



GENERAL NOTES

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 02HC & 02HD.
- This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments. Recordation of a modified sewage easement shall not be necessary.
- B.R.L. - Represents building restriction line
- Represents concrete monument set (unless otherwise noted)
- Represents iron rebar set (unless otherwise noted)
- Percolation test holes shown hereon have been field located and shown thus Proposed wells indicated thus
- Public water and sewer are not available to this site. Private On-lot water and sewer will be provided until public utilities are available.
- The subject property zoned "RCDEO" per 02/02/04 Comprehensive Zoning Plan.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line only and not onto the flag or pipestem lot driveway.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14' serving more than one residence);
 - Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
 - 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 insure all weather use.
- This plat is based on a field run monumented boundary survey performed on or about October 15, 2004 by Sourabh G. Munshi, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- There are no wetlands located on this site.
- There is no floodplain on this site.
- This plan is exempt from Landscape requirements since it is a plat of revision to only add an easement area to lot 4.
- This plan is exempt from Stormwater Management, requirements since it is a plat of revision to only add an easement area to lot 4.
- There is an existing dwelling/structure located on Lot 4 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the Zoning Regulations require.
- This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations effective 10/02/2003 and to the Zoning Regulations effective 02/02/2004.
- A use in common Maintenance Agreement for lot 4 and Parcel 2, L.649, F. 451 shall be recorded simultaneously with this plat in the Land Records of Howard County.
- This plan is exempt from Forest Conservation obligations in accordance with Section 16.1202 (b)(1)(vii) of the Forest Conservation Manual since it is a plat of revision to only add an easement area to Lot 4.
- Plan subject to F-73-34 Nursery View, Section Two.

COORDINATES		
PT. #	NORTH	EAST
500	615412.1349	1279378.0229
502	615703.9195	1278630.8300
503	615746.9182	1278656.9507
505	615004.8107	1279148.1949
507	615148.5873	1278827.7829
508	615516.1798	1279035.1928
515	615064.2294	1279021.1205

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	4,2749 Ac.±	0,5085 Ac.±	3,7664 Ac.±

THE REQUIREMENTS §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.

Sourabh Munshi 5/2/06
 SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

Gilman Jackson Wildes 5/4/2006
 GILMAN JACKSON WILDES, OWNER DATE

Janet L. Wildes 5/4/2006
 JANET L. WILDES, OWNER DATE

AREA TABULATION CHART	
a. Total number of lots and/or parcels to be recorded	1
• Buildable	1
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or parcels	4.2749 Ac.±
• Buildable	4.2749 Ac.±
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0 Ac.±
d. Total area of subdivision to be recorded	4.2749 Ac.±

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Park D. Leyle 5/24/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Park D. Leyle 5/24/06
 DIRECTOR DATE

APPROVED
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber 5/22/06
 HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

WE, GILMAN JACKSON WILDES AND JANET L. WILDES, 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. ALL EASEMENTS OR RIGHT-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 4th DAY OF MAY, 2006.

Gilman Jackson Wildes
 GILMAN JACKSON WILDES, OWNER

Janet L. Wildes
 JANET L. WILDES, OWNER

Mandy Road
 WITNESS

Mandy Road
 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 WILBUR A. DOVE, ET AL TO GILMAN JACKSON WILDES AND JANET L. WILDES BY DEED DATED AUGUST 10, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 649 FOLIO 451. 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.

Sourabh G. Munshi
 Sourabh G. Munshi, Prof. L.S. #10770

RECORDED AS PLAT NO. 18306 ON 5-31-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
 LOT 4, SECTION TWO and PARCEL 2
NURSERY VIEW
 (A REVISION OF LOT 4, SECTION TWO, NURSERY VIEW PREVIOUSLY RECORDED IN PLAT BOOK 24 AT PAGE 25)

TAX MAP: 2 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
 GRID NO: 19 HOWARD COUNTY, MARYLAND DATE: MAY, 2006
 PARCEL NO: 114 EX. ZONING: RCDEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street P.O. box 328
 Mount Airy, Maryland 21771
 (301) 829 2890 (301)831 5015 (410) 549 2751

File name: T:\EP\JOBS\44-4842\PLAT4842