

NOTES:

1. DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 ○ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 □ DENOTES STONE OF CONCRETE MONUMENT FOUND.
 • DENOTES IRON PIPE FOUND.
2. PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE:
 S-06-003, P-07-005
3. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS MONUMENTS 291A & 291D WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
4. THIS PLAN IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED AUGUST, 2005.
5. SUBJECT PROPERTY IS ZONED R-SC PER 02/02/04 COMPREHENSIVE ZONING PLAN AND PER COMP. LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
6. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
7. THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YR. FLOODPLAIN ON-SITE AS PER A CERTIFICATION LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 3, 2006 AND APPROVED UNDER S-03-006.
8. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
9. BRL INDICATES BUILDING RESTRICTION LINE.
10. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
11. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. QUALITY CONTROL SHALL BE PROVIDED BY: A POCKET POND (P-5) AND AN UNDERGROUND STONE REV. CHAMBER. QUANTITY CONTROL SHALL BE PROVIDED WITHIN THE POCKET POND (P-5) SWM FACILITY.
12. THE POCKET POND (P-5) SWM FACILITY SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. THE UNDERGROUND STONE REV. CHAMBER SWM FACILITY SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
13. 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 EASEMENT ARE ALLOWED.
14. THE FOREST CONSERVATION OBLIGATIONS OF 2.37 AC. REFORESTATION FOR THIS PROJECT WILL BE MET BY: 0.97 AC. OF REFORESTATION WHICH IS PROVIDED OFF-SITE ON PARCEL 90, TAX MAP 21, BLOCK NO. 22, EDGEWOOD FARM, PHASE 1 (F-06-108). THE REMAINING OBLIGATION OF 1.40 AC. WILL BE PROVIDED BY 2.80 AC. OFFSITE FOREST RETENTION WITHIN AN APPROVED FOREST CONSERVATION EASEMENT/MITIGATION BANK ESTABLISHED ON THE SHARP/FERGUSON PROPERTY (SDP-09-031) LOCATED AT PARCEL 1, TAX MAP 10, BLOCK NO.2.
15. PERIMETER AND SWM LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS FINAL PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL. TOTAL FINANCIAL SURETY IN THE AMOUNT OF \$17,100.00 INCLUDING: \$10,500 FOR THE REQUIRED 35 SHADE TREES; AND \$6,600.00 FOR THE REQUIRED 44 EVERGREEN TREES, SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT UNDER THIS FINAL PLAN. F-08-005.
16. NOISE LINE SHOWN ON PLANS FOR THIS PROJECT BASED ON DATA PROVIDED BY THE MD-SHA AS PER CONTRACT NO.H06625170 AND APPROVED UNDER P-07-005.
17. THE NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE HELD TO EXACTLY LOCATE THE 65DBA EXPOSURE. THE 65DBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
18. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.

19. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
20. THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS. IT ALSO FALLS UNDER THE CRITERIA ESTABLISHED IN THE INFILL DEVELOPMENT REGULATIONS OF COUNCIL BILL 45-2003 EFFECTIVE OCTOBER 2, 2003.
21. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT PER ADMINISTRATION DECISION No.3-2006, APPROVED ON FEBRUARY 13, 2006. WATER AND SEWER SHALL BE PUBLIC CONNECTING TO CONTRACTS No. 2831-1065 AND No. 34-1788-D, RESPECTIVELY. DRAINAGE AREA IS WITHIN THE LITTLE PATUXENT RIVER WATERSHED.
22. 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, PROVISIONS, THEREOF EFFECTIVE 3/5/10, ON WHICH DATE DEVELOPER AGREEMENT #24-4425-D WAS FILED AND ACCEPTED.
23. A TREE MAINTENANCE EASEMENT 10' IN WIDTH RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
24. THERE ARE NO EXISTING STRUCTURES ON-SITE.
25. 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/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITY AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S) UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
26. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION TO ESTABLISH THE H.O.A. WAS RECORDED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 12/22/08 AS D12850178.
27. A DESIGN MANUAL WAIVER WAS SUBMITTED TO THE DEVELOPMENT ENGINEERING DIVISION AND APPROVED BY LETTER DATED DECEMBER 13, 2006 FOR DMV 1, CHAPTER 5, SECTION 5.2.7.B.2 TO ALLOW FOR A REDUCED MINIMUM LOW-FLOW ORIFICE DIAMETER SIZE BELOW THE 1-1/2" MINIMUM STANDARD FOR A PRIVATELY OWNED AND MAINTAINED SWM FACILITY/STRUCTURE.
28. A DESIGN MANUAL WAIVER WAS SUBMITTED TO THE DEVELOPMENT ENGINEERING DIVISION AND APPROVED BY LETTER DATED OCTOBER 11, 2007 FOR DMV 1, CHAPTER 3, STANDARD DETAIL R-5.05 TO ALLOW FOR A DEVIATION OF A STANDARD TEE TURN-AROUND WITHIN A PUBLIC RIGHT-OF-WAY.
29. FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST, 2006 AND APPROVED UNDER S-06-003.
30. A.P.F.O. TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. DATED JULY, 2005 AND APPROVED UNDER S-06-003.
31. (NR) INDICATES A NON-RADIAL LINE.

THE REQUIRED §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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 3-9-10
 DONALD A. MASON PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

Steven K. Bredem 3-9-10
 MEMBER OF SDC CEDAR GROVE L.L.C. DATE

TRAVERSE POINT TABLE

POINT	NORTHING	EASTING	ELEVATION
TRAV 2	570,488.6880	1,343,339.7217	466.27
TRAV 5	570,959.1269	1,343,000.2072	471.17
TRAV 6	570,879.5317	1,342,807.2051	475.85
TRAV 7	570,558.4680	1,342,938.5694	482.68

DRAINAGE AND UTILITY EASEMENT CURVE TABLE

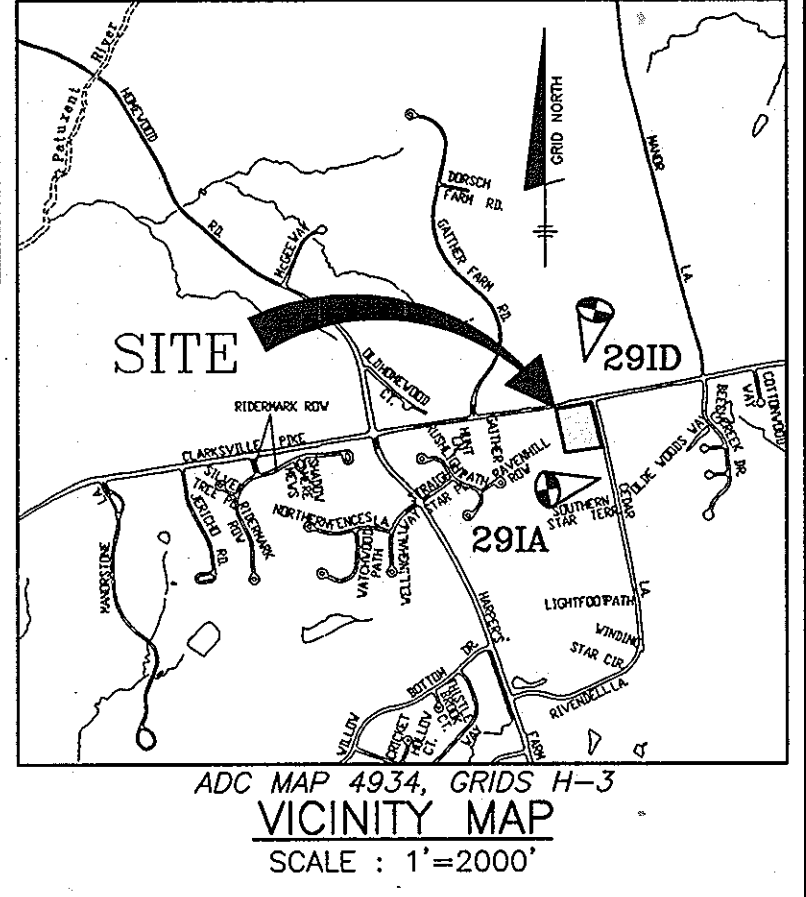
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	14.00'	14.44'	7.94'	13.81'	S49°57'19"W	59°06'59"
C2	14.00'	21.24'	13.27'	19.26'	N57°00'51"W	86°56'41"
C3	89.00'	10.52'	5.27'	10.51'	S73°06'25"E	6°46'23"

RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
RWC1	84.00'	131.95'	84.00'	118.79'	S57°05'33"E	90°00'00"
RWC2	44.00'	69.12'	44.00'	62.23'	S57°05'33"E	90°00'00"

BENCH MARKS (NAD '83)

HO. CO. #291D	ELEV. 473.938
STANDARD DISC ON CONCRETE MONUMENT	
HO. CO. BOARD OF EDUCATION ENTRANCE	
1.5' NW FROM END OF SDWL ON NW EOP	E 1,343,193.07
N 571,234.369	
HO. CO. #291A	ELEV. 482.291
STANDARD DISC ON CONCRETE MONUMENT	
WEST SIDE OF CEDAR LA.; 3.9' FROM EOP;	
41.7' S OF PH, ±0.4MI S OF MD RTE 108	E 1,343,640.14
N 568,956.053	

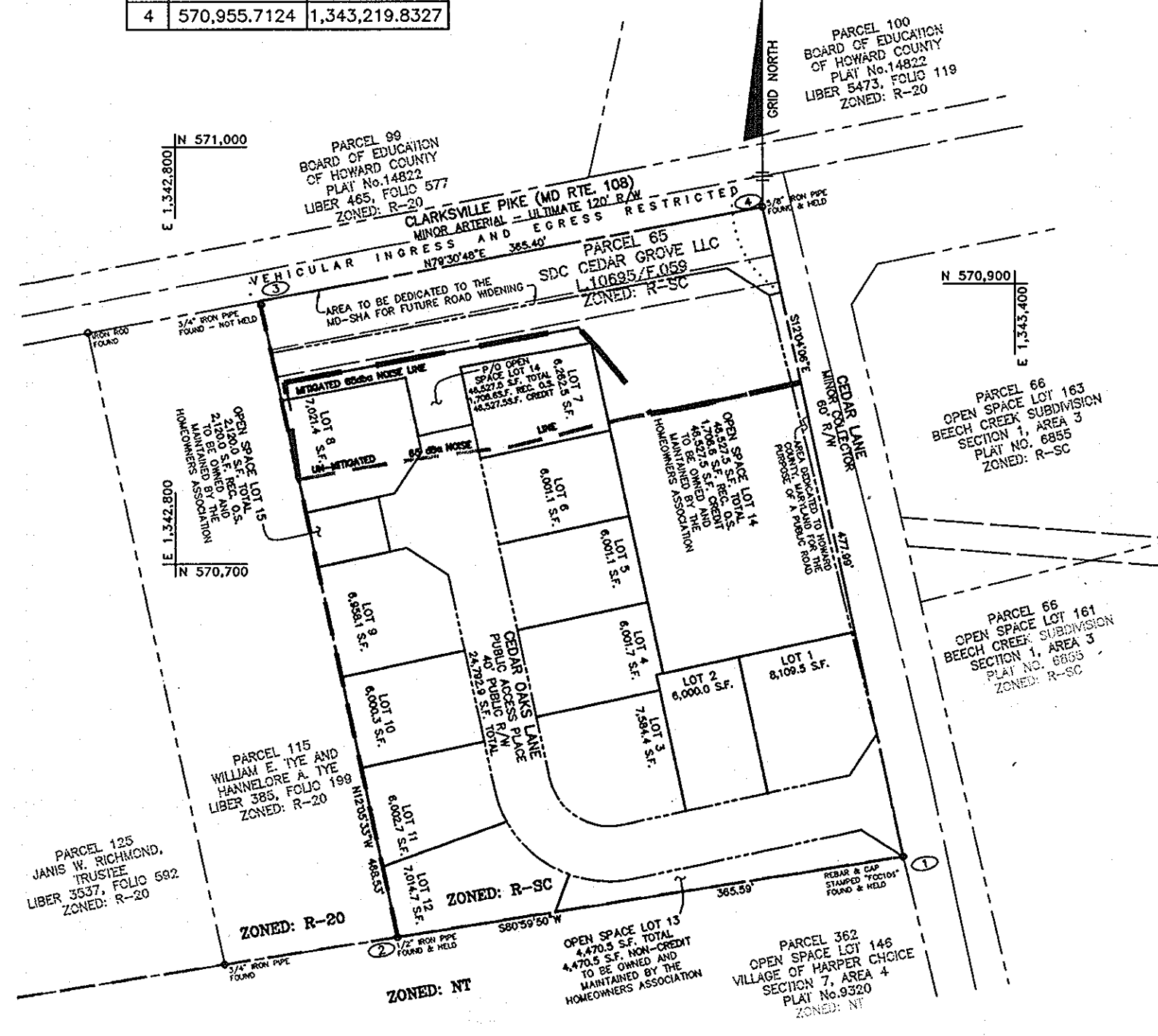


RIGHT OF WAY LINE TABLE

POINT	NORTHING	EASTING
10	570,851.5625	1,342,868.6010
11	570,911.8758	1,343,194.4500
12	570,892.1209	1,343,224.8863
13	570,576.2970	1,343,300.9531
14	570,546.6123	1,343,281.7348
15	570,511.8198	1,343,119.3370
16	570,545.6262	1,343,067.0956
17	570,799.8247	1,343,012.6354
18	570,791.4451	1,342,973.5230
19	570,779.7114	1,342,976.0369
20	570,750.0289	1,342,956.8288
21	570,747.5150	1,342,945.0951
22	570,708.4026	1,342,953.4746
23	570,710.9165	1,342,965.2083
24	570,691.7084	1,342,994.8908
25	570,573.2464	1,343,027.9832
26	570,472.7074	1,343,127.7165
27	570,507.4964	1,343,290.0979

BOUNDARY COORDINATES

NO.	NORTHING	EASTING
1	570,488.2861	1,343,319.7701
2	570,431.0775	1,342,958.6867
3	570,889.2080	1,342,860.5357
4	570,955.7124	1,343,219.8327



DRAINAGE AND UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
1	85.00'	N77°54'27"E
2	61.59'	N12°05'33"W
3	20.00'	N77°54'27"E
4	14.72'	S12°05'33"E
5	22.19'	N77°54'27"E
6	25.48'	N79°30'48"E
7	11.92'	S13°32'31"E
8	73.77'	S77°12'49"W
9	46.39'	S12°05'33"E
10	105.00'	S77°54'27"W
11	41.20'	N10°29'09"W
12	37.00'	N10°29'09"W
13	65.83'	S69°07'08"W
14	43.51'	S69°07'08"W
15	80.00'	N77°54'27"E
16	80.00'	N77°54'27"E
17	83.02'	N30°49'02"W
18	123.92'	S82°35'11"W
19	5.00'	S13°30'23"W
20	5.00'	S20°16'46"W
21	53.00'	S77°54'27"W
22	53.00'	S77°54'27"W
23	5.00'	S77°54'27"W
24	10.00'	N12°05'33"W
25	5.00'	S77°54'27"W
26	6.57'	N20°52'52"W

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	PLAT

ENGINEER
 BENCHMARK ENGINEERING, INC.
 8480 BALT. NAT. PIKE SUITE 418
 ELLICOTT CITY, MD 211043
 410-465-6105

OWNER/DEVELOPER
 SDC CEDAR GROVE, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

LOCATION PLAN
 SCALE: 1" = 100'

SITE DATA TABULATION

- 1) GENERAL SITE DATA
 - a. PRESENT ZONING: R-SC
 - b. LOCATION: TAX MAP 29 - GRID 17 - PARCEL 65
 - c. APPLICABLE DPZ FILE REFERENCES: S-06-003, P-07-005
 - d. DEED REFERENCE: L10695/F.059
 - e. PROPOSED USE OF SITE: 12 SFD HOMES
 - f. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- 2) AREA TABULATION
 - a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - * BUILDABLE.....12
 - * NON-BUILDABLE.....0
 - * OPEN SPACE.....3
 - * PRESERVATION PARCELS.....0
 - b. TOTAL AREA OF LOTS AND/OR PARCELS
 - * BUILDABLE.....1.81 Ac.±
 - * NON-BUILDABLE.....0.00 Ac.±
 - * OPEN SPACE.....1.22 Ac.±
 - * PRESERVATION PARCELS.....0.00 Ac.±
 - c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS.....0.94 Ac.±
 - d. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....3.97 Ac.±
- OPEN SPACE DATA
 - a. MINIMUM RESIDENTIAL LOT SIZE SELECTED6,000 S.F.
 - b. OPEN SPACE REQUIRED FOR TOTAL AREA OF SITE (25% OF 3.97 Ac.)0.99 Ac.±
 - c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS PROVIDED WITH THIS SUBDIVISION1.22 Ac.±
 - 1) OPEN SPACE AREAS LESS THAN 35' IN WIDTH (NON-CREDITED)0.10 Ac.±
 - 2) TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS (CREDITED)1.12 Ac.±
 - d. AREA OF RECREATIONAL OPEN SPACE REQUIRED (300 SF/UNIT X 12 LOTS = 3600 SF)0.08 Ac.±
 - 1) TOTAL AREA OF RECREATIONAL OPEN SPACE PROVIDED0.09 Ac.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT

Michael J. Cain 4-9-2010
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 3-18-10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Shulman 4-12-10
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MARY CARROLL POTTER FORMERLY KNOWN AS MARY CARROLL MUD TO SDC CEDAR GROVE L.L.C. BY DEED DATED MAY 17th 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 10695, FOLIO 059, 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."

Donald Mason 3-9-10
 DONALD A. MASON PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

SDC CEDAR GROVE L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 9th DAY OF MARCH 2010.

Steven K. Bredem 3-9-10
 MEMBER OF SDC CEDAR GROVE L.L.C. DATE

James R. Moxley III 3/9/10
 MEMBER OF SDC CEDAR GROVE L.L.C. DATE

John M. Cain 3/9/10
 WITNESS DATE

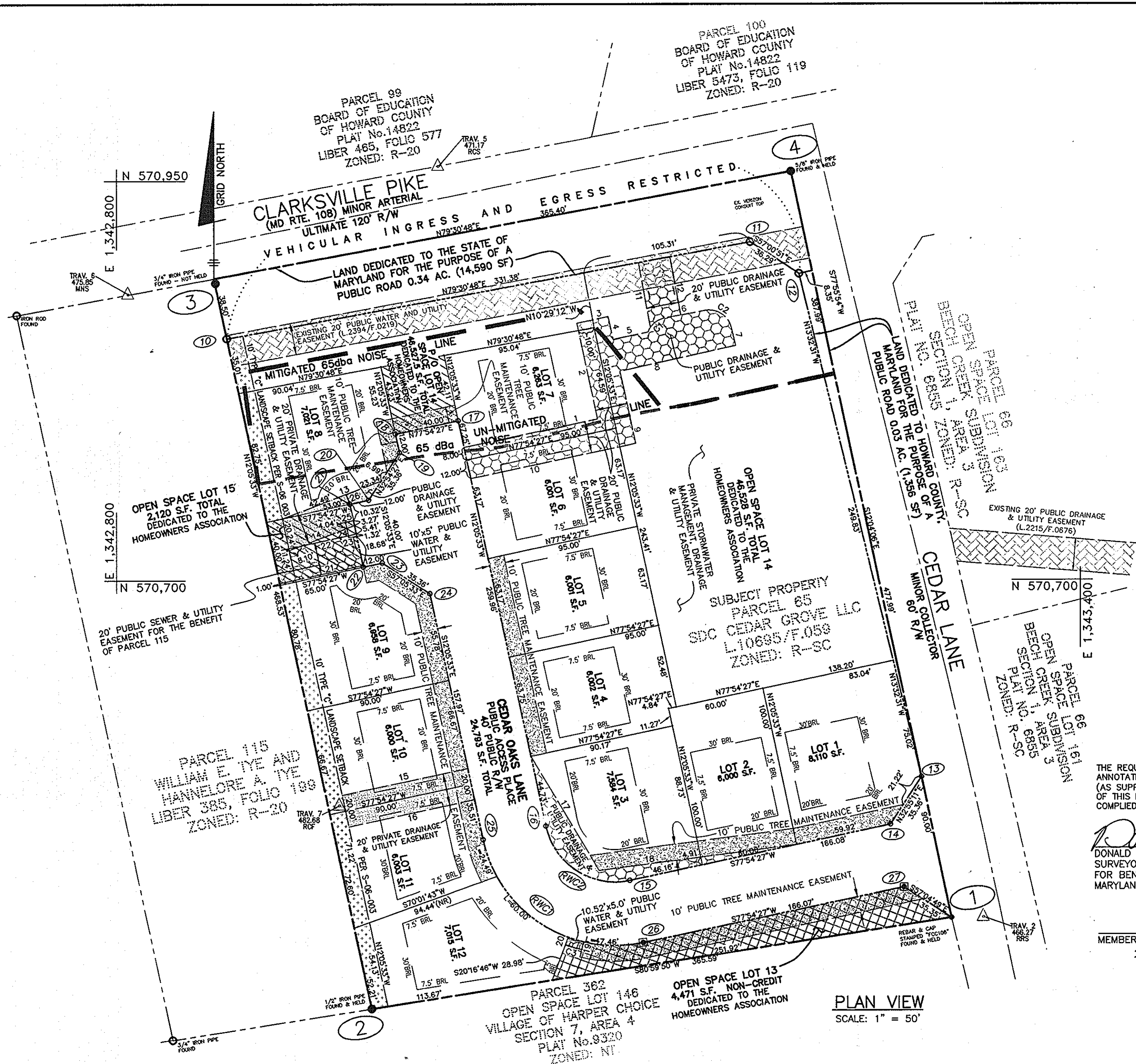
John M. Cain 3/9/10
 WITNESS DATE

RECORDED AS PLAT 21053
 ON 4/13/2010 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CEDAR GROVE
 LOTS 1 THRU 12 AND
 OPEN SPACE LOTS
 LOTS 13 THRU 15

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 29
 PARCEL: 65
 BLOCK: 17
 ZONED: R-SC

SCALE: AS SHOWN
 DATE: MARCH, 2010
 SHEET: 1 OF 2



SITE DATA TABULATION

1) GENERAL SITE DATA

a. PRESENT ZONING: R-SC
 b. LOCATION: TAX MAP 29 - GRID 17 - PARCEL 65
 c. APPLICABLE DPZ FILE REFERENCES: S-06-003, P-07-005
 d. DEED REFERENCE: L.10695/F.059
 e. PROPOSED USE OF SITE: 12 SFD HOMES
 f. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC

2) AREA TABULATION

a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

* BUILDABLE	12
* NON-BUILDABLE	0
* OPEN SPACE	3
* PRESERVATION PARCELS	0

b. TOTAL AREA OF LOTS AND/OR PARCELS

* BUILDABLE	1.81 Ac.±
* NON-BUILDABLE	0.00 Ac.±
* OPEN SPACE	1.22 Ac.±
* PRESERVATION PARCELS	0.00 Ac.±

c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.94 Ac.±

d. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.97 Ac.±

OPEN SPACE DATA

a. MINIMUM RESIDENTIAL LOT SIZE SELECTED: 6,000 S.F.

b. OPEN SPACE REQUIRED FOR TOTAL AREA OF SITE (25% OF 3.97 Ac.): 0.99 Ac.±

c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS PROVIDED WITH THIS SUBDIVISION: 1.22 Ac.±

1) OPEN SPACE AREAS LESS THAN 35' IN WIDTH (NON-CREDITED)	0.10 Ac.±
2) TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS (CREDITED)	1.12 Ac.±

d. AREA OF RECREATIONAL OPEN SPACE REQUIRED (300 SF/UNIT x 12 LOTS = 3600 SF): 0.08 Ac.±

1) TOTAL AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.09 Ac.±
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THE REQUIRED 83-108, 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.

Donald A. Mason 3-9-10
 DONALD A. MASON PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

Steven K. Breen 3-9-10
 MEMBER OF SDC CEDAR GROVE L.L.C. DATE

ENGINEER: BENCHMARK ENGINEERING, INC. 8480 BALT. NAT. PIKE SUITE 418 ELLICOTT CITY, MD 21043 410-465-6105

OWNER/DEVELOPER: SDC CEDAR GROVE, L.L.C. P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Richard J. Davis 4/9/2010
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Chandra 3-18-10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Shalinski 4-12-10
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MARY CARROLL POTTER FORMERLY KNOWN AS MARY CARROLL MUTH TO SDC CEDAR GROVE L.L.C. BY DEED DATE MAY 17th 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 10695, FOLIO 059, 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."

Donald A. Mason 3-9-10
 DONALD A. MASON PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

SDC CEDAR GROVE L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER V.LUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 9th DAY OF MARCH 2010.

Steven K. Breen 3-9-10
 MEMBER OF SDC CEDAR GROVE L.L.C. DATE

James R. Moxley III 3/9/10
 MEMBER OF SDC CEDAR GROVE L.L.C. DATE

John M. Coy 3/9/10
 WITNESS DATE

John M. Coy 3/9/10
 WITNESS DATE

RECORDED AS PLAT 21054
 ON 4/13/2010 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CEDAR GROVE
 LOTS 1 THRU 12 AND
 OPEN SPACE LOTS
 LOTS 13 THRU 15

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 29
 PARCEL: 65
 BLOCK: 17
 ZONED: R-SC

SCALE: AS SHOWN
 DATE: MARCH, 2010
 SHEET: 2 OF 2