

Continuation of General Notes

23. The project is not within the metropolitan district.
24. The project is in conformance with the latest Howard County Standards unless waivers have been approved.
25. S.H.M. for cpy and way is provided in a Micro Pool Extended Detention facility and grass channels. Rev will be provided in grass swales. The facility will be privately owned with joint maintenance by the H.O.A. and Howard County.
26. 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.
27. Grading, removal of vegetative cover or trees, paving and new structures shall not be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas. The breach of the existing dam is considered a necessary disturbance.
28. Areas shown are more or less.
29. Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on September 14, 2006, Incorporation number DI1501236.
30. This Plat is based on a field run monumented boundary survey performed on or about 1/12/04 by FSH Associates.
31. Landscaping for Lots 1-19 is provided in accordance with a certified Landscape Plan included with the Road Construction Plan set in accordance with section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$28,950.00 (66 shade trees @ \$300.00 each, and 61 Evergreen Trees @ \$150.00 each)
32. Density Calculations
 - a.) Total area of property = 42.885 Ac.±
 - b.) Area of steep slopes = 2.060 Ac.±
 - c.) Net Area of property = 40.825 Ac.±
 - d.) Total number of Units based on own density:
42.885 Ac./4.25 Ac.per unit=10.1 units therefore 10 units.
 - e.) Maximum number of units allowed utilizing the DEO option:
40.825 Ac. / 2 Acres per Unit = 20 Units
 - f.) Number of DEO Units required = 19-10 = 9 DEO Units
33. 9 DEO units were transferred to this parcel under RE-06-09. The sending parcel is Talley Property Parcel 'I', Tax Map 8, Grid 13, Parcel 481. (plat 17996, rec. 2/3/06)
34. 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 14% 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
35. This Plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property 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 applications.
36. Lots 1 thru 6 and Lots 15 thru 19 are utilizing a Public Shared Septic System, owned and maintained by Howard County, Maryland.
37. The scenic road exhibit for this project was approved under SP-05-08.
38. Four Non-Buildable Preservation Parcels were created on this property. Each preservation parcel is subject to a deed of preservation easement which was recorded with this plat, prohibits subsequent subdivision of the preservation parcels and summarizes the permitted uses and associated restrictions. Non-Buildable Preservation Parcels 'A' and 'C' are Environmental Parcels privately owned with (H.O.A.) Home Owners Association and Howard County as easements holders. Non-Buildable Preservation Parcel 'B' Howard County owned and maintained and Non-Buildable Preservation Parcel 'D' (H.O.A.) Home Owners Association owned with Howard County being an easement holder.
39. Lots 1 thru 6 and 15 thru 19 of this subdivision are connected to the Shared Sewage Disposal Facility governed by Section 18.1200 et seq. of the Howard County Code. The developer is obligated to construct the Facility under the provisions of the Developer Agreement Number 50-4357D dated May 3, 2007. A building permit for lots 1 thru 6 and 15 thru 19 may not be issued until the construction of the Facility is completed. Activity on these lots is restricted and is subject to the Declaration of Covenants, Conditions, Right-of-Entry, and Restrictions for Shared Sewage Disposal Facility intended to be recorded among the Land records of Howard County, Maryland. Lots 1 thru 6 and 15 thru 19 shall be assessed Shared Sewage Disposal Facilities Charges and Assessments pursuant to Sections 20.800 et seq. of the Howard County Code.
40. Non-buildable, Howard County owned, preservation parcel 'B' is subject to the conditions and restriction applicable to a "preservation parcel" as set forth in the Zoning Regulations of Howard County, Maryland which shall continue to bind the property herein conveyed as restrictive covenants attaching to and running with the land in perpetuity.

COORDINATE TABLE

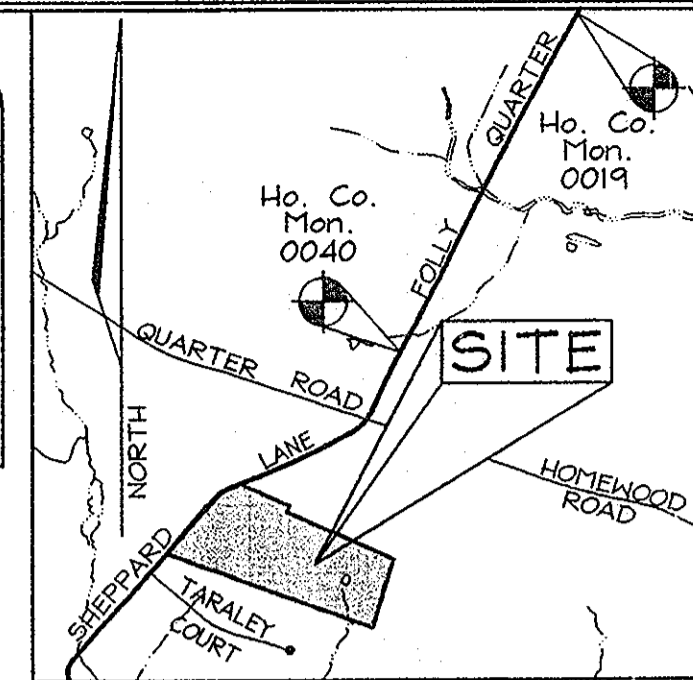
POINT	NORTHING	EASTING
1180	575,031.8070	1,331,879.1180
1181	574,239.8160	1,331,846.0630
1182	575,107.5480	1,329,491.6380
1183	575,582.0730	1,329,900.7110
1184	575,728.0700	1,330,033.3260
1185	575,781.0180	1,330,102.9060
1186	575,842.9280	1,330,240.6460
1187	575,597.1480	1,330,797.2271
1188	575,528.7570	1,330,767.1089

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE (sf)
10	46,774±	423±	46,351±
11	48,700±	707±	47,993±

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 thru 19, and non-buildable preservation parcels A thru D, 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'
ADC MAP 10 F13

GENERAL NOTES

1. The subject property is zoned "RC-DEO" per the 2/02/04 Comprehensive Zoning Plan and per the Comp. Lite Zoning Regulation amendments effective on 07/28/06.
2. Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 0019 and no. 0040 (last adjustment 06/26/99). ♦ Denotes approximate location (see vicinity map).

Sta. 0019	N 580,468.128	E 1,333,675.518	El.: 385.846 (feet)
Sta. 0040	N 577,270.584	E 1,332,002.575	El.: 365.309 (feet)
3. ○ Denotes iron pipe found.
4. ◊ Denotes rebar and cap found.
5. ◊ Denotes rebar and cap set.
6. □ Denotes concrete monument or stone found.
7. □ Denotes concrete monument set.
8. ■ 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.
9. This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 6.52 acres and planting 0.85 acres of forest within Forest Conservation Easement 1, and retaining 4.99 acres of forest within Forest Conservation Easement 2.

Total retention = 11.51 acres. Total planting provided = 0.85 acres.
\$118,788.20 surety to be posted with the Developer's Agreement.
10. ■ Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
11. ——— Denotes Wetland Area outline.
12. ——— Denotes existing centerline of Stream Channel.
13. ——— Denotes Wetland Buffer outline.
14. ——— Denotes Stream Buffer outline.
15. BRL Denotes Building Restriction Line.
16. Private water and private sewerage systems for Lots 7 thru 14 and private water and public sewer systems for Lots 1 thru 6 and Lots 15 thru 19 will be used within this site.
17. The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
18. ■ This area designates a private sewerage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewerage disposal facility) as required by the Maryland State Department of the Environment for individual sewerage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewerage easement. Recordation of a modified sewerage easement shall not be necessary.
19. All wells to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered "government delay" if the well drilling holds up the Health Department signature of the record plat. If a well success rate is accomplished at various locations within the site, the developer shall have the option to request relief from drilling the remaining wells prior to plat recordation.
20. Ground water appropriation permit number HQ2005G007 (01).
21. A.P.F.O. traffic study prepared by Street Traffic Studies, Ltd., September 24, 2004, and approved under SP-05-08 on June 15, 2005.
22. Wetlands delineation and report and Forest Stand delineation prepared by Exploration Research Inc. and approved under SP-05-08 on June 15, 2005.

General Notes Continued See This Sheet

AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 19
Total area of Buildable Lots to be recorded: 19.229 Acres±
2. Total number of Non-Buildable Preservation Parcels to be recorded: 4
Total area of Non-Buildable Preservation Parcels to be recorded: 21.649 Acres±
3. Total area of Public Road Right of Way to be recorded: 2.007 Acres±
4. Total area of Subdivision to be recorded: 42.885 Ac.±

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 (MD Property Line Surveyor #135)
Williamsburg Group, L.L.C.

5-17-2007
Date

5/17/07
Date

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

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, ElkrIDGE, MD 21075
Tel: 410-567-5200 Fax: 410-798-1562
E-mail: info@fisher.com

APPROVED: For Private Water and Private Sewerage Systems
Lots 7 thru 14 and for private water and public
sewer systems Lots 1 thru 6 and Lots 15 thru 19
Howard County Health Department.

B. Wilson for Peter Bildeisen 6/11/2007
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Mark A. Aygle 6/15/07
Chief, Development Engineering Division Date

Mark A. Aygle 6/25/07
Director 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 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 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 17th day of MAY, 2007.

David H. Miller
Williamsburg Group, L.L.C. 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 David C. Peddicord to Williamsburg Group, L.L.C. by deed dated February 8, 2007 recorded in the Land Records of Howard County in Liber 10522, folio 064, 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 (MD Property Line Surveyor #135) Date

5-17-2007
Date

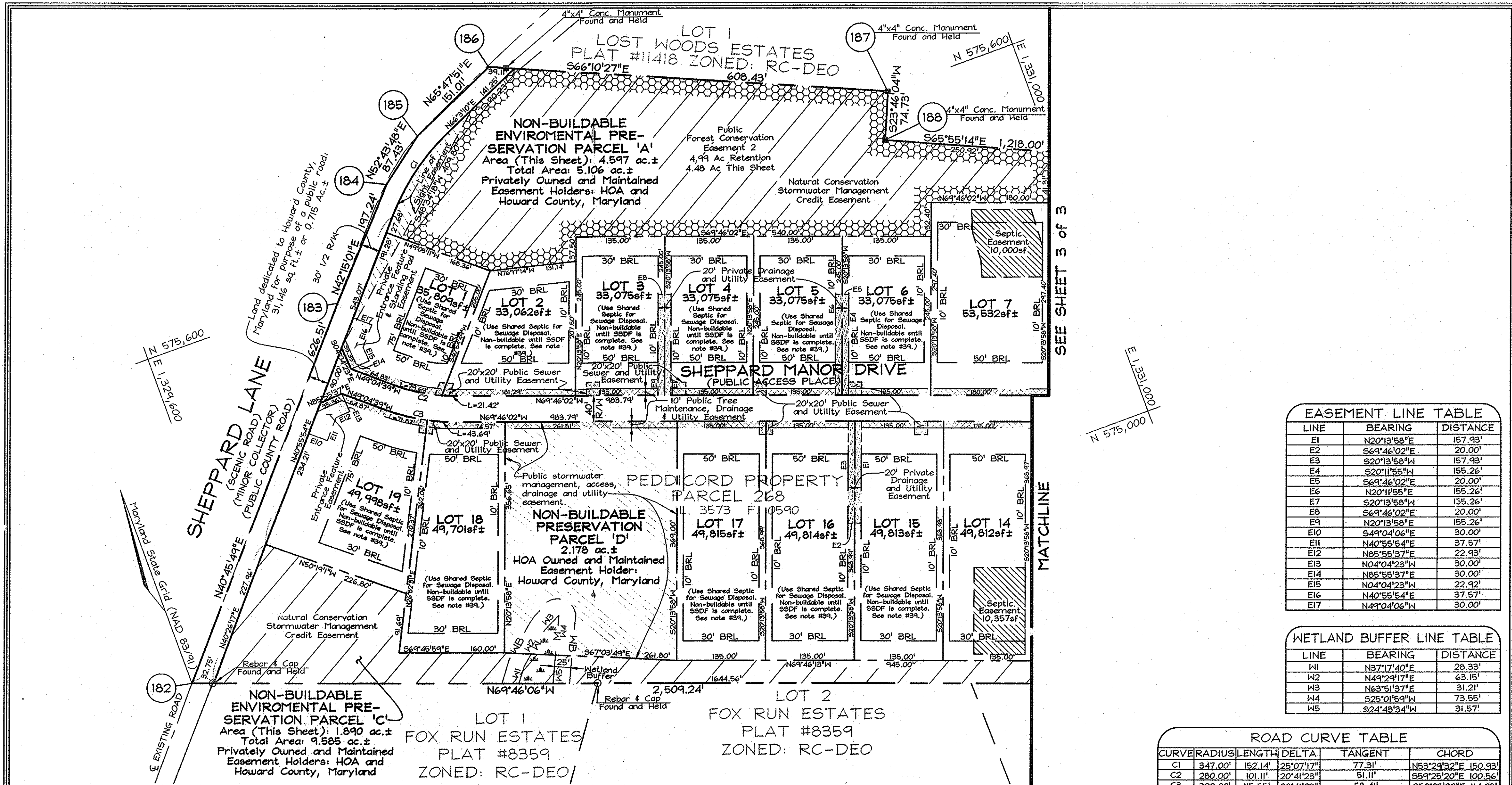
Recorded as Plat No. 19208 on 6/27/07
Among the Land Records of Howard County, Maryland.

SHEPPARD MANOR

LOTS 1 THROUGH 19, AND
NON-BUILDABLE PRESERVATION
PARCELS 'A', 'B', 'C', & 'D'

TAX MAP 29 GRID 01, PARCEL 268
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As shown
Date: May 15, 2007
Sheet: 1 of 3
SP-05-08

F-06-99



SEE SHEET 3 OF 3

LINE	BEARING	DISTANCE
E1	N20°13'58"E	157.93'
E2	S69°46'02"E	20.00'
E3	S20°13'58"W	157.93'
E4	S20°11'55"W	155.26'
E5	S69°46'02"E	20.00'
E6	N20°11'55"E	155.26'
E7	S20°13'58"W	135.26'
E8	S69°46'02"E	20.00'
E9	N20°13'58"E	155.26'
E10	S49°04'06"E	30.00'
E11	N40°55'54"E	37.57'
E12	N85°55'37"E	22.93'
E13	N04°04'23"W	30.00'
E14	N85°55'37"E	30.00'
E15	N04°04'23"W	22.92'
E16	N40°55'54"E	37.57'
E17	N49°04'06"W	30.00'

LINE	BEARING	DISTANCE
W1	N37°17'40"E	28.33'
W2	N49°29'17"E	63.15'
W3	N63°51'37"E	31.21'
W4	S25°01'59"W	73.55'
W5	S24°43'34"W	31.57'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	347.00'	152.14'	25°07'17"	77.31'	N53°29'32"E 150.93'
C2	280.00'	101.11'	20°41'23"	51.11'	S59°25'20"E 100.56'
C3	320.00'	115.55'	20°41'23"	58.41'	S59°25'20"E 114.93'

AREA TABULATION CHART (THIS SHEET)

- Total number of Buildable Lots to be recorded this sheet: 13
Total area of Buildable Lots to be recorded this sheet: 12.710 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded: 1 and 2 partial
Total area of Non-Buildable Preservation Parcels to be recorded: (This Sheet) 8.665 Acres±
- Total area of Public Road Right of Way to be recorded: 1.716 Acres±
- Total area of Subdivision to be recorded this sheet: 23.091 Ac.±

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 (MD Property Line Surveyor #135)
Williamsburg Group, L.L.C.

5-17-2007
Date
5/17/07
Date

OWNER/DEVELOPER
WILLIAMSBURG GROUP, L.L.C.
5485 Harpers Farm Road #200
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Fax: (410) 997-4358

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

APPROVED: For Private Water and Private Sewerage Systems Lots 7 thru 14 and for private water and public sewer systems Lots 1 thru 6 and Lots 15 thru 19 Howard County Health Department.

B. Wilson for Peter Reilemann 6/11/2007
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

James A. Leyle 6/15/07
Chief, Development Engineering Division Date

James A. Leyle 6/25/07
Director 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 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 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 17th day of MAY, 2007.

C. Brooke Miller
Williamsburg Group, L.L.C. Witness

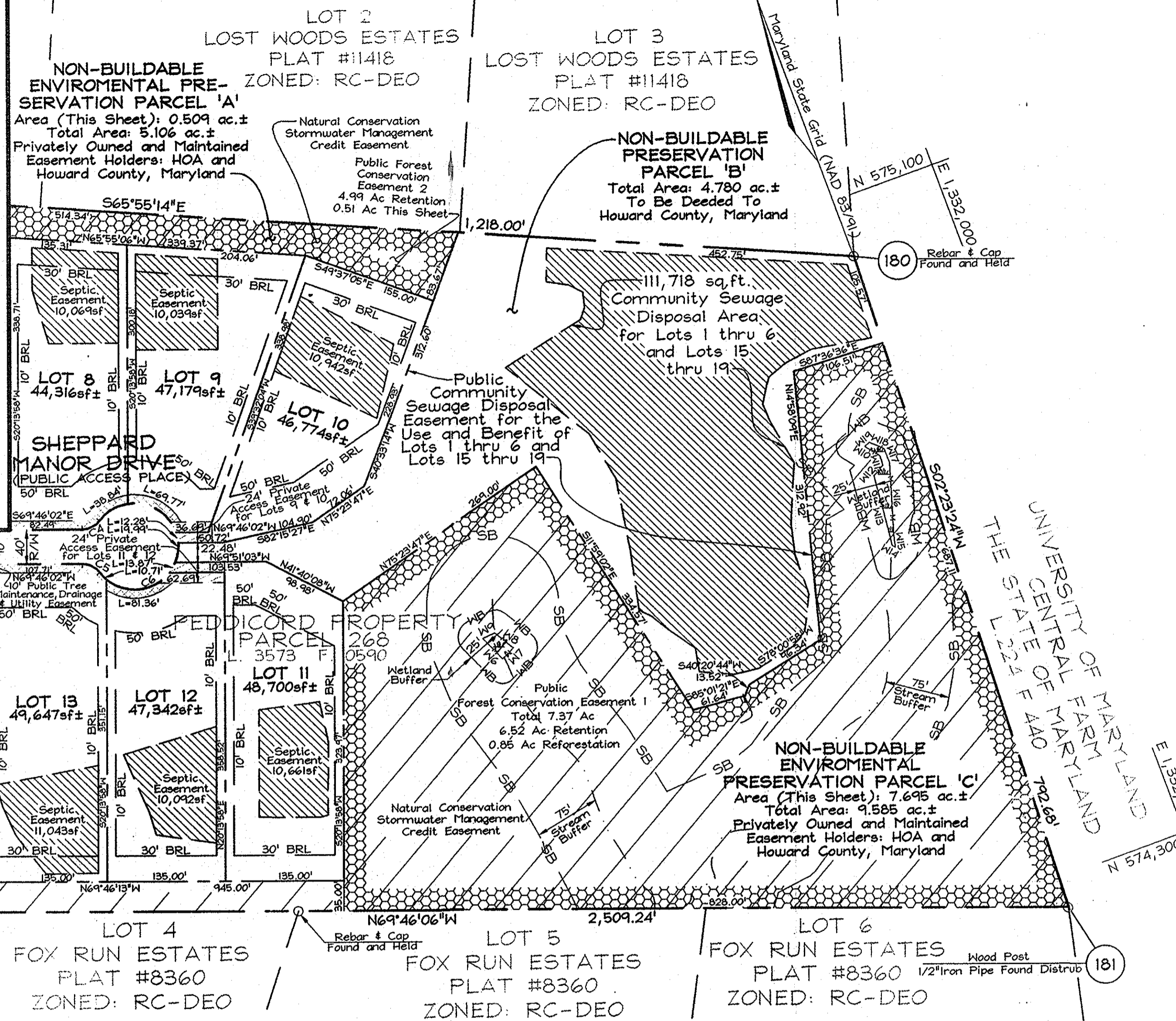
SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by David C. Peddicord to Williamsburg Group, L.L.C. by deed dated February 8, 2007 recorded in the Land Records of Howard County in liber 10522, folio 064, 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 5-17-2007
C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 19209 on 6/27/07
Among the Land Records of Howard County, Maryland.

SHEPPARD MANOR
LOTS 1 THROUGH 19, AND
NON-BUILDABLE PRESERVATION
PARCELS 'A', 'B', 'C', & 'D'
TAX MAP 29 GRID 01, PARCEL 268
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=100'
Date: May 15, 2007
Sheet: 2 of 3
SP-05-08



LINE	BEARING	DISTANCE
W6	S23°19'39"E	32.64'
W7	N65°04'05"E	17.71'
W8	N30°42'57"W	27.53'
W9	S85°32'38"W	14.97'
W10	S37°52'35"E	20.76'
W11	S03°50'31"W	11.69'
W12	S60°59'17"W	15.79'
W13	S05°52'23"W	83.17'
W14	S39°34'15"E	4.18'
W15	N12°18'18"E	13.30'
W16	N17°10'30"E	84.35'
W17	N00°20'46"W	18.00'
W18	N47°01'30"W	18.06'
W19	S71°34'56"W	7.09'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C4	25.00'	23.18'	53°07'48"	12.50'	N83°40'04"E 22.36'
C5	25.00'	23.18'	53°07'48"	12.50'	N43°12'08"W 22.36'
C6	50.00'	249.81'	236°15'37"	37.50'	N20°13'58"E 60.00'

AREA TABULATION CHART (THIS SHEET)

- Total number of Buildable Lots to be recorded this sheet: 6
- Total area of Buildable Lots to be recorded this sheet: 6.519 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded: 1 and 2 partial
- Total area of Non-Buildable Preservation Parcels to be recorded: (This sheet) 12.984 Acres±
- Total area of Public Road Right of Way to be recorded: 0.291 Acres±
- Total area of Subdivision to be recorded this sheet: 19.794 Ac.±

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 (MD Property Line Surveyor #135)
 Williamsburg Group, L.L.C.
 Date: 5-17-2007
 Date: 5/17/07

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

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fisher.com

APPROVED: For Private Water and Private Sewerage Systems
 Lots 7 thru 14 and for private water and public
 sewer systems Lots 1 thru 6 and Lots 15 thru 19
 Howard County Health Department.

OWNER'S CERTIFICATE

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Witness my hand this 17th day of MAY, 2007.

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 David C. Peddicord to Williamsburg Group, L.L.C. by deed dated February 8, 2007 recorded in the Land Records of Howard County in liber 10522, folio 064, 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.

Recorded as Plat No. 19210 on 6/21/07
 Among the Land Records of Howard County, Maryland.

Debra J. Peterson
 Debra J. Peterson
 Howard County Health Officer
 Date: 6/11/2007

APPROVED: Howard County Department of Planning and Zoning

Mark D. Coyle
 Mark D. Coyle
 Chief, Development Engineering Division
 Director
 Date: 6/25/07

[Signature]
 Williamsburg Group, L.L.C.
 Date: 5/15/07

[Signature]
 Date: 6/25/07

[Signature]
 Date: 5-17-2007



SHEPPARD MANOR
 LOTS 1 THROUGH 19, AND
 NON-BUILDABLE PRESERVATION
 PARCELS 'A', 'B', 'C', & 'D'
 TAX MAP 29 GRID 01, PARCEL 268
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=100'
 Date: May 15, 2007
 Sheet: 3 of 3
 SP-05-08

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