

- NOTES:**
1. DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 DENOTES STONE OR CONCRETE MONUMENT FOUND.
 DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
 DENOTES TRAVERSE POINT.
 2. COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 228A AND NO. 22CA.
 3. SUBJECT PROPERTY ZONED RR-DEO PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
 4. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
 5. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
 6. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING INC. JUNE, 2014.
 7. PREVIOUS DPZ SUBMISSIONS: F-07-046, WP-14-090, ECP-14-050
 8. THIS PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PROVIDED USING PRIVATE ON-LOT SYSTEMS.
 9. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 10. 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. (1-1/2" MIN.)
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - 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 INSURE ALL WEATHER USE.
 11. NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 12. UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
 13. BRL INDICATES BUILDING RESTRICTION LINE.
 14. THIS PLAN IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
 15. 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 LOT/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 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH THE COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 16. WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. AND DOCUMENTED IN A REPORT DATED JANUARY 29, 2014.
 17. 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.
 18. THIS PROPOSED SUBDIVISION IS NOT A "RESUBDIVISION" BECAUSE THESE PARCELS WERE CREATED IN 1973 IN ACCORDANCE WITH HOUSE BILL 452 WHICH PERMITTED THE CREATION OF 5 ACRE PARCELS BY DEED. AS SUCH, THE PROPOSED SUBDIVISION OF PARCELS 222 & 270 (PARCELS H AND I OF "WILDFLOWER WOODS" AS SHOWN ON THE 1973 PLATS) INTO NEW LOTS 1-3 OF WILDFLOWER WOODS II IS RECOGNIZED AS A MINOR SUBDIVISION.
 19. THIS PROPERTY IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(viii) OF THE SUBDIVISION REGULATIONS, SEE NOTE 18 FOR FURTHER INFORMATION.
 20. THIS PROPERTY IS EXEMPT FROM THE COUNTY'S AFFO REQUIREMENTS PER SECTION 16.1107(b)(1)(v) OF THE AFFO ORDINANCE WHICH STATES MINOR SUBDIVISION PLANS AND RESUBDIVISIONS, LOCATED IN RC AND RR ZONING DISTRICTS OUTSIDE OF THE PLANNED SERVICE AREA BOUNDARY FOR WATER AND SEWER, WHICH CREATE THE POTENTIAL FOR ONLY ONE ADDITIONAL DWELLING UNIT FROM A LOT EXISTING ON APRIL 10, 1992.
 21. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 22. A LANDSCAPING PLAN FOR THIS PROJECT WAS PREPARED WITH THE SUPPLEMENTAL PLAN FOR THIS PLAT, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$1,500 FOR 5 "MITIGATION" TREES IS REQUIRED WITH THE GRADING PERMIT FOR LOT 1. NO LANDSCAPING IS REQUIRED FOR LOT 2 BECAUSE IT CONTAINS AN EXISTING HOUSE AND LOT 3 IS EXEMPT BECAUSE IT IS INTERNAL TO THE SUBDIVISION.
 23. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT, RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 24. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT FOR THE ONSITE PRACTICES SHOWN ON THE ATTACHED STORMWATER PRACTICES TABLE, ALONG WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITY. SWM PRACTICES ARE DESIGNED IN ACCORDANCE WITH THE MDE 2007 STORMWATER MANAGEMENT REGULATIONS. THE SWM PRACTICES ARE OUTLINED ON THE SUPPLEMENTAL PLAN.
 25. THE STORMWATER MANAGEMENT APPROVED WITH THIS PLAN IS BASED ON A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AT THE BUILDING PERMIT STAGE. ALL ASSOCIATED DECLARATIONS OF COVENANTS SHALL BE AMENDED, AS NEEDED, BASED ON ANY FUTURE DESIGN.
 26. THE EXISTING DWELLING ON LOT 2 WAS CONSTRUCTED CIRCA 1974, AND WILL REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 27. THERE ARE AREAS OF REGULATED STEEP SLOPES (25% OR GREATER, >20,000 S.F.) ON THIS PROPERTY (LOTS 1 & 2), HOWEVER THERE IS NO DISTURBANCE PROPOSED FOR THOSE AREAS.

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
BUILDABLE.....	0
NON-BUILDABLE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	10.03 AC.±
BUILDABLE LOTS.....	10.03 AC.±
NON-BUILDABLE.....	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.31 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	10.34 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
 HOWARD COUNTY HEALTH DEPARTMENT

Barbara M. Rossman 12/7/2015
 HOWARD COUNTY HEALTH OFFICER HO DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Chubb 12-10-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

Victor Shulovich 12-15-15
 DIRECTOR 18 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 1/7/2017, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY RAYMOND CARIGNAN AND JULIA ORIANI FOR PARCEL 'H' BY DEED DATED SEPTEMBER 15, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, LIBER 14644 AT FOLIO 073. ALL MONUMENTS ARE IN PLACE AND WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND.

Donald A. Mason 6-3-15
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND, REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

"WE, RAYMOND CARIGNAN AND JULIA ORIANI, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 4TH DAY OF JUNE, 2015."

Raymond Carignan 6/4/15
 SIGNATURE OF OWNER DATE: 6/4/15

Julia Oriani 6/4/15
 SIGNATURE OF OWNER DATE: 6/4/15

She M. Coy 6/4/15
 WITNESS DATE: 6/4/15

She M. Coy 6/4/15
 WITNESS DATE: 6/4/15

RECORDED AS PLAT 23567
 ON 12/19/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

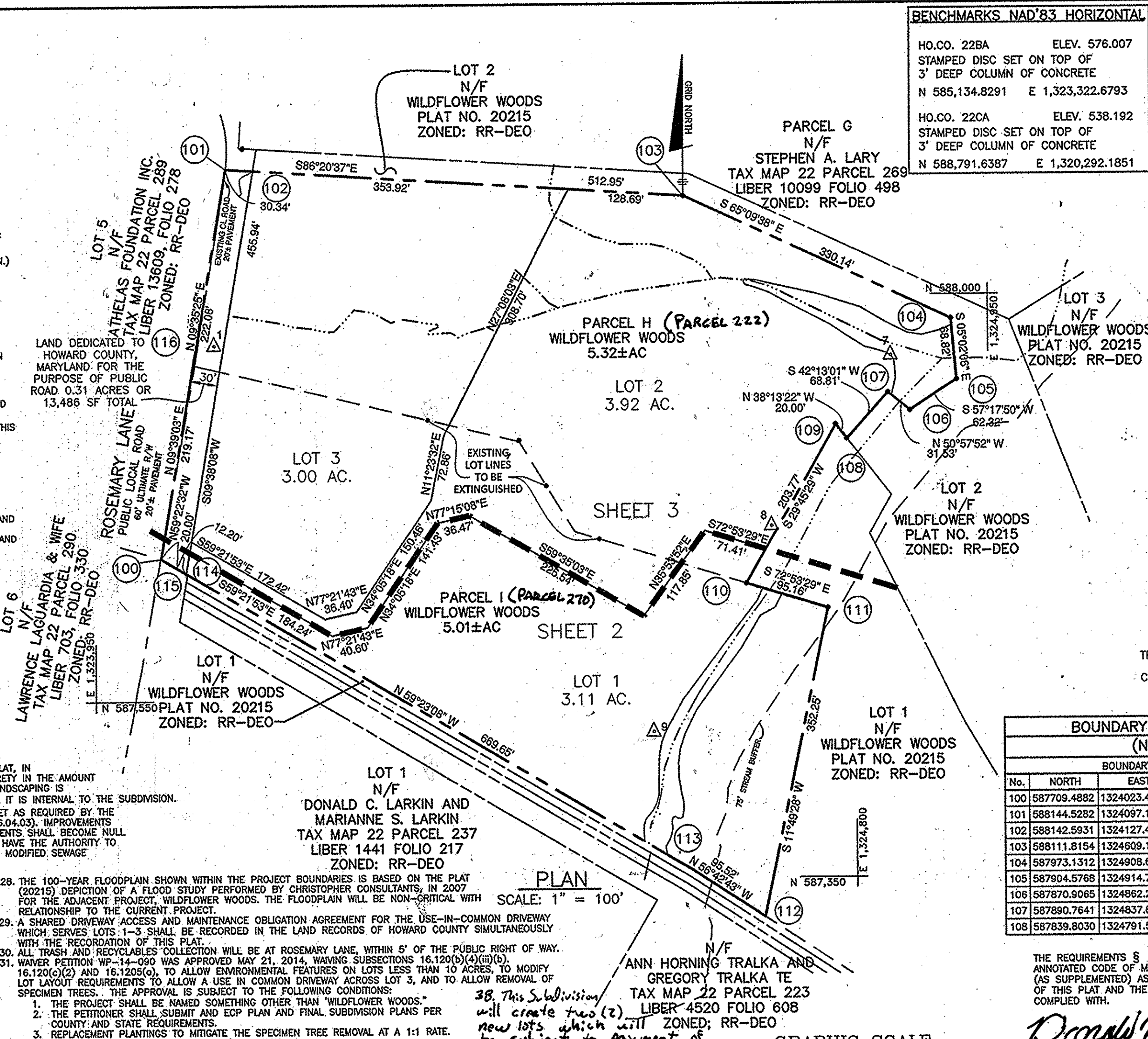
A MINOR SUBDIVISION OF WILDFLOWER WOODS, PARCELS 222 AND 270

WILDFLOWER WOODS II

LOTS 1, 2 AND 3

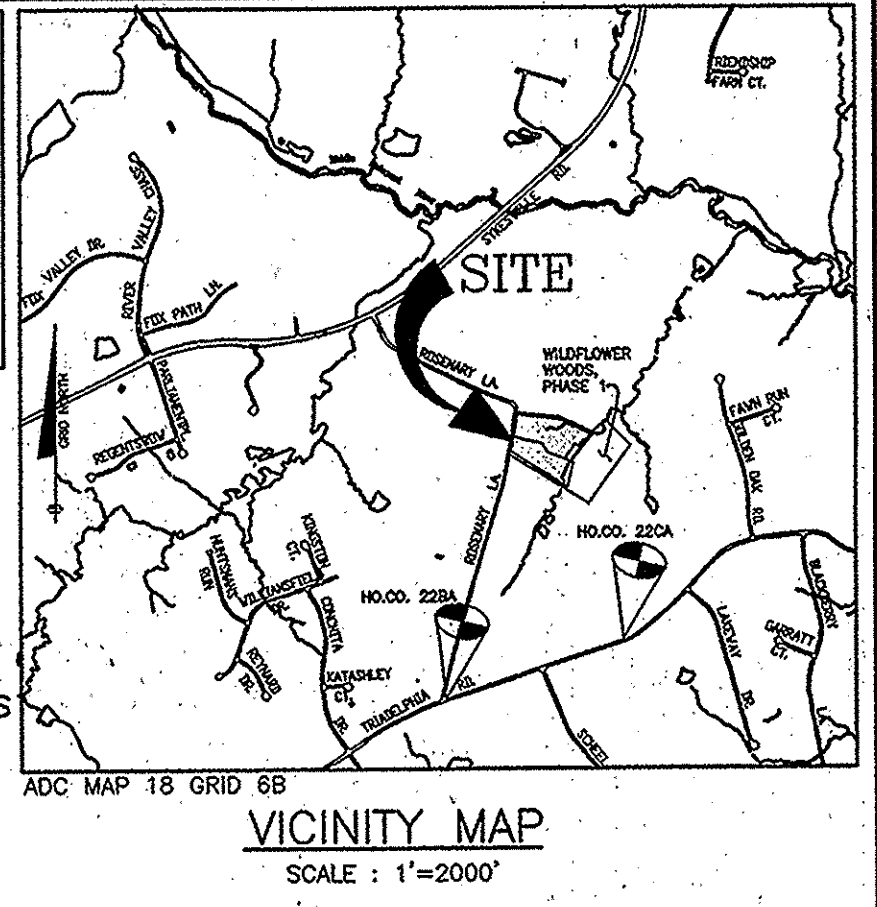
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP NO. 22, GRID NO. 5
 PARCELS 222 & 270
 ZONED: RR-DEO

DATE: JUNE, 2015
 SHEET: 1 OF 3



BENCHMARKS NAD'83 HORIZONTAL

HO.CO. 228A	ELEV. 576.007
STAMPED DISC SET ON TOP OF 3' DEEP COLUMN OF CONCRETE	
N 585,134.8291	E 1,323,322.6793
HO.CO. 22CA	ELEV. 538.192
STAMPED DISC SET ON TOP OF 3' DEEP COLUMN OF CONCRETE	
N 588,791.6387	E 1,320,292.1851



PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU OF CONSTRUCTION REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSE AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. APPLIES TO LOTS 1 & 3

LEGEND

TRAVERSE POINT Δ
 COORDINATES (100)

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.11 ACRES	0.09 ACRES	3.02 ACRES
2	3.92 ACRES	0.14 ACRES	3.78 ACRES

BOUNDARY COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES					
No.	NORTH	EAST	No.	NORTH	EAST
100	587709.4882	1324023.4537	109	587855.5153	1324779.1954
101	588144.5282	1324097.1944	110	587678.6166	1324678.0565
102	588142.5931	1324127.4753	111	587650.6221	1324769.0055
103	588111.8154	1324609.1002	112	587305.8468	1324696.8247
104	587973.1312	1324908.6985	113	587358.2728	1324616.9775
105	587904.5768	1324914.7384	114	587693.0890	1324051.1605
106	587870.9065	1324862.2971	15	587699.3001	1324040.6642
107	587890.7641	1324837.8060	116	587925.5524	1324060.1951
108	587839.8030	1324791.5698			

TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST
1	587947.393	1324083.601
7	587932.585	1324841.102
8	587743.458	1324706.883
9	587513.191	1324573.317

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 A. Mason 6-3-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Raymond Carignan 6/4/15
 RAYMOND CARIGNAN, OWNER

Julia Oriani 6/4/15
 JULIA ORIANI, OWNER

OWNER:
 RAYMOND CARIGNAN
 3285 ROSEMARY LANE
 WEST FRIENDSHIP, MD 21794
 410-552-6210

ENGINEER:
 BENCHMARK ENGINEERING, INC.
 SUITE 315
 8480 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21043
 410-465-6105

LEGEND

- EXISTING STREAM
- LIMIT OF WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- SEPTIC AREA
- TRAVERSE POINT
- COORDINATES
- PRIVATE 30' USE IN COMMON EASEMENT FOR LOTS 1-3
- 25% AND GREATER SLOPES

FLOODPLAIN LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
FP1	17.17'	S27°10'19"W	FP23	7.42'	S21°10'01"W
FP2	18.63'	S62°23'41"W	FP24	7.80'	S30°15'52"W
FP3	43.15'	S30°47'55"W	FP25	9.27'	S08°22'06"E
FP4	47.89'	S36°33'24"W	FP26	15.01'	S23°43'39"W
FP5	37.42'	S36°10'45"W	FP27	36.24'	S37°51'45"W
FP6	16.35'	S25°46'36"W	FP28	48.77'	S36°50'33"W
FP7	12.15'	S26°02'14"W	FP29	53.29'	S37°22'40"W
FP8	18.03'	S18°09'05"W	FP30	42.95'	S28°41'26"W
FP9	15.40'	S08°32'01"W	FP31	11.88'	S19°42'50"W
FP10	17.52'	S01°39'39"E	FP32	13.06'	S11°24'22"W
FP11	17.24'	S09°19'36"E	FP33	27.82'	S01°20'03"W
FP12	9.96'	S13°39'47"E	FP34	17.32'	S00°00'00"E
FP13	8.38'	S00°51'19"E	FP35	9.77'	S16°38'38"W
FP14	8.37'	S09°27'55"W	FP36	8.59'	S28°40'32"W
FP15	2.94'	S58°52'27"W	FP37	12.78'	S38°57'38"W
FP16	2.84'	N83°50'10"W	FP38	6.76'	S19°02'40"W
FP17	2.97'	N58°11'07"W	FP39	5.89'	S01°44'10"W
FP18	2.86'	S78°41'37"W	FP40	12.47'	S03°04'30"E
FP19	2.40'	S20°33'44"W			
FP20	3.00'	S10°47'18"W			
FP21	6.23'	S07°46'04"E			
FP22	7.66'	S08°25'47"W			

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD 0.31 ACRES OR 13,486 SF TOTAL (0.02 ACRES OR 714 S.F. THIS SHEET)

LOT 6
N/F
LAWRENCE
LAGUARDIA & WIFE
TAX MAP 22
PARCEL 290
LIBER 703
FOLIO 330
ZONED: RR-DEO

MATCH LINE SHEET 3

30' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1, 2 AND 3

LOT 1
N/F
WILDFLOWER WOODS
PLAT NO. 20215
ZONED: RR-DEO

LOT 1
N/F
DONALD C. LARKIN AND
MARIANNE S. LARKIN
TAX MAP 22 PARCEL 237
LIBER 1441 FOLIO 217
ZONED: RR-DEO

24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 THRU 3 WILDFLOWER WOODS PLAT NO. 20215

N/F
ANN HORNING TRALKA AND
GREGORY TRALKA TE
TAX MAP 22 PARCEL 223
LIBER 4520 FOLIO 60R
ZONED: RR-DEO

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 A. Mason 6-3-15
DATE

DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Raymond Carignan 6/9/15
DATE
RAYMOND CARIGNAN, OWNER

Julia Oriani 6/9/15
DATE
JULIA ORIANI, OWNER

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

TABULATION THIS SUBDIVISION - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED, THIS SHEET	
BUILDABLE.....	1
NON-BUILDABLE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	3.11 AC.±
BUILDABLE LOTS.....	3.11 AC.±
NON-BUILDABLE.....	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.02 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	3.13 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Maureen Rossman 12/7/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 12-10-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Schuler 12-15-15
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 1/7/2017, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY RAYMOND CARIGNAN AND JULIA ORIANI FOR PARCEL 'H' BY DEED DATED SEPTEMBER 15, 2011, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13500 LIBER 168 AND PARCEL 'I' BY DEED DATED JANUARY 10, 2015, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14644 AT FOLIO 073. ALL MONUMENTS ARE IN PLACE AND BEING PLACED IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 6-3-15
DATE
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

"WE, RAYMOND CARIGNAN AND JULIA ORIANI, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 4th DAY OF JUNE, 2015."

Raymond Carignan 6/4/15
SIGNATURE OF OWNER DATE:
RAYMOND CARIGNAN

Julia Oriani 6/4/15
SIGNATURE OF OWNER DATE:
JULIA ORIANI

Sh. M. Cuy 6/4/15
WITNESS DATE:

Sh. M. Cuy 6/4/15
WITNESS DATE:

RECORDED AS PLAT 03568
ON 12/18/15 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

A MINOR SUBDIVISION OF WILDFLOWER
WOODS, PARCELS 222 AND 270

WILDFLOWER WOODS II

LOTS 1, 2 AND 3

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 22, GRID No. 5 SCALE: 1" = 50'
PARCELS 222 & 270 DATE: JUNE, 2015
ZONED: RR-DEO SHEET: 2 OF 3

LEGEND

- EXISTING STREAM
- LIMIT OF WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- SEPTIC AREA
- TRAVERSE POINT
- COORDINATES
- PRIVATE 30' USE IN COMMON EASEMENT FOR LOTS 1-3
- 25% AND GREATER SLOPES

LINE	LENGTH	BEARING
FPE1	9.00'	S85°23'22"E
FPE2	17.20'	S59°42'00"W
FPE3	12.20'	S76°10'20"W
FPE4	9.00'	S58°32'34"W
FPE5	15.07'	S67°08'20"E
FPE6	9.49'	N61°13'36"E
FPE7	13.73'	N58°55'36"E
FPE8	33.08'	N87°00'07"E
FPE9	42.67'	N72°57'27"W
FPE10	23.35'	S43°27'19"E
FPE11	12.57'	S65°38'00"E
FPE12	23.61'	S41°53'09"E
FPE13	54.43'	S63°09'02"E
FPE14	27.39'	N68°36'43"E
FPE15	24.26'	N31°15'36"E
FPE16	25.23'	N04°29'47"E

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD 0.31 ACRES OR 13,486 SF TOTAL (0.29 ACRES OR 12,772 S.F. THIS SHEET)

ROSEMARY LANE PUBLIC LOCAL ROAD
60' ULTIMATE R/W, 20'± PAVEMENT

E 1,323,950
N 587,800

TABULATION THIS SUBDIVISION - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED, THIS SHEET	2
BUILDABLE.....	0
NON-BUILDABLE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	6.92 AC.±
BUILDABLE LOTS.....	6.92 AC.±
NON-BUILDABLE.....	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.29 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	7.21 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

HOWARD COUNTY HEALTH OFFICER *Manu Rossman* 12/7/2015 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION *Chad Chubb* 12-10-15 DATE

DIRECTOR *Vest Shulman* 12-25-15 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 1/7/2017, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY RAYMOND CARIGNAN AND JULIA ORIANI FOR PARCEL 'H' BY DEED DATED SEPTEMBER 15, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, LIBER 168 AND PARCEL 'I' BY DEED DATED JANUARY 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, LIBER 24644 AT FOLIO 073. ALL MONUMENTS ARE IN PLACE AND BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND.

Donald A. Mason 6-3-15 DATE
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

"WE, RAYMOND CARIGNAN AND JULIA ORIANI, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 4TH DAY OF JUNE, 2015."

Raymond Carignan 6/4/15 DATE
SIGNATURE OF OWNER
RAYMOND CARIGNAN
Julia Oriani 6/4/15 DATE
SIGNATURE OF OWNER
JULIA ORIANI

Shirley M. Cony 6/4/15 DATE
WITNESS
Shirley M. Cony 6/4/15 DATE
WITNESS

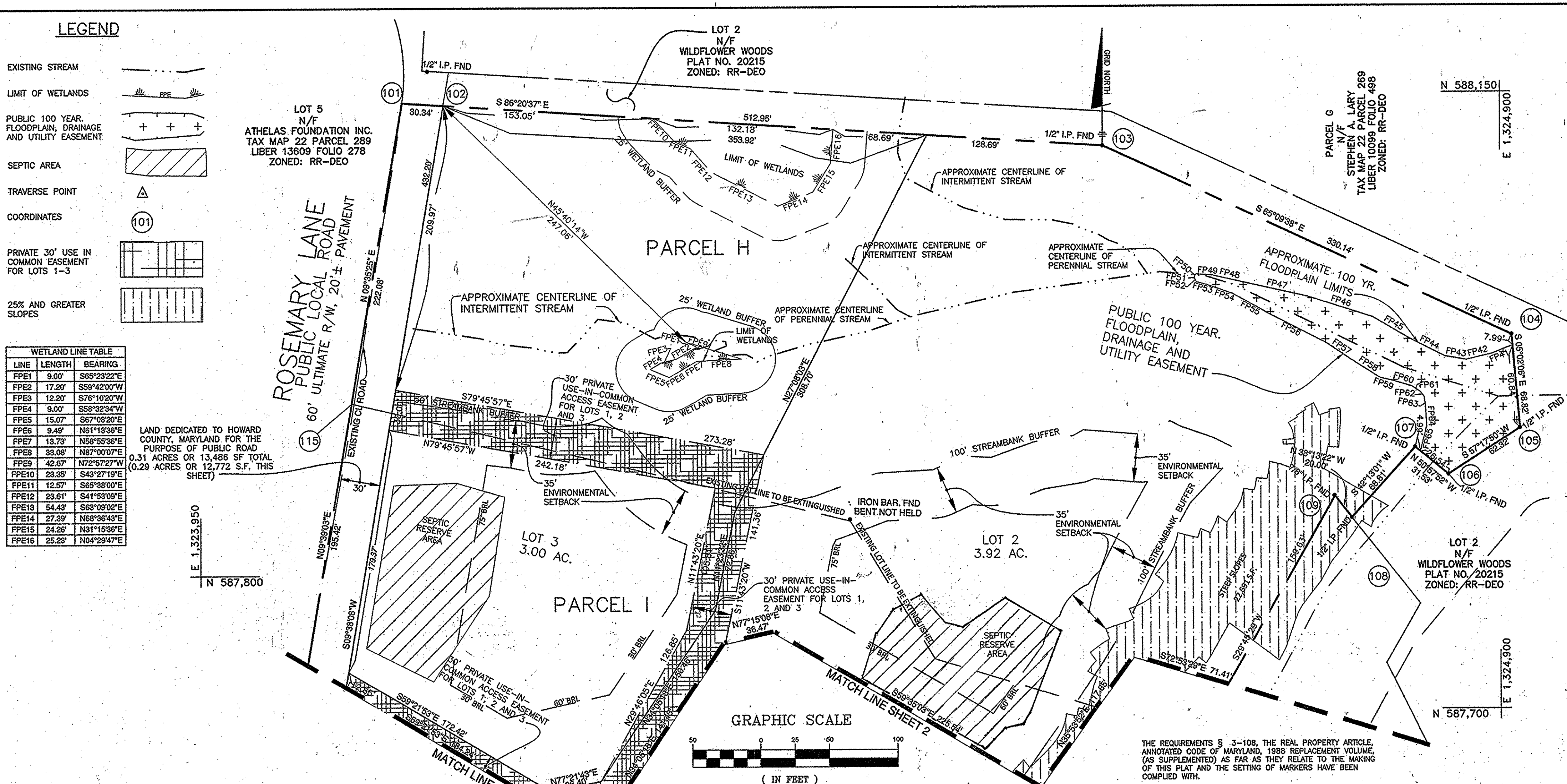
RECORDED AS PLAT 23569
ON 12/18/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

A MINOR SUBDIVISION OF WILDFLOWER WOODS, PARCELS 222 AND 270

WILDFLOWER WOODS II

LOTS 1, 2 AND 3

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 22, GRID No. 5 SCALE: 1" = 50'
PARCELS 222 & 270 DATE: JUNE, 2015
ZONED: RR-DEO SHEET: 3 OF 3



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
FP41	16.16'	S88°15'50"W	FP50	2.32'	S32°44'38"W	FP59	10.02'	S77°07'45"E
FP42	19.51'	S76°39'20"W	FP51	1.54'	S05°11'47"E	FP60	14.10'	S73°10'22"E
FP43	16.09'	N80°19'44"W	FP52	2.90'	S35°13'33"E	FP61	7.55'	S56°19'08"E
FP44	27.74'	N63°23'58"W	FP53	9.01'	S74°12'08"E	FP62	4.58'	S37°34'39"E
FP45	32.55'	N59°42'35"W	FP54	18.33'	S70°41'29"E	FP63	8.17'	S07°51'21"E
FP46	49.78'	N72°19'18"W	FP55	32.70'	S61°17'53"E	FP64	13.83'	S02°53'33"E
FP47	46.37'	N77°18'25"W	FP56	45.24'	S62°48'52"E	FP65	18.75'	S14°02'58"W
FP48	24.72'	N77°00'31"W	FP57	22.22'	S55°58'36"E			
FP49	12.19'	N85°47'14"W	FP58	24.17'	S57°34'53"E			

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 A. Mason 6-3-15 DATE
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351
Raymond Carignan 6/4/15 DATE
RAYMOND CARIGNAN, OWNER
Julia Oriani 6/4/15 DATE
JULIA ORIANI, OWNER

OWNER:
RAYMOND CARIGNAN
3285 ROSEMARY LANE
WEST FRIENDSHIP, MD 21794
410-552-6210
ENGINEER:
BENCHMARK ENGINEERING, INC.
SUITE 315
8480 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21043
410-465-6105