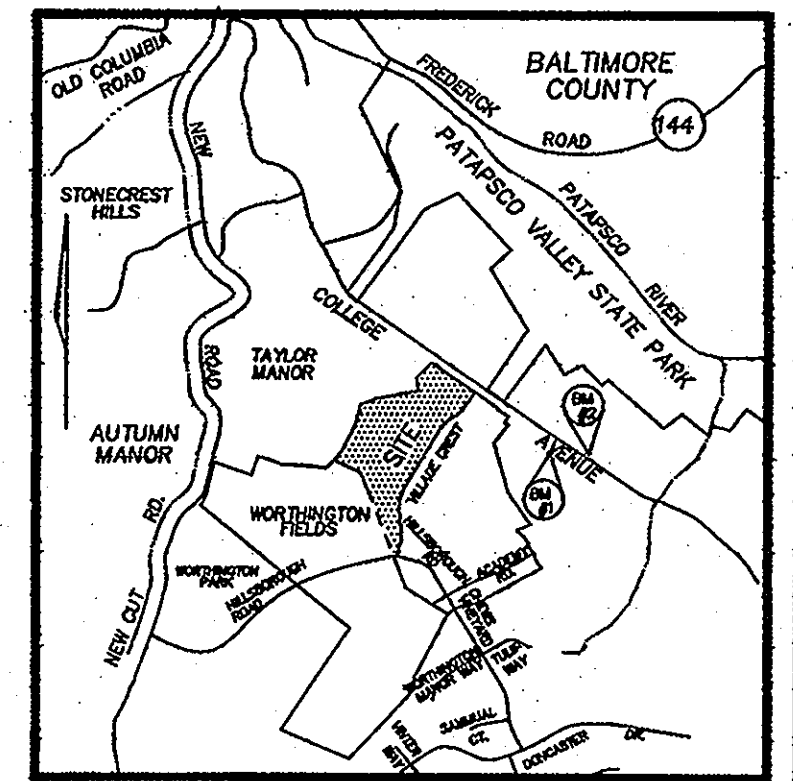


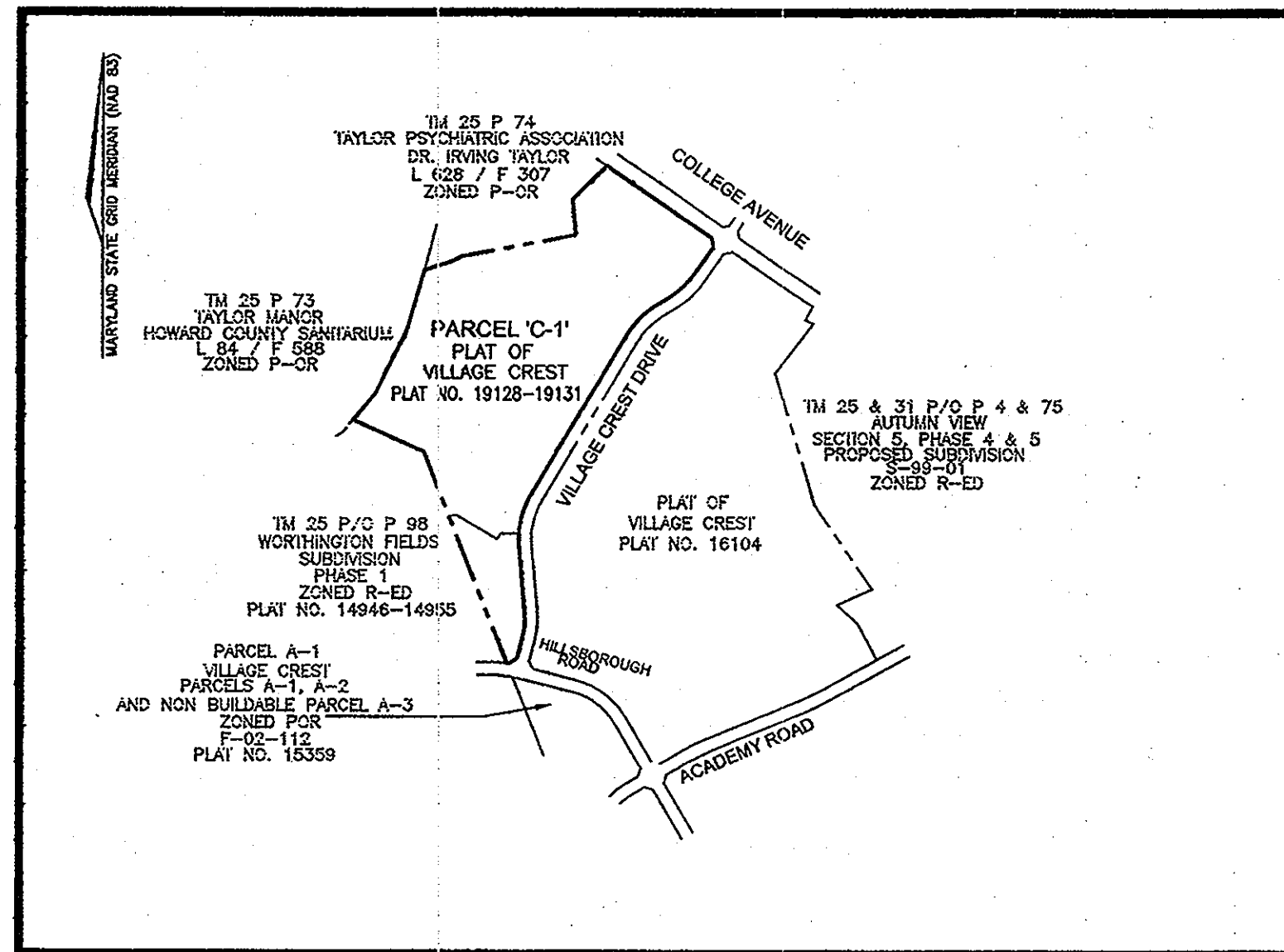
**GENERAL NOTES**

- DEED REFERENCE: L5293 / F.566, L.10201/F.501
- PROPERTY ZONED POR PER THE COMPREHENSIVE ZONING PLAN DATED 2/02/04.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
STATION 3044005R (N) 578233.92 (E) 1373142.33  
STATION 3044004R (N) 578128.03 (E) 1373460.71
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 21, 1998 BY FISHER, COLLINS & CARTER, INC.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS. (±)
- STEEP SLOPES EXIST ON SITE.
- NO BURIAL OR CEMETARY SITES ARE LOCATED ON THE SITE.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- STORMWATER MANAGEMENT IS PROVIDED ON THE SITE. STORM WATER MANAGEMENT POND #1 IS A WET EXTENDED DETENTION POND AND STORM WATER MANAGEMENT POND #2 IS A MICRO POOL POND. WQV FOR COLLEGE AVE WIDENING IS PROVIDED BY GRASS SWALE. FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH - 12 FEET ( 14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;  
D) STRUCTURES (BRIDGES/CULVERTS) - 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 DRIVEWAY SURFACE;  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY EXPLORATION RESEARCH, INC. DATED DECEMBER 1999.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- APFO TRAFFIC STUDY NOT REQUIRED FOR THIS PROJECT. THE PROPOSED SITE IS GREATER THAN 1 MILE TO THE CLOSEST MAJOR COLLECTOR TO MAJOR COLLECTOR INTERSECTION.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.22B OF THE HOWARD COUNTY CODE.

- 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 LOCATED IN, ON, OVER AND THROUGH PARCEL C-1. ANY CONVEYANCES OF THE AFORESAID PARCEL C-1, SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL C-1. DEVELOPER SHALL EXECUTE AND DELIVER 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 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 THE 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.
- AS A RESULT OF THE PRELIMINARY PLAN FOR THIS SUBDIVISION, P-01-20, BEING SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO 11/15/01, IT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THE PRELIMINARY PLAN FOR THIS SUBDIVISION DID OBTAIN SIGNATURE APPROVAL PRIOR TO 11/01/01, ON 09/17/01, THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE ZONING REGULATIONS ADOPTED ON 10/18/93 AND AMENDED ON 07/12/01.
- ALL STORM DRAIN LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER IS EXTENDED FROM HILLSBOROUGH ROAD AND COLLEGE AVE. SEWER IS TO DRAIN TO PLANNED PUMPING STATION. WATER & SEWER CONTRACT #14-4034-D.



VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP 12 H12



LOCATION MAP  
SCALE: 1"=600'

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 HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 4-15-09  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. 267  
*Donald R. Reuwer* 4/16/09  
VILLAGE CREST VILLAS, LLC DATE  
DONALD R. RUEWER, MANAGER

NOTE:  
FOR WETLANDS LOCATION SEE PLAT 6 OF 6, VILLAGE CREST, PARCELS C-1, D-1 AND E-1, RECORDED AS PLAT NO. 18109 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TOTAL TABULATIONS	=	1
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	=	1
TOTAL NUMBER OF NON BUILDABLE PARCELS TO BE RECORDED	=	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	=	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	=	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	=	23.48 ACRES
TOTAL AREA OF NON BUILDABLE PARCELS TO BE RECORDED	=	0
TOTAL AREA OF OPEN SPACE TO BE RECORDED	=	0
TOTAL AREA OF PARCELS TO BE RECORDED	=	23.48 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	=	0
TOTAL AREA TO BE RECORDED	=	23.48 ACRES

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND  
21043  
410-461-7666

OWNER/DEVELOPER  
VILLAGE CREST VILLAS, LLC  
5300 DORSEY HALL DRIVE, SUITE 102  
ELLCOTT CITY, MD 21042-7819  
ATTN: MR. DONALD R. RUEWER  
PHONE: 443-307-0422

THE PURPOSE OF THIS PLAT IS TO:  
1. TO REVISE THE LIMITS OF THE PRIVATE STORM WATER MANAGEMENT EASEMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*B. N. Deane for Peter Beilenson* 5/7/2009  
HOWARD COUNTY HEALTH OFFICER 50 DATE 1998

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief Edmunds* 4/24/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE  
*Sandy Hamilton* 5/12/09  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

VILLAGE CREST VILLAS, LLC, OWNER OF THE PROPERTIES HEREBY ADOPT THIS FINAL 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 DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 16 DAY OF APRIL, 2009.

*Donald R. Reuwer*  
VILLAGE CREST VILLAS, LLC  
BY DONALD R. RUEWER

*Megan Brett*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO VILLAGE CREST VILLAS, LLC. BY A DEED DATED OCTOBER 2, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS LIBER 10201, FOLIO 501.  
THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREET IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED

*Thomas M. Hoffman, Jr.* 4-15-09  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. 267

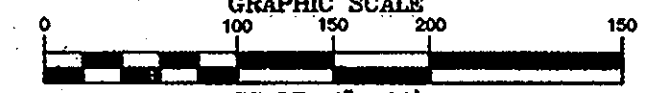


RECORDED AS PLAT NO. 20567 ON 5/19/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**VILLAGE CREST**  
PARCEL C-1

A REVISION TO PARCEL C-1 SHOWN ON THE PLAT OF REVISION VILLAGE CREST, PARCEL C-1 RECORDED AS PLAT NO. 19128-19131  
TAX MAP NO: 25 BLOCK: 20 PARCEL NO: 4  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DPZ REF: S-98-18, S-00-05, P-00-07, P-01-20  
F-02-112, F-02-047, F-06-139, SDP-05-044, F-07-176  
ZONED: POR

APRIL 15, 2009  
GRAPHIC SCALE

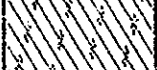
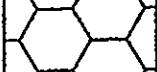

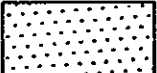
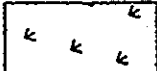




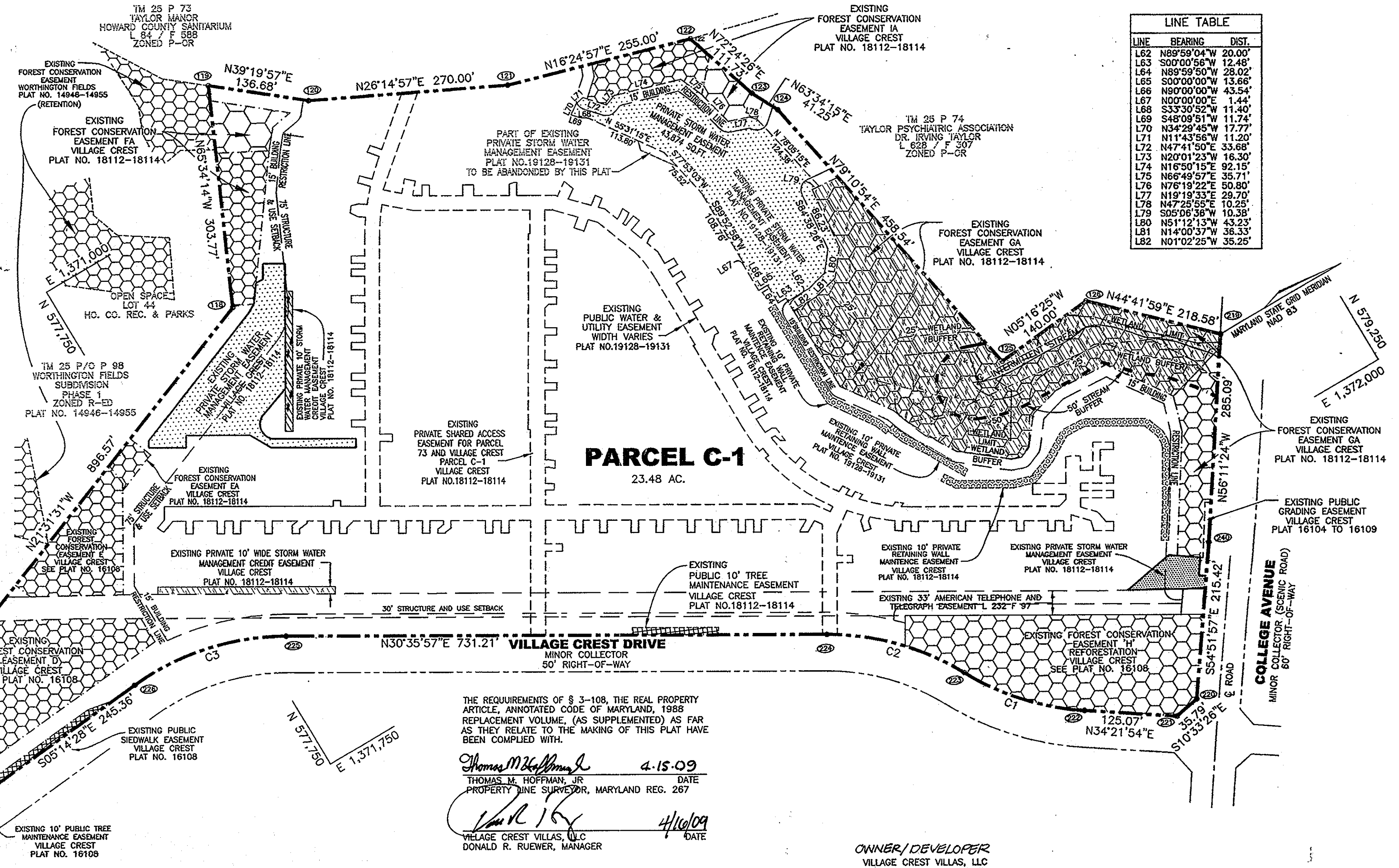
SCALE: 1"=100'  
SHEET 1 OF 2

F-09-098

POINT	NORTH	EAST
118	577955.5100	1371146.9200
119	578081.1422	1370870.3442
120	578186.8578	1370956.9716
121	578429.0152	1371076.3861
122	578673.6204	1371148.4507
123	578707.3910	1371254.9555
124	578725.7510	1371291.8943
125	578811.8163	1371742.2798
126	578951.2237	1371729.4118
127	579084.2892	1371861.0893
128	578801.6782	1372274.1429
129	578766.4942	1372280.7003
130	578663.2541	1372210.1028
131	578550.0053	1372082.1160
132	578417.3547	1371941.7775
133	577787.9706	1371569.5717
134	577577.8390	1371522.2963
135	577333.5075	1371544.7082
136	577223.9648	1371536.1047
137	577140.0064	1371514.8229
138	578925.6522	1372097.9689
139	577121.4638	1371475.8846
140	577120.2344	1371484.0815
141	578630.5841	1371744.9962

LINE	BEARING	DIST.
L62	N89°59'04"W	20.00'
L63	S00°00'56"W	12.48'
L64	N89°59'50"W	28.02'
L65	S00°00'00"W	13.66'
L66	N90°00'00"W	43.54'
L67	N00°00'00"E	1.44'
L68	S33°30'52"W	11.40'
L69	S48°09'51"W	11.74'
L70	N34°29'45"W	17.77'
L71	N11°43'56"W	11.20'
L72	N47°41'50"E	33.68'
L73	N20°01'23"W	16.30'
L74	N16°50'15"E	92.15'
L75	N66°49'57"E	35.71'
L76	N79°19'33"E	50.80'
L77	N47°25'55"E	10.25'
L78	S05°08'38"W	10.38'
L79	N51°12'13"W	43.23'
L80	N14°00'37"W	38.33'
L81	N01°02'25"W	35.25'

-  EXISTING STORM WATER MANAGEMENT CREDIT EASEMENT
-  EXISTING FOREST CONSERVATION EASEMENT RETENTION AREA
-  EXISTING FOREST CONSERVATION EASEMENT REFORESTATION AREA
-  EXISTING PRIVATE STORM WATER MANAGEMENT EASEMENT
-  EXISTING WETLAND AREAS
-  EXISTING PRIVATE SHARED ACCESS EASEMENT FOR TAX MAP 25 PARCEL 73 & VILLAGE CREST PARCEL C-1
-  EXISTING 10' WIDE PRIVATE WALL MAINTENANCE EASEMENT



**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND  
 21043  
 410-461-7666

TOTAL TABULATIONS	
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	= 1
TOTAL NUMBER OF NON BUILDABLE PARCELS TO BE RECORDED	= 0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	= 1
TOTAL NUMBER OF PARCELS TO BE RECORDED	= 1
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TOTAL AREA TO BE RECORDED	= 23.48 ACRES

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 HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffmann, Jr.* 4.15.09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. 267

*Donald R. Ruewer* 4/16/09  
 VILLAGE CREST VILLAS, LLC  
 DONALD R. RUEWER, MANAGER

**OWNER/DEVELOPER**  
 VILLAGE CREST VILLAS, LLC  
 5300 DORSEY HALL DRIVE, SUITE 102  
 ELLICOTT CITY, MD 21042-7819  
 ATTN: MR. DONALD R. RUEWER  
 PHONE: 443-307-0422

NOTE:  
 FOR WETLANDS LOCATION SEE PLAT 6 OF 6, VILLAGE CREST, PARCELS C-1, D-1 AND E-1, RECORDED AS PLAT NO. 16109 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE PURPOSE OF THIS PLAT IS TO:  
 1. TO REVISE THE LIMITS OF THE PRIVATE STORM WATER MANAGEMENT EASEMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*B. Nelson* 5/7/2009  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 4-24-9  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hamer* 5/12/09  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

VILLAGE CREST VILLAS, LLC, OWNER OF THE PROPERTIES HEREBY ADOPT THIS FINAL 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 DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 16TH DAY OF APRIL, 2009.

*Donald R. Ruewer*  
 VILLAGE CREST VILLAS, LLC  
 BY DONALD R. RUEWER

*Megan Brett*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO VILLAGE CREST VILLAS, LLC, BY A DEED DATED OCTOBER 2, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 10281; FOLIO 501.

THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREET IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED

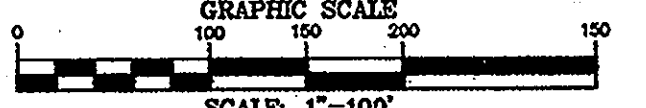
*Thomas M. Hoffmann, Jr.* 4.15.09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. 267



RECORDED AS PLAT NO. 20568 ON 5/19/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VILLAGE CREST PARCEL C-1**

A REVISION TO PARCEL C-1 SHOWN ON THE PLAT OF REVISION VILLAGE CREST, PARCEL C-1 RECORDED AS PLAT NO. 19128-19131 TAX MAP NO: 25 BLOCK: 20 PARCEL NO: 4 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND DPZ REF.: S-98-18, S-00-05, P-00-07, P-01-20 F-02-112, F-02-047, F-06-139, SDP-05-044, F-07-176 ZONED: P-OR APRIL 15, 2009 GRAPHIC SCALE SCALE: 1"=100' SHEET 2 OF 2



F-04-098