

GENERAL NOTES

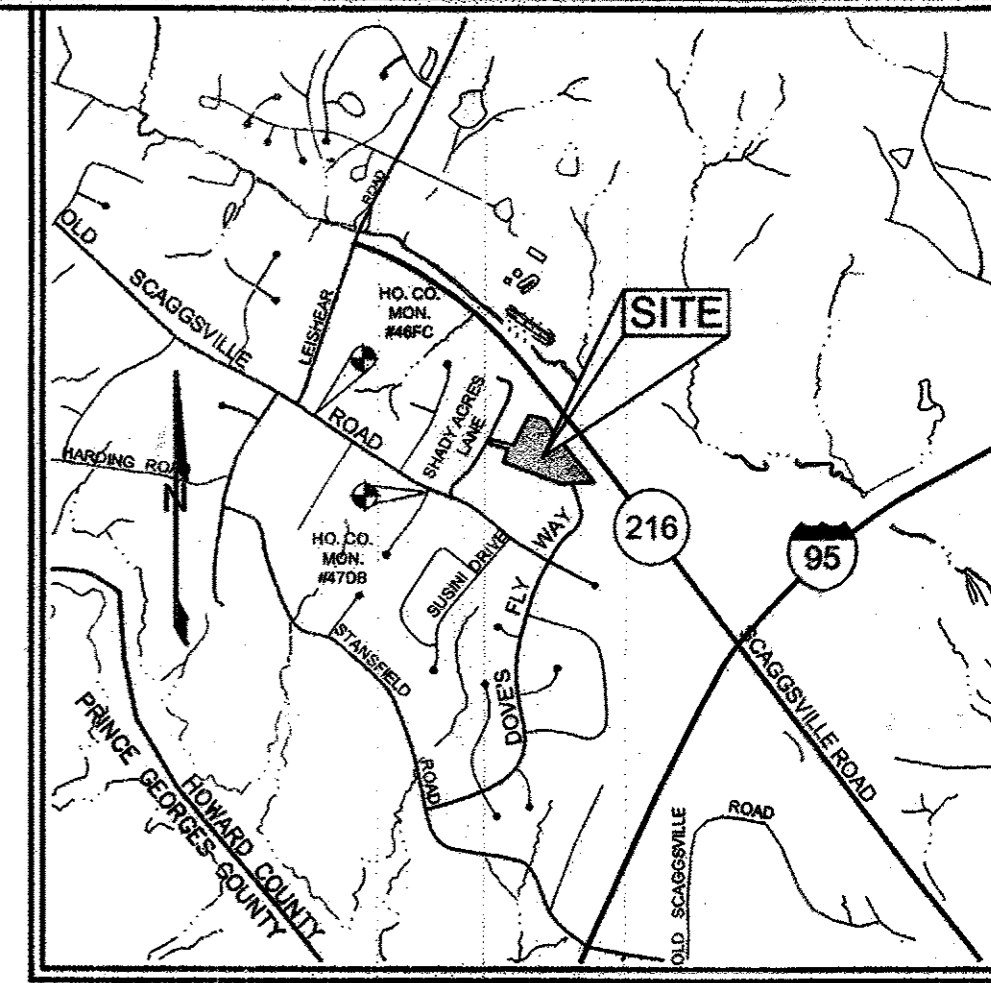
- SUBJECT PROPERTY ZONED R-20 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. PER SECTION 108.0.G.3 THIS PROJECT WILL BE DEVELOPED UTILIZING THE R-ED REGULATIONS.
- PROPERTY ADDRESS: 8600 DOVES FLY WAY, LAUREL, MD 20723
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC IN APRIL 2014.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC IN APRIL 2014 AND UPDATED AUGUST 2016.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 46FC AND 47DB WERE USED FOR THIS PROJECT.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
- A WETLAND INVESTIGATION FOR THIS PROPERTY WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC DATED JANUARY 13, 2014. THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS LOCATED ON THIS SITE.
- THERE ARE NO FLOODPLAINS, HISTORIC RESOURCES, CEMETERIES OR CONTIGUOUS SLOPES OF 25% OR GREATER WITHIN THE PROJECT BOUNDARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 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, UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- THIS PROJECT IS REQUIRED TO PROVIDE MODERATE INCOME HOUSING UNITS (MIHU) PER SECTION 13.402 OF THE HOWARD COUNTY CODE. PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
- THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE 1.74 ACRES OF RETENTION AND 0.44 ACRES OF PLANTING. THIS PLANTING WILL BE PERFORMED ONSITE AND A SURETY OF \$9,583.00 (\$0.50/SQ.FT.) IS REQUIRED FOR THE ONSITE REFORESTATION. NO SURETY IS REQUIRED FOR THE FOREST RETENTION AREA.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$10,000 FOR THE REQUIRED LANDSCAPING (25 SHADE TREES AND 1 EVERGREEN).
- THE PROJECT IS IN CONFORMANCE WITH THE CURRENT HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PER SECTION 108.0.G.2 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THIS PROJECT IS ABLE TO BE DEVELOPED AS A RECEIVING PARCEL UNDER THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION AT A BONUS OF UP TO 10% MORE DWELLING UNITS THAN WOULD BE ACHIEVABLE BASED ON NET DENSITY IN THE R-ED DISTRICT.
 - BASE DENSITY: 8.28 ACRES x 2 = 16 LOTS
 - BONUS DENSITY: 16 LOTS x 10% = 1 LOT
 - TOTAL DENSITY: 16 LOTS + 1 LOT = 17 LOTS
- ONE DENSITY UNIT WILL BE IMPORTED FROM BELMONT MANOR.
- COMMUNITY INPUT MEETINGS HAVE BEEN HELD ON APRIL 10, 2014 AND AUGUST 26, 2014.
- EXISTING WELLS ON SITE TO BE PROPERLY ABANDONED AS PER HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS.
- A TRAFFIC STUDY WAS PREPARED BY MARS GROUP IN APRIL 2014.
- CONSTRUCTION MATERIALS SHALL BE PROVIDED FOR LOTS 1, 2, 3, 7, AND 17 TO ENSURE THE QUALITY OF THE INDOOR NOISE LEVEL TO NOT TO EXCEED 46 DBA. PRE-CONSTRUCTION INDOOR-TO-OUTDOOR STC BUILDING ELEMENT RATINGS WILL BE IDENTIFIED AND VERIFIED IN A POST-CONSTRUCTION SOUND INSULATION TEST REPORT. ~~NOV 2015~~ **NOV 2015**
- THE ADMINISTRATIVE ADJUSTMENT PETITION AA-15-002 TO REDUCE THE REQUIRED SETBACK FROM THE PROPERTY LINE ON THE SOUTHERN SIDE OF THE PARCEL FROM 75 FEET TO 60 FEET TO PRESERVE FORESTED AND OPEN SPACE AREAS WAS GRANTED ON APRIL 20, 2015, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
 - THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE SINGLE FAMILY DETACHED DWELLINGS SHOWN ON PROPOSED LOTS 5, 11, AND 12, AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
 - THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNERS' PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.
- PER SECTION 108.0.G.3. OF THE HOWARD COUNTY ZONING REGULATIONS, THIS PROJECT IS DEVELOPED PURSUANT TO THE R-ED ZONING REQUIREMENTS. THIS PLAN WAS PRESENTED TO THE HOWARD COUNTY PLANNING BOARD AS PB CASE #410 AND RECEIVED APPROVAL APRIL 16, 2015, SUBJECT TO THE FOLLOWING CONDITIONS:
 - ALL REMAINING DRAFTING COMMENTS IN PROJECTDOX MARKUPS ARE ADDRESSED.
 - IF APPROVED, THAT THE APPLICANT SHALL UTILIZE THE SETBACK REDUCTION FROM 75' TO 60' ON THE SOUTHWEST SIDE OF THE PROPERTY AS PROPOSED IN AA-15-002 TO MAXIMIZE THE AMOUNT OF EXISTING FOREST TO BE RETAINED ON THE NORTHEAST SIDE OF THE PROPERTY.
 - THE APPLICANT SHALL INCORPORATE A MORE AGGRESSIVE PLAN TO ADDRESS RUN-OFF AND SEDIMENT EROSION CONTROL DURING CONSTRUCTION.
 - THE APPLICANT SHOULD WORK WITH THE DEPARTMENT OF PLANNING AND ZONING AND DEPARTMENT OF PUBLIC WORKS TO DESIGN STORMWATER MANAGEMENT FOR HIGHER INTENSITY STORM CLASSIFICATION.
- DRIVEWAYS SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN) GEOMETRY-MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS STRUCTURE (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
46FC	535145.93	1346954.79	403.70	20.5' SE OF G&E POLE #840720, 175' SE OF Q OF MAC DRIVE
47DB	534316.90	1348131.23	398.49	3' SW OF END OF CURB ON FELSVIEW DR., 2,603.7' SE FROM G OF LEISHEAR RD.

AREA TABULATION CHART

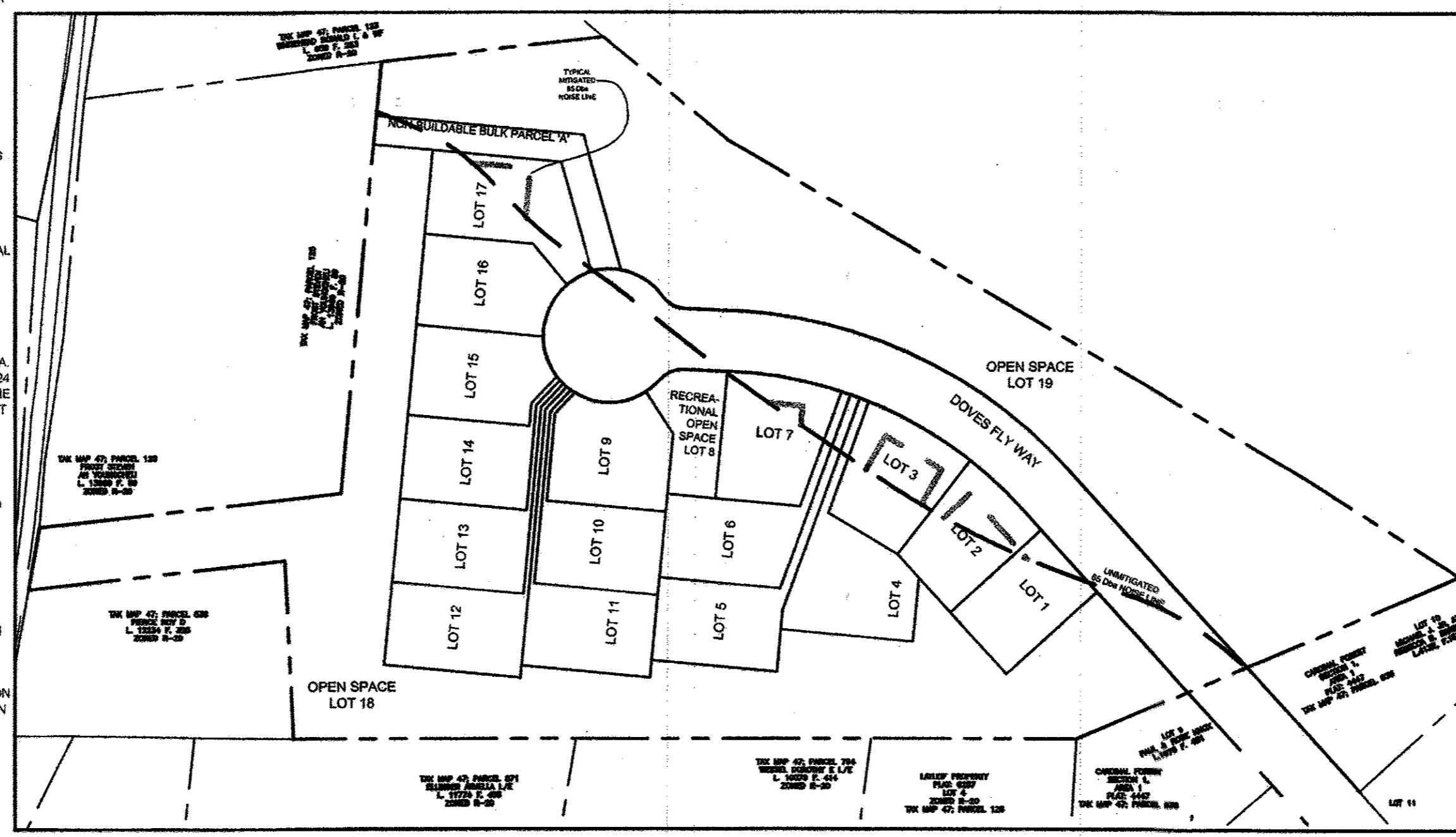
- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 16
 - B. NON-BUILDABLE: 1
 - C. OPEN SPACE: 2
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 2.9686 AC
 - B. NON-BUILDABLE: 0.1472 AC
 - C. OPEN SPACE: 4.2921 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
- RECREATIONAL OPEN SPACE: 4,889 SF
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.8546 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 8.2834 AC



HOWARD COUNTY, MARYLAND ADC MAP 32 GRID F5

VICINITY MAP

SCALE: 1"=2000'



PLAN VIEW

SCALE: 1"=100'

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.

Michael D. Adcock 9-1-17
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Robert Corbett 9-1-17
ROBERT CORBETT, VICE PRESIDENT DATE
WILLIAMSBURG GROUP, LLC

DENSITY EXCHANGE CHART

DESCRIPTION	TOTAL SITE
RECEIVING PARCEL	DOVES FLY, F-17-008
INFORMATION	T.M. 47, GRID 7, PARCEL 126
GROSS AREA	8.28 ACRES
AREA OF STEEP SLOPES	-
AREA OF FLOODPLAIN	-
NET TRACT AREA	8.28 ACRES
ALLOWED BASE DENSITY	16 UNITS (8.28 x 2 = 16 UNITS)
NPDEO BONUS	16 UNITS x 10% = 1 UNIT
TOTAL NUMBER OF DENSITY	1 UNIT
RIGHTS REQUIRED TO BE TRANSFERRED	(ALLOWED UNITS) (PROPOSED UNITS) (16 UNITS) (17 UNITS)
SENDING PARCEL	BELMONT PROPERTY, TAX MAP 32
INFORMATION	PARCEL NO. 2, F-16-010 (S1)

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

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

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 EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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 SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

DEVELOPER

WILLIAMSBURG GROUP LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MARYLAND 21045
410.997.8800

OWNER

WILLIAMSBURG GROUP, LLC
5485 HARPERS FARM ROAD SUITE 200
COLUMBIA, MARYLAND 21044
410.997.8800

Adcock & Associates - LLC

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.323.7682 Fax: 443.325.7685
Email: info@saaland.com

RECORDED AS PLAT NUMBER 244413
ON 11/22/17 IN THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

William J. Morrison 11/7/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert Corbett 11-8-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

William J. Morrison 11-16-17
DIRECTOR DATE

DEDICATION FOR CORPORATIONS

WE, WILLIAMSBURG GROUP, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER 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: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE 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; (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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 1 DAY OF Sept, 2017.

Robert Corbett 9-1-17
ROBERT CORBETT, VICE PRESIDENT DATE
WILLIAMSBURG GROUP, LLC

William J. Morrison 9-1-17
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS SUBDIVISION OF ALL THE LANDS CONVEYED BY DIANA L. ERICKSEN, SUCCESSOR TRUSTEE OF THE JACK AND BETTY CLARK LIVING TRUST AND DIANA L. ERICKSEN, SUCCESSOR TRUSTEE OF THE JACK AND BETTY CLARK MARITAL TRUST AND DIANA L. ERICKSEN, SUCCESSOR TRUSTEE OF THE JACK AND BETTY CLARK FAMILY TRUST BY DEED DATED APRIL 13, 2017 TO WILLIAMSBURG GROUP, LLC AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN BOOK 1738 AT PAGE 345, 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, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 9, SUBTITLE 06, CHAPTER 06, REGULATION 12.

Michael D. Adcock 9-1-17
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019

SUBDIVISION PLAT

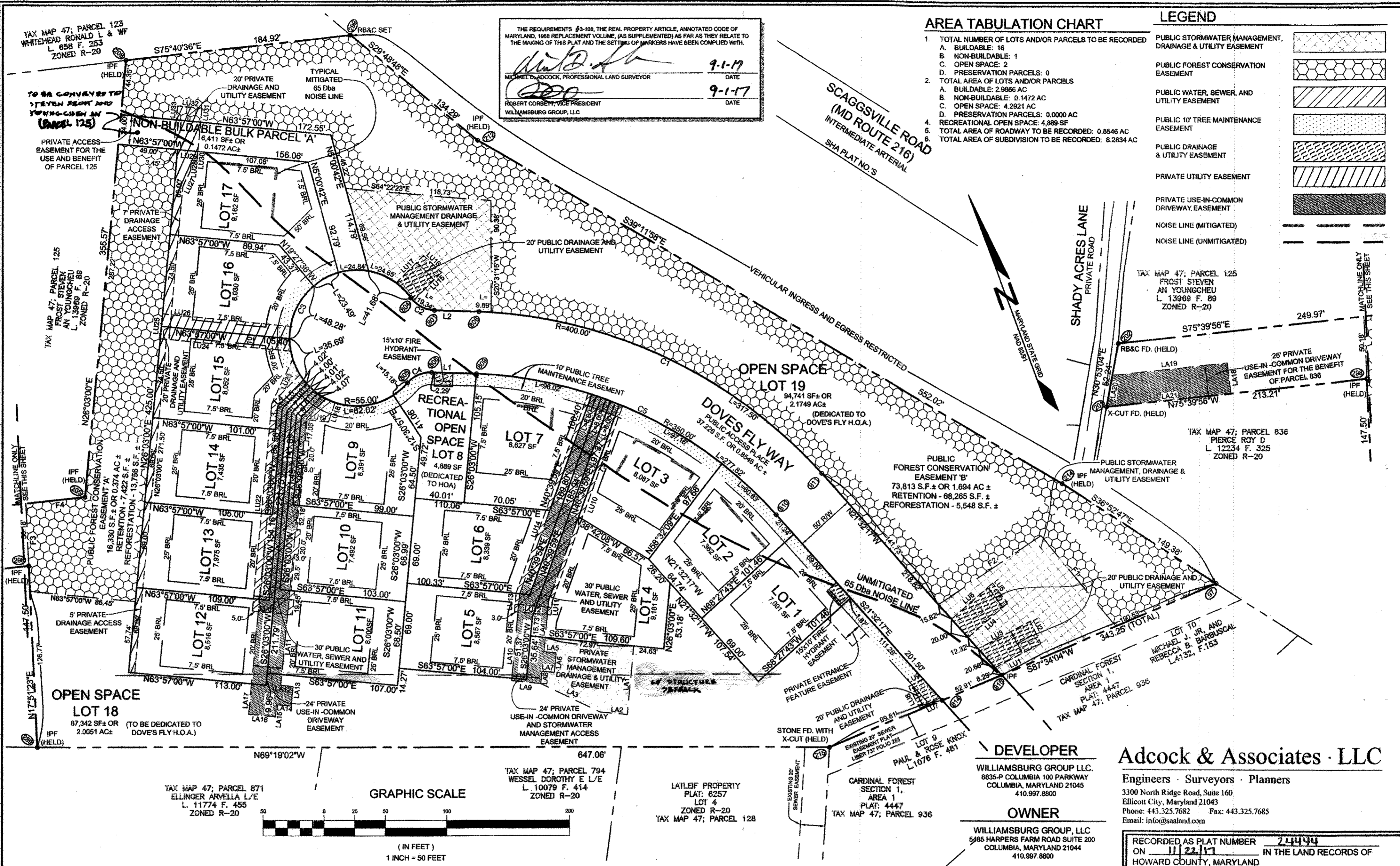
DOVES FLY

LOTS 1 - 7 & LOTS 9 - 17 &
OPEN SPACES LOTS 8, 18, & 19 &
NON BUILDABLE BULK PARCEL A

TAX MAP 47, GRID 7, PARCEL 126
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: R-20

PREVIOUS DPZ NO.S: #142-W; #529-S; #850-D; ECP-14-064;
WP-15-029; PB-410; 24-4874-D, SP-15-004, AA-15-002

SCALE: AS SHOWN
DATE: SEPTEMBER 1, 2017 SHEET 1 OF 3 DRAWN BY: AEM/UT



THE REQUIREMENTS §3-106, 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.

Michael D. Adcock 9-1-17 DATE
 MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR
Robert Corbett 9-1-17 DATE
 ROBERT CORBETT, VICE PRESIDENT
 WILLIAMSBURG GROUP, LLC

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
 - A. BUILDABLE: 16
 - B. NON-BUILDABLE: 1
 - C. OPEN SPACE: 2
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS:
 - A. BUILDABLE: 2.9866 AC
 - B. NON-BUILDABLE: 0.1472 AC
 - C. OPEN SPACE: 4.2921 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF RECREATIONAL OPEN SPACE: 4,889 SF
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.8546 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 8.2834 AC

LEGEND

- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT
- PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE UTILITY EASEMENT
- PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
- NOISE LINE (MITIGATED)
- NOISE LINE (UNMITIGATED)

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DEVELOPER
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 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
 410.997.8800

OWNER
 WILLIAMSBURG GROUP, LLC
 5485 HARPERS FARM ROAD SUITE 200
 COLUMBIA, MARYLAND 21044
 410.997.8800

TAX MAP 47; PARCEL 871
 ELLINGER ARVELLA L/E
 L. 11774 F. 455
 ZONED R-20

GRAPHIC SCALE

(IN FEET)
 1 INCH = 50 FEET

TAX MAP 47; PARCEL 794
 WESSELL DOROTHY E L/E
 L. 10079 F. 414
 ZONED R-20

LATLEIF PROPERTY
 PLAT: 6257
 LOT 4
 ZONED R-20
 TAX MAP 47; PARCEL 128

DEVELOPER
 WILLIAMSBURG GROUP LLC.
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
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 5485 HARPERS FARM ROAD SUITE 200
 COLUMBIA, MARYLAND 21044
 410.997.8800

HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
Maureen Bestman 11/7/2017
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Robert Corbett 11-8-17 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Michael D. Adcock 11-16-17 DATE
 DIRECTOR

DEDICATION FOR CORPORATIONS

WE, WILLIAMSBURG GROUP, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER 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: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD 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 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; (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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 1 DAY OF SEPT, 2017.

Robert Corbett 9-1-17 DATE
 ROBERT CORBETT, VICE PRESIDENT
 WILLIAMSBURG GROUP, LLC

William E. Macken 9-1-17 DATE
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND ACCORDING TO THE RECORDS OF THE DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY, MARYLAND, AND THAT I AM A PROFESSIONAL LAND SURVEYOR IN GOOD STANDING WITH THE BOARD OF SURVEYORS AND LAND SURVEYORS OF MARYLAND, AND THAT I WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK HEREON, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 8, SUBTITLE 13, CHAPTER 06, REGULATION 12.

Michael D. Adcock 9-1-17 DATE
 MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019

RECORDED AS PLAT NUMBER 24494
 ON 11/22/17 IN THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

SUBDIVISION PLAT
DOVES FLY
 LOTS 1 - 7 & LOTS 9 - 17 &
 OPEN SPACES LOTS 8, 18, & 19 &
 NON BUILDABLE BULK PARCEL A
 TAX MAP 47, GRID 7, PARCEL 126
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: R-20

PREVIOUS DPZ NO.S: #142-W; #529-S; #850-D; ECP-14-064;
 WP-15-029; PB-410; 24-4874-D; SP-15-004, AA-15-002

SCALE: AS SHOWN
 DATE: SEPTEMBER 1, 2017 SHEET 2 OF 3 DRAWN BY: AEM/JT

COMP. 15-100
 JOB NO. 16-028

UTILITY LINE TABLE		
LABEL	DIRECTION	DISTANCE
LU1	N82°56'01"E	42.26'
LU2	N05°25'23"W	20.01'
LU3	S82°56'01"W	47.99'
LU4	N69°42'14"E	42.72'
LU5	N16°35'30"W	20.04'
LU6	S69°42'14"W	44.45'
LU7	S82°55'59"W	18.57'
LU8	N07°04'01"W	20.00'
LU9	N82°55'59"E	13.41'
LU10	S40°39'59"W	168.38'
LU11	S26°03'00"W	11.20'
LU12	N63°57'00"W	30.00'
LU13	N26°03'00"E	15.05'
LU14	N40°39'59"E	172.23'
LU15	N66°05'23"E	32.17'
LU16	N26°00'55"W	20.01'
LU17	S66°05'23"W	31.38'
LU18	N39°18'42"E	16.78'
LU19	S63°57'00"E	17.65'
LU20	N26°03'00"E	158.19'
LU21	S63°57'00"E	30.00'
LU22	S26°03'00"W	168.72'
LU23	S45°48'13"W	40.08'
LU24	N63°57'00"W	107.37'
LU25	N26°03'00"E	20.00'
LU26	S63°57'00"E	106.32'
LU27	S47°18'41"W	13.23'
LU28	S26°03'00"W	8.50'
LU29	N63°57'00"W	4.55'
LU30	S26°03'00"W	7.50'
LU31	N26°03'00"E	35.44'
LU32	N63°57'00"W	20.00'
LU33	S26°03'00"W	35.44'

ROW LINE TABLE		
LINE #	LENGHT	DIRECTION
L1	36.25	S67° 00' 59"E
L2	36.25	N67° 00' 59"W

ROW CURVE TABLE					
CURVE #	LENGHT	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGHT
C1	317.50	400.00	45°28'46"	N44° 16' 37"W	309.23
C2	22.39	25.00	51°19'04"	N41° 21' 27"W	21.65
C3	271.31	55.00	28°38'06"	S22° 59' 01"W	50.00
C4	22.39	25.00	51°19'04"	N67° 19' 29"E	21.65
C5	277.81	350.00	45°28'46"	S44° 16' 38"E	270.58

FOREST CONSERVATION LINE TABLE		
LABEL	DIRECTION	DISTANCE
F1	S19°29'52"E	95.55'
F2	N76°57'05"E	100.43'
F3	N17°51'23"E	70.91'
F4	S75°39'56"E	48.56'

ACCESS EASEMENT LINE TABLE		
LABEL	DIRECTION	DISTANCE
LA4	S26°03'00"W	30.09'
LA5	S63°57'00"E	10.00'
LA6	S26°03'00"W	16.00'
LA7	N63°57'00"W	10.00'
LA8	S26°03'00"W	10.00'
LA9	N63°57'00"W	24.00'
LA10	N26°03'00"E	56.09'
LA11	S26°03'00"W	57.85'
LA12	S63°57'00"E	10.00'
LA13	S26°03'00"W	16.00'
LA14	N63°57'00"W	12.00'
LA15	N26°03'00"E	10.00'
LA16	S63°57'00"E	22.00'
LA17	S26°03'00"W	83.85'
LA18	S14°20'04"W	25.00'
LA19	S75°39'56"E	94.53'
LA20	N30°53'04"E	26.08'
LA21	N75°39'56"W	101.96'

U.S. EQUIVALENT COORDINATE TABLE					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
97	534,427.4625	1,349,871.8878	205	534,817.5651	1,349,031.2592
215	534,412.8959	1,349,528.9493	208	535,137.0096	1,349,167.4071
289	534,641.4329	1,348,923.5929	299	535,091.2610	1,349,366.5827
298	534,781.8304	1,348,968.8220	212	534,974.7429	1,349,433.3496
201	534,834.6159	1,348,762.2534	214	534,546.9532	1,349,782.2378
202	534,879.4526	1,348,789.0712	804	534,874.7249	1,349,337.6387
814	534,417.1314	1,349,628.6671	801	534,858.4739	1,349,351.9445
810	534,604.5616	1,349,554.6926	808	534,844.3204	1,349,385.3147
809	534,798.2895	1,349,365.7914	811	534,622.9167	1,349,801.1991
806	534,812.4431	1,349,332.4211	815	534,419.3769	1,349,661.6294
805	534,811.4325	1,349,310.7940	-	-	-

LOT LINE TABLE		
LABEL	DIRECTION	DISTANCE
L3	S26°03'00"W	18.96'
L4	S64°42'24"W	30.23'
L5	S64°42'24"W	28.38'
L6	S64°42'24"W	26.83'
L7	S64°42'24"W	25.58'
L8	S64°42'24"W	24.63'
L9	S64°42'24"W	23.96'

GENERAL NOTES (CONTINUED)

- ON APRIL 18, 2015 A RECONSIDERATION REQUEST OF WP-15-029 TO WAIVE SECTION 16.1206(a)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH OUTLINES THE FOREST RETENTION PRIORITIES WHEN ADHERING TO THE FOREST CONSERVATION ACT, ALLOWING REMOVAL OF UP TO TWO (2) SPECIMEN TREES OR TREES THIRTY (30) INCHES IN DIAMETER OR LARGER, WHICH IS AN ON-SITE FOREST RETENTION PRIORITY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - REMOVAL OF SPECIMEN TREE ST#7 WILL REQUIRE MITIGATION WITH THE PLANTING OF TWO (2) NEW NATIVE SHADE TREES, PREFERABLY OF THE SAME SPECIES (QUERCUS VELUTINA OR SIMILAR). SURETY OF THESE SHADE TREES SHALL BE INCORPORATED INTO THE LANDSCAPE SURETY AS PART OF THE FINAL PLAN.
 - IF AA-15-002 IS APPROVED, THE DEVELOPER SHALL MAKE EVERY EFFORT TO PRESERVE ST#9. THE DEVELOPER IS FURTHER ENCOURAGED TO INVESTIGATE ANY POSSIBLE ADDITIONAL SAFEGUARDS TO LIMIT THE IMPACTS TO ST#9.
 - IF SPECIMEN TREE ST#9 IS REMOVED, OR IF THE TREE IS LOST DUE TO CONSTRUCTION IMPACTS PRIOR TO THE FINAL RELEASE OF SURETY FOR FOREST CONSERVATION, MITIGATION PLANTING OF TWO (2) ADDITIONAL NEW NATIVE SHADE TREES, PREFERABLY OF THE SAME SPECIES (QUERCUS RUBRA OR SIMILAR), WILL BE REQUIRED. THE MITIGATION MAY BE COMPLETED WITH THE FINAL WHICH TIME A REDLINE REVISION TO THE FOREST AND LANDSCAPE PLANS MAY BE COMPLETED.
 - PLEASE ADD A PROMINENT NOTE TO THE PRELIMINARY AND FINAL FOREST CONSERVATION PLAN NEAR THE RETENTION AND PLANTING REQUIREMENTS THAT REPORTS ON ALL INITIAL 2 YEAR MAINTENANCE INSPECTIONS AND FINAL FOREST CONSERVATION INSPECTIONS MUST NOTE THE EXISTENCE AND CONDITION OF SPECIMEN TREE ST#9. LOSS OF THE TREE WITHOUT MITIGATION PER CONDITION #2 WOULD DELAY THE RELEASE OF THE FOREST CONSERVATION SURETY.
 - BE ADVISED THAT THIS WAIVER PETITION IS ONLY FOR THE TWO (2) SPECIMEN TREES NOTED ON THE PLAN, ST#7 AND ST#9. ALL APPROVAL PRELIMINARY AND FINAL CONSERVATION PLANS MUST HAVE THE SPECIMEN TREE TABLE CORRECTED TO NOTE THAT ST#6, A 30" CHESTNUT OAK IN GOOD CONDITION, WILL REMAIN (SEE SPECIMEN TREE TABLE ALTERNATIVE LAYOUT PLAN).
 - THE WAIVER PETITION NUMBER, THE SECTIONS BEING WAIVER, AND THE DATE AND CONDITIONS OF APPROVAL SHALL BE ADDED TO THE PLAT AND SUPPLEMENTAL PLAN AS A GENERAL NOTE. ADD A REFERENCE TO THIS NOTE ON THE PRELIMINARY AND FINAL FOREST CONSERVATION PLANS.
- FLAG AND 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.
- 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 SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- FOR ALL EXISTING STRUCTURES THAT ARE TO BE DEMOLISHED, DEMOLITION WILL OCCUR IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS, PRIOR TO PLAT RECORDATION.
- A NOISE STUDY HAS BEEN PREPARED BY MARS GROUP INC IN NOVEMBER 2, 2013 AND 17 FALL WITHIN THE 65 DBA THRESHOLD. CONSTRUCTION MATERIALS SHALL BE PROVIDED TO ENSURE THE QUALITY OF THE INDOOR NOISE LEVEL WILL NOT EXCEED 45 DBA. PRE-CONSTRUCTION INDOOR-TO-OUTDOOR STC BUILDING ELEMENT RATING WILL BE IDENTIFIED AND VERIFIED IN A POST-CONSTRUCTION SOUND INSULATION TEST REPORT.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD (0.8546 ACRES)
- DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE HOME OWNERS ASSOCIATION ARE RECORDED SIMULTANEOUSLY WITH THIS PLAT. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE TWO (2) BIORETENTION AREAS AND THE ONE (1) MICRO BIORETENTION AREA.
- THIS SITE IS DEVELOPED USING THE CURRENT MARYLAND DEPARTMENT OF THE ENVIRONMENT AND HOWARD COUNTY STORMWATER MANAGEMENT REGULATIONS. THE ON LOT STORMWATER MANAGEMENT DEVICES SHALL BE SUBJECT TO THE RESTRICTIONS AND REQUIREMENTS OF THE RECORDED DECLARATION OF COVENANTS.
- THE 75' SETBACK WHICH IS NORMALLY REQUIRED PER SECTION 108.0.3.b OF THE ZONING REGULATIONS HAS BEEN ADJUSTED TO 60' WITH THE APPROVAL OF THE ADMINISTRATIVE ADJUSTMENT AA-15-002.
- OPEN SPACE DEDICATION:
THE OPEN SPACE SHOWN HEREON IS HEREBY 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.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 12-6-16, INCORPORATION NO. 01764803.

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 9-1-17
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Robert Corbett 9-1-17
ROBERT CORBETT, VICE PRESIDENT DATE
WILLIAMSBURG GROUP, LLC

DEVELOPER
WILLIAMSBURG GROUP LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MARYLAND 21045
410.997.8800

OWNER
WILLIAMSBURG GROUP, LLC
5485 HARRERS FARM ROAD SUITE 200
COLUMBIA, MARYLAND 21044
410.997.8800

Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

RECORDED AS PLAT NUMBER 24445
ON 11/22/17 IN THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
Maureen Roseman 11/7/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Robert Corbett 11-8-17
CHIEF, DEVELOPMENT DATE
ENGINEERING DIVISION
Robert Corbett 11-16-17
DIRECTOR DATE

DEDICATION FOR CORPORATIONS

WE, WILLIAMSBURG GROUP, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER 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: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD 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 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; (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 ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 1 DAY OF SEPT, 2017.

Robert Corbett 9-1-17
ROBERT CORBETT, VICE PRESIDENT DATE
WILLIAMSBURG GROUP, LLC
William J. Macken 9-1-17
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND ACCURATE AND THAT I AM A LICENSED SURVEYOR OF THE STATE OF MARYLAND. I HAVE REVIEWED THE RECORDS OF THE DEPARTMENT OF PLANNING AND ZONING AND THE RECORDS OF THE DEPARTMENT OF ASSESSMENTS AND TAXATION AND HAVE FOUND THAT THE PLAT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 17, SUBTITLE 13, CHAPTER 06, REGULATION 17.

Michael D. Adcock 9-1-17
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019

SUBDIVISION PLAT

DOVES FLY

LOTS 1 - 7 & LOTS 9 - 17 &
OPEN SPACES LOTS 8, 18, & 19 &
NON BUILDABLE BULK PARCEL A

TAX MAP 47, GRID 7, PARCEL 126
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: R-20

PREVIOUS DPZ NO.S: #142-W; #529-S; #850-D; ECP-14-064;
WP-15-029; PB-410; 24-4874-D, SP-15-004, AA-15-002

SCALE: AS SHOWN
DATE: SEPTEMBER 1, 2017 SHEET 3 OF 3 DRAWN BY: AEM/JT