

GENERAL NOTES

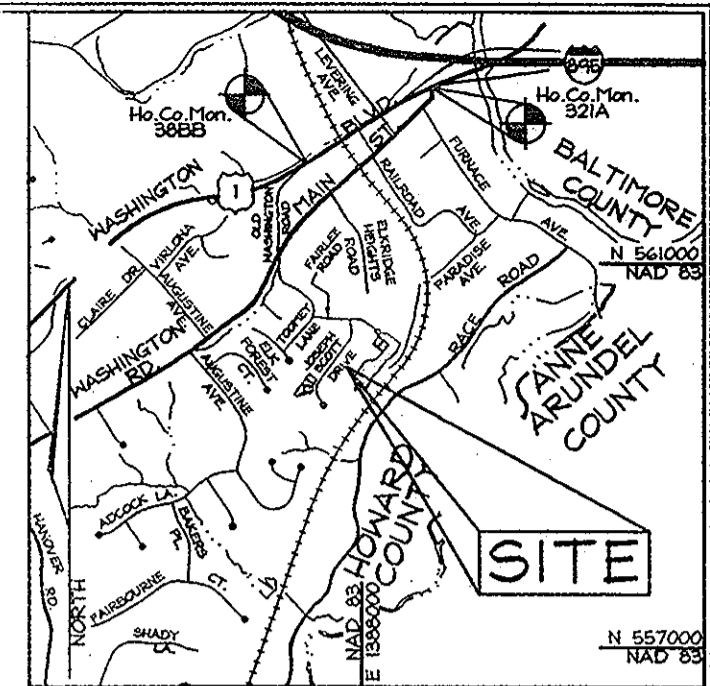
- The subject property is zoned R-12 per the 2/02/04 Comprehensive Zoning Plan and the Comp Lite Zoning Regulation amendments effective on 7/28/06.
- This site is located within the metropolitan district.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 321A and no. 38BB. Denotes approximate location (see vicinity map).
Sta. 321A N 565,065.463 E 1,395,212.248 El.: 27.696 (feet)
Sta. 38BB N 564,007.646 E 1,393,649.975 El.: 64.412 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- ◊ Denotes rebar and cap found.
- Denotes concrete monument found.
- Denotes concrete monument set.
- 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.
- The requirements of Section 16.1200 of the Howard County Code for Forest Conservation are met under F-04-III.
- BRL Denotes Building Restriction Line.
- Public water and sewer, contract # 14-4216-D will be used within this site.
- This plat is based on a field run monumented boundary survey performed on or about April 2, 2001 by Fisher, Collins & Carter, Inc.
- 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 onto the pipestem lot driveway.
- There are no floodplains, historic structures or cemeteries on-site.
- A.P.F.O. traffic study prepared by Street Traffic Studies L.T.D. and approved under F-04-III.
- Wetlands delineation and report and forest stand delineation and report prepared by Exploration Research Inc. and approved under F-04-III.
- Stormwater management quantity and quality is provided under F-04-III.
- 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) Maintenance - sufficient to ensure all weather use.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- This project is subject to review and approval by the Maryland Aviation Administration (MAA) regarding confirmation that construction of proposed structures on this site will not penetrate any navigational airspace and that the proposed SWM landscaping will meet their approval requirements. MAA review took place under F-04-III.
- Distances shown are based on surface measurement and not reduced to MD NAD '83 grid measurement.
- Areas shown are more or less.
- Open Space requirements have been provided for under F-04-III and F-06-212
a. Open space required: 7.697ac±
b. Total Open space provided: 11.789ac± (0.20 ac± non-credited)
c. Recreational Open space required: 0.248 ac±
d. Recreational Open space Provided: 0.248 ac±
e. Open space Provided in F-04-III: 10.705 ac±
f. Open space Provided in F-06-212 Plat: 1.084 ac± (Open space Lot 59, HOA owned and maintained 0.655 ac±, plus Open space Lot 73 Howard County owned and maintained 0.429 ac±)
g. Percentage of open space Provided: 46.0% (11.789 Ac.± Total Open Space / 25.655 Ac.± Total Area of Subdivision)
- Perimeter landscaping for the entire site has been provided under F-04-III
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on October 25, 2004, Incorporation number DI027611.

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 59-73, 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."

COORDINATE TABLE

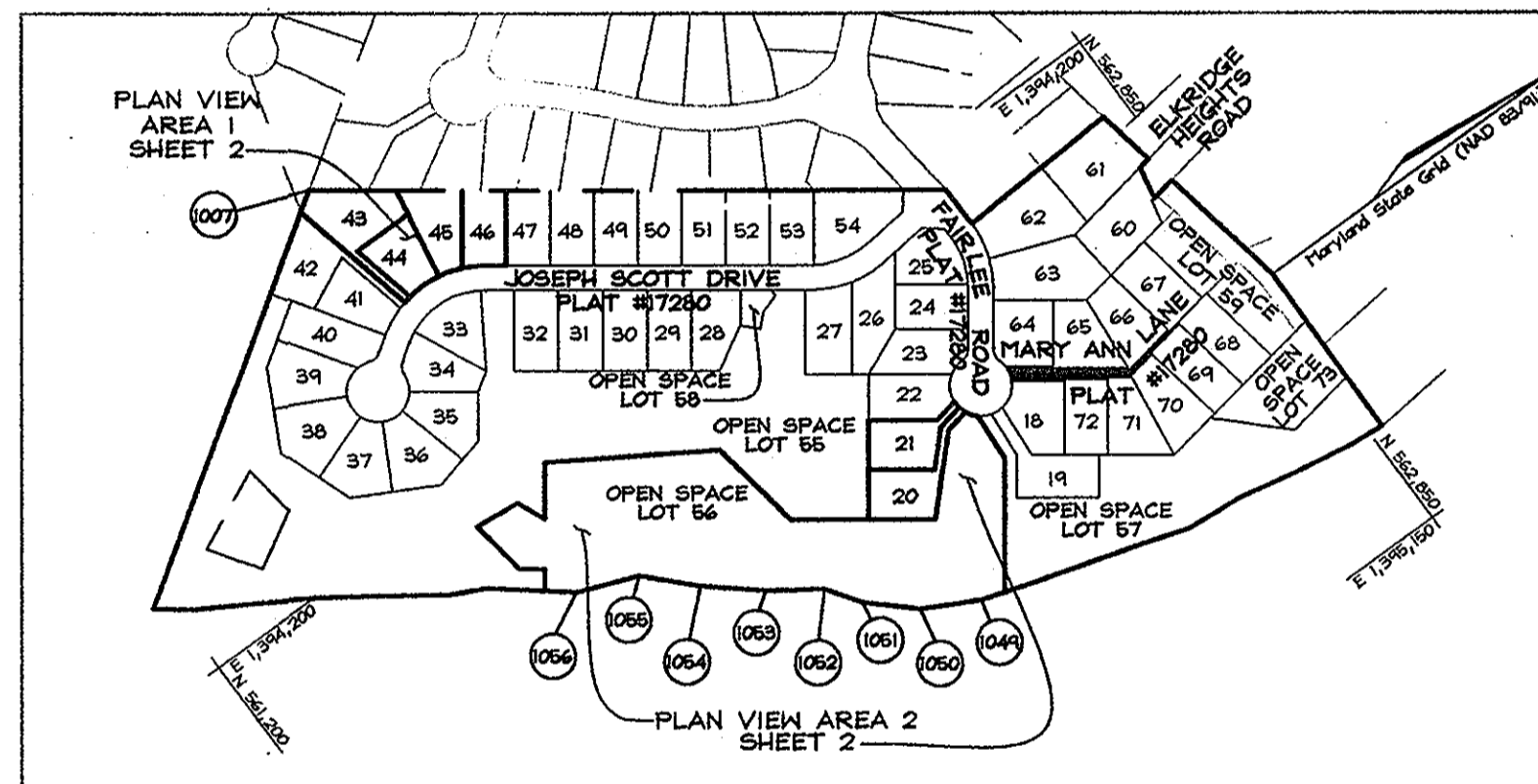
POINT	NORTHING	EASTING
1049	562,192.5835	1,394,831.2913
1050	562,105.6063	1,394,785.4889
1051	562,037.5409	1,394,721.9695
1052	562,001.5412	1,394,669.0543
1053	561,924.8067	1,394,615.2816
1054	561,845.3029	1,394,547.9258
1055	561,776.2481	1,394,476.9862
1056	561,680.3584	1,394,439.6555
1007	561,717.9398	1,393,666.1498



VICINITY MAP
SCALE: 1"=200'

LEGEND

- Public Access and Utility Easement
- Forest Conservation Easement
- Ex. Private Use-In-Common & Private Use-In-Common Driveway Easement
- Ex. Private HOA Retaining Wall Maintenance Easement to be Abandoned
- Wetlands
- Public Drainage & Utility Easement



LOCATION MAP
SCALE: 1"=300'

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
20	10,204±	1,309±	8,895±
21	9,320±	474±	8,846±
43	12,911±	1,329±	11,582±

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 1-16-2007
C. Brooke Miller (Maryland Property Line Surveyor #135) Date
M.T. Boostfield 1-17-2007
Richmond American Homes of Maryland, Inc. Date
Mark T. Boostfield, V.P., Land

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 6
Total area of Buildable Lots to be recorded: 1,349 Acres±
- Total number of Open Space Lots to be recorded: 1
Total area of Open Space Lots to be recorded: 3,267±
- Total area of subdivision to be recorded: 4,616 Acres±

OWNER/DEVELOPER

RICHMOND AMERICAN HOMES OF MARYLAND, INC.
6200 Old Dobbin Lane
Columbia, Md 21045
410.872.0267

FSH Associates

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

The purpose of this revision plat is to create a private Homeowners Association guard rail maintenance easement across Lots 20, 21, and Open Space Lot 56, and to abandon existing retaining wall maintenance easements across Lots 43 thru 46 and Lots 20, 21 and Open Space Lot 56.

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

Robert J. Wells 2/20/07
Howard County Health Officer *sg MOD* Date

APPROVED: Howard County Department of Planning and Zoning

Mark T. Boostfield 1/28/07
Chief, Development Engineering Division Date
Mark T. Boostfield 2/20/07
Director Date

OWNER'S CERTIFICATE

We, Richmond American Homes of Maryland, Inc., 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 17 day of January, 2007.

M.T. Boostfield
Richmond American Homes of Maryland, Inc.
Mark T. Boostfield, V.P., Land

C. Brooke Miller
Witness

SURVEYOR'S CERTIFICATE

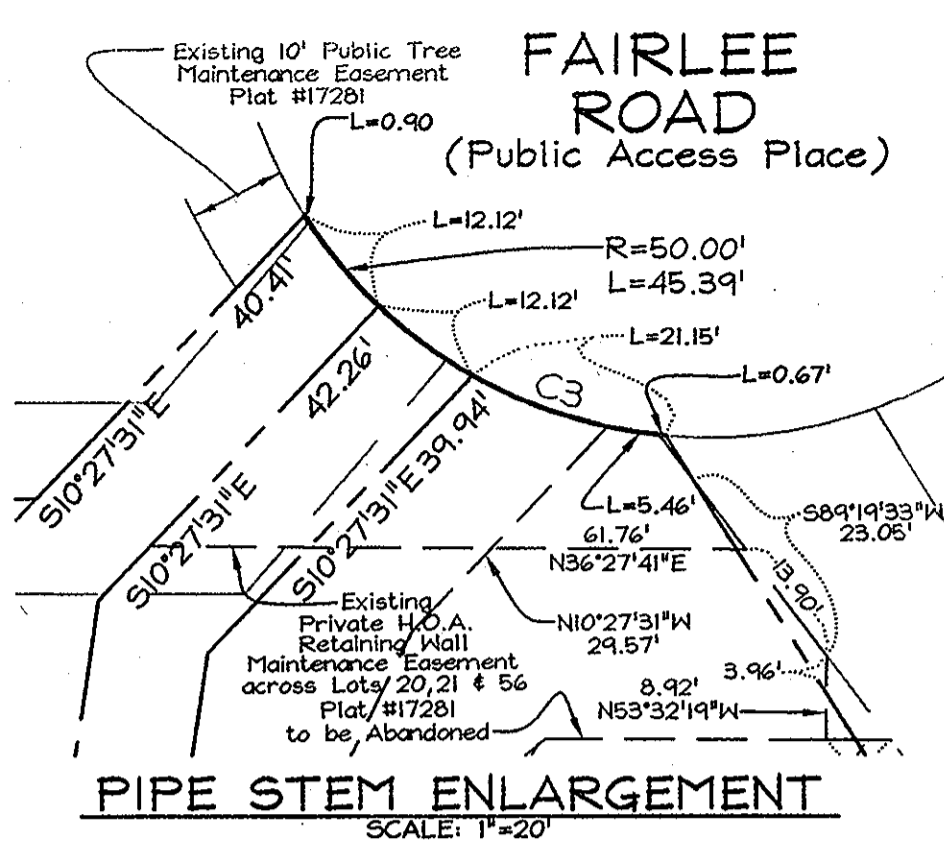
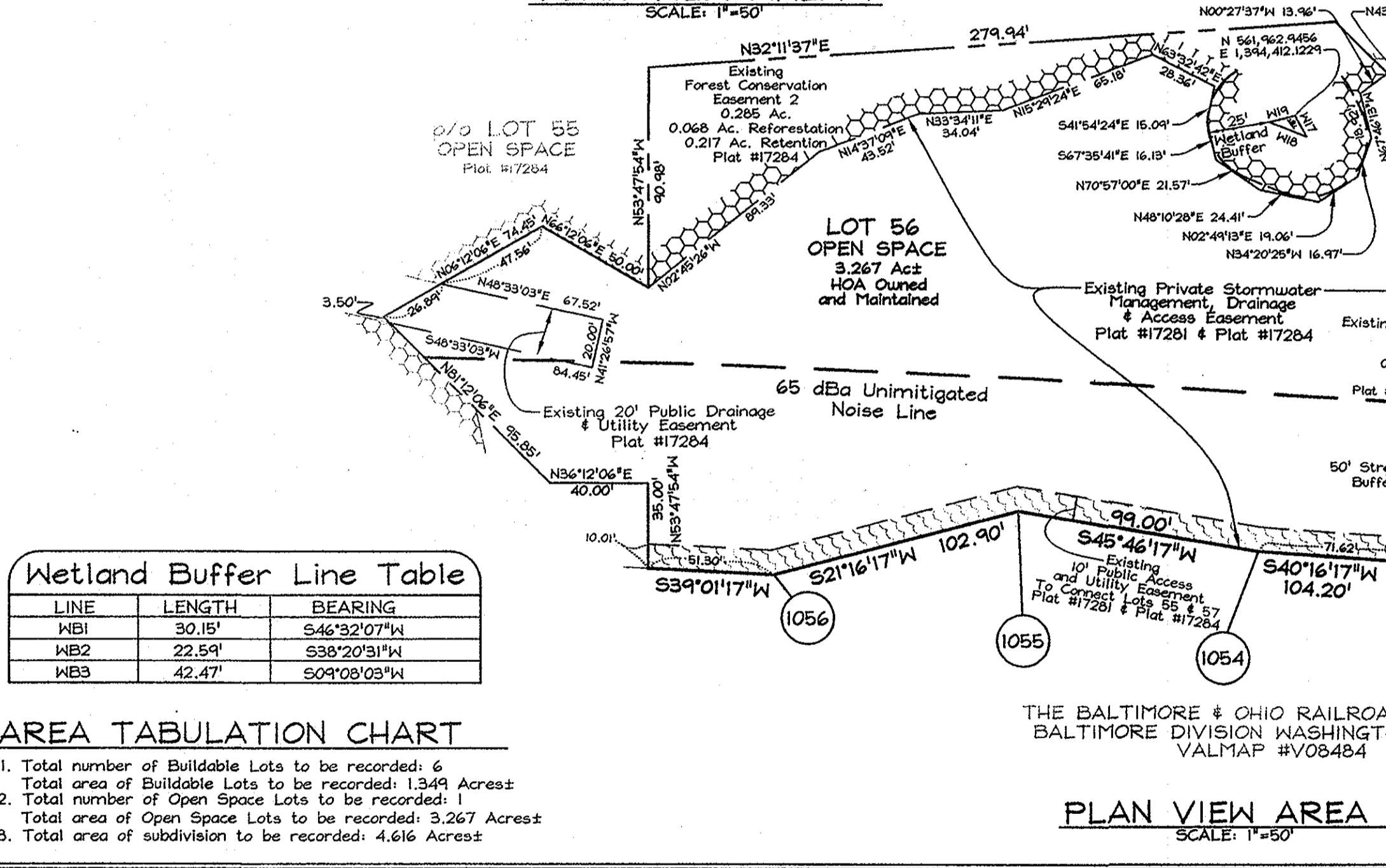
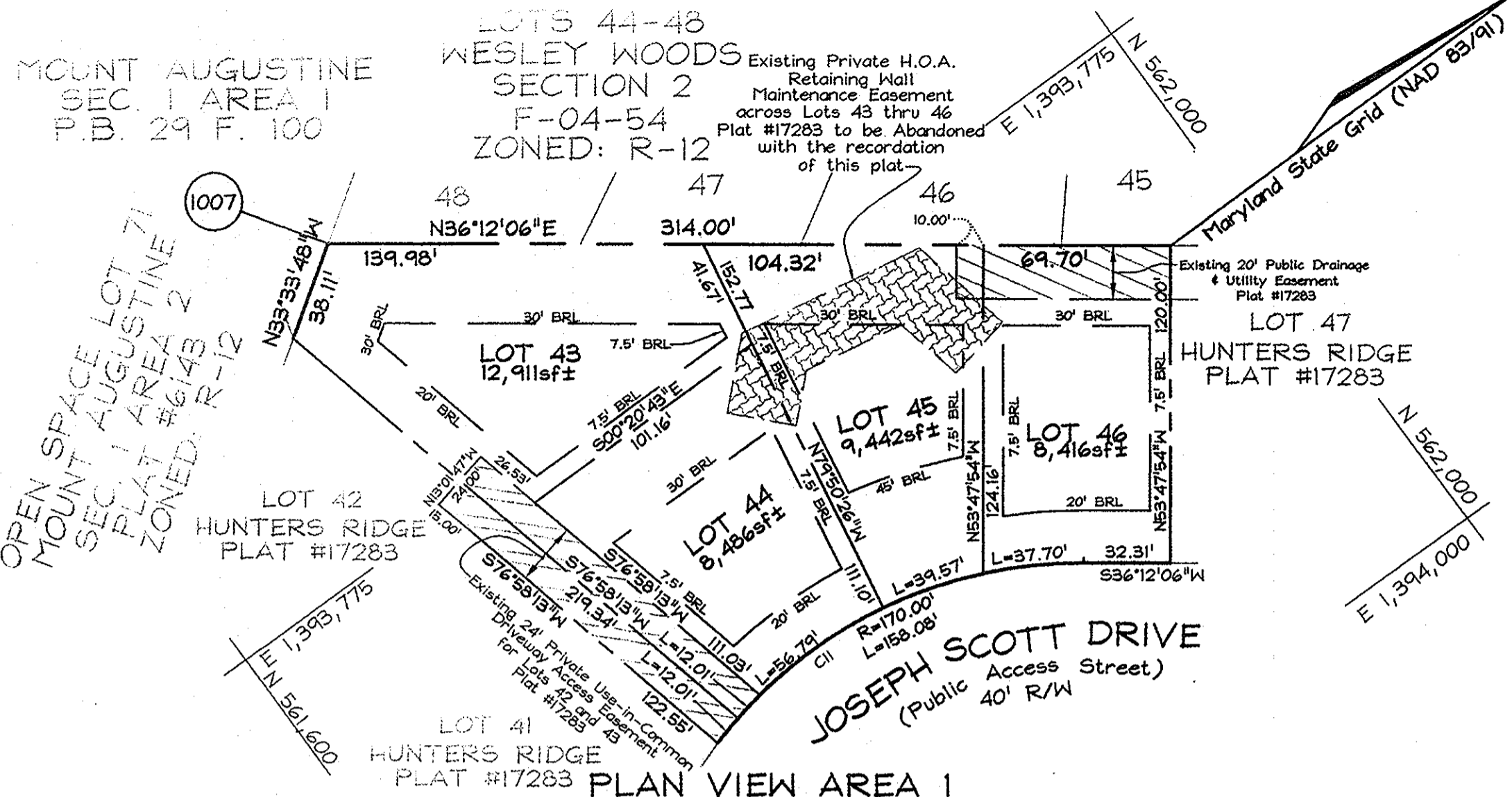
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Michael G. Kuhn to Richmond American Homes of Maryland, Inc. by deed dated July 30, 2004 and recorded in the Land Records of Howard County, Maryland in Liber 8568 Folio 661, and all of the lands conveyed by C&C Development, LLC to Richmond American Homes of Maryland, Inc. by deed dated October 06, 2004 and recorded in the Land Records of Howard County, Maryland in Liber 8708 Folio 665, 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 1-16-2007
C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 18075 on 2/20/07
Among the Land Records of Howard County, Maryland.

HUNTERS RIDGE

LOTS 43 - 46, 20 - 21 & Open Space Lot 56
(A Revision to Hunters Ridge
Plats 17280 - 17284)
TAX MAP 38 GRIDS 4 & 10 PARCEL 163
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: Jan 17, 2007
Sheet 1 of 2
P-03-12; S-99-16; S-01-24; WP-99-87;
F02-21; F-04-III; F-06-212; SDP-06-154



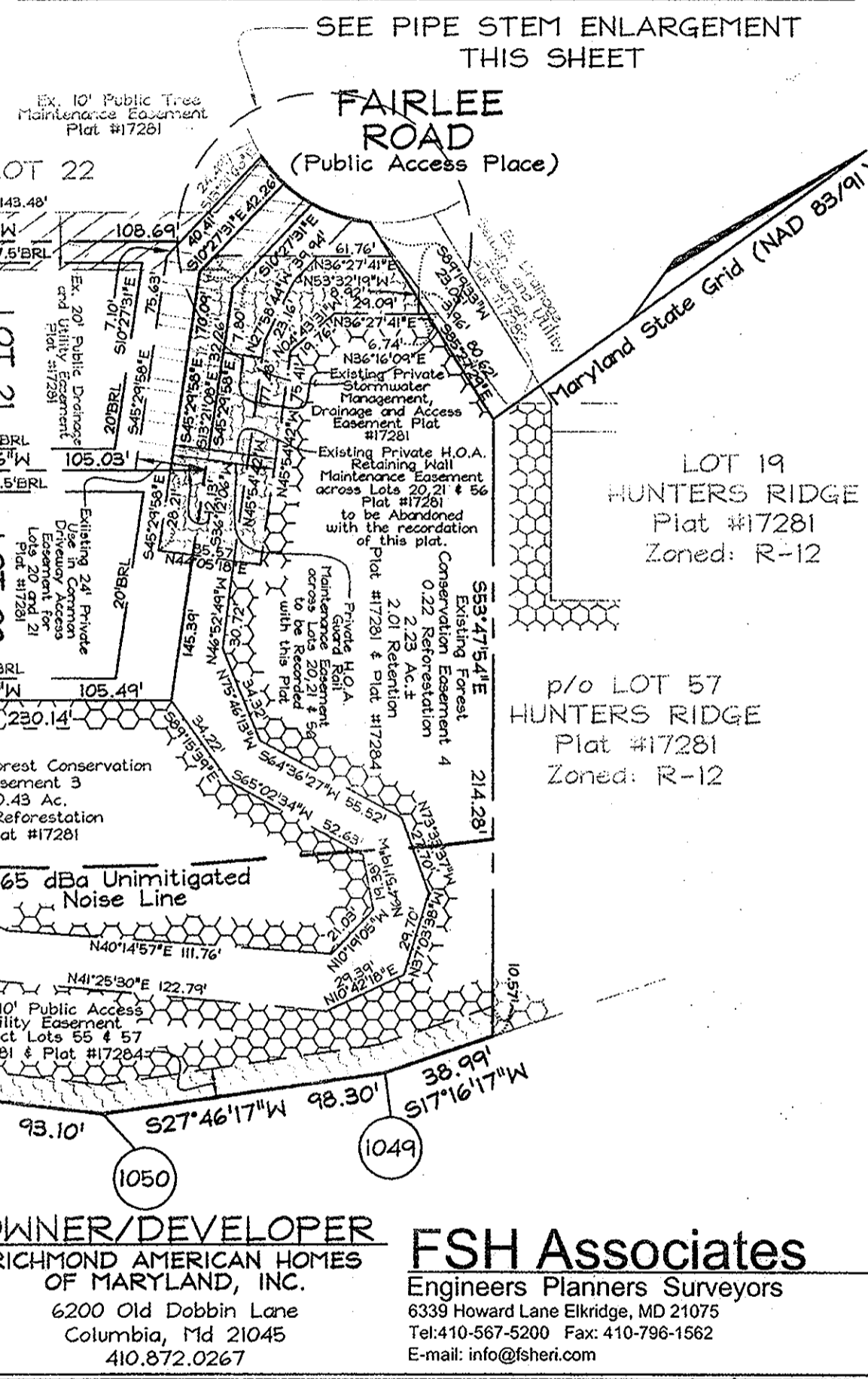
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C3	50.00'	45.39'	52°00'47"	24.40'	N67°25'12"E 43.85'
C11	170.00'	158.08'	53°16'45"	85.28'	N09°33'43"E 152.45'

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
WB1	25.00'	40.47'	92°44'23"	26.22'	S55°30'14"W 36.19'

The Requirements § 3-104, 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 1-16-2007
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Mark T. Boastfield 1-17-2007
Richmond American Homes of Maryland, Inc. Land Date
Mark T. Boastfield, V.P., Land



LINE	LENGTH	BEARING
WB1	30.15'	S46°32'07"W
WB2	22.59'	S38°20'31"W
WB3	42.47'	S09°08'03"W

1. Total number of Buildable Lots to be recorded:	6
Total area of Buildable Lots to be recorded:	1,344 Acres±
2. Total number of Open Space Lots to be recorded:	1
Total area of Open Space Lots to be recorded:	3,267 Acres±
3. Total area of subdivision to be recorded:	4,616 Acres±

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

Robert J. Walsh 2/20/07
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Mark T. Boastfield 1/23/07
Chief, Development Engineering Division Date

Marcia D. Lopez 2/20/07
Director Date

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Witness my hand this 17 day of JANUARY, 2007

Mark T. Boastfield
Richmond American Homes of Maryland, Inc.
Mark T. Boastfield, V.P., Land

SURVEYOR'S CERTIFICATE

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C. Brooke Miller 1-16-2007
C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 10076 on 2/21/07
Among the Land Records of Howard County, Maryland.

HUNTERS RIDGE

LOTS 42 - 46, 20 - 21 & Open Space Lot 56
(A Revision to Hunters Ridge
Plats 17280 - 17284)

TAX MAP 38 GRIDS 4 & 10 PARCEL 163
1ST ELECTRIC DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: Jan 17, 2007
Sheet 2 of 2

P- 3-12; S-99-16; S-01-24; WP-99-87;
FO- 21; F-04-111; F-06-212; SDP-06-154