

COORDINATE TABLE

No	Northing	Easting
1	532821.6004	1347139.0641
2	532787.8399	1347278.5862
3	533079.8059	1347510.1550
4	532636.4398	1347905.3158
5	532710.6983	1347589.7599
6	532551.2663	1347451.9762
7	532573.0567	1347470.8074
8	532665.9590	1347367.9263
9	532763.6297	1347253.1065
10	532799.8850	1347205.2349
11	532809.0254	1347191.0329

Reservation of Public Utility Easements
 Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, on, over and through Lots 1, 2, Open Space Lot 3 and Non-Buildable Bulk Parcel "A", and conveyances of the aforesaid Lots 1, 2, Open Space Lot 3 and Non-Buildable Bulk Parcel "A" shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said Lots 1, 2, Open Space Lot 3 and Non-Buildable Bulk Parcel "A". 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, and the release of the 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.

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.

D. Wayne Weller 9/17/12
 D. Wayne Weller MD No. 10685 Date
Robert R. Corbett 9-17-12
 Robert R. Corbett, Vice President Date
 Williamsburg Group, LLC

NOTE:
 Public water and public sewer service has been granted under the terms and provisions, Thereof, effective August 9, 2012, on which date developer agreement #24-4492-D was filed and accepted.

Lot No.	Gross Area	Pipestem	Minimum Lot Size
1	21,909 SF	1,038 SF	20,811 SF
2	20,504 SF	454 SF	20,055 SF

AREA TABULATIONS

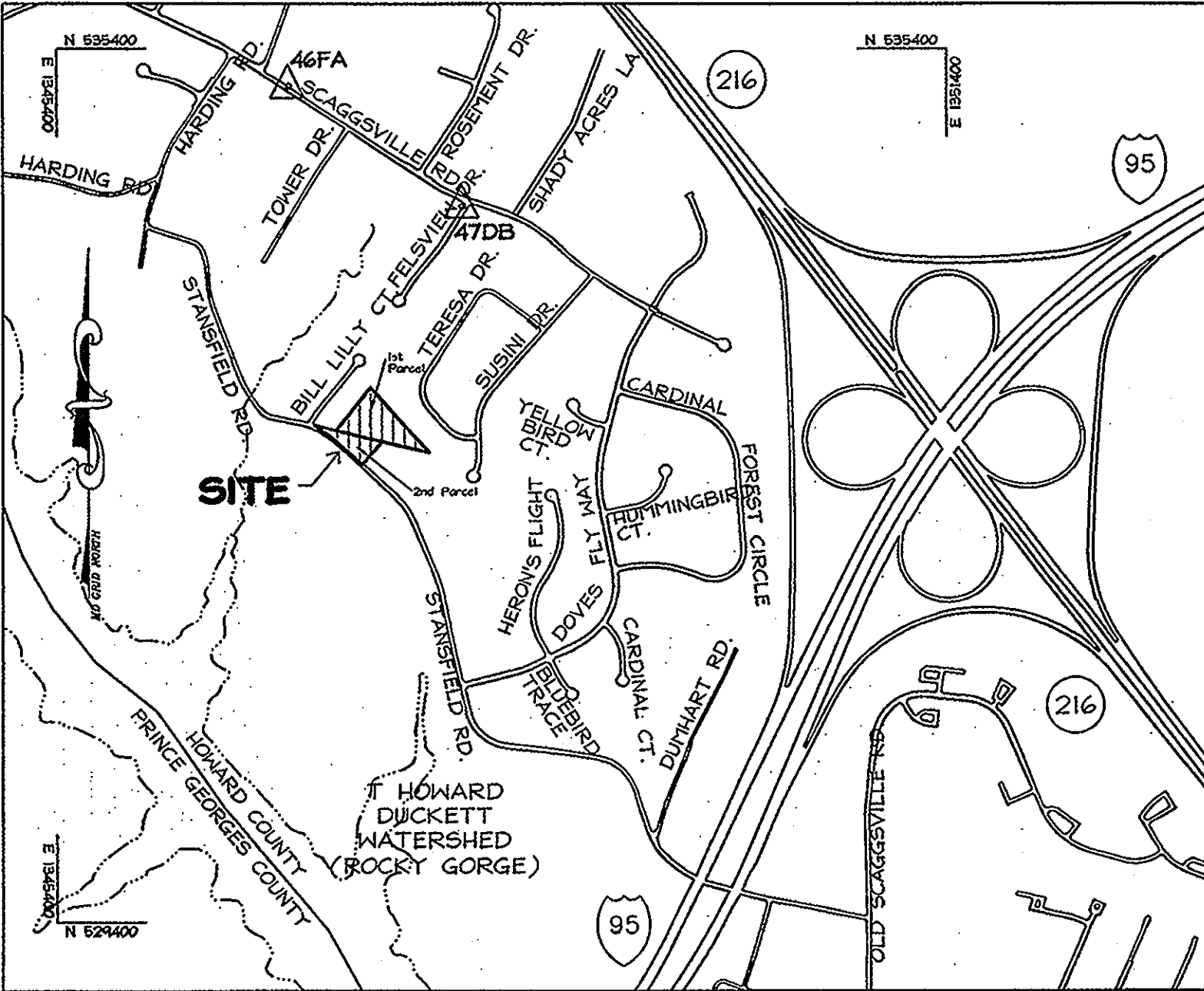
- Total number of lots and/or parcels to be recorded: 4
 - Buildable: 2
 - Non-Buildable: 1
 - Open Space: 1
 - Preservation Parcels: N/A
- Total area of lots to be recorded: 3,2497 Ac.±
 - Buildable: 0.9738Ac.±
 - Non-Buildable: 1.9835 Ac.±
 - Open Space: 0.2924 Ac.±
 - Preservation Parcels: N/A
- Total area of roadway to be recorded including widening strips: 0.2704 Ac.±
- Total area of subdivision to be recorded: 3.5201 Ac.±

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

R. A. Mousa 11/15/12
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Robert R. Corbett 10/31/12
 Chief, Development Engineering Division Date
Robert R. Corbett 11/19/12
 Director Date



LOCATION MAP
 1" = 1000'

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

GENERAL NOTES

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated June 2006.
- The coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected from Howard County Geodetic Control Stations No. 46FA & No. 47DB.
- Deed Reference: Parcel-215 L. 10372 / F. 658
- The subject property is zoned R-20 per 2/02/2004 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7/28/06.
- BRL denotes Building Restriction Line.
- The wetlands investigation for this property was completed by LDE, Inc. dated November, 2006. There are no wetlands on this site.
- All areas shown on this plat are +/-, more or less.
- Water and sewer service to these lots will be granted under the Provisions of Section 18.122.B of the Howard County Code.
- Public water and sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
- 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.
- Driveway(s) shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (16 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with tar and chip coating. (1-1/2" min.)
 - Geometry - Maximum 15% grade, max. 10% grade change and minimum of 45 foot turning radius.
 - Structures (culverts/bridges) Capable of supporting 25 gross tons (H25 loading).

OWNER/DEVELOPER:
 Williamsburg Group, LLC
 5485 Harpers Farm Road
 Suite 200
 Columbia, MD 21044
 410 997-8800

SURVEYOR'S CERTIFICATE

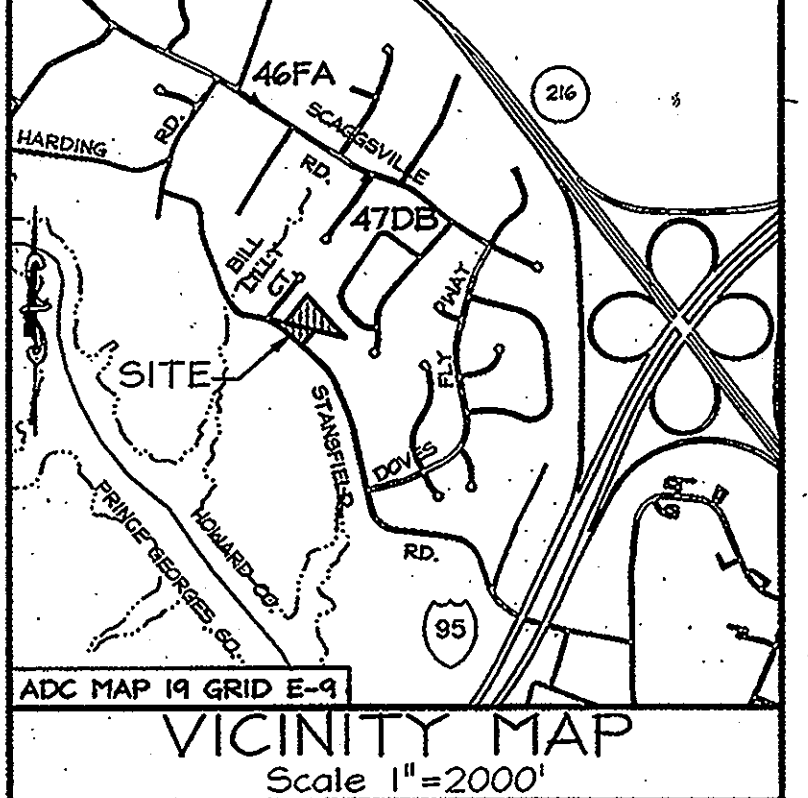
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Watkins Choice, LLC, a Maryland Limited Liability Company to Williamsburg Group, LLC, a Maryland Limited Liability Company by deed dated June 28, 2012 and recorded among the Land Records of Howard County, Maryland in Liber 14115 Folio 399; 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.



D. Wayne Weller 9/17/12
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

GENERAL NOTES (CON'T)

- Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
- Maintenance sufficient to ensure all weather use. Where one (1) driveway serves more than one (1) lot, a house number sign must be placed at each lot entrance and a range of street address house numbers sign where the common driveway intersects with the main road.
- The Maintenance Agreement for the Shared Driveway for Lots 1, 2 and Non-Buildable Bulk Parcel "A" will be recorded concurrently with the Plat.
- The Maintenance Agreement for the Shared Driveway for Lots 1 & 2 will be recorded concurrently with the Plat.
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by a payment of fee-in-lieu in the amount of \$17,315.10 for 0.53 acres of afforestation. This fee in lieu addresses the Forest Conservation obligation for Lots 1 & 2 and the future resubdivision of Non-Buildable Bulk Parcel "A"
- Landscaping is provided in accordance with a certified Landscape Plan included with the road construction plan set in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$14,700.00 (\$9,300 + \$5,400) is included in the Developer Agreement.
- Water Quality Stormwater Management will be met in:
 - Privately owned Bioretention Facility
 - The Bioretention & Detention Facility will be owned by the Watkins' Choice Homeowners Association, Inc. and be maintained by the Watkins' Choice Homeowners Association, Inc. in accordance with the required Operation and Maintenance schedules.
- The open space shown hereon (Open Space Lot 3) is hereby dedicated to the Watkins' Choice Homeowners Association, Inc. for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.
- The Articles of Incorporation for the Watkins' Choice Homeowners Association, Inc., Identification No. D12841508 has been accepted and approved by the State Department of Assessment and Taxation on December 18, 2008.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or their required buffers, floodplain and forest conservation easement areas.
- No Wetlands, Wetlands Buffers, Streams, Stream Buffers, Floodplain or Forest Conservation Areas exist on site.
- This project is subject to a Design Manual Waiver to Section 5.2.6.(E)(1) of Volume 1, Storm Drainage, Side Slopes. On September 6, 2007, the Chief of the Development Engineering Division approved the request to allow the use of Side Slopes steeper than 3:1 principally on the following:
 - The facility shall be privately owned & maintained and the entire perimeter shall be fenced.
 - The retaining walls shall be constructed of reinforced concrete and be less than 3' high.
 - The facility shall include a core and cut-off trench, a 24" barrel, anti-slope collars and a No-Woody Vegetation Zone.
 This approval is subject to the following conditions:
 - The toe of the retaining wall shall be beyond the phreatic line of the facility.
 - The retaining walls shall be designed for saturated soil conditions.
- This project is subject to Design Manual Waiver to Section 2.2 and 2.4 of Volume III, Roads and Bridges. On August 15, 2008, the Development Engineering Division approved the request to allow use of 18' half section paving in place of the required 20' along the property frontage on Stansfield Road, and to allow use of a Modified Combination Curb & Gutter in place of a Standard 7" Curb & Gutter. The request was approved based principally on the fact that the proposed design will be consistent with the existing road conditions to the East and West of the subject property and will not negatively impact the County's Road and Storm Drain Systems.
- This project is subject to WP-09-042 from the Howard County Subdivision and Land Development Regulations. On October 29, 2008, the Planning Director approved the request to waive Section 16.120(c)(2) which requires a minimum of 20 feet of frontage for single pipestem and non pipestem lots and preservation parcels which cannot be further divided under current zoning and which requires lots or preservation parcels which share access to have sufficient frontage collectively to meet the driveway easement requirements in the Design Manual. WP-09-042 Approval is subject to the following conditions:
 - The applicant shall bond for and construct infrastructure (Buildable Lots 1,2,4,5,6,7 and Open Space Lot 3) with F08-179.
 - The Use-In-Common driveway proposed for Phases 1 & 11 shall be designed to provide sufficient turning radius and width for use by emergency vehicles.



GENERAL NOTES (CON'T)
 Scale 1"=2000'

- Non-Buildable Bulk Parcel "A" will be resubdivided in the future into additional residential lots (Lots 4,5,6,7). Refer to F-09-035.
- This project is subject to WP-09-135 from the Howard County Subdivision and Land Development Regulations. On April 2, 2009, the Planning Director approved the request to waive Section 16.144(p) and Section 16.144(q) which establish deadline dates to submit payment of fees, posting of financial obligations and the submission of final subdivision plat. WP-09-135 Approval is subject to the following conditions:
 - The developer must complete Developer's Agreements and pay any remaining DPW fees in association with F 08-179 within 180 days of the date of this waiver approval (9/29/2009).
 - The developer must submit final plat originals in association with F 08-179 for signature and recordation within 180 days of the date of this waiver approval (9/29/2009).
- This project is subject to WP-11-056 from the Howard County Subdivision and Land Development Regulations. On November 8, 2010, the Planning Director approved the request to waive Section 16.144(p) and Section 16.144(q) which establish deadline dates to submit Developer's Agreements, submit payment of fees, post financial obligations and submit the final subdivision plat. WP-11-056 Approval is subject to the following conditions:
 - The developer must submit Developer's Agreements and any remaining DPW fees and sureties in association with F 08-179 and F 09-035 within 1 year of October 28, 2010 (on or before October 28, 2011) and shall submit final plat originals in association with F 08-179 and F 09-035 for signature and recordation within 1 year of December 27, 2010 (on or before December 27, 2011).
- This project is subject to WP 12-070 from the Howard County Subdivision and Land Development Regulations. On November 29, 2011, the Planning Director approved the request to waive Section 16.144(p) and Section 16.144(q) which establish deadline dates to submit Developer's Agreements, submit payment of fees, post financial obligations and submit the final subdivision plat. WP 12-070 Approval is subject to the following conditions:
 - The developer must submit Developer's Agreements and any remaining DPW fees and sureties in association with F 08-179 and F 09-035 within 1 year of October 28, 2011 (on or before October 28, 2012) and shall submit final plat originals in association with F 08-179 and F 09-035 for signature and recordation within 1 year of December 27, 2011 (on or before December 27, 2012).

RECORDED AS PLAT NUMBER 22153
 ON 11/21/12 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

OWNER'S CERTIFICATE

We, Williamsburg Group, LLC, a Maryland Limited Liability Company, 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:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness our hands this 17 day of Sept. 2012

Robert R. Corbett
 Williamsburg Group, LLC
 Robert R. Corbett, Vice President

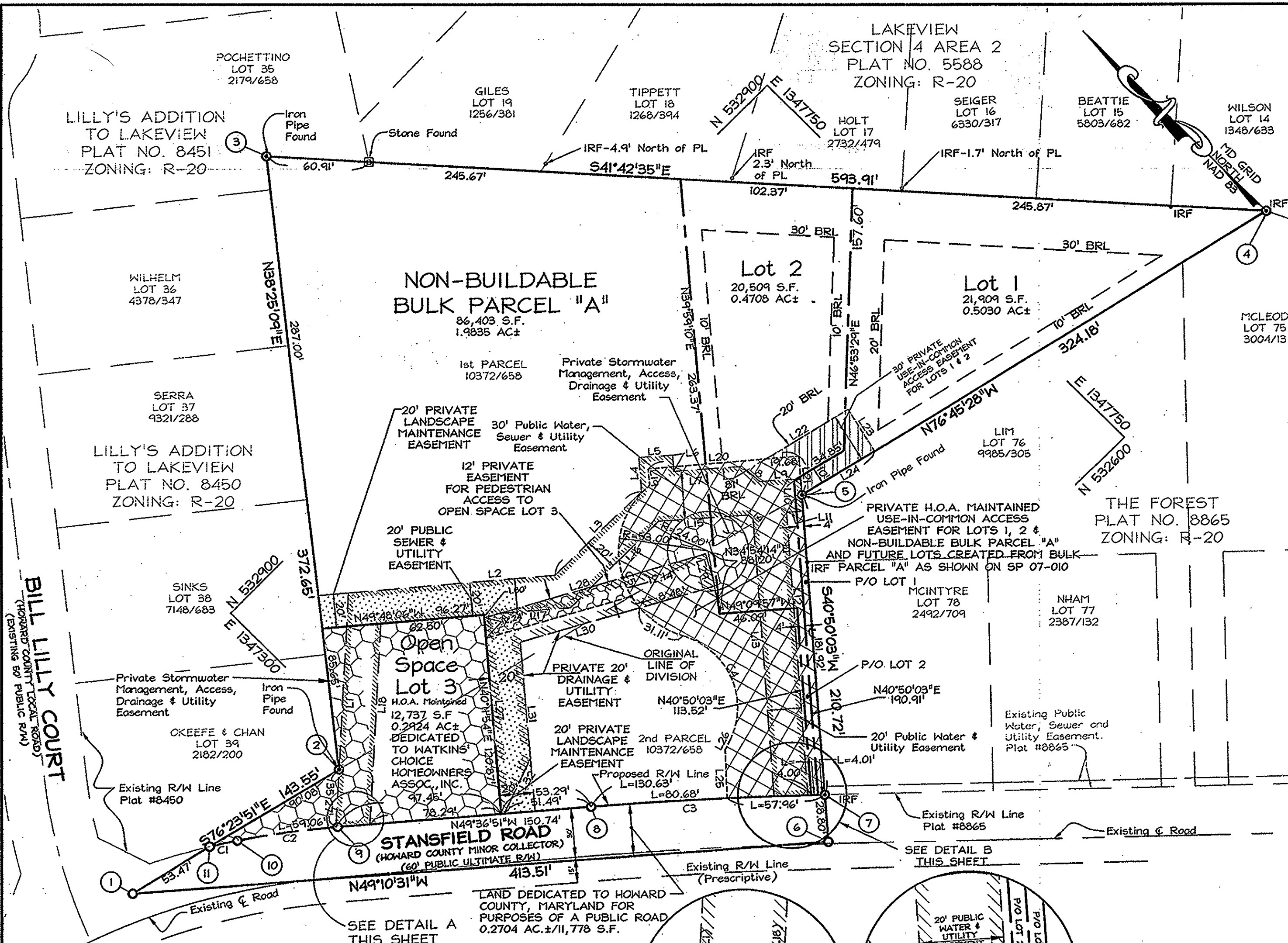
D. Wayne Weller
 Witness

WATKINS' CHOICE PHASE I

LOTS 1, 2, OPEN SPACE LOT 3 AND NON-BUILDABLE BULK PARCEL "A"
 Tax Map No. 46 - Grid No. 18 - Parcel 215
 6th Election District-Howard County, Maryland
 Zoned:R-20
 Scale: As Shown Date: July,2012 Sheet 1 of 2

Previous Submittals: SP-07-010, WP-09-042, WP-09-135, WP 11-056, WP 12-070.

LDE INC. LDE Job #02-035.2
 Engineers • Surveyors • Planners
 Historic Carriage House
 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784
 (410)795-6391 • (410)795-6392 • (410)795-9540 FAX • www.Landsurveyormd.com



PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE		
Line	Bearing	Distance
L1	N48°07'12"E	141.90'
L2	N49°48'06"W	123.03'
L3	S89°45'17"E	71.97'
L4	S40°50'03"W	21.12'
L5	S49°09'57"E	20.00'
L6	S40°50'03"W	10.00'
L7	S49°09'57"E	40.35'
L8	S04°09'57"E	14.14'
L9	S49°09'57"E	24.32'
L10	S40°50'03"W	20.00'
L11	N49°09'57"W	10.00'
L12	S40°50'03"W	171.40'
L13	N40°50'03"E	167.93'
L14	N04°09'57"W	3.69'
L15	N49°09'57"W	53.37'
L16	N89°45'17"W	73.56'
L17	N49°48'06"W	112.89'
L18	S48°07'12"W	121.77'

PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE		
Line	Bearing	Distance
L19	N40°50'03"E	10.01'
L20	S50°00'50"E	89.68'
L21	S40°50'03"W	23.86'
L22	N76°45'28"W	57.41'
L23	N13°33'19"W	30.04'
L24	S76°43'00"E	50.78'
L25	N42°45'07"E	29.70'
L26	N71°11'41"E	6.37'

PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE		
Line	Bearing	Distance
L27	N40°11'54"E	119.07'
L28	N61°15'05"W	136.63'
L29	S28°44'55"W	20.00'
L30	S61°15'05"E	120.28'
L31	N40°11'54"E	70.37'
L32	S69°33'18"W	37.12'

CURVE TABLE							
CURVE #	PT TO PT	RADIUS	LENGTH	DELTA	TANGENT	CHD. BEAR.	CHORD
C1	PT11-PT10	430.00'	16.89'	02°15'02"	8.45'	N57°14'05"W	16.89'
C2	PT10-PT9	530.00'	60.08'	06°29'43"	30.07'	N52°51'42"W	60.05'
C3	PT8-PT7	2341.30'	138.64'	03°23'34"	69.34'	N47°55'04"W	138.62'
C4	-	45.00'	78.35'	99°45'25"	53.40'	N21°18'58"E	68.82'
C5	-	53.00'	113.54'	122°44'45"	97.10'	S32°48'38"W	93.04'

HATCH LEGEND	
	PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1, 2 & NON-BUILDABLE BULK PARCEL "A" AND FUTURE LOTS 4, 5, 6 & 7 CREATED FROM BULK PARCEL "A" AS SHOWN ON SP-07-010
	PRIVATE STORMWATER MANAGEMENT, ACCESS, DRAINAGE & UTILITY EASEMENT
	PRIVATE 30' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2
	PUBLIC WATER, SEWER & UTILITY EASEMENT
	PRIVATE 20' DRAINAGE & UTILITY EASEMENT
	12' PRIVATE EASEMENT FOR PEDESTRIAN ACCESS TO OPEN SPACE LOT 3
	PRIVATE LANDSCAPE & MAINTENANCE EASEMENT

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- AREA TABULATIONS**
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 - Buildable: 2
 - Non-Buildable: 1
 - Open Space: 1
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APPROVED: For Public Water and Public Sewerage Systems
 Howard County Health Department.
 Approved by Maura Roseman 11/15/12
 Howard County Health Officer 92 Date

APPROVED: Howard County Department of Planning and Zoning.
 Approved by Kest Sheehy 11/19/12
 Chief, Development Engineering Division Date
 Director Date

SURVEYOR'S CERTIFICATE

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D. Wayne Weller 9/17/12
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

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- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness our hands this 17 day of Sept. 2012

Robert R. Corbett
 Williamsburg Group, LLC
 Robert R. Corbett, Vice President

OWNER/DEVELOPER:
 Williamsburg Group, LLC
 5485 Harpers Farm Road
 Suite 200
 Columbia, MD 21044
 410 997-8800

RECORDED AS PLAT NUMBER 22154
 ON 11/21/12 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

WATKINS' CHOICE PHASE I

LOTS 1, 2, OPEN SPACE LOT 3 AND NON-BUILDABLE BULK PARCEL "A"

Tax Map No. 46 - Grid No. 18 - Parcel 215
 6th Election District-Howard County, Maryland
 Zoned: R-20
 Scale: 1"=50'-Date: July 2012-Sheet 2 of 2

Previous Submittals: SP-07-010, WP-09-042, WP-09-135
 WP 11-056, WP 12-070

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