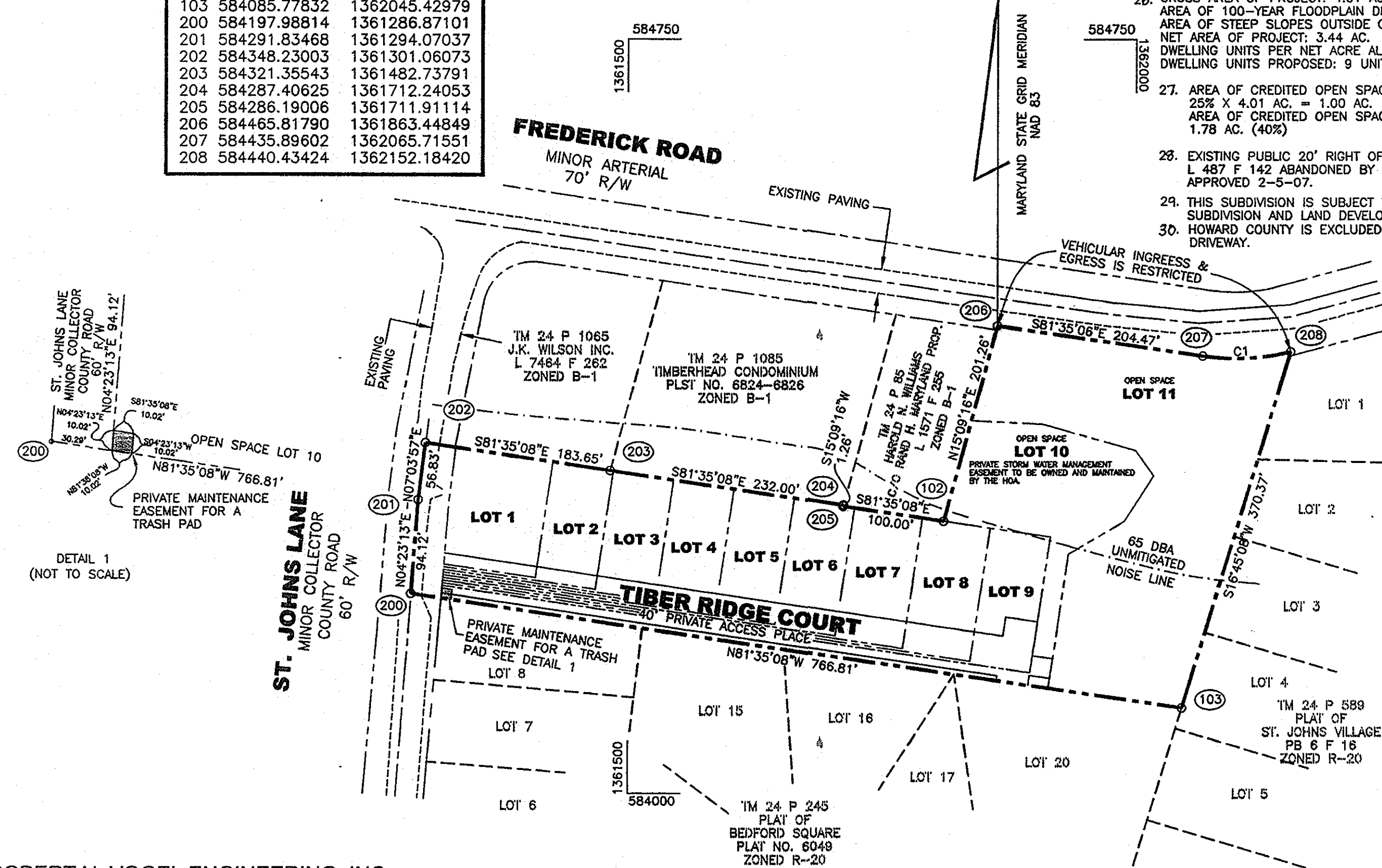
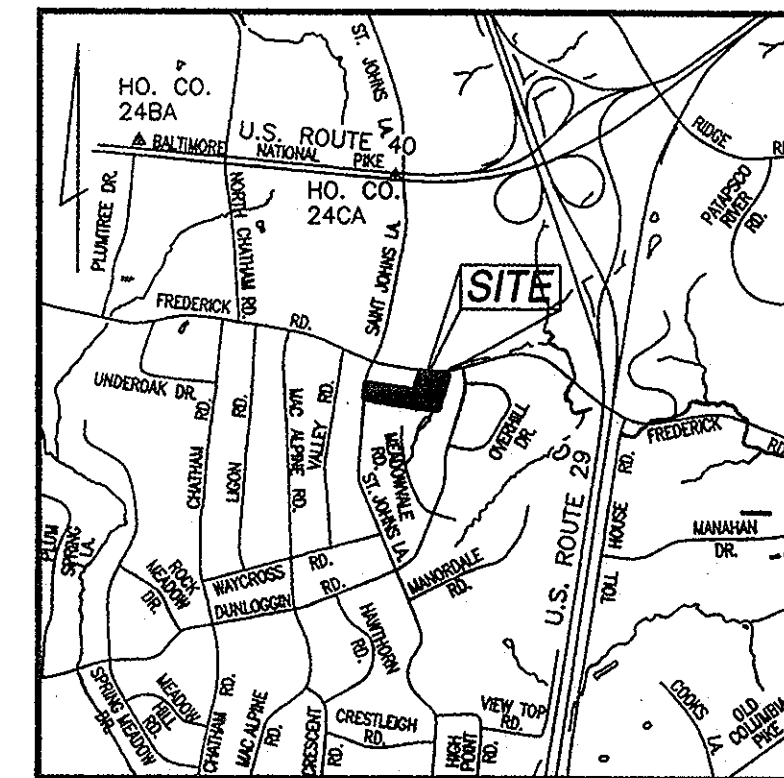


CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	87.16'	218.70'	44.16'	22°50'07"	N86°59'44"E 86.58'

COORDINATE LIST		
POINT	NORTH	EAST
102	584271.55680	1361810.83469
103	584085.77832	1362045.42979
200	584197.98814	1361286.87101
201	584291.83468	1361294.07037
202	584348.23003	1361301.06073
203	584321.35543	1361482.73791
204	584287.40625	1361712.24053
205	584286.19006	1361711.91114
206	584465.81790	1361863.44849
207	584435.89602	1362065.71551
208	584440.43424	1362152.18420

MINIMUM LOT SIZE CHART			
LOT	NET AREA	PIPE STEM	TOTAL AREA
2	7165	242	7407 SQ. FT.
3	7325	401	7726 SQ. FT.
4	7485	560	8045 SQ. FT.
5	7644	720	8364 SQ. FT.
6	7790	879	8689 SQ. FT.
7	8875	1038	9913 SQ. FT.
8	9055	1217	10272 SQ. FT.
9	8208	1397	9605 SQ. FT.
10	21037	1539	22576 SQ. FT.
11	59329	6038	65367 SQ. FT.

- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS C AND I. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT SHALL BE RECORDED CONCURRENT WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- GROSS AREA OF PROJECT: 4.01 AC.
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.30 AC.
AREA OF STEEP SLOPES OUTSIDE OF 100-YEAR FLOODPLAIN: 0.27 AC.
NET AREA OF PROJECT: 3.44 AC.
DWELLING UNITS PER NET ACRE ALLOWED: (4 X 3.44 AC = 13 BUILDABLE LOTS)
DWELLING UNITS PROPOSED: 9 UNITS
- AREA OF CREDITED OPEN SPACE REQUIRED: 25% X 4.01 AC. = 1.00 AC.
AREA OF CREDITED OPEN SPACE PROVIDED: 1.78 AC. (40%)
- EXISTING PUBLIC 20' RIGHT OF WAY FOR A SEWER PREVIOUSLY RECORDED AS L 487 F 142 ABANDONED BY HOWARD COUNTY COUNCIL RESOLUTION CR-3 APPROVED 2-5-07.
- THIS SUBDIVISION IS SUBJECT TO THE 4TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- HOWARD COUNTY IS EXCLUDED FROM MAINTENANCE OF THE USE IN COMMON DRIVEWAY.



ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	9
TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.85988 AC.
TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.01891 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.13150 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.01029 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.

Mark C. Martin 7/16/07
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884
DATE
7-18-07
WILLIAMSBURG GROUP, LLC
ROBERT R. CORBETT, VICE PRESIDENT

OWNER/DEVELOPER
WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD, SUITE 200
P.O. BOX 1018
COLUMBIA, MARYLAND
21044

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-SC AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 24CA N 586506.183 E 1361634.312
STATION 24BA N 586783.250 E 1359211.698
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2004 BY FREDERICK WARD ASSOCIATES.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORM WATER MANAGEMENT WILL BE PROVIDED BY GRASS CHANNELS AND RAIN GARDENS TO PROVIDE THE REQUIRED WQV AND REV. THE CPV IS NOT REQUIRED FOR THIS SITE SINCE THE 1-YEAR STORM EVENT IS LESS THAN 2CFS. STORM WATER MANAGEMENT IS REQUIRED AND PROVIDED FOR THE 100 YEAR STORM EVENT. THE FACILITY IS AN EXTENDED DETENTION FACILITY AND IS TO BE PRIVATELY OWNED AND JOINTLY MAINTAINED. STORMWATER MANAGEMENT FACILITY TO BE PRIVATELY OWNED AND MAINTAINED. THERE IS NO PUBLIC INFRASTRUCTURE DRAINING TO THE FACILITY.
- THERE ARE NO HISTORIC SITES ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREFORE, EFFECTIVE 7-25-07 ON WHICH DATE THE DEVELOPER AGREEMENT #14-1325-D WAS FILED AND ACCEPTED.
- THE 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT ON THIS SITE IS BASED ON THE TIBER/HUDSON FLOODPLAIN STUDY, HOWARD COUNTY CAPITAL PROJECT NO. C-4-0119.
- THE FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY RETENTION OF 0.93 AC AND A FEE IN LIEU PAYMENT OF \$10454.40 TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE REMAINING 0.48 AC. OF REQUIRED REFORESTATION. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$8102.16 FOR 0.93 AC. SHALL BE POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.
- APFO TRAFFIC STUDY APPROVED UNDER S-00-09.
- WP-00-110 APPROVED JULY 6, 2000 TO WAIVE SECTION 16.121(E)(1) TO PERMIT THE REQUIRED 40 FEET OF OPEN SPACE FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES TO BE REDUCED TO ZERO FEET.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1.) PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS TO OPEN SPACE LOTS 10 & 11 SHALL BE PROVIDED BY A 24' ACCESS EASEMENT WITH A 14' ROADWAY AND THE 20' SWMF AND OPEN SPACE ACCESS EASEMENT ON LOTS 1-9.
2.) COMPLIANCE WITH THE ENCLOSED DFRS COMMENTS OF 6/19/00.
- NO CLEARING, GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE 100 YEAR FLOODPLAIN, LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- OPEN SPACE LOT 10 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND INCLUDES A SWMF. OPEN SPACE LOT 11 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY, MARYLAND.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION HAVE BEEN ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION, FILING No. 1000361993992985 ON NOVEMBER 20, 2006.

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

B. Wilson for Peter Bielewicz 8/20/07
HOWARD COUNTY HEALTH OFFICER 58 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Mark C. Martin 8/14/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark C. Martin 8/24/07
DIRECTOR DATE

OWNER'S CERTIFICATE

WILLIAMSBURG GROUP, LLC, BY ROBERT R. CORBETT, VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-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, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18TH DAY OF July, 2007.
Robert R. Corbett
WILLIAMSBURG GROUP, LLC
ROBERT R. CORBETT, VICE PRESIDENT
Spencer P. Davis
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 JAMES H. CORONEOS AND MILDRED A. CORONEOS TO WILLIAMSBURG GROUP, LLC BY DEED DATED FEBRUARY 18, 2004 RECORDED IN LIBER 8100 FOLIO 28 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
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Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 19349 ON 8/24/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 1 OF 3

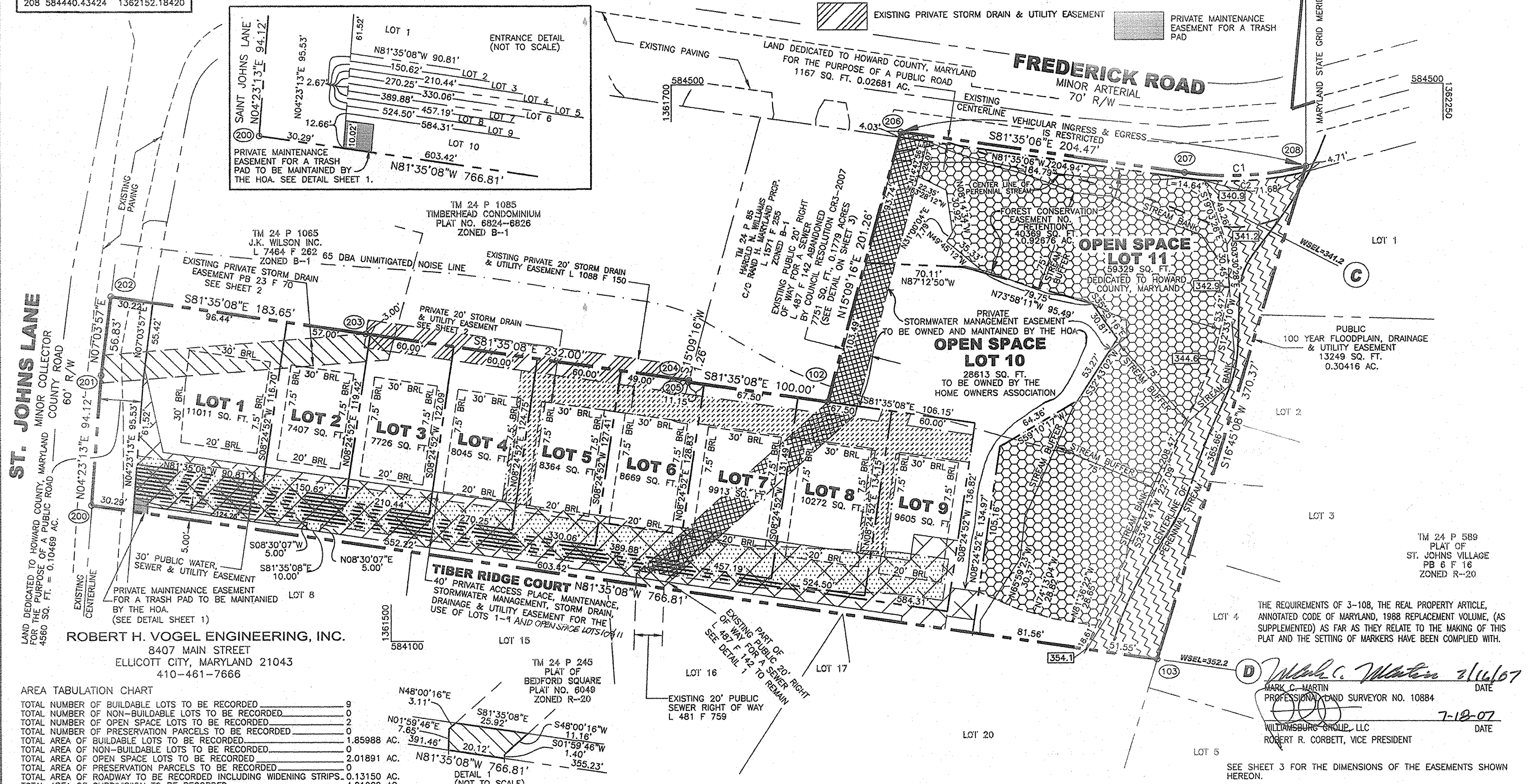
TIBER RIDGE
LOT 1-9 AND OPEN SPACE LOTS 10 & 11
TAX MAP 24, GRID 11, PARCEL 821
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
S-00-09, WP-00-110, P-05-010
SCALE 1" = 100' JULY 16, 2007

COORDINATE LIST		
POINT	NORTH	EAST
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103	584085.77832	1362045.42979
200	584187.98814	1361285.87101
201	584291.83468	1361284.07037
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206	584465.81790	1361863.44849
207	584435.89602	1362065.71551
208	584440.43424	1362152.18420

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	87.16'	218.70'	44.16'	22°50'07"	N86°59'44"E 86.58'
C2	86.33'	222.74'	43.71'	22°12'27"	S87°20'26"W 85.78'

LEGEND:

- FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC SEWER & UTILITY EASEMENT
- EXISTING PRIVATE STORM DRAIN & UTILITY EASEMENT
- 40' PRIVATE ACCESS PLACE, MAINTENANCE, STORMWATER MANAGEMENT, STORM DRAIN, DRAINAGE & UTILITY EASEMENT FOR THE USE OF LOTS 1-11
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- EXISTING PUBLIC SEWER & UTILITY EASEMENT ABANDONED BY COUNCIL RESOLUTION CR3-2007
- PRIVATE MAINTENANCE EASEMENT FOR A TRASH PAD
- PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT



AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	9
TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Robert R. Corbett 8/20/07
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert R. Corbett 8/14/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Robert R. Corbett 8/20/07
DIRECTOR

OWNER'S CERTIFICATE

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WITNESS OUR HANDS THIS 18TH DAY OF July, 2007.

Robert R. Corbett
WILLIAMSBURG GROUP, LLC
ROBERT R. CORBETT, VICE PRESIDENT

Robert R. Corbett
WITNESS

SURVEYOR'S CERTIFICATE

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Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 19350 ON 8/24/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 2 OF 3

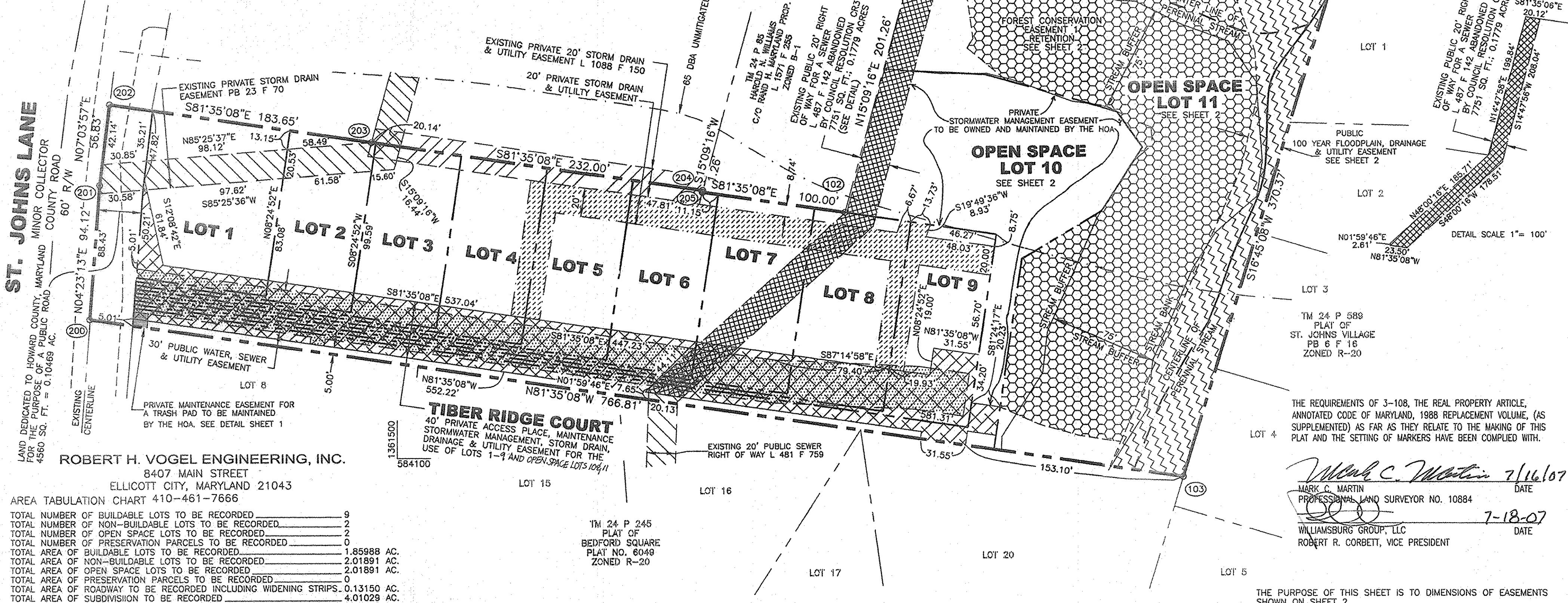
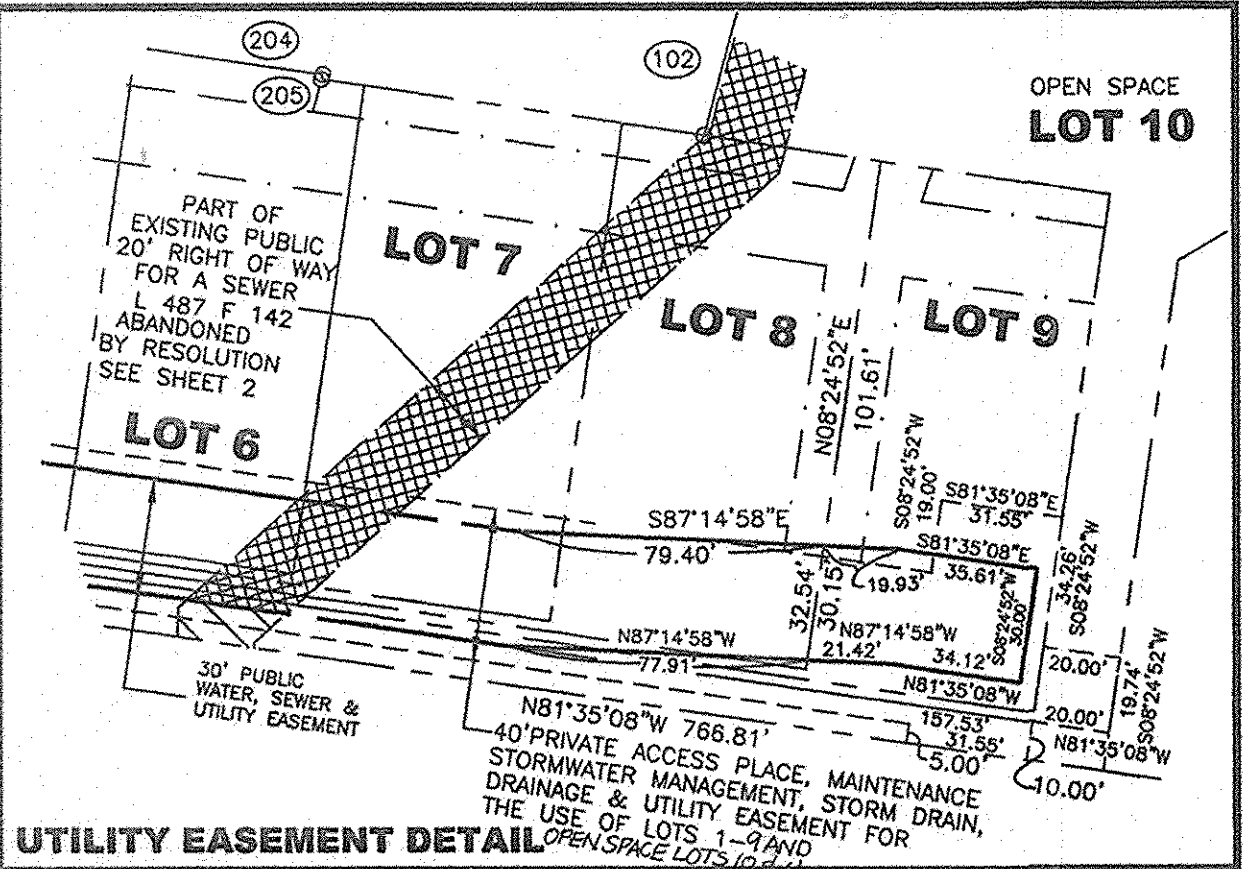
TIBER RIDGE
LOT 1-9 AND OPEN SPACE LOTS 10 & 11
TAX MAP 24, GRID 11, PARCEL 821
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
S-00-09, WP-00-110, P-05-010
SCALE 1" = 50' JULY 16, 2007

50' 0 50' 100' 150'

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- 40' PRIVATE ACCESS PLACE, MAINTENANCE STORMWATER MANAGEMENT, STORM DRAIN, DRAINAGE & UTILITY EASEMENT FOR THE USE OF LOTS 1-11
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- EXISTING PUBLIC SEWER & UTILITY EASEMENT ABANDONED BY COUNCIL RESOLUTION CR3-2007
- PRIVATE MAINTENANCE EASEMENT FOR A TRASH PAD
- EXISTING PRIVATE STORM DRAIN & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT
- PRIVATE ACCESS EASEMENT FOR LOT 11



ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 AREA TABULATION CHART 410-461-7666

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WITNESS OUR HANDS THIS 18TH DAY OF JULY, 2007.

Robert R. Corbett
 WILLIAMSBURG GROUP, LLC
 ROBERT R. CORBETT, VICE PRESIDENT

SURVEYOR'S CERTIFICATE

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Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 19351 ON 8/24/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 3 OF 3

TIBER RIDGE
 LOT 1-9 AND OPEN SPACE LOTS 10 & 11
 TAX MAP 24, GRID 11, PARCEL 821
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 S-00-09, WP-00-110, P-05-010
 SCALE 1" = 50'
 JULY 16, 2007

THE PURPOSE OF THIS SHEET IS TO DIMENSIONS OF EASEMENTS SHOWN ON SHEET 2.

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

B. Wilson for Peter Biederman 8/10/07
 HOWARD COUNTY HEALTH OFFICER 50 1708 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Mark H. Lange 8/14/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark H. Lange 8/21/07
 DIRECTOR DATE

WITNESS

Robert R. Corbett
 WILLIAMSBURG GROUP, LLC
 ROBERT R. CORBETT, VICE PRESIDENT

Stephen P. Davis
 WITNESS

Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884
 DATE

