

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	588166.982	1324131.464	12	587305.837	1324696.826
2	588136.428	1324615.533	13	587650.617	1324769.008
3	587970.682	1324974.115	14	587678.611	1324678.062
4	588099.990	1325185.498	15	587855.509	1324779.201
5	587504.044	1325359.089	16	587839.796	1324791.575
6	587330.541	1325192.647	17	587890.756	1324837.810
7	587097.248	1324989.839	18	587870.898	1324862.302
8	587337.046	1324603.744	19	587904.570	1324914.746
9	587667.077	1324046.228	20	587973.125	1324908.706
10	587693.348	1324050.707	21	588111.809	1324609.108
11	587358.264	1324616.978	22	588142.606	1324127.307

LOT#	GROSS AREA (ACRES)	PIPE STEM AREA (ACRES)	FLOOD PLAIN AREA (ACRES)	MINIMUM LOT SIZE (ACRES)
1	3.281	0.155	0.104	3.022
2	3.893	0.235	0.149	3.509
3	3.344	0.272	0.084	3.008

GENERAL NOTES SCALE 1"=200' VICINITY MAP ADC #20703123

- THIS PLAN IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS, INC. DATED OCTOBER 2005.
- COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, (NAD 83/91), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SURVEY MONUMENT.
- NAME NORTHING EASTING ELEVATION
22BA 585134.79 1323222.66 576.164
22CA 585783.30 1325230.59 574.248
- THIS PROPERTY IS ZONED RR-DEO PER THE 2204 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THE PAYMENT OF A \$1,500.00 FEE-IN-LIEU OF CREATION OF ON-SITE OPEN SPACE HAS BEEN PAID IN ACCORDANCE WITH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.12(b)(2).
- THIS PROPERTY IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION REQUIREMENTS PER SECTION 16.12(b)(1)(iv) OF THE SUBDIVISION REGULATIONS. (SEE GENERAL NOTE #16).
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.13 OF THE HOWARD COUNTY SUBDIVISION REGULATION AND THE 2000 MDE STORMWATER DESIGN MANUAL. WATER QUALITY WILL BE ACHIEVED THROUGH THE USE OF BIORETENTION FACILITIES.
- WATER AND SEWER ARE PRIVATE.
- THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA MAP #24004 0021 B, DATED DECEMBER 04, 1986, HOWEVER THIS SITE IS LOCATED WITHIN A 100 YEAR FLOODPLAIN, AS CALCULATED BY CHRISTOPHER CONSULTANTS IN JULY 2007, AS SHOWN HEREON.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 AND THE 2004 ZONING REGULATIONS, EFFECTIVE 04/04/04. 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, BUILDING OR GRADING PERMIT APPLICATION.
- THERE ARE NO EXISTING HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SITE.
- THERE ARE NO HIGHLY ERODIBLE SOILS ON THIS SITE.
- THERE ARE EXISTING DWELLING/STRUCTURES LOCATED ON LOTS 1 AND 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- FOR FLAG OR PIPE STEM LOTS, BUFFER COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.
- THE SURETY FOR THE PERIMETER LANDSCAPING FOR THE SITE HAS BEEN INCLUDED WITH THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$12,300. THERE WILL BE 41 SHADE TREES.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
1) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
2) SURFACE - 2" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF NEGATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER REQUIRED CRUISER RUN BASE WITHIN FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROPOSED SUBDIVISION IS NOT A "RESUBDIVISION" BECAUSE THESE PARCELS WERE CREATED IN 1973 IN ACCORDANCE WITH HOUSE BILL 452 WHICH PERMITTED THE CREATION OF 5 ACRE PARCELS BY DEED. AS SUCH, THE PROPOSED SUBDIVISION OF PARCELS J AND K (OF "WILDFLOWER WOODS") INTO NEW LOTS 1-3 IS RECOGNIZED AS A MINOR SUBDIVISION.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF 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 VARIANCES FOR THE ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL.
- THE EXISTING WELLS AND SEPTIC SYSTEMS FOR LOTS 1 AND 3 WILL REMAIN.
- GROSS AREA OF SUBDIVISION - 458,157.7 SQUARE FEET, FLOOD PLAIN AREA - 13,795.9 SQUARE FEET
AREA OF STEEP SLOPES - 53,44.9 SQUARE FEET, NET AREA - 390,916.9 SQUARE FEET
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN, LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS.
- THE OLD PARCEL LINE BETWEEN PARCELS 271 AND 272 IS TO BE ABANDONED WITH THE RECORDEDATION OF THIS PLAT.
- DECLARATION OF MAINTENANCE OBLIGATIONS FOR THE PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1, 2, & 3, IS TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- A WAIVER, WP-07-07, TO SUBDIVISION SECTION 16.12(b)(4)(v) WAS APPROVED ON JUNE 11, 2007 WITH THE FOLLOWING CONDITIONS:
a. DELINEATE FLOODPLAIN AND SHOW ON THIS PLAT.
b. AN EASEMENT HAS BEEN GRANTED TO HOWARD COUNTY OVER THE FLOODPLAIN PER THIS PLAT.
c. THE NORTHERN PIPESTEM FOR LOT 2 SHALL BE INGRESS/EGRESS RESTRICTED.
d. THE CURRENT DRIVEWAY TO THE LOTS MUST MEET CURRENT DESIGN MANUAL STANDARDS.
e. THE BRL MUST REFLECT THE REQUIRED 35' SETBACK FROM ENVIRONMENTAL FEATURES.

LINE	BEARING	DISTANCE
LOT 1		
F1	S 72°53'29" E	21.72'
F2	S 26°44'52" W	62.65'
F3	S 22°53'32" W	43.88'
F4	S 33°05'38" W	37.52'
F5	N 42°13'18" E	47.69'
F6	N 38°13'22" W	27.47'
F7	N 39°49'50" E	77.13'
F8	N 28°08'56" E	39.84'
F9	S 20°57'00" W	34.15'
F10	S 32°09'00" W	25.62'
Area = 4,513.2 Sq. Ft. (0.1036 Acres)		
LOT 2		
F11	S 44°10'10" W	58.65'
F12	N 31°01'56" E	11.47'
F13	S 50°57'52" E	26.95'
F14	S 57°17'50" W	62.32'
F15	S 05°02'06" E	59.85'
F16	N 84°14'17" W	40.81'
F17	N 85°50'56" E	27.49'
F18	N 21°34'02" W	46.83'
F19	N 71°52'29" E	76.81'
F20	S 66°47'06" W	46.97'
F21	N 59°09'43" E	41.87'
F22	N 37°37'59" E	50.84'
F23	S 38°13'22" E	27.47'
Area = 6,477.4 Sq. Ft. (0.1487 Acres)		
LOT 3		
F24	S 58°32'42" W	42.49'
F25	S 23°05'37" W	48.53'
F26	N 28°52'52" E	45.01'
F27	N 48°18'12" E	27.12'
F28	N 21°34'02" W	46.83'
F29	N 78°50'56" E	56.78'
Area = 2,805.3 Sq. Ft. (0.0644 Acres)		
ACROSS COMMON DRIVEWAY		
F30	S 59°23'08" E	40.84'
F31	N 39°22'33" W	25.00'
F32	N 30°37'27" E	25.00'
F33	N 09°40'34" W	9.51'
F34	N 09°40'34" W	9.51'
F35	N 09°40'34" W	9.51'
F36	N 09°40'34" W	9.51'
F37	N 09°40'34" W	9.51'
F38	N 09°40'34" W	9.51'
F39	N 09°40'34" W	9.51'
F40	N 09°40'34" W	9.51'
F41	N 09°40'34" W	9.51'
F42	N 09°40'34" W	9.51'
F43	N 09°40'34" W	9.51'
F44	N 09°40'34" W	9.51'
F45	N 09°40'34" W	9.51'
F46	N 09°40'34" W	9.51'
F47	N 09°40'34" W	9.51'
F48	N 09°40'34" W	9.51'
F49	N 09°40'34" W	9.51'
F50	N 09°40'34" W	9.51'
F51	N 09°40'34" W	9.51'
F52	N 09°40'34" W	9.51'
F53	N 09°40'34" W	9.51'
F54	N 09°40'34" W	9.51'
F55	N 09°40'34" W	9.51'
F56	N 09°40'34" W	9.51'
F57	N 09°40'34" W	9.51'
F58	N 09°40'34" W	9.51'
F59	N 09°40'34" W	9.51'
F60	N 09°40'34" W	9.51'
F61	N 09°40'34" W	9.51'
F62	N 09°40'34" W	9.51'
F63	N 09°40'34" W	9.51'
F64	N 09°40'34" W	9.51'
F65	N 09°40'34" W	9.51'
F66	N 09°40'34" W	9.51'
F67	N 09°40'34" W	9.51'
F68	N 09°40'34" W	9.51'
F69	N 09°40'34" W	9.51'
F70	N 09°40'34" W	9.51'
F71	N 09°40'34" W	9.51'
F72	N 09°40'34" W	9.51'
F73	N 09°40'34" W	9.51'
F74	N 09°40'34" W	9.51'
F75	N 09°40'34" W	9.51'
F76	N 09°40'34" W	9.51'
F77	N 09°40'34" W	9.51'
F78	N 09°40'34" W	9.51'
F79	N 09°40'34" W	9.51'
F80	N 09°40'34" W	9.51'
F81	N 09°40'34" W	9.51'
F82	N 09°40'34" W	9.51'
F83	N 09°40'34" W	9.51'
F84	N 09°40'34" W	9.51'
F85	N 09°40'34" W	9.51'
F86	N 09°40'34" W	9.51'
F87	N 09°40'34" W	9.51'
F88	N 09°40'34" W	9.51'
F89	N 09°40'34" W	9.51'
F90	N 09°40'34" W	9.51'
F91	N 09°40'34" W	9.51'
F92	N 09°40'34" W	9.51'
F93	N 09°40'34" W	9.51'
F94	N 09°40'34" W	9.51'
F95	N 09°40'34" W	9.51'
F96	N 09°40'34" W	9.51'
F97	N 09°40'34" W	9.51'
F98	N 09°40'34" W	9.51'
F99	N 09°40'34" W	9.51'
F100	N 09°40'34" W	9.51'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 43°40'59" E	316.00'	L9	N 42°13'01" E	68.81'
L2	N 56°46'28" W	431.16'	L10	S 50°57'52" E	31.53'
L3	N 59°23'33" W	683.25'	L11	N 57°17'50" E	62.32'
L4	N 59°22'33" W	686.50'	L12	N 05°02'06" W	68.82'
L5	N 09°40'34" E	8.57'	L13	S 38°13'22" E	80.15'
L6	S 09°40'34" W	8.57'	L14	S 29°45'29" W	49.81'
L7	S 09°40'34" W	9.51'	L15	N 09°40'34" E	24.73'
L8	S 38°13'22" E	20.00'			

LINE	BEARING	DISTANCE
WL1	N 13°20'22" W	17.11'
WL2	S 76°23'33" E	32.77'
WL3	N 37°42'17" E	17.28'
WL4	S 63°47'13" E	28.47'
WL5	N 02°28'19" E	9.18'
WL6	S 65°50'10" E	59.05'
WL7	N 11°19'20" W	18.27'
WL8	N 52°54'11" E	5.04'
WL9	S 26°17'19" E	27.15'
WL10	S 86°20'33" E	131.03'
Area = 1,983.0 Sq. Ft. (0.0455 Acres)		

○ IFF	IRON PIPE, REBAR FOUND	⊗	LAND DEDICATED TO HOWARD COUNTY
—	PROPERTY LINE	□	USE-IN-COMMON ACCESS EASEMENT
—	100 YEAR FLOODPLAIN LIMITS	□	FLOODPLAIN EASEMENT TO BE GRANTED TO HOWARD COUNTY
—	STREAM BUFFER LIMITS		
—	STEEP SLOPES		

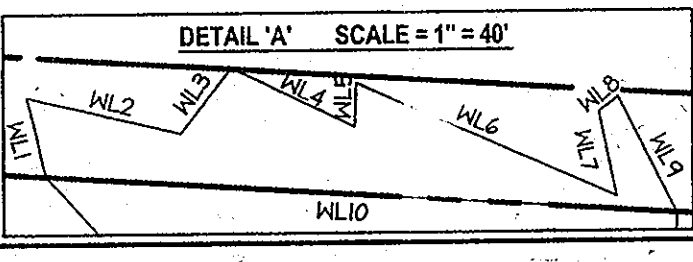
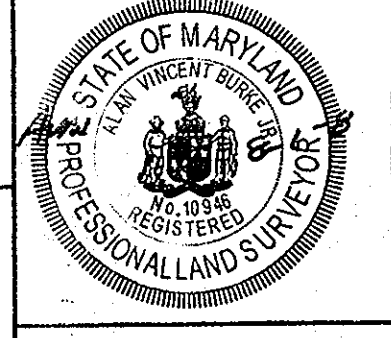
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

ALAN VINCENT BURKE, Jr., Professional Land Surveyor, Md. No. 10946
 Andrew Brian Pugh, Carver Lee Pugh, Nathan P. Bowers, Suzanne M. Bowers
 DATE: 8-15-08
 DATE: 8-15-08
 DATE: 8-15-08
 DATE: 8-15-08

OWNERS
 PARCEL 272 (K) ANDREW BRIAN PUGH, CARVER LEE PUGH, 4667 BEECHWOOD ROAD, ELLICOTT CITY, MD 21043
 PARCEL 271 (J) NATHAN P. BOWERS, SUZANNE M. BOWERS, 4667 BEECHWOOD ROAD, ELLICOTT CITY, MD 21043

OWNER'S CERTIFICATE
 WE, ANDREW BRIAN PUGH, CARVER LEE PUGH, NATHAN P. BOWERS, AND SUZANNE M. BOWERS OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 IN THE SPECIFIC EASEMENT AREAS SHOWN FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE AND/OR ROADS, 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; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.
 WITNESS OUR HANDS THIS 15th DAY OF August 2008.

BY: Andrew Brian Pugh, Carver Lee Pugh, Nathan P. Bowers, Suzanne M. Bowers
 WITNESS: Alan Vincent Burke, Jr., Professional Land Surveyor, Maryland No. 10946



PLAT TABULATION THIS SHEET:
 TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 3
 TOTAL AREA OF LOTS AND/OR PARCELS THIS SHEET: 10.519 Acres
 TOTAL AREA RIGHT-OF-WAY DEDICATION THIS SHEET: 0.035 Acres
 TOTAL AREA THIS SHEET: 10.554 Acres

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RAY E. BATEMAN, CAROLYN W. BATEMAN AND NELL D. BOLLING TO NATHAN P. BOWERS AND SUZANNE M. BOWERS BY DEED DATED JULY 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9710 AT FOLIO 243 (PARCEL J) AND ALL OF THE LANDS CONVEYED BY NELL D. BOLLING TO ANDREW BRIAN PUGH AND CARVER LEE PUGH BY DEED DATED JULY 28, 2005 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 9398 AT FOLIO 144 (PARCEL K), 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 NUMBER 20215 ON 9/22/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PURPOSE STATEMENT
 THE PURPOSE OF THIS SUBDIVISION PLAT IS TO SUBDIVIDE PARCELS 271 AND 272, WILDFLOWER WOODS, TO CREATE NEW LOTS 1, 2 AND 3, WILDFLOWER WOODS.

SUBDIVISION PLAT WILDFLOWER WOODS LOTS 1, 2 AND 3
 A SUBDIVISION OF PARCELS 271 AND 272
 SEE REFERENCES: 9710243 (Parcel 271) and 9398144 (Parcel 272)
 TAX MAP 22 GRID 5 ZONE: RR-DEO
 COLLECTION DISTRICT SHEET 1 OF 1 HOWARD COUNTY, MARYLAND

SCALE: 1 inch = 100 feet DATE: 8/29/08 DRAWN BY: M. L. Church, S. M. Landis CHECKED BY: A. V. Burke, Jr. CCL PROJECT #05801.00 (MDB-199)

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