

GENERAL NOTES

- 1. MONUMENTS TO BE SET. 2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 17EA AND 17EB. 3. SUBJECT PROPERTY ZONED R-20 PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED JULY 28, 2006. 4. ALL AREAS ON THIS PLAN ARE "MORE OR LESS". 5. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 2003 BY BENCHMARK ENGINEERS, INC. CONTOUR INTERVAL IS TWO FEET. 6. THERE ARE NO 100-YR FLOODPLAINS, STREAMS, THEIR BUFFERS OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20.00' S.E. OF CONTIGUOUS AREA ON THESE LOTS. 7. 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 - 1/2" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. C) GEOMETRY - MAX 1.5% GRADE, MAX 10% GRADE CHANGE & MIN 45' TURNING RADIUS. D) STRUCTURES (CULVERTS/BROOKS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S 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. 8. THE 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 EASEMENT) LOCATED ON, OVER AND THROUGH LOTS. ANY CONVEYANCE OF THE FORESTED LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE RELEASE OF A DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY. 9. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES 1 & 2. STORM WATER QUALITY TREATMENT SHALL BE PROVIDED BY USE OF DRY SWALES, WHICH WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION. 10. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT WATER AND SEWER IS PUBLIC DRAINAGE AREA IS THE PATAPSCO WASTEWATER TREATMENT PLANT VIA THE WARELY PUMPING STATION. 11. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY NARS GROUP, INC. IN JUNE 2003 REVISED IN AUGUST 2003 AND APPROVED UNDER 5-03-20. 12. THIS ENTIRE SITE CONTAINS NOISE LEVELS GREATER THAN 65DBA. NOISE REDUCTION WILL BE ACCOMPLISHED THROUGH THE USE OF AN 8' TO 10' NOISE WALLS ALONG LOTS 1 THROUGH 4. 13. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEOLAB OCTOBER 23, 2006. 14. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE). 15. THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE. 16. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 2/22/06, RECEIPT NO. D12361653. 17. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SHOW 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. 18. LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDING WITH THE CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.154 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH A DWP DEVELOPER'S AGREEMENT FOR 26 SHADE TREES, 29 EVERGREEN TREES, 21 PRIVATE ACCESS PLACE TREES, 6 SHRUBS FOR TRASH SCREENING AND 418' OF WALL WITH SURETY IN THE AMOUNT OF \$26,990.00. 19. THIS PLAN COMPLES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY MEETING APPROXIMATION OBLIGATION OF 0.7 ACRES WITH AN OASIS AFFORSTATION AREA WITH SURETY OF \$15,245.00 (\$30,492 SF X \$50.00) WHICH WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-08-87. 20. THE MINIMUM BUILDABLE LOT SIZE SHALL BE 12,000 SF. 21. THIS PROJECT IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AS GRANDFATHERED BY APPROVED WP-04-46. 22. A RAZING INSPECTION REPORT SHALL BE OBTAINED AND SUBMITTED TO HOWARD COUNTY FOR THE BUILDINGS BEING REMOVED ON THIS SITE PRIOR TO RECORDATION OF THE PLATS. THE EXISTING HOUSE (ORCA 1590) LOCATED ON PROPOSED LOT 7 WAS REMOVED 4-15-11. 23. THIS SUBDIVISION IS SUBJECT TO SECTION 16.122B OF THE HOWARD COUNTY CODE PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 5-11-11, ON WHICH DATED DEVELOPER AGREEMENT #24-4453-D WAS FILED AND ACCEPTED. 24. OPEN SPACE LOT 10 AND LOT 11 SHOWN HEREON ARE DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. 25. WP-04-46 A REQUEST TO WAIVE SECTION 16.102(b)(1) WHICH ALLOWS PLANS THAT HAVE REACHED THE PRELIMINARY PLAN OR PRELIMINARY-EQUIVALENT SKETCH PLAN ORIGINAL SIGNATURE APPROVAL STAGE TO BE GRANDFATHERED FOR CONTINUED PROCESSING IN ACCORDANCE WITH THE REGULATIONS WHICH WERE IN EFFECT AT THE TIME OF PLAN APPROVAL WAS APPROVED ON 10-6-2003 TO ALLOW THIS SUBDIVISION TO BE GRANDFATHERED IN ACCORDANCE WITH THE REGULATIONS THAT WERE IN EFFECT AT THE TIME OF SKETCH PLAN APPROVAL.

- 26. WETLAND DELINEATION COMPILED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY, 2003 AND APPROVED AS A PART OF P-07-013. THERE ARE NO WETLANDS OR WETLAND BUFFERS LOCATED ON THIS SITE. 27. FOREST STAND DELINEATION COMPILED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY, 2003. THERE IS NO FOREST LOCATED ON THIS SITE. 28. WP-07-88, A REQUEST TO WAIVE SECTION 16.120(b)(5)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON MARCH 23, 2007. THIS WAIVER WAS SUPERCEDED BY WP-08-80, A WAIVER TO PROVIDE AN ALTERNATE CONFIGURATION OF NOISE WALLS. 29. THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, FEBRUARY 1999 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THE THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. 30. THE 4"X10" CONCRETE PAD FOR A REFUSE AND RECYCLING COLLECTION PAD LOCATED WITHIN THE APPESTEM AREA FOR LOTS 7 AND 8 WILL BE MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 9 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATION RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS PLAN. 31. APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 32. THE USE-AL-COMMON PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 1 THROUGH 9 HAS BEEN RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE WITH RECORDING OF THIS SUBDIVISION PLAN. 33. 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. 34. AN ALTERNATE COMPLIANCE REQUEST TO HOWARD COUNTY DESIGN MANUAL VOLUME III, SECTION 5.2(F) WHICH REQUIRES NOISE LEVELS IN THE REAR YARD OF RESIDENTIAL LOTS NOT TO EXCEED A 65 DECIBEL NOISE STANDARD ESTABLISHED WAS APPROVED ON AUGUST 18, 2008 SUBJECT TO THE FOLLOWING CONDITIONS: A. ALL NOISE WALLS SHALL BE LOCATED WITHIN HOA OWNED OPEN SPACE AND MAINTAINED BY THE HOA. B. THE DWELLINGS ON LOTS 1 & 4 SHALL NOT TOUCH OR OVERLAP ANY PORTIONS OF THE 65 DBA NOISE CONTOUR. 35. NO STRUCTURE SHALL BE BUILT WITHIN 10 FEET OF A PUBLIC UTILITY EASEMENT. 36. A WAIVER PETITION (WP-08-80) REQUEST FROM SECTION 16.120(b)(5)(i) WHICH REQUIRES THAT RESIDENTIAL SUBDIVISIONS OR SITE DEVELOPMENT PLANS MITIGATE NOISE LEVELS TO ENSURE THAT THE STANDARD 65 DBA NOISE LEVEL AS ESTABLISHED BY THE DESIGN MANUAL IS NOT EXCEEDED IN THE REAR YARD OF RESIDENTIAL LOTS, AND FROM SECTION 16.120(b)(5)(ii) WHICH REQUIRES THAT IF RESIDENTIAL LOTS ARE IMPACTED BY EXCESSIVE NOISE LEVELS THAT A WALL OR FENCE BE REQUIRED FOR NOISE MITIGATION AND THAT IT SHALL BE LOCATED IN OPEN SPACE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE WAIVER PETITION WAS APPROVED SEPTEMBER 2, 2008 SUBJECT TO THE FOLLOWING CONDITIONS: 1. SUBJECT TO COMPLIANCE WITH SRC COMMENTS ISSUED FOR F-08-87. 2. SUBJECT TO COMPLIANCE WITH DED COMMENTS DATED AUGUST 18, 2008. 3. THE DEVELOPER SHALL PROVIDE THE 8' HIGH MINIMUM NOISE WALL ATOP OF THE PROPOSED LOT WITHIN OPEN SPACE LOT 10 ALONG THE 1-70' RIGHT-OF-WAY FOR THIS PROJECT AS SHOWN ON REVISED PLANS FOR F-08-87 ROAD CONSTRUCTION DATED JULY 2008. 4. SUBJECT TO PROVIDING A LANDSCAPE TYPE "C" HEAVY BUFFER (1 SHADE TREE PER 40 FEET AND 1 EVERGREEN PER 20 FEET) FOR THE SITE PERIMETER ALONG THE OLD FREDERICK ROAD (MD. RT. 99) RIGHT-OF-WAY BETWEEN COORDINATE POINTS 100 AND 102. 5. THE MARYLAND STATE HIGHWAY ADMINISTRATION WILL NOT BE RESPONSIBLE FOR NOISE MITIGATION NOW OR IN THE FUTURE. 6. THE DEVELOPER SHALL MAINTAIN A USABLE REAR YARD AREA FOR LOTS 1, 4 AND 5 THROUGH 9 OUTSIDE OF THE 65 DECIBEL NOISE LINE ON ALL FUTURE PLAN SUBMISSIONS INCLUDING THE SITE DEVELOPMENT PLAN FOR NEW HOUSE CONSTRUCTION ON THOSE LOTS. THE PROPOSED HOUSES ON THOSE LOTS MUST BE LOCATED AS FAR AS FEASIBLE FROM THE 1-70' R/W AND THE OLD FREDERICK ROAD R/W. 7. THE PROPOSED HOUSES TO BE LOCATED ON ALL OF THE LOTS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH SPECIAL CONSIDERATION GIVEN TO ACoustICAL INSULATION AND OTHER NOISE ATTENUATION MATERIALS FOR THE SIDING, ROOFING, WINDOWS AND DOORS, ETC. TO LESSEN EXCESSIVE NOISE LEVELS. 37. THIS PROPERTY RECEIVES CONCENTRATED STORMWATER FLOW FROM OLD FREDERICK ROAD (MD 99) NEAR THE NORTHWESTERN PROPERTY BOUNDARY, AND FROM ST. JOHNS LANE NEAR THE SOUTHEASTERN PROPERTY BOUNDARY. THIS PLAN GRANTS RIGHT TO DISCHARGE FOR BOTH RELEASE AREAS, AS DESIGNED ON F-08-87. ANY MODIFICATIONS TO THE METHOD OF DISCHARGE SHOULD BE JOINTLY APPROVED BY THE HOMEOWNER'S ASSOCIATION, THE STATE HIGHWAY ADMINISTRATION AND HOWARD COUNTY.

STORMWATER MANAGEMENT PRACTICES table with columns: LOT NUMBER, DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER), RAIN GARDENS M-7 (NUMBER)

AREA TABULATION CHART

Summary table for area tabulation including total number of lots, buildable area, open space, and roadways.

OPEN SPACE TABULATION CHART

Summary table for open space tabulation including minimum residential lot size, open space required, and open space provided.

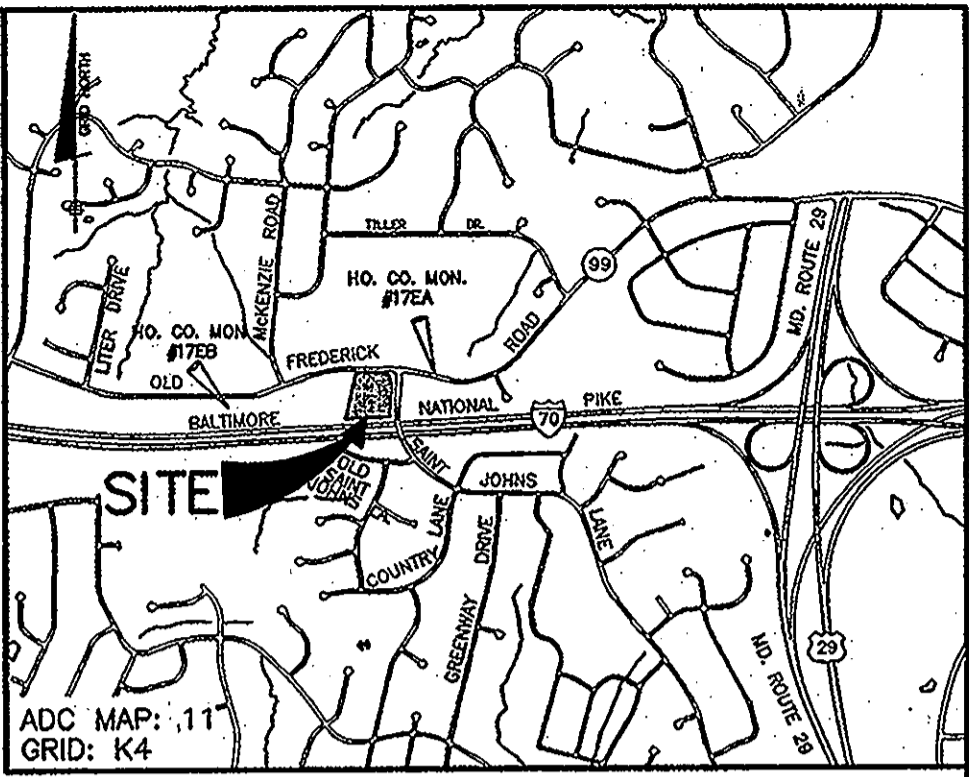
TRAVERSE CHART

Table with columns: LOT NO., GROSS AREA, PIPESTEM AREA, MINIMUM LOT SIZE. Lists lots 1 through 9.

MINIMUM LOT SIZE CHART table with columns: LOT NO., GROSS AREA, PIPESTEM AREA, MINIMUM LOT SIZE.

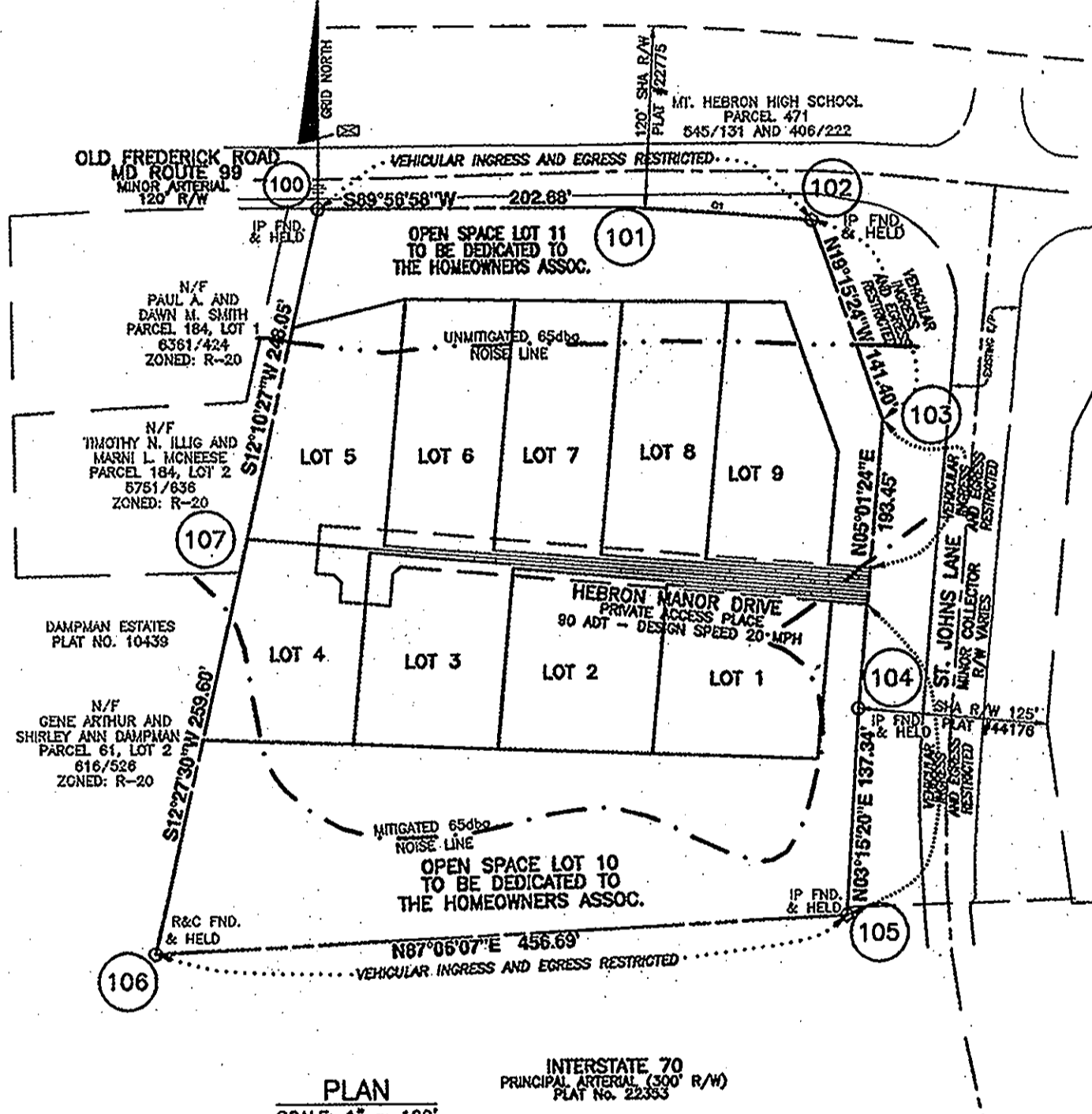
BENCH MARKS - NAD '83

HO. CO. #17EA ELEV. 479.48. STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) COLUMN LOCATED IN THE ISLAND IN FRONT OF MOUNT HEBRON HIGH SCHOOL. 33.7' SOUTH OF THE FLAG POLE AND 21.3' NORTH OF THE CURB AND 49.7' WEST OF A 15' WHITE PINE. N 594,357.7264' E 1,357,519.3741'



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD. Lists curve C1.

38. ON 3-7-12 THE SHARBOARD OF PUBLIC WORKS APPROVED THE BREAK IN ACCESS ONTO ST. JOHNS LANE. SHA PLAT NO. 58836



COORDINATE CHART (NAD '83)

Table with columns: No., NORTH, EAST. Lists coordinates for lots 100 through 107.

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 fax: 410-465-6644 www.bel-civilengineering.com

OWNER/DEVELOPER:

HEBRON MANOR LLC 11807 WOLLINGFORD COURT CLARKSVILLE, MARYLAND 21029 (410) 972-2565

RECORDED AS PLAT NO. 21963 ON 3/10/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Signature of Peter Beilenson, 11/15/2011, HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Signature of Beth Dodson, 10/21/11, CHIEF, DEVELOPMENT ENGINEERING DIVISION; Signature of Keith Sanderson, 3/12/12, DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY HEBRON MANOR LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM DAVID S. PAPLAUCKAS, GREGORY F. PAPLAUCKAS, AND SARAH I. PAPLAUCKAS, BY DEED DATED JUNE 23, 2005, AND RECORDED IN LIBER 2523, FOLIO 10, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDATION OF THIS PLAN AND THAT ALL MONUMENTS ARE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Signature of Donald A. Mason, 10-6-11, DONALD A. MASON, REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21320

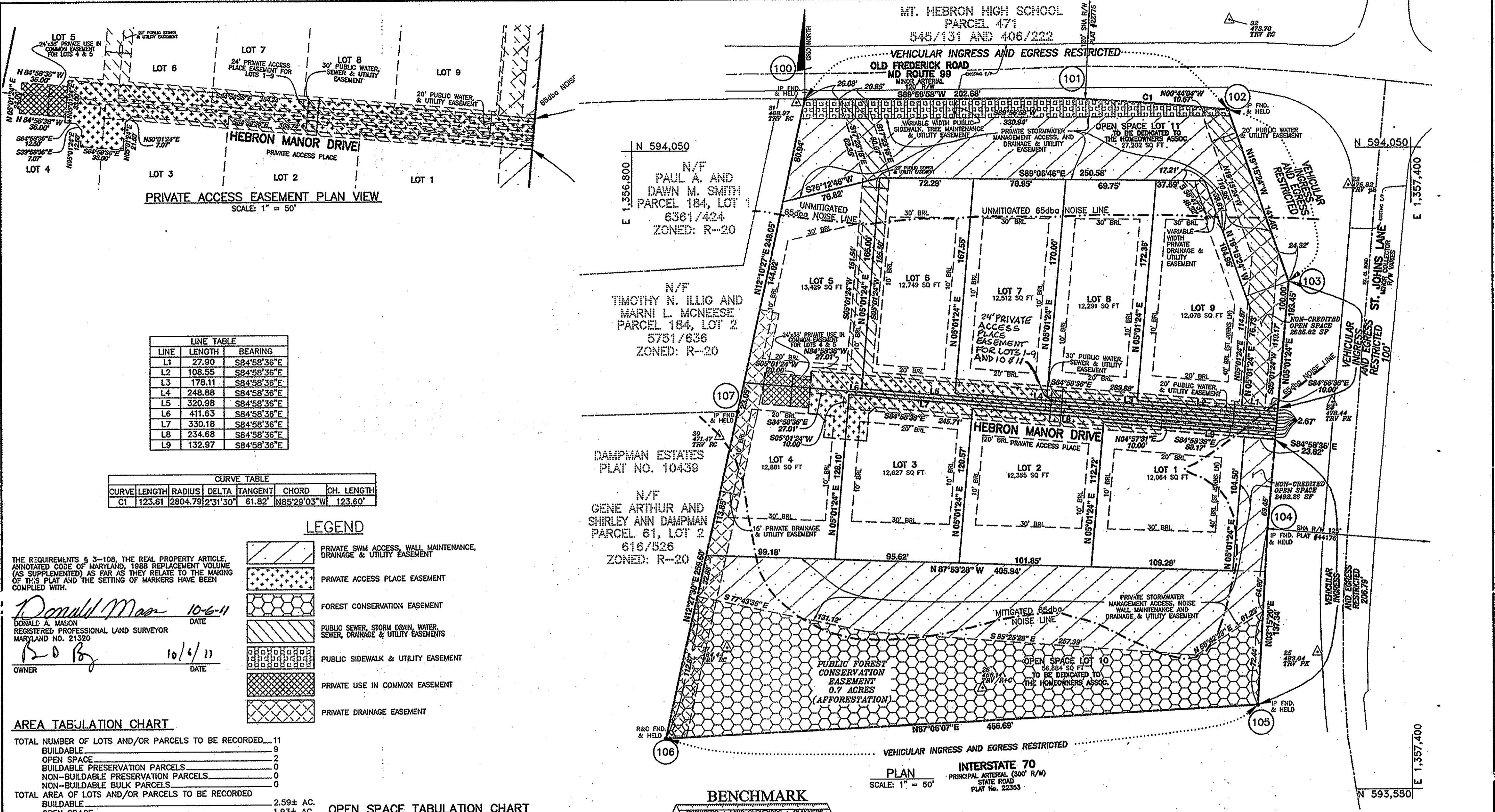
OWNER'S CERTIFICATE

HEBRON MANOR LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7 DAY OF OCTOBER, 2011

Signature of Beth Dodson, 10/21/11, WITNESS; Signature of Keith Sanderson, 10/21/11, OWNER

HEBRON MANOR LOTS 1-9 AND OPEN SPACE LOTS 10 AND 11

S-03-13, S-03-20, WP-04-46, P-07-013, WP-07-88, WP-08-80 SECOND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND TAX MAP: 17 SCALE: AS SHOWN GRID: 15 PARCEL: 518 DATE: OCTOBER, 2011 ZONED: R-20 SHEET: 1 OF 2



**LINE TABLE**

LINE	LENGTH	BEARING
L1	27.90	S84°58'36"E
L2	108.55	S84°58'36"E
L3	178.11	S84°58'36"E
L4	248.88	S84°58'36"E
L5	320.98	S84°58'36"E
L6	411.63	S84°58'36"E
L7	330.18	S84°58'36"E
L8	234.68	S84°58'36"E
L9	132.97	S84°58'36"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH. LENGTH
C1	123.61	2804.79	2°31'30"	61.82	N85°29'03"W	123.60'

**LEGEND**

- PRIVATE SWM ACCESS, WALL MAINTENANCE, DRAINAGE & UTILITY EASEMENT
- PRIVATE ACCESS PLACE EASEMENT
- FOREST CONSERVATION EASEMENT
- PUBLIC SEWER, STORM DRAIN, WATER, SEWER, DRAINAGE & UTILITY EASEMENTS
- PUBLIC SIDEWALK & UTILITY EASEMENT
- PRIVATE USE IN COMMON EASEMENT
- PRIVATE DRAINAGE EASEMENT

THE REQUIREMENTS § 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.

*Donald Mason* 10-6-11  
 DONALD A. MASON 10-6-11  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
*R. O. By* 10/4/11  
 OWNER DATE

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11
BUILDABLE	9
OPEN SPACE	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.59± AC.
OPEN SPACE	1.93± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.52± AC.

**OPEN SPACE TABULATION CHART**

MINIMUM RESIDENTIAL LOT SIZE	12,000 S.F.
OPEN SPACE REQUIRED (40% OF 4.52 AC.)	1.81± AC
OPEN SPACE PROVIDED (42.6% OF 4.52 AC.)	1.93± AC
NON-CREDITED (LESS THAN 35' IN WIDTH)	0.12± AC
CREDITED (40.0% OF 4.52 AC.)	1.81± AC

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE • SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-465-6105 • fax: 410-465-6644  
 www.bei-civilengineering.com

**OWNER/DEVELOPER:**  
 HEBRON MANOR LLC  
 11807 WOLLINGFORD COURT  
 CLARKSVILLE, MARYLAND 21029  
 (410) 972-2565

RECORDED AS PLAT NO. 21864  
 ON 3/10/12 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Borislan for Peter Zsilensson* 11/15/2011  
 HOWARD COUNTY HEALTH OFFICER DATE  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING.  
*Keith Shuler* 10/21/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Keith Shuler* 3/12/12  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY HEBRON MANOR LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM DAVID S. PAPLAUCKAS, GREGORY F. PAPLAUCKAS, AND SARAH I. PAPLAUCKAS, BY DEED DATED JUNE 23, 2005, AND RECORDED IN LIBER 88307-01-01, PAGE 74 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ASSIGNMENT OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, § 2-201, AS AMENDED.  
*Donald Mason* 10-6-11  
 DONALD A. MASON 10-6-11  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 1000000000

**OWNER'S CERTIFICATE**  
 "HEBRON MANOR LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7 DAY OF OCTOBER, 2011"  
*R. O. By* 11/4/11  
 OWNER DATE  
*Beth Dodson* 10/21/11  
 WITNESS DATE

**HEBRON MANOR**  
 LOTS 1-9 AND  
 OPEN SPACE LOTS 10 AND 11  
 S-03-13, S-03-20, WP-04-46, P-07-013, WP-07-88, WP-08-80  
 SECOND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 17  
 GRID: 15  
 PARCEL: 518  
 ZONED: R-20  
 COUNTY: AS SHOWN  
 DATE: OCTOBER, 2011  
 SHEET: 2 OF 2