

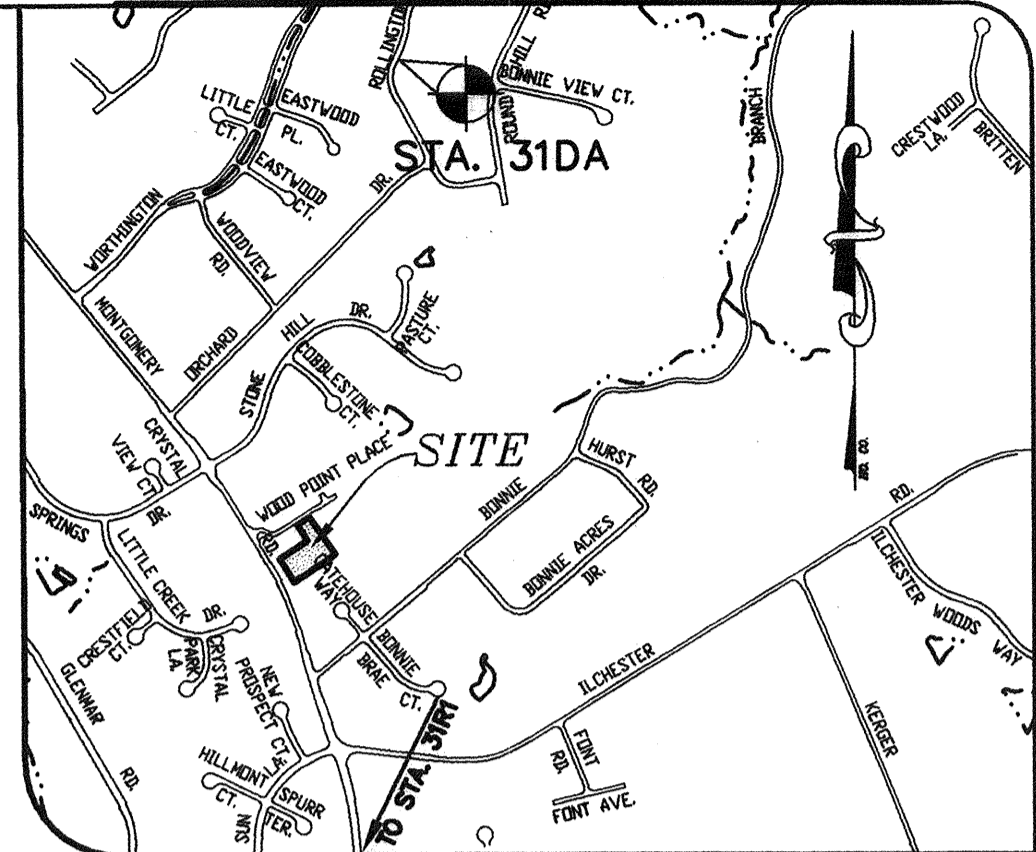
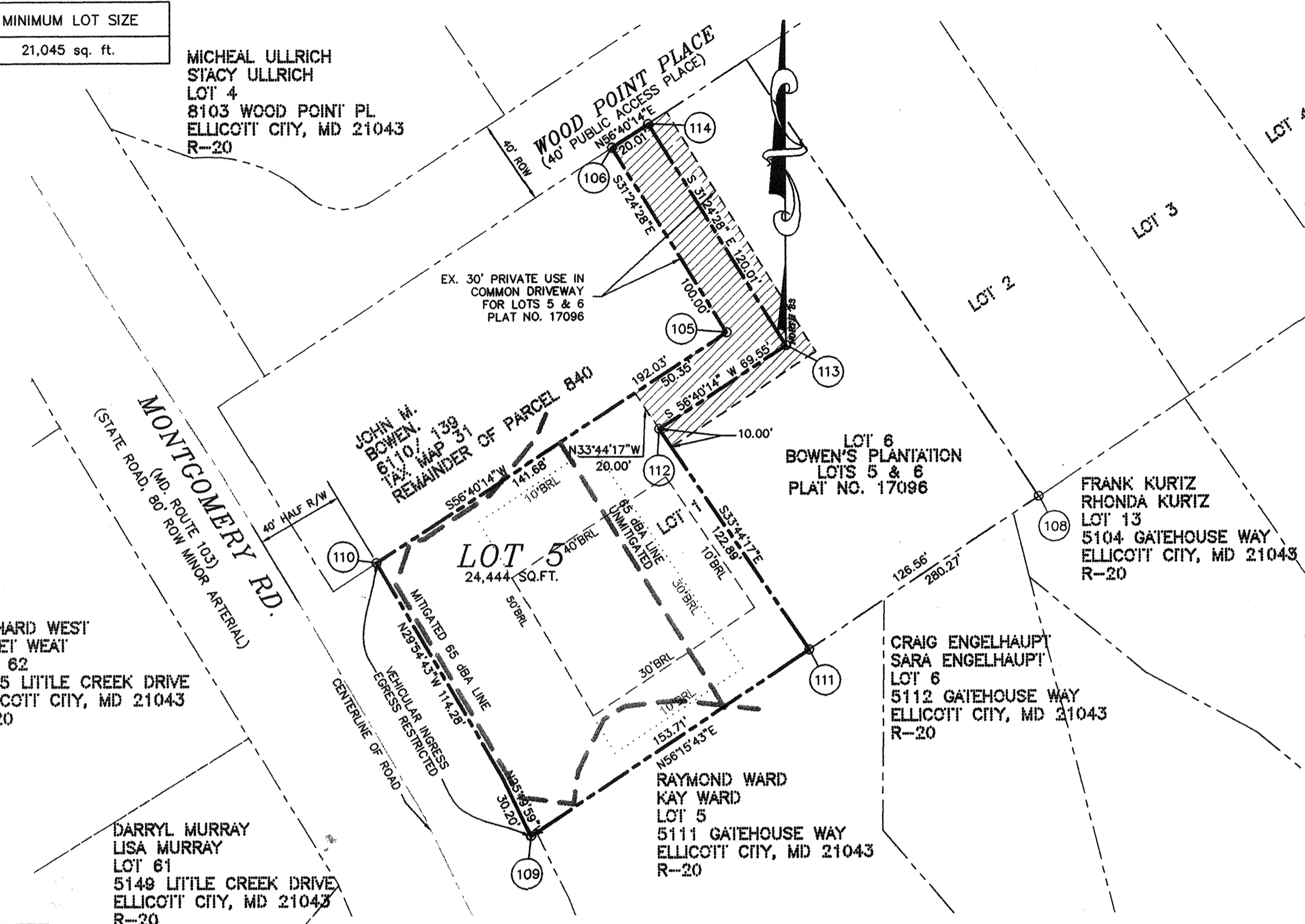
**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	24,444 sq. ft.	3,399 sq. ft.	21,045 sq. ft.

**COORDINATE TABLE**

POINT	NORTHING	EASTING
105	569477.08	1371641.46
106	569562.48	1371589.32
109	569245.19	1371550.78
110	569371.55	1371480.87
111	569330.56	1371678.61
112	569432.76	1371610.36
113	569470.97	1371668.47
114	569573.40	1371605.93

NOTE: COORDINATES AND GRIDS TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.2808333.



**VICINITY MAP**  
SCALE: 1"=1000'

**GENERAL NOTES:**

- TAX MAP 31 PARCEL 507 LOT 5.
- SUBJECT PROPERTY IS ZONED R-20 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2003 BY MILDENBERG, BOENDER & ASSOC., INC.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)  
STA 31R1 N 565303.465 E 1372517.678 EL.=401.678  
STA 31DA N 571982.645 E 1372144.970 EL.=482.359
- DENOTES AN IRON PIN OR IRON PIPE FOUND  
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON SITE AS PER F-03-104.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL JANUARY 2003.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- AREA OF SUBDIVISION = 0.56 ACRES ±
- A FEE IN LIEU OF OPEN SPACE FOR LOTS 5 AND 6, IN THE AMOUNT OF \$1,500.00 HAS BEEN PROVIDED WITH PLAT NO. 17096.
- 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 RESIDENT).
  - 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 (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE EDGE OF THE RIGHT OF WAY.
- 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 SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA ROOFTOP AND GRASS CHANNEL CREDIT.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 75-2003.

**OWNER**

MICHAEL L. PFAU  
3675 PARK AVE.  
ELICOTT CITY, MD 21043

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]* 8/13/05  
JOHN E. MILDENBERG, SURVEYOR  
Michael L. Pfauf 8/10/05  
MICHAEL L. PFAU DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	1
TOTAL NUMBER OF LOTS	1
AREA OF BUILDABLE LOTS	0.56 AC. ±
AREA OF ROADWAY	0 AC.
TOTAL AREA	0.56 AC. ±

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

*[Signature]* 8/25/05  
for HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8/10/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 8/26/05  
DIRECTOR DATE

**OWNER'S STATEMENT**

MICHAEL L. PFAU, 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 10<sup>TH</sup> DAY OF August, 2005

*[Signature]*  
MICHAEL L. PFAU, OWNER

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF BOWEN'S PLANTATION LOTS 5 AND 6, AS RECORDED ON PLAT #17096 DATED DECEMBER 8, 2004, BEING THE SAME PARCEL OF GROUND CONVEYED BY TRINITY QUALITY HOMES TO MICHAEL L. PFAU AS RECORDED ON PLAT NO. 17096, ON DECEMBER 8, 2004 AND THE LAND CONVEYED BY BOWEN'S PLANTATION LLC TO TRINITY QUALITY HOMES AS RECORDED ON PLAT NO. 17096 ON DECEMBER 08, 2004 AND THE LAND CONVEYED BY RONALD B. WILDMAN TO BOWEN'S PLANTATION LLC. BY DEED DATED OCTOBER 30, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8844 FOLIO 556 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]* 8/9/05  
JOHN E. MILDENBERG, SURVEYOR DATE

THE PURPOSE OF THIS PLAT IS TO REVISE THE BUILDING RESTRICTION LINES FOR LOT 5 OF, "BOWEN'S PLANTATION LOTS 5 & 6", PLAT NO. 17096.

RECORDED AS PLAT 17676 ON 8/30/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**BOWEN'S PLANTATION**  
LOT 5  
A REVISION TO BOWEN'S PLANTATION  
LOTS 5 & 6

SHEET 1 OF 1

TAX MAP 31	2ND ELECTION DISTRICT	SCALE: 1"=50'
PARCEL 507	HOWARD COUNTY, MARYLAND	DATE: AUG 2005
GRID 14	EX. ZONING R-20	DPZ FILE NOS. F-03-104, F-04-124

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

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(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.