.	1,092 SQ.FT.	18,000 SQ.FT.
3	20,065 SQ.FT.	2,065 SQ.FT.	18,000 SQ.FT.
4	20,788 SQ.FT.	2,788 SQ.FT.	18,000 SQ.FT.

**TOTAL AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.79 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.79 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	3.58 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.11 AC±
TOTAL AREA TO BE RECORDED	3.69 AC±

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.

*[Signature]* 12/24/06  
 JOHN B. MILDENBERG, SURVEYOR  
 DATE

*[Signature]* 12/26/06  
 R. JACOB HIKMAT (AUTHORIZED MEMBER)  
 DATE

**OWNER**  
 PALMER PROPERTY L.L.C.  
 5072 DORSEY HALL DR., ELLICOTT CITY, MD 21042  
 (410) 997-0296

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

*[Signature]* 4/16/07  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2/16/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*[Signature]* 4/12/07  
 DIRECTOR  
 DATE

**OWNER'S STATEMENT**

PALMER PROPERTY, L.L.C., A MARYLAND CORPORATION BY R. JACOB HIKMAT, AUTHORIZED AGENT AND OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAY AND THE SPECIFIC EASEMENT 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.
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 26th DAY OF DECEMBER 2006.

*[Signature]*  
 R. JACOB HIKMAT (AUTHORIZED MEMBER)

*[Signature]*  
 DAWN M. CONSIDEN  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY JOHN PALMER, TO PALMER L.L.C. BY DEED DATED JUNE 4, 2005 AND RECORDED AMONG LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 8443, FOLIO 103 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*[Signature]* 12/24/06  
 JOHN B. MILDENBERG, SURVEYOR  
 NO. 10718

RECORDED AS PLAT 19008 ON 4/24/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PALMER HILL-2**  
 LOTS: 1 THRU 4, AND OPEN SPACE LOT 5

SHEET 2 OF 2

TAX MAP 18      SECOND ELECTION DISTRICT      SCALE: 1"=50'  
 PARCEL NO. 311      HOWARD COUNTY, MARYLAND      DATE: DECEMBER 2006  
 BLOCK 7      EX. ZONING R-20      DPZ FILE # F-03-210, WP-04-154

**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) 997-0298 Fax.