

COORDINATE CHART

NO.	NORTH	EAST
1	570,112.1510	1,319,838.7436
2	570,333.4040	1,319,758.6464
3	570,694.2355	1,319,710.2814
4	570,692.3982	1,319,997.2502
5	570,652.2052	1,319,997.2502
6	570,652.2052	1,320,009.2502
7	570,237.2940	1,320,009.2502
8	570,099.3111	1,319,998.7244
9	570,741.8914	1,320,120.9813
10	570,660.6934	1,320,071.2502
11	570,691.9244	1,320,071.2502
12	570,691.9244	1,320,053.0787
13	570,811.2468	1,320,057.9537
14	570,905.3993	1,320,073.6112
15	571,146.6521	1,320,159.9534
16	571,209.3662	1,320,169.8211
17	571,097.4686	1,320,635.0799
18	570,997.6821	1,321,298.6529
19	570,776.9672	1,321,265.4623
20	570,766.1009	1,321,585.0725
21	570,456.3209	1,321,538.7576
22	570,647.7719	1,320,602.2138
100	570,693.1830	1,319,874.6680

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNER

ROBERT B. WILLIAMS
 JOANNA K. BENEDICT
 BARBARA B. CUSACK
 WILLIAM I. SLADE, JR.
 C/O MILDENBERG, BOENDER & ASSOC.
 7350-B GRACE DRIVE
 COLUMBIA, MARYLAND 21044
 (410)997-0296

ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane 12/15/17
 GARY E. LANE, SURVEYOR DATE

Robert B. Williams 12/30/17
 ROBERT B. WILLIAMS, OWNER DATE

Joanna K. Benedict 12/30/17
 JOANNA K. BENEDICT, OWNER DATE

Barbara B. Cusack 12/30/17
 BARBARA B. CUSACK, OWNER DATE

William I. Slade, Jr. 12/30/17
 WILLIAM I. SLADE, JR. OWNER DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF NON-BUILDABLE BULK PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	2
TOTAL NUMBER OF LOTS & PARCELS	5
AREA OF BUILDABLE LOTS	2.25AC±
AREA OF PARCELS	15.76AC±
AREA OF ROAD DEDICATION	0
AREA OF PUBLIC ROADWAY	0
TOTAL AREA TO BE RECORDED	18.01AC±

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

Sharon DeMauro Rossignol 4/10/2018
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Hedden 4/17/18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Shelton 4-19-18
 DIRECTOR DATE

31. THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-17-089, WHICH WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON APRIL 11, 2017. THIS WAIVER IS TO SECTION 16.1205(a)(7) TO ALLOW REMOVAL OF SEVEN (7) SPECIMEN TREES 30" OR GREATER IN DIAMETER. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- REMOVAL OF THE SEVEN (7) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER TREES (AT LEAST THREE (3) INCHES DBH) FOR EACH SPECIMEN TREE REMOVED (FOURTEEN TREES TOTAL). THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED PERIMETER LANDSCAPING FOR THIS PROJECT. WITH THE FINAL PLAN/SUPPLEMENTAL PLAN FOR THIS PROPERTY, YOU MUST INCLUDE PLAN SHEETS THAT SHOW HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE FOREST CONSERVATION/LANDSCAPE MITIGATION.
 - PROPOSED NON-BUILDABLE PRESERVATION PARCEL "J" WILL BE DEDICATED TO THE GREENBERRY HOMEOWNERS ASSOCIATION INC. IT ADJOINS EXISTING PRESERVATION PARCEL "B" WHICH IS ALSO OWNED BY GREENBERRY HOMEOWNERS ASSOCIATION INC. IT WAS DETERMINED BY DPZ ON MAY 30, 2017 THAT NO PUBLIC ROAD FRONTAGE IS REQUIRED FOR PRESERVATION PARCEL "J".

- THE DESIGN OF THIS CLUSTER SUBDIVISION REFLECTS THE INTENDED USE OF THE PROPOSED PRESERVATION AREAS (PARCELS 'I' AND 'J' - ENVIRONMENTAL / FORESTATION). THE PRESERVATION PARCELS, AS DESIGNED, WILL FUNCTION FOR THEIR INTENDED USE AND THE CLUSTER LOT ARRANGEMENT WILL MINIMIZE ADVERSE IMPACTS TO ADJACENT PRESERVATION PARCELS (FOREST CONSERVATION AND FARMING). THE CONFIGURATION OF THE PRESERVATION PARCELS WILL SERVE TO PROHIBIT IMPACTS TO THE ENVIRONMENTALLY SENSITIVE AREAS OF THE SITE (FLOODPLAIN AND WETLANDS) IN THE NORTHERN PORTION OF THE SITE.
- THE CLUSTER SUBDIVISION HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 105.0.G OF THE 10/6/13 HOWARD COUNTY ZONING REGULATIONS. THE PRESERVATION PARCELS ARE CREATED WITH AN APPROPRIATE AREA TO ENSURE THAT THE OVERALL DENSITY OF THE PROJECT DOES NOT EXCEED ONE CLUSTER LOT PER 4.25 ACRES OF GROSS AREA.
- THE 65 DBH CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBH NOISE EXPOSURE. THE 65 DBH NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. DATED NOVEMBER 2016.
- HOA DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D16281596 ON JANUARY 6, 2015 AND WAS AMENDED TO INCORPORATE TWO NEW PRESERVATION PARCELS.
- PER SECTION 4.2.A. OF VOLUME III OF THE HOWARD COUNTY DESIGN MANUAL, AN APFO ROAD TEST IS NOT REQUIRED FOR THIS PROJECT SINCE THE SITE IS LOCATED MORE THAN TWO MILES FROM A MINOR COLLECTOR - MINOR COLLECTOR INTERSECTION.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR FOREST CONSERVATION AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH NON-BUILDABLE PRESERVATION PARCELS I AND J. ALL OR PORTIONS THEREOF FOR ANY AND ALL CONVEYANCES OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN DEDICATED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MD.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- MIHU'S ARE REQUIRED FOR THIS PROJECT. IN ACCORDANCE WITH SECTION 108.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT.

OWNER'S STATEMENT

WE, ROBERT B. WILLIAMS, JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR., THE 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, 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30 DAY OF DECEMBER, 2017.

Robert B. Williams
 ROBERT B. WILLIAMS, OWNER

Joanna K. Benedict
 JOANNA K. BENEDICT, OWNER

Barbara B. Cusack
 BARBARA B. CUSACK, OWNER

William I. Slade, Jr.
 WILLIAM I. SLADE, JR. OWNER

WITNESS

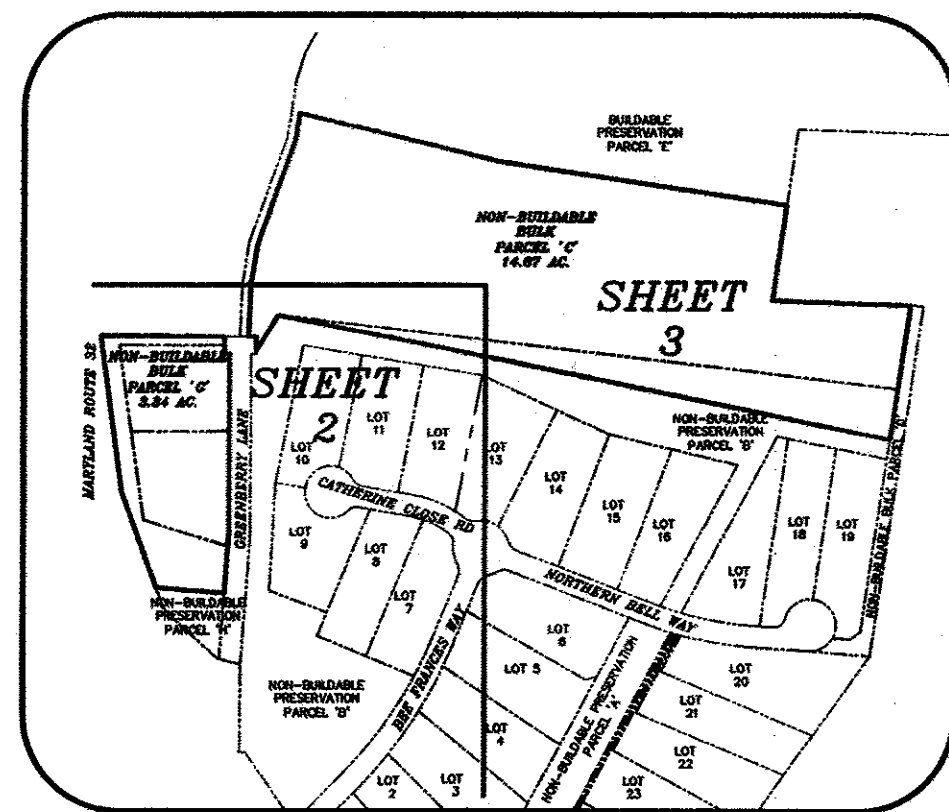
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 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.

Gary E. Lane 12/15/17
 GARY E. LANE, PROP. L.S. 574 DATE
 EXPIRATION: 3/21/19

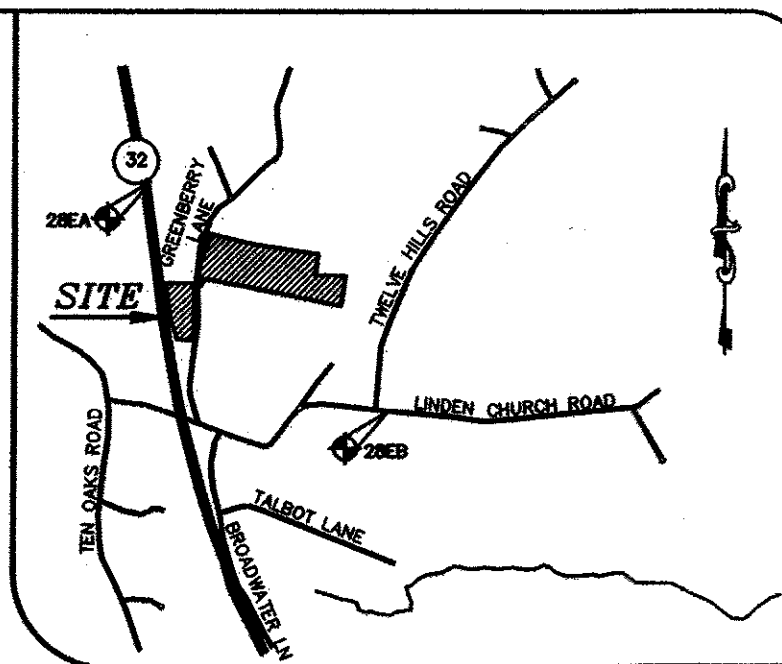
DENSITY TABULATION

OVERALL AREA OF PROPERTY: 133.64AC±
 NUMBER OF LOTS PERMITTED (1/4.25 AC): 31
SECTION 1 (F-14-095)
 NUMBER OF LOTS PROPOSED: 25
 NUMBER OF BUILDABLE PRESERVATION PARCELS: 1
 TOTAL NUMBER OF BUILDABLE LOTS AND PRESERVATION PARCELS: 26
SECTION 2 (F-17-056)
 NUMBER OF LOTS PROPOSED WITH THIS PLAT: 2
TOTALS (SECTIONS 1 & 2)
 TOTAL NUMBER OF BUILDABLE LOTS AND PARCELS (SECTIONS 1 & 2): 28
 NUMBER OF REMAINING LOTS: 3



LOCATION MAP

SCALE: 1"=50'



VICINITY MAP

SCALE: 1"=2000'
 ADC MAP 24 GRID F6

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE OCTOBER 6, 2013 ZONING REGULATIONS
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT NOVEMBER, 2012
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 28EA & 28EB
 STA. No. 28EA N 572,158.9652 E 1,319,400.6816 EL. 485.012
 STA. No. 28EB N 569,357.3657 E 1,322,113.5747 EL. 536.733
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO CEMETERIES OR BURIAL GROUNDS EXISTS ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- WETLANDS AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN MARCH 2016.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE FOREST CONSERVATION (0.30 ACRES OF RETENTION AND 1.50 ACRES REFORESTATION). FINANCIAL SURETY FOR REFORESTATION IN THE AMOUNT OF \$32,670.00 WILL BE PROVIDED WITH THE DEVELOPERS AGREEMENT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN, OR FOREST CONSERVATION EASEMENT AREAS EXCEPT AS SHOWN ON THE APPROVED ROAD CONSTRUCTION PLANS.
- LANDSCAPING FOR LOTS 26 AND 27 IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE 274 LINEAR FEET OF PRIVACY FENCE IN THE AMOUNT OF \$2,740.00 WILL BE POSTED WITH DEVELOPER'S AGREEMENT WITH THIS PLAN.
- THIS AREA DESIGNATES A SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA, AND RECORDATION OF A MODIFIED AREA SHALL NOT BE NECESSARY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (16 FEET MIN. OR WIDER SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- STORMWATER MANAGEMENT IS PROVIDED BY ROOFTOP DISCONNECTIONS (N-1), NON-ROOFTOP DISCONNECTIONS (N-2) AND MICRO-BIORETENTION FACILITY (M-6) IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL. ALL SWM PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- A GROUNDWATER APPROPRIATIONS PERMIT #H020140003(01) WAS ISSUED ON OCTOBER 7, 2014.
- BA-05-046C DENIED 4/20/2006 TO ALLOW AGE-RESTRICTED HOUSING.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON DECEMBER 9, 2015 AT 6:00PM AT THE CLARKSVILLE FIRE STATION.
- ENVIRONMENTAL CONCEPT PLAN, ECP-16-050, FOR THIS SUBDIVISION WAS APPROVED IN SEPTEMBER, 2016.
- PRELIMINARY EQUIVALENT SKETCH PLAN SP-13-010, FOR THIS SUBDIVISION WAS APPROVED ON JANUARY 2, 2014. NO PUBLIC ROADS ARE PROPOSED. THIS PROJECT IS EXEMPT FROM PRELIMINARY PLAN.
- THIS MAJOR SUBDIVISION PLAN IS LOCATED IN THE DESIGNATED TIER II GROWTH AREA OF HOWARD COUNTY PER THE PLAN HOWARD 2030 TIER MAP AND IT WOULD BE SUBJECT TO STATE BILL SB-236; HOWEVER, IT IS CONSIDERED TO BE GRANDFATHERED BECAUSE THE PROPERTY OWNER HAD APPLIED FOR A SOIL PERCOLATION TEST APPLICATION AND HAD SUBMITTED A PERCOLATION TEST PLAN TO THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO JULY 1, 2012.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE NON-BUILDABLE BULK PARCELS 'C' AND 'G' INTO TWO LOTS, TWO NON-BUILDABLE PRESERVATION PARCELS AND ONE NON-BUILDABLE PARCEL.

RECORDED AS PLAT 27614 ON 4/16/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

GREENBERRY SECTION II
 LOTS 26 AND 27, NON-BUILDABLE PRESERVATION PARCELS 'I', AND 'J', AND NON-BUILDABLE BULK PARCEL 'K', A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'C' AND 'G' OF GREENBERRY (PLAT NO. 23455)

TAX MAP 28 FIFTH ELECTION DISTRICT SCALE: 1"=100'
 PARCEL 48 HOWARD COUNTY, MARYLAND DATE: DECEMBER, 2017
 BLOCK 9 EX. ZONING RR-DEO DPZ FILE #: ECP-13-026, SP-13-010
 F-14-095, ECP-16-050, BA-05-046
 F-16-122 SHEET 1 OF 3

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0296 Tel. (410) 997-0298 Fax

LEGEND

	FOREST CONSERVATION EASEMENT (RETENTION)		PROPOSED SEWAGE DISPOSAL AREA
	EXISTING PERMANENT BGE EASEMENT (L. 12341 F. 57)		
	EX. FOREST CONSERVATION EASEMENT (RETENTION) (PLAT # 23453)		
	EX. FOREST CONSERVATION EASEMENT (AFFORESTATION) (PLAT # 23453)		
	EX. WETLANDS		
	EXISTING SEWAGE DISPOSAL AREA		

WETLANDS TABLE

LINE	LENGTH	BEARING
W1	12.56	S08°47'17"E
W2	8.97	N37°27'51"E
W3	12.05	S68°22'56"E
W4	20.37	S43°59'22"E
W5	32.58	S70°48'23"E
W6	31.51	S45°43'45"E
W7	12.69	N72°59'40"W
W8	25.92	S86°16'30"W
W9	26.53	N69°02'55"W
W10	11.71	S53°19'06"W
W11	29.51	N19°54'04"W

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.

Nancy E. Lane 12/15/17
 GARY E. LANE, SURVEYOR DATE

Robert B. Williams 12/30/17
 ROBERT B. WILLIAMS, OWNER DATE

Joanna K. Benedict 12/30/17
 JOANNA K. BENEDICT, OWNER DATE

Barbara B. Cusack 12/30/17
 BARBARA B. CUSACK, OWNER DATE

William I. Slade, Jr. 12/30/17
 WILLIAM I. SLADE, JR. OWNER DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF NON-BUILDABLE BULK PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	2
TOTAL NUMBER OF LOTS & PARCELS	5
AREA OF BUILDABLE LOTS	2.25AC±
AREA OF PARCELS	2.55AC±
AREA OF ROAD DEDICATION	0
AREA OF PUBLIC ROADWAY	0
TOTAL AREA TO BE RECORDED	4.80AC±

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

William J. Manser 4/10/2018
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. Manser 4-17-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

William J. Manser 4-19-18
 DIRECTOR DATE

OWNER

ROBERT B. WILLIAMS
 JOANNA K. BENEDICT
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 WILLIAM I. SLADE, JR.
 C/O MILDENBERG, BOENDER & ASSOC.
 7350-B GRACE DRIVE
 COLUMBIA, MARYLAND 21044
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OWNER'S STATEMENT

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WITNESS MY HAND THIS 30th DAY OF DECEMBER 2017.

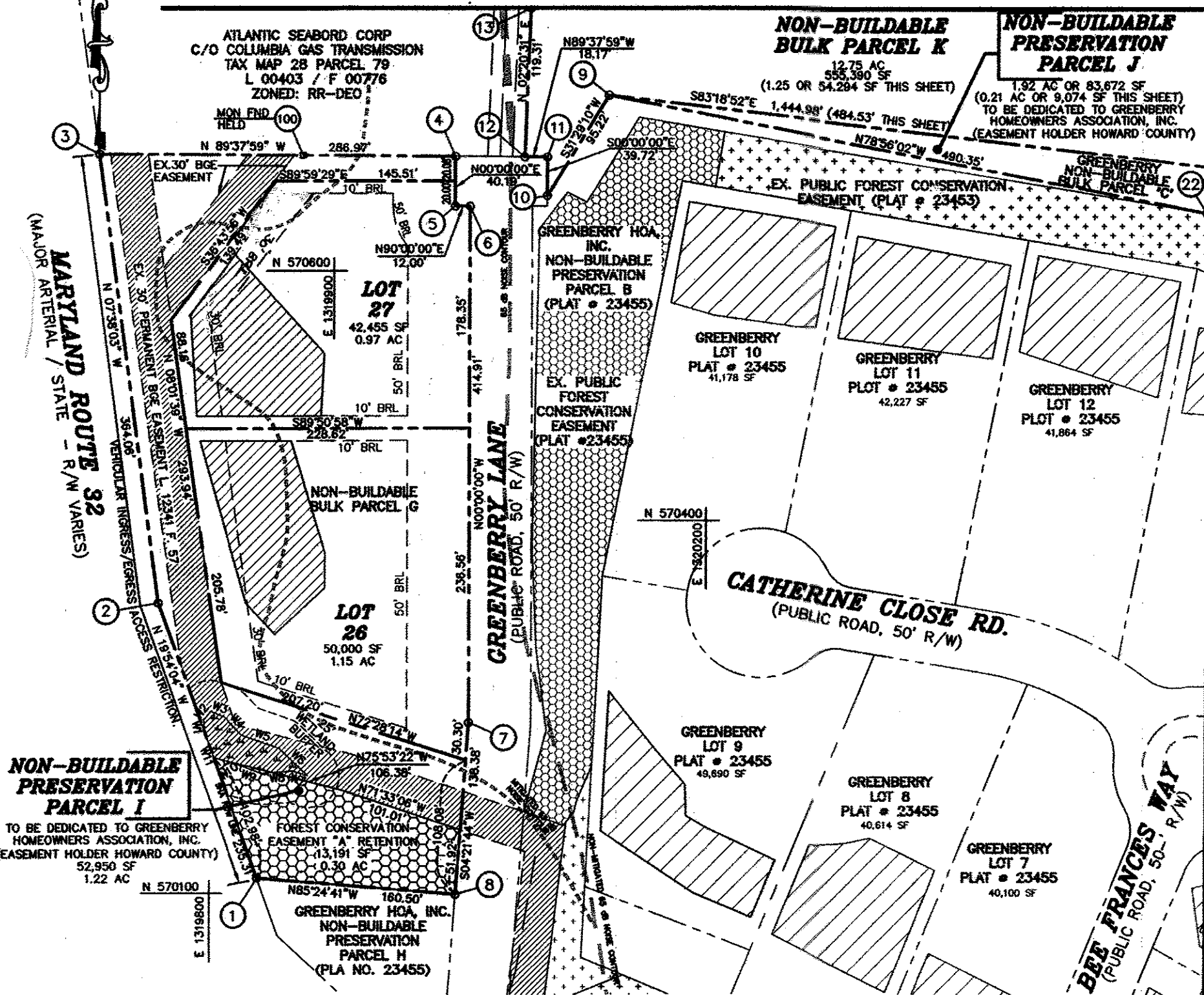
Robert B. Williams
 ROBERT B. WILLIAMS, OWNER

Joanna K. Benedict
 JOANNA K. BENEDICT, OWNER

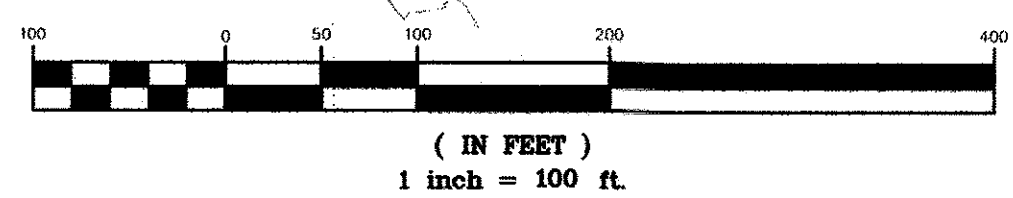
Barbara B. Cusack
 BARBARA B. CUSACK, OWNER

William I. Slade, Jr.
 WILLIAM I. SLADE, JR. OWNER

MATCH LINE SHEET 3 OF 3



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS, BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 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.

Nancy E. Lane 12/15/17
 GARY E. LANE, PROP. L.S. 574 DATE
 EXPIRATION: 3/21/19

STATE OF MARYLAND
 GARY EDWARD LANE
 PROPERTY LINE SURVEYOR
 No. 574



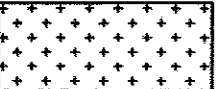

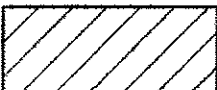


RECORDED AS PLAT 24615 ON 4/26/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

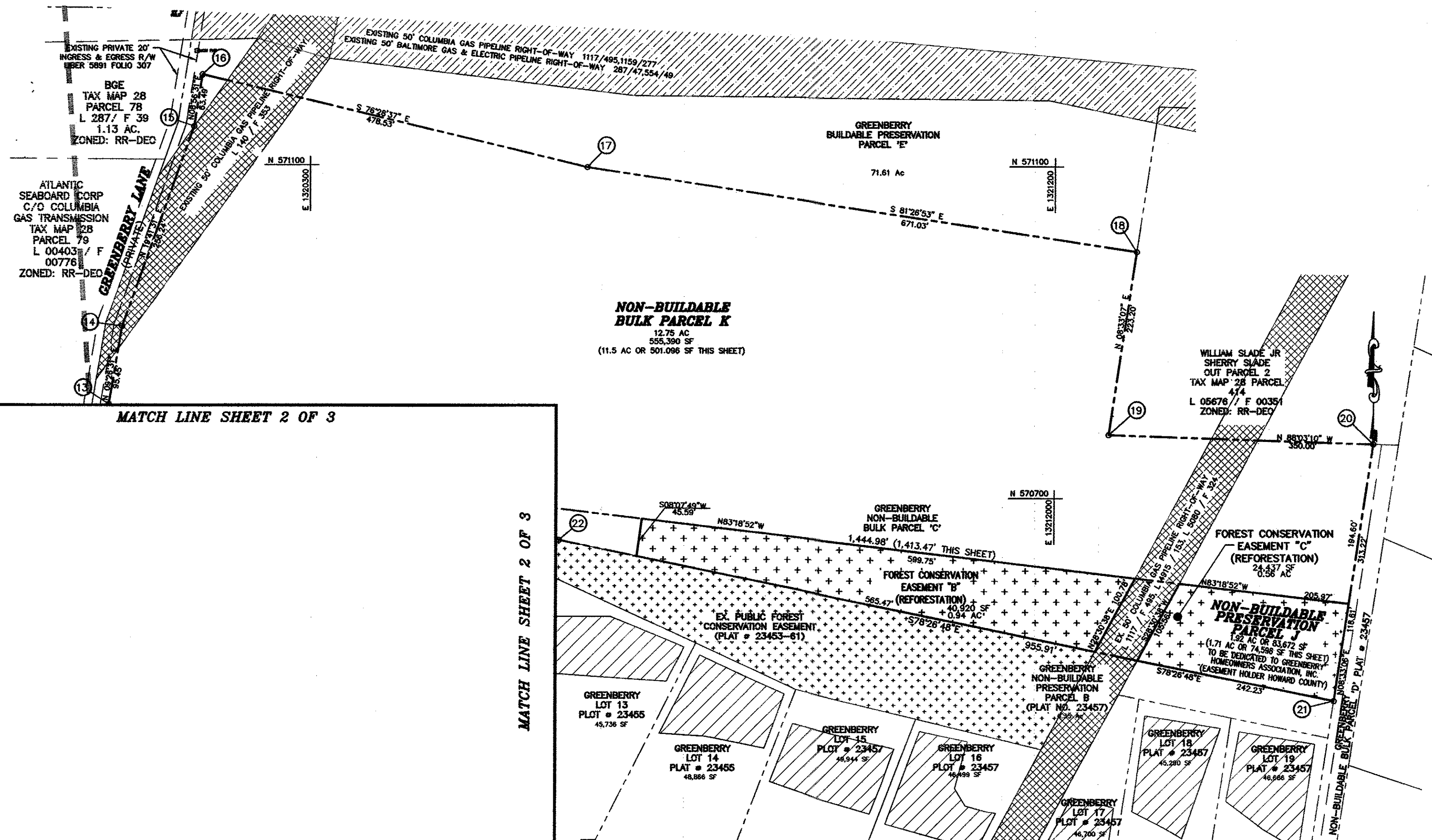
GREENBERRY SECTION II
 LOTS 26 AND 27, NON-BUILDABLE PRESERVATION PARCELS 'I', AND 'J', AND NON-BUILDABLE BULK PARCEL 'K', A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'C' AND 'G' OF GREENBERRY (PLAT NO. 23455)

TAX MAP PARCEL 48 BLOCK 9
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 EX. ZONING RR-DEO
 SCALE: 1"=100'
 DATE: DECEMBER, 2017
 DPZ FILE # ECP-13-026, SP-13-010
 F-14-095, ECP-16-050, BA-05-046
 F-16-122 SHEET 2 OF 3

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0296 Tel. (410) 997-0298 Fax

LEGEND

-  EXISTING COLUMBIA GAS PIPELINE RIGHT-OF-WAY
L 1117 / F 495, L 4915 / F 153, L 5080 / F 324, L 140 / F 353
-  EXISTING BALTIMORE GAS & ELECTRIC PIPE LINE RIGHT-OF-WAY
L 287 / F 47, L 554 / F 49
-  EXISTING COLUMBIA GAS PIPE LINE RIGHT-OF-WAY
L 1117 / F 495, L 1159 / F 277
-  EX. FOREST CONSERVATION EASEMENT (AFFORESTATION)
(PLAT # 23453)
-  FOREST CONSERVATION EASEMENT (AFFORESTATION)
-  EXISTING SEWAGE DISPOSAL AREA
-  PROPOSED SEWAGE DISPOSAL AREA



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 COMPILED WITH.

Gary E. Lane 4/15/17
GARY E. LANE, SURVEYOR DATE

Robert B. Williams 12/30/17
ROBERT B. WILLIAMS, OWNER DATE

Joanna K. Benedict 12/30/17
JOANNA K. BENEDICT, OWNER DATE

Barbara B. Cusack 12/30/17
BARBARA B. CUSACK, OWNER DATE

William I. Slade, Jr. 12/30/17
WILLIAM I. SLADE, JR. OWNER DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE BULK PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
TOTAL NUMBER OF LOTS & PARCELS	2
AREA OF BUILDABLE LOTS	0
AREA OF PARCELS	13.25AC±
AREA OF ROAD DEDICATION	0
AREA OF PUBLIC ROADWAY	0
TOTAL AREA TO BE RECORDED	13.25AC±

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

William J. Mauer 4/10/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Johnson 4-17-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent S. Leach 4-19-18
DIRECTOR DATE

OWNER

ROBERT B. WILLIAMS
JOANNA K. BENEDICT
BARBARA B. CUSACK
WILLIAM I. SLADE, JR.
C/O MILDENBERG, BOENDER & ASSOC.
7350-B GRACE DRIVE
COLUMBIA, MARYLAND 21044
(410)997-0296

OWNER'S STATEMENT

WE, ROBERT B. WILLIAMS, JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR., THE 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, 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 EASEMENTS 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 WATERWAY 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 LAND AND EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF December 2017.

Robert B. Williams
ROBERT B. WILLIAMS, OWNER

Joanna K. Benedict
JOANNA K. BENEDICT, OWNER

Barbara B. Cusack
BARBARA B. CUSACK, OWNER

William I. Slade, Jr.
WILLIAM I. SLADE, JR. OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 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.

Gary E. Lane
GARY E. LANE, PROP. L.S. 574
EXPIRATION: 3/21/19

STATE OF MARYLAND
PROPERTY LINE SURVEYOR
No. 574
DATE 4/15/17

RECORDED AS PLAT 24616 ON 4/26/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

GREENBERRY SECTION II

LOTS 26 AND 27, NON-BUILDABLE PRESERVATION PARCELS 'I', AND 'J', AND NON-BUILDABLE BULK PARCEL 'K', A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'C' AND 'G' OF GREENBERRY (PLAT NO. 23455)

TAX MAP 28 PARCEL 48 BLOCK 9 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO SCALE: 1"=100' DATE: DECEMBER, 2017 DPZ FILE # ECP-13-026, SP-13-010 F-14-095, ECP-16-050, BA-05-046 F-16-122 SHEET 3 OF 3

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