

COORDINATE LIST			CURVE DATA					
NO.	NORTHING	EASTING	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
201	609,377.101	1,260,464.922	C1	5789.58'	889.93'	445.85'	08°48'26"	N 26°58'10" E 889.06'
202	609,490.773	1,261,214.197						
203	608,671.824	1,261,012.380						
204	608,575.546	1,260,990.064						
205	608,433.262	1,260,901.000						
206	608,584.730	1,260,061.720						

GENERAL NOTES

- PROPERTY BACKGROUND :
TAX MAP 6, PARCEL 158, LOT 3 (ZUBOVIC SUBDIVISION, SECTION ONE)
FOURTH ELECTION DISTRICT
ADDRESS : 1259 RIDGE ROAD, MOUNT AIRY, MARYLAND 21771
AREA OF THE SUBDIVISION : 17.34 ACRES
AREA OF THE SMALLEST LOT : 130,680 SQ.FT. OR 3.00 ACRES.
- SUBJECT PROPERTY ZONED RC-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JULY 2007 BY JOHN E. HARMS, JR. & ASSOCIATES, INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 06AA & 0083. BOTH MONUMENTS ARE STAMPED (BRASS OR ALUMINUM) DISCS SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.

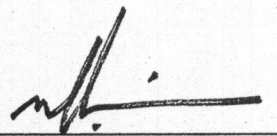
STA. NO. 06AA N 611,064.9938, E 1,261,006.7920 ELEV. 811.84
STA. NO. 0083 N 611,704.8625, E 1,262,007.4923 ELEV. 826.86
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON-SITE. FLOODPLAIN LIMITS SHOWN HEREON ARE BASED ON A PLAT ENTITLED "ZUBOVIC SUBDIVISION" RECORDED AS PLAT #10149 IN DECEMBER 1991. LIMITS ARE APPROXIMATE. A DETAILED FLOODPLAIN STUDY SHALL BE REQUIRED IF FURTHER SUBDIVISION IS PROPOSED FOR ANY LOTS ILLUSTRATED ON THIS PLAT.
- WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY JOHN E. HARMS, JR. & ASSOCIATES, INC. ON APRIL 2007.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 4.96 ACRES OF EXISTING FOREST ON LOT 5. A DEVELOPERS AGREEMENT AND SURETY ARE NOT REQUIRED, ALTHOUGH LOT 5 IS SUBJECT TO A RECORDED LONG-TERM BINDING FOREST CONSERVATION EASEMENT AND AGREEMENT AND TWO-YEAR POST CONSTRUCTION MAINTENANCE AGREEMENT THAT HAS BEEN EXECUTED WITH THE REAL ESTATES SERVICES DIVISION, DPW.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. EXISTING DWELLING IS IDENTIFIED AS HO-234 ON THE HOWARD COUNTY HISTORIC SITES INVENTORY LIST. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 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 FT. (16 FT. SERVING MORE THAN ONE RESIDENCE.)
B) SURFACE: 6"(INCHES) OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY: MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FT. TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES): CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FT. DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES: MINIMUM 2 FT.
G) MAINTENANCE: SUFFICIENT TO ENSURE ALL WEATHER USE.

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS/PARCELS	2
TOTAL NUMBER OF NON-BUILDABLE LOTS/PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS/PARCELS	0
TOTAL NUMBER OF PRESERVATION PARCELS	0
TOTAL AREA OF BUILDABLE LOTS/PARCELS	17.34 ACRES
TOTAL AREA OF NON-BUILDABLE LOTS/PARCELS	0 ACRES
TOTAL AREA OF OPEN SPACE LOTS/PARCELS	0 ACRES
TOTAL AREA OF PRESERVATION PARCELS	0 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.34 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 AND THE SPOTING OF MARKERS HAVE BEEN COMPLIED WITH.


MARK S. CRISSMAN, SURVEYOR
DATE 8-21-08

WENDOL A. WILLIAMS, OWNER
DATE

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

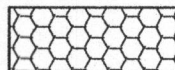
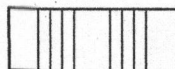
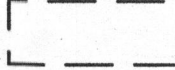
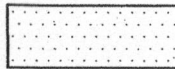
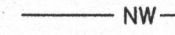
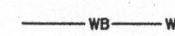

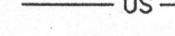
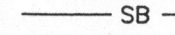
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION
DATE

DIRECTOR
DATE

LEGEND

-  FOREST CONSERVATION EASEMENT
-  STORMWATER MANAGEMENT CREDIT EASEMENT
-  25% OR GREATER SLOPES
-  EX. 100 YEAR FLOODPLAIN EASEMENT (PLAT #10149)
-  NW NON-TIDAL WETLANDS
-  WB 25' WETLAND BUFFER
-  WB WATERS OF THE US
-  SB STREAM BUFFER
-  USE III-P UNNAMED PERENNIAL TO THE PATUXENT RIVER

OWNER

WENDOL A. WILLIAMS
68 LANTERN HILL ROAD
MADISON, CONNECTICUT 06443
(203) 245-6240

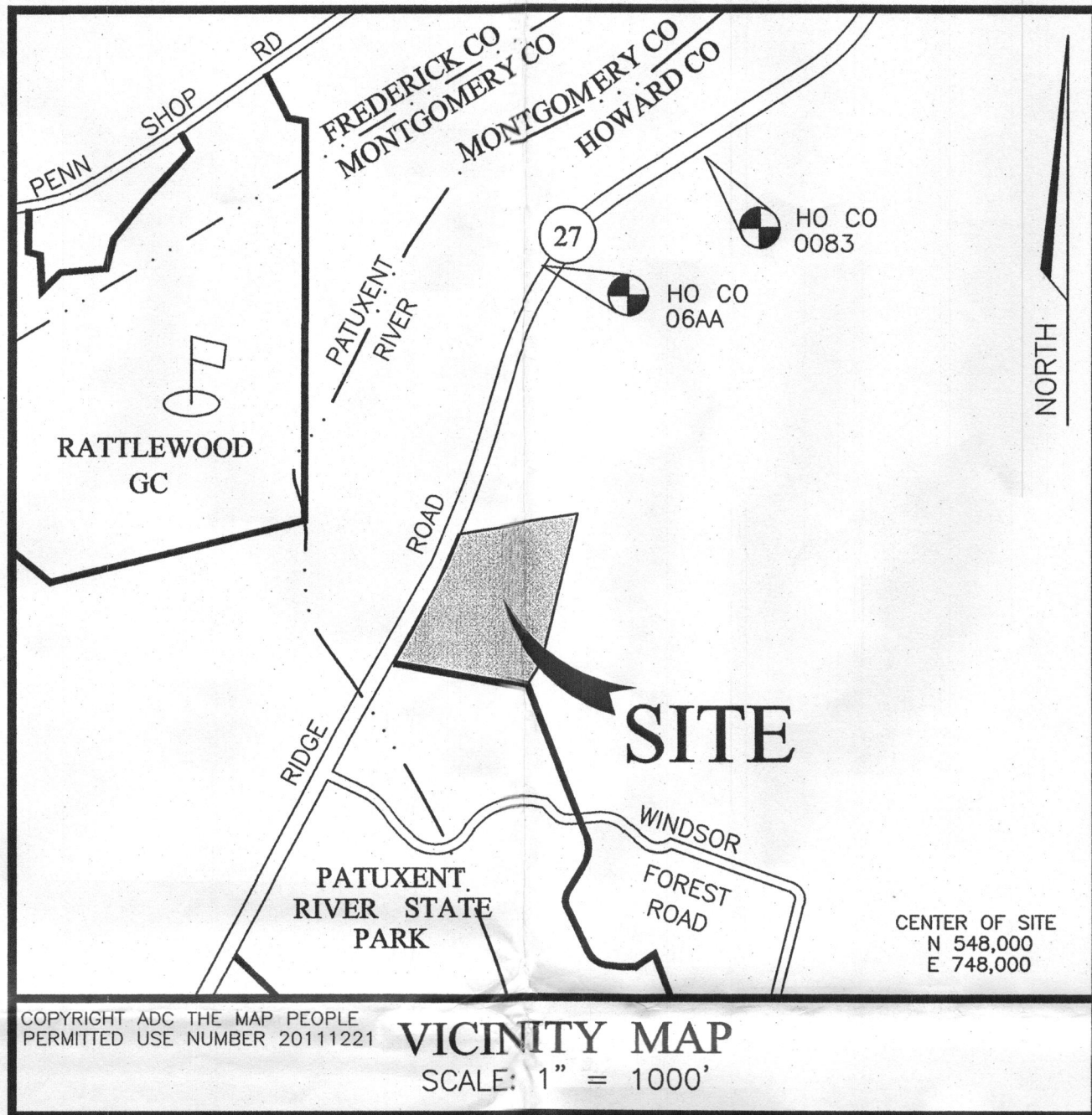
OWNER'S STATEMENT

I, WENDOL A. WILLIAMS, 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 ROADS AND STREET RIGHT-OF-WAYS 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF

WENDOL A. WILLIAMS, OWNER

DATE & WITNESS



GENERAL NOTES CONT.

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS 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 PRIVATE SEWAGE EASEMENT. RECORDATION OF THE MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ANY CHANGES TO A PRIVATE SEWERAGE PLAN SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED VIA NON-STRUCTURAL METHODS. ROOFTOP DISCONNECT AND NON-ROOFTOP DISCONNECT AND SHEET FLOW TO BUFFER CREDIT ARE BEING UTILIZED.
- LANDSCAPING FOR LOT 4 HAS BEEN PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PAYMENT OF SURETY FOR THE REQUIRED TREES ON LOT 4 IN THE AMOUNT OF \$600.00 (2 SHADE TREES AT 300.00 EACH) IS DEFERRED UNTIL SUBMISSION OF A GRADING PERMIT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- THERE IS AN EXISTING HOUSE, GARAGE, AND BARN LOCATED ON LOT 5 (KNOWN AS 1259 RIDGE ROAD) WHICH ARE TO REMAIN. THE EXISTING HOUSE IS NON-COMFORMING WITH RESPECT TO THE FRONT BUILDING RESTRICTION LINE SETFORTH UNDER SECTION 104.E OF THE ZONING REGULATIONS. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS PLAT IS EXEMPT FROM APFO BASED ON SECTION 16.1107(b)(1)(v) OF THE HOWARD COUNTY CODE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), STEEP SLOPES, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, OR IMPROPER PAVING, MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION AND PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OR A STRUCTURE LOCATED WITHIN A FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE.
- THE 35' REAR ENVIRONMENTAL SETBACK FOR LOT 4 IS IN ACCORDANCE WITH SECTION 16.120(b)(4)(iii) OF THE SUBDIVISION REGULATIONS WHICH ALLOWS STEEP SLOPES ON LOTS 20,000 SQUARE FEET OR GREATER IN SIZE IF THEY ARE LOCATED NO CLOSER THAN 35 FEET FROM THE BUILDING ENVELOPE. A DECK MAY PROJECT 10 FEET BEYOND THE BUILDING ENVELOPE.
- OPEN SPACE REQUIREMENTS FOR LOT 4 WILL BE MET VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE IN ACCORDANCE WITH SECTION 16.121(a)(2), SINCE THIS IS A NON-CLUSTER SUBDIVISION WITH RC-DEO ZONING.
- RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOT 5. ANY CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. 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, OR IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE SAND MOUND AREA DELINEATED AND IDENTIFIED ON LOT 4 MUST BE PROTECTED BY A FIXED BARRIER AT ALL TIMES DURING GRADING AND CONSTRUCTION ACTIVITIES. THEREAFTER PROTECTIVE MEASURES SHOULD BE IMPLEMENTED TO PROTECT THAT AREA FROM EROSION, PARTICULARLY CONCENTRATED FLOW OFF OF THE DRIVEWAY AND ENCROACHMENT BY WHEELED VEHICLES. SUBSEQUENT BUILDING PERMIT APPLICATIONS MAY BE DENIED SHOULD THE SAND MOUND AREA BE EVALUATED AND FOUND TO BE UNSATISFACTORY FOR THE INTENDED USE.
- ANY FUTURE SUBDIVISION OF PARCEL 158 WILL REQUIRE THE CONSTRUCTION OF A PUBLIC ROAD CONSTRUCTED TO HOWARD COUNTY DESIGN STANDARDS.
- LOT 4 IS REQUIRED TO OBTAIN A RESIDENTIAL ACCESS PERMIT FROM MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA).
- BASED ON THE NOISE STUDY PREPARED BY MARS GROUP, NO NOISE MITIGATION IS REQUIRED; THEREFORE ONLY THE UNMITIGATED LINE HAS BEEN SHOWN.
- THIS PLAT IS SUBJECT TO WP-08-119 APPROVED ON 8/21/08, 2008 TO WAIVE SECTION 16.119(f)(3) TO ALLOW A SECOND ACCESS POINT ON A MINOR ARTERIAL ROADWAY AND SECTION 16.120(b)(4)(iii) TO ALLOW ENVIRONMENTAL FEATURES AND THEIR BUFFERS ON LOTS LESS THAN 10 ACRES. THIS WAIVER IS SUBJECT TO THE FOLLOWING CONDITIONS:

1.
2.
3.

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 (PER PLAT #10149) TO CREATE LOTS 4 & 5, ADD FOREST CONSERVATION EASEMENTS 1 THRU 3, AND ADD STORMWATER MANAGEMENT CREDIT EASEMENTS.

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

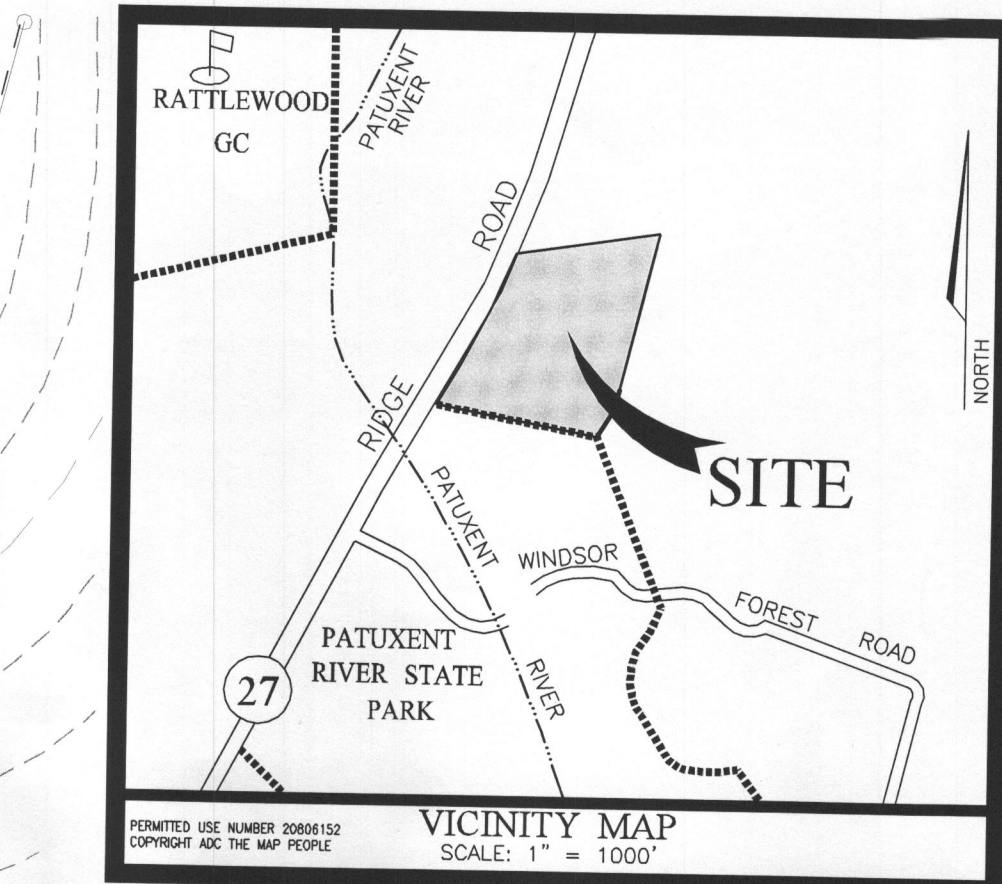
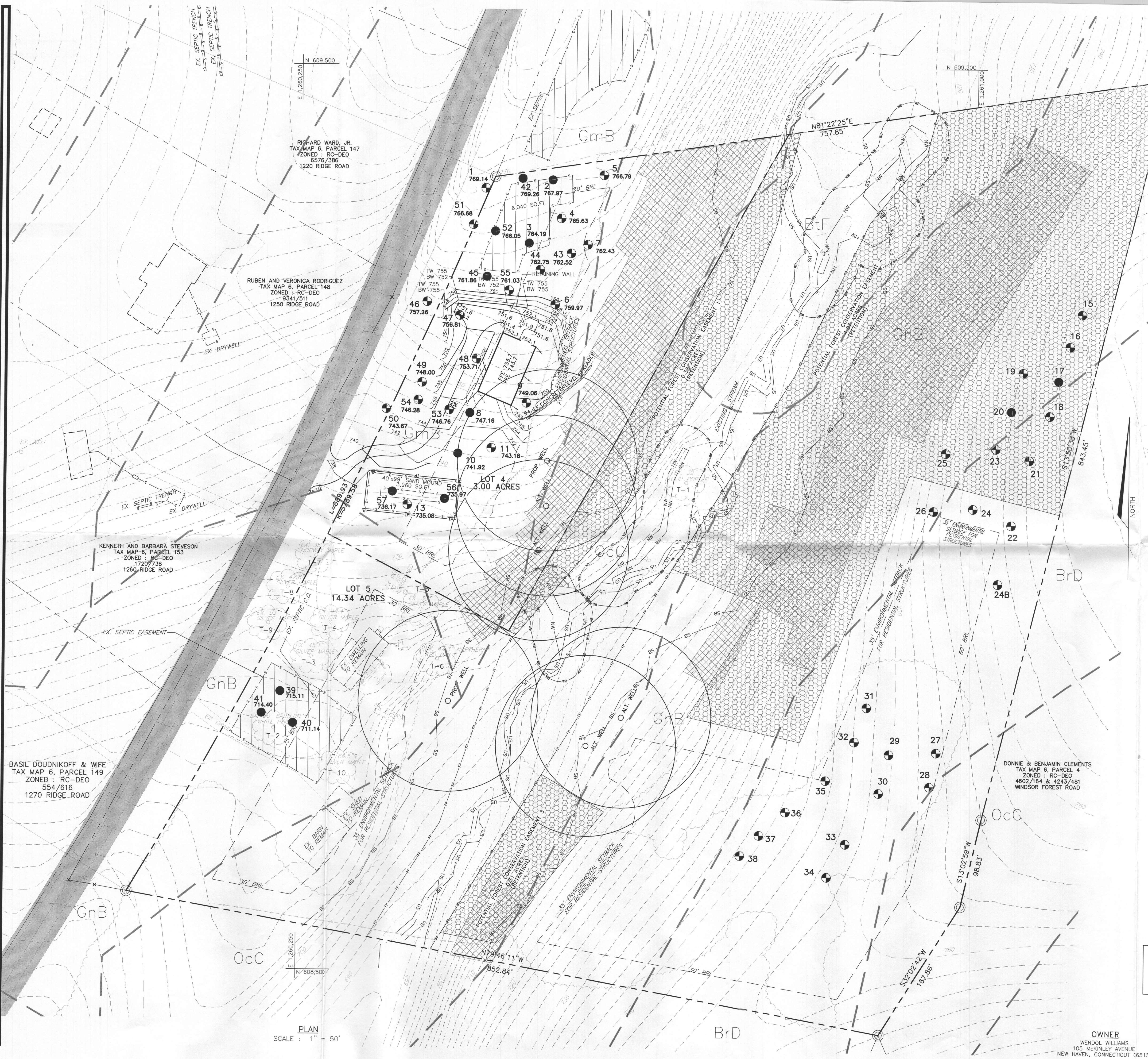
FINAL PLAT
ZUBOVIC SUBDIVISION, SECTION 1 - LOTS 4 & 5
(A RESUBDIVISION OF LOT 3, ZUBOVIC SUBDIVISION SECTION 1-PLAT#10149)
SHEET 1 OF 2

TAX MAP:	6	FOURTH ELECTION DISTRICT	SCALE: AS SHOWN
PARCEL:	158	HOWARD COUNTY, MARYLAND	DATE: AUGUST 2008
GRID:	1	EX. ZONING: RC-DEO	DPZ FILE NOS: F-91-164; WP-08-119


ENGINEERS • PLANNERS • SURVEYORS

1209 N. East Street
Frederick, Maryland 21701
Office: 301/631-2027
FAX: 301/631-2028

F-08-143



- GENERAL NOTES**
1. PROPERTY BACKGROUND :
TAX MAP 6, PARCEL 158, LOT 3
FOURTH ELECTION DISTRICT
ADDRESS : 1259 RIDGE ROAD, MOUNT AIRY, MARYLAND 21771
ACREAGE : 17.34 ACRES
ZONING : RC-DEO
 2. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JULY 2007 BY JOHN E. HARMS, JR. & ASSOCIATES, INC. FLOODPLAIN SHOWN HEREON IS BASED ON A PLAT ENTITLED "ZUBOVIC SUBDIVISION" RECORDED AS PLAT #10149 IN DEC. 1991.
 3. TOPOGRAPHY ON LOT 4 AND IN THE VICINITY OF THE EXISTING DWELLING IS BASED ON A FIELD RUN SURVEY CONDUCTED BY JOHN E. HARMS, JR. & ASSOC. INC. IN MAY 2007. THE REMAINDER OF THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS. PERC HOLES HAVE BEEN FIELD LOCATED WITH ELEVATIONS.
 4. PER HEALTH DEPARTMENT REQUIREMENTS, THREE WELL LOCATIONS, ONE PROPOSED AND TWO POTENTIAL REPLACEMENTS, HAVE BEEN SHOWN FOR EACH LOT.
 5. THE SUM OF THE AREA SET ASIDE FOR SAND MOUND AND CONVENTIONAL SEPTIC EASEMENT IS EQUAL TO AT LEAST 10,000 SQUARE FEET. SAND MOUND HAS BEEN SHOWN ON SLOPES BETWEEN 6% AND 12% BASED ON THE ASSOCIATED SIZING REQUIREMENTS. THE EXISTING CONVENTIONAL SEPTIC EASEMENT ON LOT 5 HAS BEEN SHOWN A MINIMUM OF 10,000 SQUARE FEET TO PROVIDE FOR ONE SYSTEM AND TWO POTENTIAL REPLACEMENTS AS WAS DEFINED BY PLAT F-91-164.
 6. EXISTING HOUSE IS TO REMAIN, KNOWN AS 1259 RIDGE ROAD. THE EXISTING WELL AND TWO POTENTIAL REPLACEMENTS HAVE BEEN SHOWN.
 7. TO THE BEST OF OUR KNOWLEDGE, ALL EXISTING SEPTIC AND WELLS WITHIN 100 FEET OF THE PROPERTY LINE HAVE BEEN SHOWN.
 8. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ.FT. 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF THE MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 9. THE EXISTING WELL (NO TAG NUMBER) HAS BEEN FIELD LOCATED BY HARMS PROFESSIONAL LAND SURVEYOR AND IS ACCURATELY SHOWN.
 10. ANY CHANGES TO A PRIVATE SEWAGE PLAN SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 11. THE LOT'S SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 12. THE EXISTING SEPTIC SYSTEM ON LOT 5 IS TO REMAIN. THE EXISTING WELL ON PROPOSED LOT 5 WILL BE ABANDONED PRIOR TO FINAL PLAT APPROVAL.
 13. ALL WELLS ARE TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO ORIGINAL FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE PERMIT.
 14. IF REQUIRED TO UTILIZE THE ALTERNATIVE WELL SITE SHOWN IN THE EXISTING 25% SLOPES ON LOT 4, THE SLOPE WILL HAVE TO BE GRADED BACK TOWARD THE BUILDABLE PORTION OF THE LOT IN ORDER TO PROVIDE A FLATTER SLOPE THAT IS ACCESSIBLE BY THE DRILL RIG.
 15. IF REQUIRED TO UTILIZE THE ALTERNATIVE WELL SITES FOR LOT 5, A MDE NON-TIDAL WETLANDS AND WATERWAYS PERMIT FOR CROSSING THE FLOODPLAIN, STREAM, AND STREAM BUFFERS WILL BE REQUIRED FOR DRILLING OF WELLS AND FOR CONSTRUCTION OF THE WATER LINE BETWEEN ALTERNATIVE WELL SITES AND THE EXISTING HOUSE.

- LEGEND**
- 25% OR GREATER SLOPES
 - SEPTIC EASEMENT
 - STREAM
 - EX. 100 YEAR FLOODPLAIN (PLAT #10149)
 - EXISTING & PROPOSED PAVEMENT
 - EXISTING WELL
 - PROPOSED WELL
 - PASSED PERC HOLE
 - FAILED PERC HOLE
 - SOILS BOUNDARY
 - EXISTING TREELINE
 - NON-TIDAL WETLANDS
 - 25' WETLAND BUFFER
 - WATERS OF THE US
 - STREAM BUFFER
 - TREE PROTECTIVE FENCING (USED FOR SOUND MOUND PROTECTION)

SOIL DESCRIPTIONS-2003

SYMBOL	DESCRIPTION
BrD	Brinklow channery loam, 15 to 25 percent slopes -- Type B
BtF	Brinklow-Blocktown channery loams, 25 to 65 percent slopes -- Type B
GmB	Glenville silt loam, 3 to 8 percent slopes -- Type C
GnB	Glenville-Balle silt loams, 0 to 8 percent slopes -- Type C
OcC	Occoquan loam, 8 to 15 percent slopes -- Type B

APPROVED FOR PRIVATE WELL AND PRIVATE SEWAGE SYSTEMS.

B. Wilson for Peter Beileman 9/23/08
HOWARD COUNTY HEALTH OFFICER

DATE: 9/23/08

HARMS
ENGINEERS • PLANNERS • SURVEYORS
1209 N. EAST STREET, FREDERICK, MARYLAND 21701
OFFICE: 301/631-2027 FAX: 301/631-2028

NO.	REVISION	BY	DATE

REVISED PERC CERTIFICATION PLAN (A-525242)
ZUBOVIC SUBDIVISION, SECTION 1 - LOTS 4 & 5
(FORMERLY RIDGE ROAD PROPERTY, LOTS 1 & 2)
Tax Map 6, Parcel 158, Grid 1, Lot 3
Election District No. 4
Howard County, Maryland
Scale: 1"=50'

DESIGNED BY:	SJD
DRAWN BY:	SIN
CHECKED BY:	SJD
DATE:	AUGUST 2008
W.D. NO.	08-06-0118

1 OF 1

PLANTING NOTES

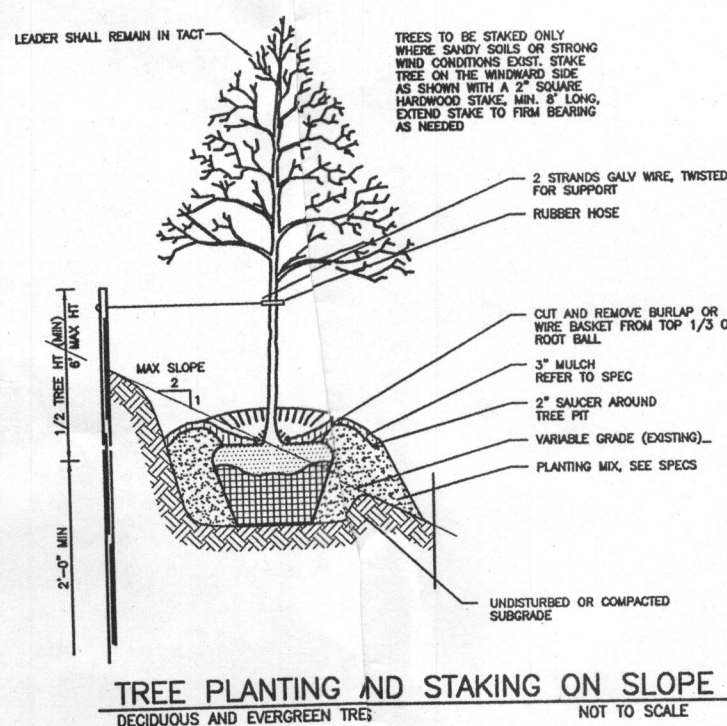
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, TO BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES DUE TO NON-COORDINATED WORK. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES.
- PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.
- PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DECAY, DISTURBING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOXERS, INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. PLANTS SHALL BE FRESHLY DUG, NO HEEL-INS PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
- UNLESS OTHERWISE SPECIFIED, PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1990, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INCLUDING ALL ADDENDA.
- UNLESS OTHERWISE SPECIFIED, GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, LATEST EDITION, INCLUDING ALL ADDENDA.
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE PLANT MATERIAL FOR A PERIOD OF TWO YEARS IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.
- PLANTING BEDS SHALL BE MULCHED AS SPECIFIED TO THE LIMITS OF THE PLANTING BEDS AS SHOWN ON THE PLAN AND TO THE DEPTH AS SHOWN ON THE DETAILS.
- PROTECTION OF EXISTING VEGETATION TO REMAIN SHALL BE ACCOMPLISHED BY THE TEMPORARY INSTALLATION OF 4" HIGH SNOW FENCE, LOCATIONS SHOWN ORANGE PLASTIC MESH OR OTHER APPROVED FENCING, IN LOCATIONS SHOWN ON THE PLAN, AT THE DRIP LINE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING PLANT MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE.
- PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.
- THIS PLAN IS INTENDED FOR LANDSCAPE USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEDIMENT CONTROL, UTILITIES, LAYOUT, ETC.

PERIMETER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS	QUANTITY
ARU	ACER RUBRUM RED SUNSET	RED SUNSET RED MAPLE	AS SHOWN	2.5"-3" CAL.	B&B	2

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJ. TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	PERIMETER 1 - N/A	PERIMETER 2 - TYPE A	
LINEAR FEET OF PERIMETER	436.42 LF	328.84 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 200 LF (128.84 LF REMAINING)	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	
NUMBER OF PLANTS REQUIRED			
SHADE TREES	0 SHADE TREES	2 SHADE TREES	2 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED			
SHADE TREES	0 SHADE TREES	2 SHADE TREES	2 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS



TREE PLANTING AND STAKING ON SLOPE
DECIDUOUS AND EVERGREEN TREES
NOT TO SCALE

SPECIMEN TREE LIST

NO.	DBH (IN.)	SCIENTIFIC NAME	COMMON NAME	HEIGHT (FT.)	CONDITION
T-1	32.0	LIRIODENDRON TULIPIFERA	TULIP POPLAR	86	FAIR/POOR (TRUNK DAMAGE)
T-2	30.0	PNUS STROBUS	EASTERN WHITE PINE	70	GOOD/FAIR (DEAD BRANCHES)
T-3	45.1	ACER SACCHARINUM	SILVER MAPLE	45	GOOD/FAIR (INCLUDED BARK)
T-4	41.1	ACER SACCHARINUM	SILVER MAPLE	46	FAIR (MULT-TRUNK/DECAY)
T-5	33.0	ACER SACCHARINUM	SILVER MAPLE	55	GOOD/FAIR (INCLUDED BARK)
T-6	44.3	QUERCUS RUBRA	NORTHERN RED OAK	65	FAIR/POOR (DOUBLE)
T-7	35.7	ACER PLATANOIDES	WINGED MAPLE	50	FAIR/POOR (INCLUDED BARK)
T-8	47.8	ACER SACCHARINUM	VER MAPLE	55	FAIR (MULT-TRUNK/DECAY)
T-9	53.0	ACER SACCHARINUM	VER MAPLE	60	FAIR (MULT-TRUNK/DECAY)
T-10	66.5	ACER SACCHARINUM	VER MAPLE	53	FAIR/POOR (MULT-TRUNK)

GENERAL NOTES

FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

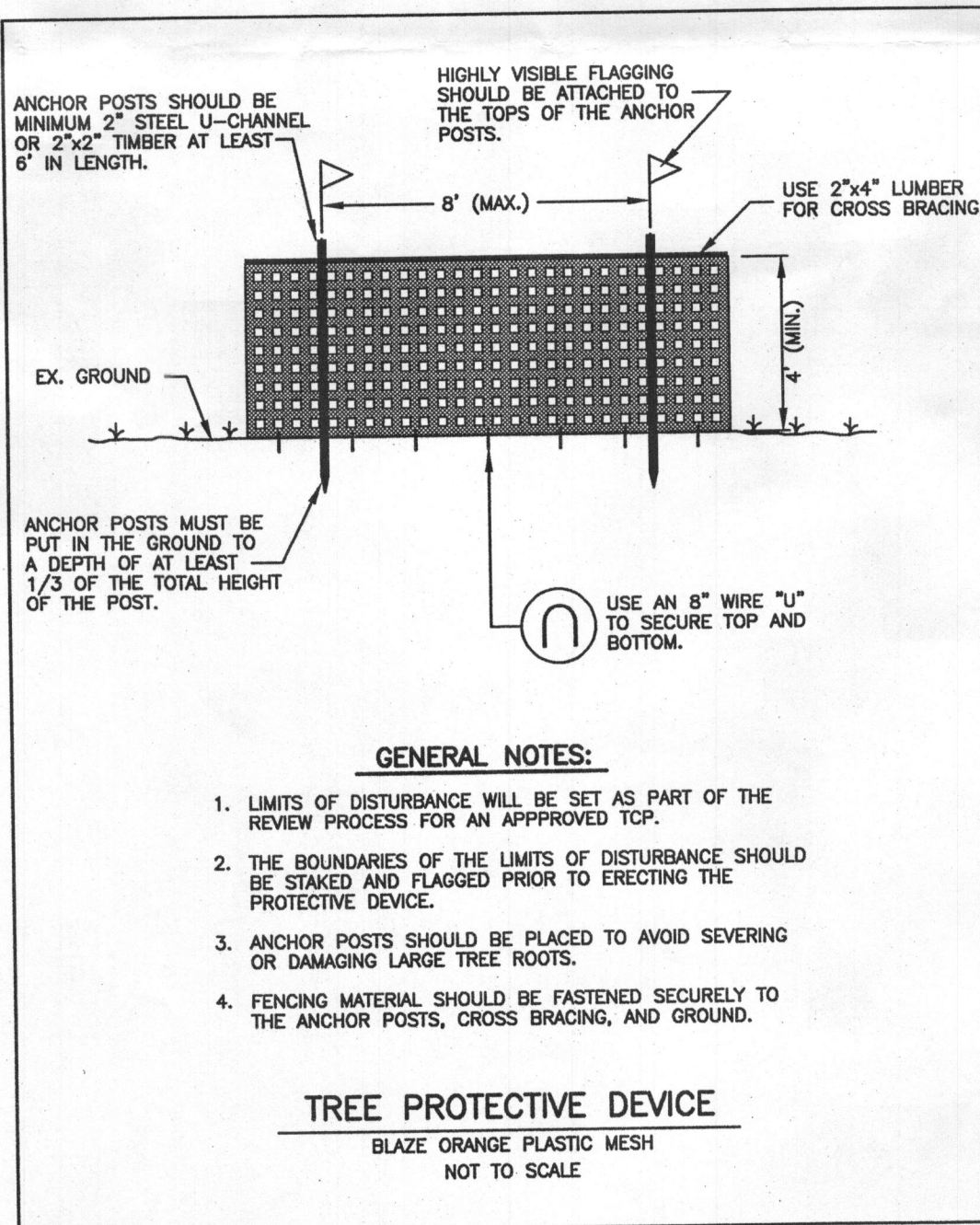
PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.
- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.
- SITE SHALL BE ALSO INSPECTED AT THE END OF THE TWO YEAR PERIOD PRIOR TO SURETY RELEASE TO INSURE THAT FORESTED AREAS HAVE BEEN RETAINED.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.



GENERAL NOTES:

- LIMITS OF DISTURBANCE WILL BE SET AS PART OF THE REVIEW PROCESS FOR AN APPROVED TOP.
- THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHOULD BE STAKED AND FLAGGED PRIOR TO ERECTING THE PROTECTIVE DEVICE.
- ANCHOR POSTS SHOULD BE PLACED TO AVOID SEVERING OR DAMAGING LARGE TREE ROOTS.
- FENCING MATERIAL SHOULD BE FASTENED SECURELY TO THE ANCHOR POSTS, CROSS BRACING, AND GROUND.

TREE PROTECTIVE DEVICE

BLAZE ORANGE PLASTIC MESH
NOT TO SCALE

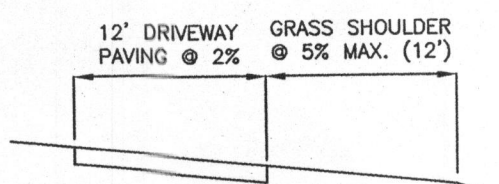
FOREST CONSERVATION WORKSHEET 2.1

DATE: 12/3/2007

Note: Use 0 for all negative numbers that result from the calculations.

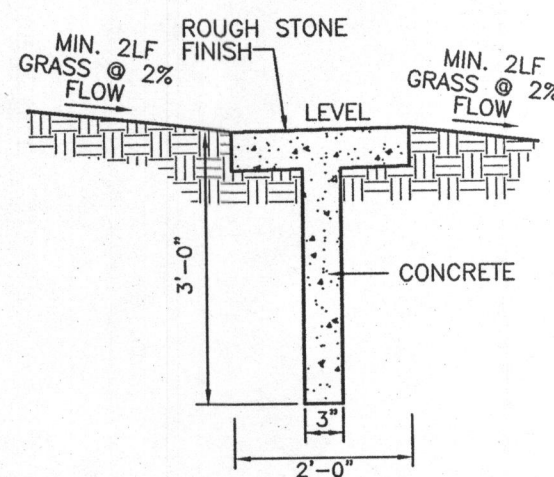
Net Tract Area
A. Total Tract Area (Ac.)
B. Deductions (Area of Floodplain)
C. Net Tract Area
Land Use Category: Residential - High Density
D. Afforestation Threshold (Net Tract Area (C) x 20%)
E. Conservation Threshold (Net Tract Area (C) x 25%)
Existing Forest Cover
F. Existing Forest Cover within the Net Tract Area
G. Area of Forest Above Conservation Threshold
If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then G = F - E; Otherwise G = 0.

Break Even Point
H. Breakeven Point (Amount of forest that must be retained so that no mitigation is required)
(1) If the area of forest above the Conservation Threshold (G) is greater than zero, then H = (0.2 x the area of forest above Conservation Threshold (G) + the Conservation Threshold (E))
I. Forest Clearing Permitted Without Mitigation
I = Existing Forest Cover (F) - Breakeven point (H)
Proposed Forest Clearing
J. Total Area of Forest to be Cleared
K. Total Area of Forest to be Retained
K = Existing Forest Cover (F) - forest to be cleared (J)
Planting Requirements
If the Total Area of forest to be Cleared (J) is greater than the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0); Otherwise, calculate the planting requirement(s) as follows:
L. Reforestation for Clearing Above the Conservation Threshold
(1) If the total area of forest to be retained (K) is greater than the Conservation Threshold (E), then N = the Area of Forest to be Cleared (J) x 0.25;
(2) If the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then N = Area of forest above conservation Threshold (G) x 0.25
M. Reforestation for Clearing Below the Conservation Threshold
(1) If Existing Forest Cover (F) is greater than conservation Threshold (E) and the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 x (the Conservation Threshold (E) - the forest to be retained (K))
(2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 x Forest to be cleared (J).
N. Credit for Retention Above the Conservation Threshold
If the area of forest to be retained (K) is greater than the Conservation Threshold (E), then N = K - E
P. Total Reforestation Required P = L + M - N
Q. Total Afforestation Required
If Existing forest Cover (F) is less than the Afforestation Threshold (D) then Q = the Afforestation Threshold (D) - the Existing Forest Cover (F)
R. Total Planting Requirement R = P + Q
S. Excess Forest Credit
* NOTE: THE AREA INDICATED IN B (2.13 ACRES) REPRESENTS THE AREA OF LOT 5 WHICH CONTAINS 100 YEAR FLOODPLAIN.



DRIVEWAY CROSS SECTION TREATED BY NON-ROOFTOP DISCONNECT

NTS



LEVEL SPREADER DETAIL NOT TO SCALE



HARMS

ENGINEERS • PLANNERS • SURVEYORS
1309 N. EIGHT STREET, FREDERICK, MD 21701
Office: 301/681-2027 FAX: 301/681-2028

NO.	REVISION	BY	DATE

SUPPLEMENTAL NOTES & DETAILS
ZUBOVIC SUBDIVISION, SECTION 1 - LOTS 4 & 5
(A RESUBDIVISION OF LOT 3, ZUBOVIC SUBDIVISION SECTION 1-PLAT#10149)
Tax Map 6, Parcel 158, Grid 1, Lot 3
Election District No. 4
Scale: 1"=50'
Howard County, Maryland

DESIGNED BY: SJD
DRAWN BY: SIN
CHECKED BY: SJD
DATE: AUGUST 2008
W.O. NO. 08-06-011B

OWNER
WENDOL WILLIAMS
68 LANTERN HILL ROAD
MADISON, CONNECTICUT 06443

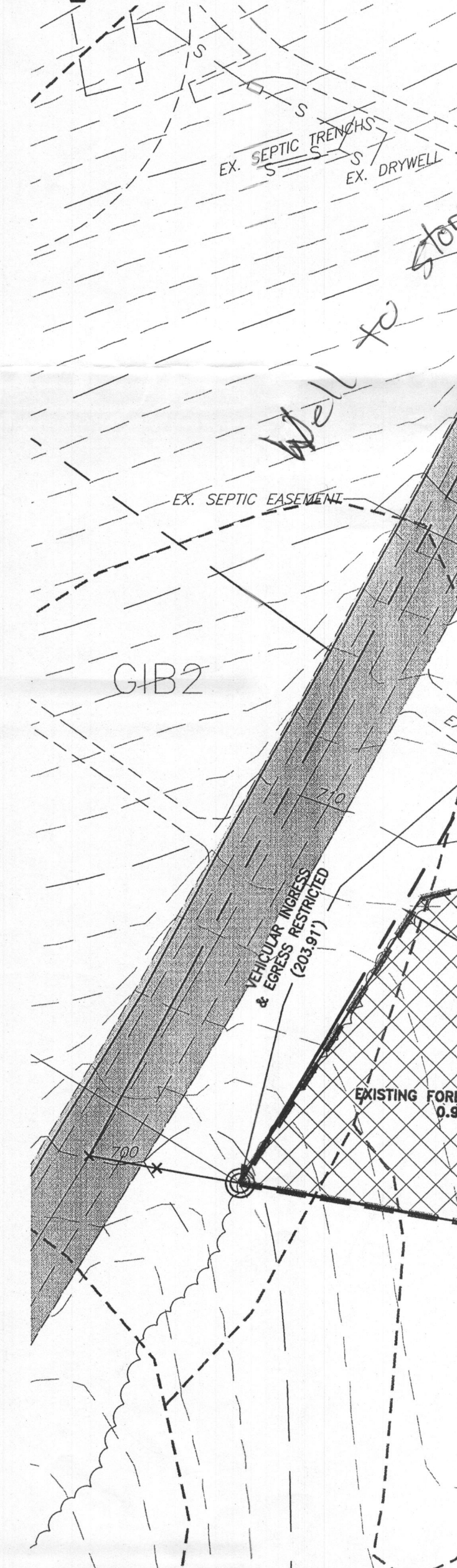
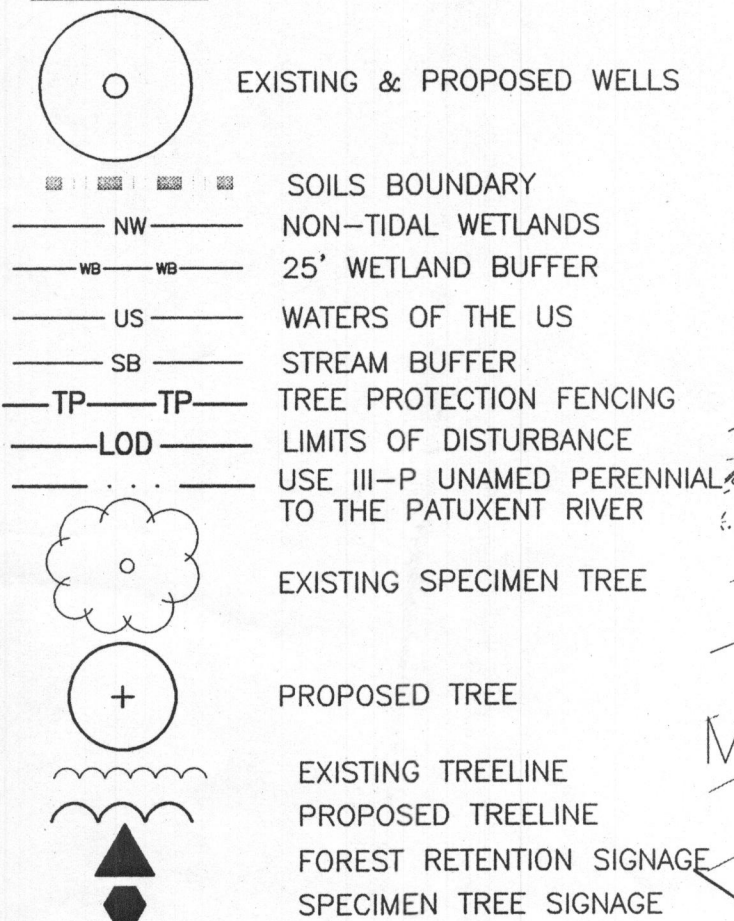
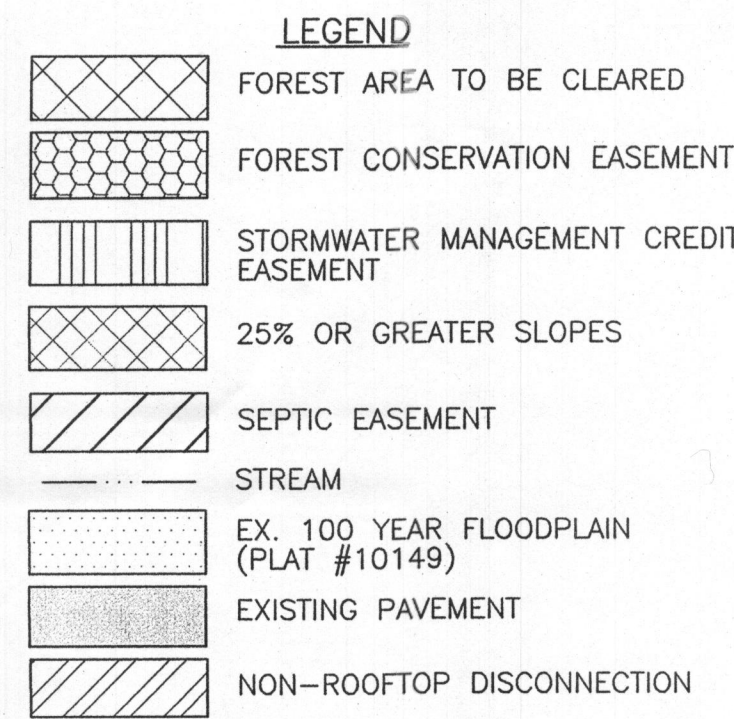
APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHEIF, DIVISION OF LAND DEVELOPMENT
DATE
CHEIF, DEVELOPMENT ENGINEERING DIVISION
DATE

2

2 OF 2

Date: 08/21/2008 User: sctmch Drawing Path: \\del2000\projects\1259 Ridge Road-Howard Co\08-06-011B.Dwg\Final Plots\1259-RR-PP-BASE.dwg XREF File(s): \\1259-RR-PP-BASE.dwg\1259-RR-EX-BASE.dwg



DEVELOPER'S/BUILDER'S LANDSCAPE CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPE SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER/BUILDER DATE

SOIL DESCRIPTIONS	
SYMBOL	DESCRIPTION
BrD	Brinklow channery loam, 15 to 25 percent slopes --- Type B
BrF	Brinklow-Blocktown channery loams, 25 to 65 percent slopes --- Type B
GnB	Glenville silt loam, 3 to 8 percent slopes --- Type C
GnB	Glenville-Baile silt loams, 0 to 8 percent slopes --- Type C
OcC	Ocoquan loam, 8 to 15 percent slopes --- Type B

OWNER
WENDOL WILLIAMS
68 LANTERN HILL ROAD
MADISON, CONNECTICUT 06443

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHEIF, DIVISION OF LAND DEVELOPMENT	DATE
CHEIF, DEVELOPMENT ENGINEERING DIVISION	DATE

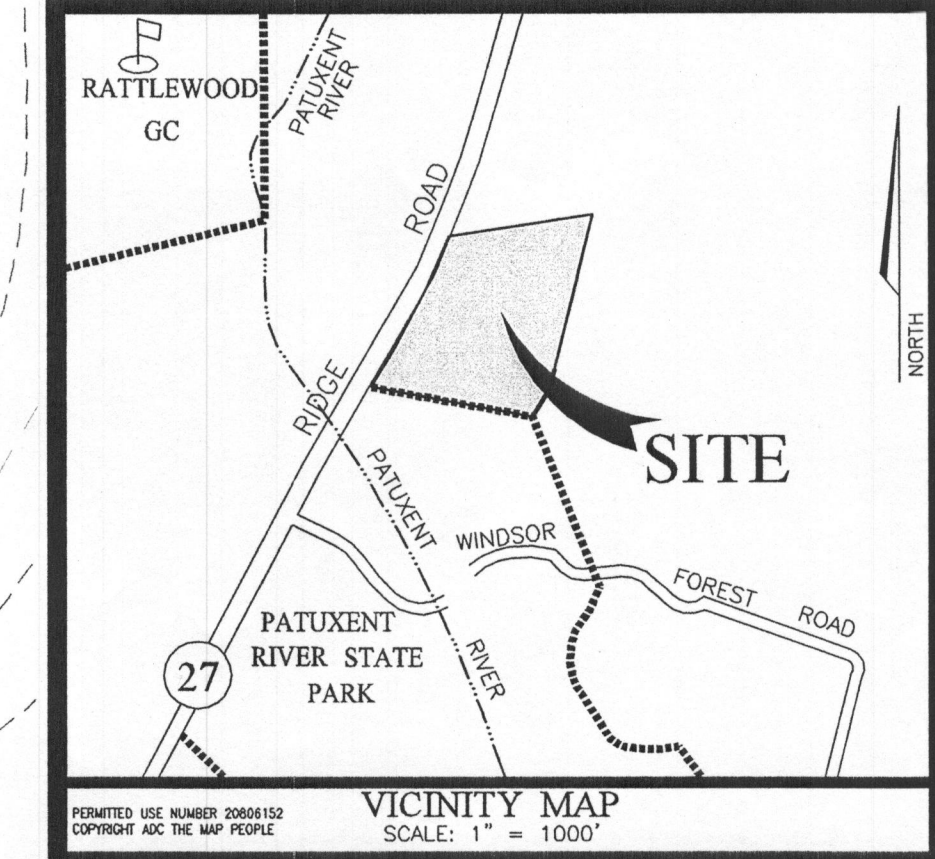
- GENERAL NOTES**
- PROPERTY BACKGROUND:
TAX MAP 6, PARCEL 158, LOT 3 (ZUBOVIC SUBDIVISION, SECTION ONE)
FOURTH ELECTION DISTRICT
ADDRESS: 1259 RIDGE ROAD, MOUNT AIRY, MARYLAND 21771
AREA OF THE SUBDIVISION: 17.34 ACRES
AREA OF THE SMALLEST LOT: 130,680 SQ.FT. OR 3.00 ACRES.
 - SUBJECT PROPERTY ZONED RC-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JULY 2007 BY JOHN E. HARMS, JR. & ASSOCIATES, INC.
 - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0064 & 0083. BOTH MONUMENTS ARE STAMPED (BRASS OR ALUMINUM) DISCS SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.
STA. NO. 0064 N 611,064.9938, E 1,261,006.7920 ELEV. 811.84
STA. NO. 0083 N 611,704.8625, E 1,262,007.4923 ELEV. 826.86
 - ALL AREAS ARE MORE OR LESS.
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
 - STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON-SITE. FLOODPLAIN LIMITS SHOWN HEREON ARE BASED ON FLOODPLAIN STUDY #10149 IN DECEMBER 1991. LIMITS ARE APPROXIMATE. A DETAILED FLOODPLAIN STUDY SHALL BE REQUIRED IF FURTHER SUBDIVISION IS PROPOSED FOR ANY LOTS ILLUSTRATED ON THIS PLAN.
 - WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY JOHN E. HARMS, JR. & ASSOCIATES, INC. ON APRIL 2007.
 - THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 4.98 ACRES OF EXISTING FOREST ON LOT 5. A DEVELOPERS AGREEMENT AND SURETY ARE NOT REQUIRED, ALTHOUGH LOT 5 IS SUBJECT TO A RECORDED LONG-TERM BINDING FOREST CONSERVATION EASEMENT AND AGREEMENT AND TWO-YEAR POST CONSTRUCTION MAINTENANCE AGREEMENT THAT HAS BEEN EXECUTED WITH THE REAL ESTATES SERVICES DIVISION, DPW.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. EXISTING DWELLING IS IDENTIFIED AS HO-234 ON THE HOWARD COUNTY HISTORIC SITES INVENTORY LIST. SITE IS NOT ADJACENT TO A DESIGNATED SENIC ROAD.
 - 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 FT. (16 FT. SERVING MORE THAN ONE RESIDENCE.)
B) SURFACE: 6" (INCHES) OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY: MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FT. TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES): CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FT. DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES: MINIMUM 2 FT.
G) MAINTENANCE: SUFFICIENT TO ENSURE ALL WEATHER USE.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ.FT. 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 SEWERAGE 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF THE MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - ANY CHANGES TO A PRIVATE SEWAGE PLAN SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED VIA NON-STRUCTURAL METHODS. ROOFTOP DISCONNECT AND NON-ROOFTOP DISCONNECT AND SHEET FLOW TO BUFFER CREDIT ARE BEING UTILIZED.
 - LANDSCAPING FOR LOT 4 HAS BEEN PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PAYMENT OF SURETY FOR THE REQUIRED TREES ON LOT 4 IN THE AMOUNT OF \$600.00 (2 SHADE TREES AT \$300.00 EACH) IS DEFERRED UNTIL SUBMISSION OF A GRADING PERMIT.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 48-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
 - THERE IS AN EXISTING HOUSE, GARAGE, AND BARN LOCATED ON LOT 5 (KNOWN AS 1259 RIDGE ROAD) WHICH ARE TO REMAIN. THE EXISTING HOUSE IS NON-CONFORMING WITH RESPECT TO THE FRONT BUILDING RESTRICTION LINE SET FORTH UNDER SECTION 104.E OF THE ZONING REGULATIONS. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - THIS PLAT IS EXEMPT FROM APFO BASED ON SECTION 16.1107(b)(1)(v) OF THE HOWARD COUNTY CODE.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, STEEP SLOPES, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, OR IMPROVING PAVING, MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION AND PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OR A STRUCTURE LOCATED WITHIN A FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE.
 - THE 35' REAR ENVIRONMENTAL SETBACK FOR LOT 4 IS IN ACCORDANCE WITH SECTION 16.120. (3)(4)(ii). OF THE SUBDIVISION REGULATIONS WHICH ALLOWS STEEP SLOPES ON LOTS 20,000 SQUARE FEET OR GREATER IN SIZE IF THEY ARE LOCATED NO CLOSER THAN 35 FEET FROM THE BUILDING ENVELOPE. A DECK PROJECT 10 FEET BEYOND THE BUILDING ENVELOPE.
 - THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - OPEN SPACE REQUIREMENTS FOR LOT 4 WILL BE MET VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE IN ACCORDANCE WITH SECTION 16.121(a)(2), SINCE THIS IS A NON-CLUSTER SUBDIVISION WITH RC-DEO ZONING.
 - THE SAND MOUND AREA DELINEATED AND IDENTIFIED ON LOT 4 MUST BE PROTECTED BY A FIXED BARRIER AT ALL TIMES DURING GRADING AND CONSTRUCTION ACTIVITIES. THEREAFTER PROTECTIVE MEASURES SHOULD BE IMPLEMENTED TO PROTECT THAT AREA FROM EROSION, PARTICULARLY CONCENTRATED FLOW OFF OF THE DRIVEWAY AND ENCHROACHMENT BY WHEELED VEHICLES. SUBSEQUENT BUILDING PERMIT APPLICATIONS MAY BE DENIED SHOULD THE SAND MOUND AREA BE EVALUATED AND FOUND TO BE UNSATISFACTORY FOR THE INTENDED USE.
 - FORESTED AREAS SHOWN AS CLEARED ARE ONLY FOR FOREST CONSERVATION CALCULATIONS. THERE IS ACTUAL ONLY A SMALL AREA PROPOSED TO BE CLEARED ON LOT 4 FOR THE CONSTRUCTION OF THE HOUSE AND CONCRETE LEVEL SPREADER.
 - BASED ON NOISE STUDY PREPARED BY MARS GROUP, NO NOISE MITIGATION IS REQUIRED, THEREFORE ONLY THE UNMITIGATED LINE HAS BEEN SHOWN.

SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN
ZUBOVIC SUBDIVISION, SECTION 1 - LOTS 4 & 5
(A RESUBDIVISION OF LOT 3, ZUBOVIC SUBDIVISION SECTION 1-PLAT#10149)
Tax Map 6, Parcel 158, Grid 1, Lot 3
Election District No. 4
Howard County, Maryland
Scale: 1"=50'

DESIGNED BY: SJD
DRAWN BY: SH
CHECKED BY: SJD
DATE: AUGUST 2008
W.O. NO. 08-06-011B

1
1 OF 2

F-08-143



LEGEND

25% OR GREATER SLOPES

SEPTIC EASEMENT

STREAM

EX. 100 YEAR FLOODPLAIN (PLAT #10149)

EXISTING & PROPOSED PAVEMENT

EXISTING WELL

PROPOSED WELL

PASSED PERC HOLE

FAILED PERC HOLE

SOILS BOUNDARY

EXISTING TREELINE

NON-TIDAL WETLANDS

25' WETLAND BUFFER

WATERS OF THE US

STREAM BUFFER

TREE PROTECTIVE FENCING
(USED FOR SOUND MOUND PROTECTION)

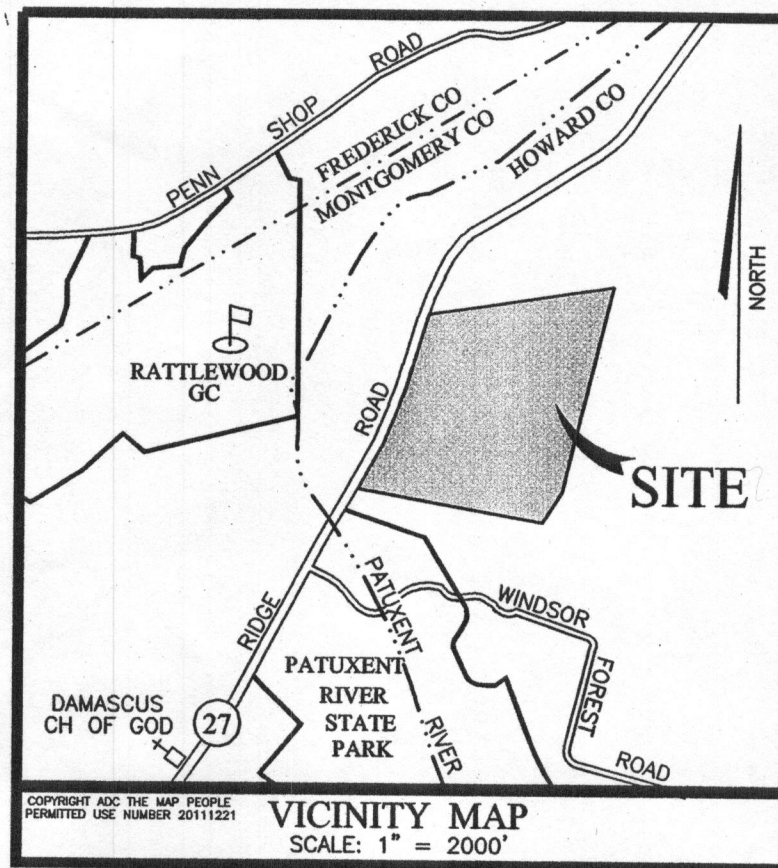
SOIL DESCRIPTIONS--2003	
SYMBOL	DESCRIPTION
BrD	Brinklow channery loam, 15 to 25 percent slopes -- Type B
BtF	Brinklow-Blacktown channery loams, 25 to 65 percent slopes -- Type B
GmB	Glenville silt loam, 3 to 8 percent slopes -- Type C
GnB	Glenville-Balle silt loams, 0 to 8 percent slopes -- Type C
OcC	Occoquan loam, 8 to 15 percent slopes -- Type B

APPROVED FOR PRIVATE WELL AND PRIVATE SEWERAGE SYSTEMS.

Nathan for Peter Brilewson 9/23/2008
HOWARD COUNTY HEALTH OFFICER *RS* DATE *9/23/08*

[illegible]

Date: 07/11/2007 User: sdemchik
Drawing Path: D:\Del26003\Projects\1259 Ridge Road-Howard Co\08-06-01\Bd\Bd\Per Parcel\1259Ridge-Per-Cert.dwg XREF File(s):



GENERAL NOTES

- PROPERTY BACKGROUND : TAX MAP 6, PARCEL 158, LOT 3 FOURTH ELECTION DISTRICT ADDRESS : 1259 RIDGE ROAD, MOUNT AIRY, MARYLAND 21771 ACREAGE : 17.34 ACRES ZONING : RC-DEO
- BOUNDARY AND FLOODPLAIN SHOWN HEREON IS BASED ON A PLAT ENTITLED "ZUBOVIC SUBDIVISION" RECORDED AS PLAT #10149 IN DECEMBER 1991.
- TOPOGRAPHY ON LOT 1 AND IN THE VICINITY OF THE EXISTING DWELLING IS BASED ON A FIELD RUN SURVEY CONDUCTED BY JOHN E. HARMS, JR. & ASSOC., INC. IN MAY 2007. THE REMAINDER OF THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS. PERC HOLES HAVE BEEN FIELD LOCATED WITH ELEVATIONS.
- PER HEALTH DEPARTMENT REQUIREMENTS, THREE WELL LOCATIONS, ONE PROPOSED AND TWO POTENTIAL REPLACEMENTS, HAVE BEEN SHOWN FOR EACH LOT.
- THE SUM OF THE AREA SET ASIDE FOR SAND MOUND AND CONVENTIONAL SEPTIC EASEMENT IS EQUAL TO AT LEAST 10,000 SQUARE FEET. SAND MOUND HAS BEEN SHOWN ON SLOPES BETWEEN 6% AND 12% BASED ON THE ASSOCIATED SIZING REQUIREMENTS. THE EXISTING CONVENTIONAL SEPTIC EASEMENT ON LOT 2 HAS BEEN SHOWN A MINIMUM OF 10,000 SQUARE FEET TO PROVIDE FOR ONE SYSTEM AND TWO POTENTIAL REPLACEMENTS AS WAS DEFINED BY PLAT F-91-164.
- EXISTING HOUSE IS TO REMAIN, KNOWN AS 1259 RIDGE ROAD. THE EXISTING WELL AND TWO POTENTIAL REPLACEMENTS HAVE BEEN SHOWN.
- TO THE BEST OF OUR KNOWLEDGE, ALL EXISTING SEPTIC AND WELLS WITHIN 100 FEET OF THE PROPERTY LINE HAVE BEEN SHOWN.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ.FT. 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF THE MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE EXISTING WELL (NO TAG NUMBER) HAS BEEN FIELD LOCATED BY HARMS PROFESSIONAL LAND SURVEYOR AND IS ACCURATELY SHOWN.
- ANY CHANGES TO A PRIVATE SEWAGE PLAN SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE EXISTING SEPTIC SYSTEM ON LOT 2 IS TO REMAIN. THE EXISTING WELL ON PROPOSED LOT 2 WILL BE ABANDONED PRIOR TO FINAL PLAT APPROVAL.
- ALL WELLS ARE TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO ORIGINAL FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE PERMIT.
- IF REQUIRED TO UTILIZE THE ALTERNATIVE WELL SITE SHOWN IN THE EXISTING 25% SLOPES ON LOT 1, THE SLOPE WILL HAVE TO BE GRADED BACK TOWARD THE BUILDABLE PORTION OF THE LOT IN ORDER TO PROVIDE A FLATTER SLOPE THAT IS ACCESSIBLE BY THE DRILL RIG.
- IF REQUIRED TO UTILIZE THE ALTERNATIVE WELL SITES FOR LOT 2, A MDE NON-TIDAL WETLANDS AND WATERWAYS PERMIT FOR CROSSING THE FLOODPLAIN, STREAM, AND STREAM BUFFERS WILL BE REQUIRED FOR DRILLING OF WELLS AND FOR CONSTRUCTION OF THE WATER LINE BETWEEN ALTERNATIVE WELL SITES AND THE EXISTING HOUSE.

LEGEND

- 25% OR GREATER SLOPES
- SEPTIC EASEMENT
- STREAM
- EX. 100 YEAR FLOODPLAIN (PLAT #10149)
- EXISTING & PROPOSED PAVEMENT
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APPROVED FOR PRIVATE WELL AND PRIVATE SEWAGE SYSTEMS.

OWNER
WENDOL WILLIAMS
105 MCKINLEY AVENUE
NEW HAVEN, CONNECTICUT 06515
B. N. Williams for Peter Redman, dated 7/26/07
HOWARD COUNTY HEALTH OFFICER



HARMS

ENGINEERS • PLANNERS • SURVEYORS
41 EAST ALL SAINTS STREET, SUITE 210, FREDRICK, MARYLAND 21701
Office: 301/681-2027 FAX: 301/681-2028

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PERC CERTIFICATION PLAN (A-525242)
RIDGE ROAD PROPERTY, LOTS 1 & 2

Tax Map 6, Parcel 158, Grid 1, Lot 3

Election District No. 4
Scale: 1"=50'

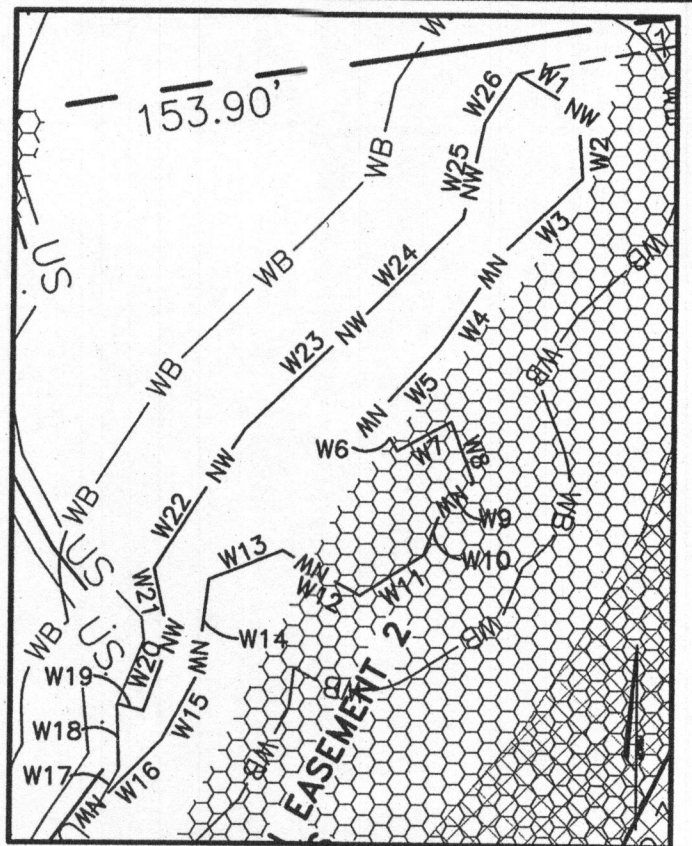
DESIGNED BY: SJD
DRAWN BY: SIN
CHECKED BY: SJD
DATE: JUNE 2007
W.O. NO. 08-06-011B

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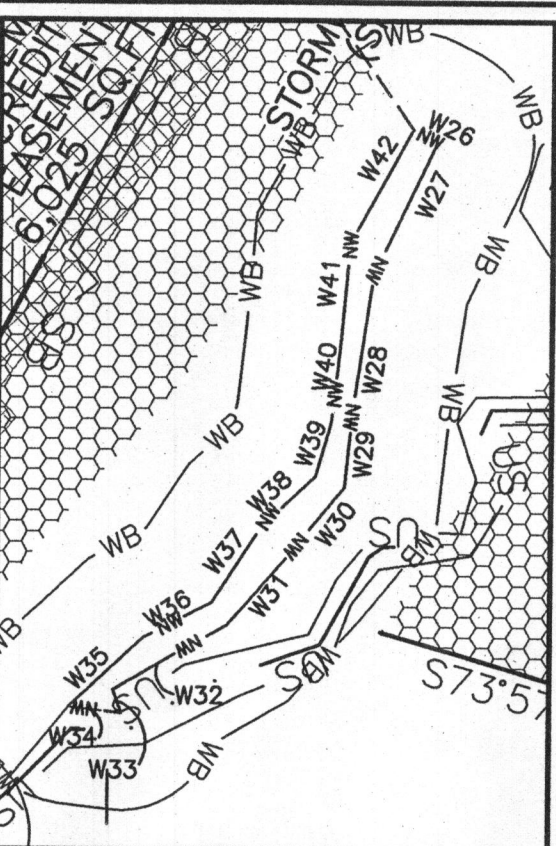
1 OF 1

LINE TABLE WETLAND-1

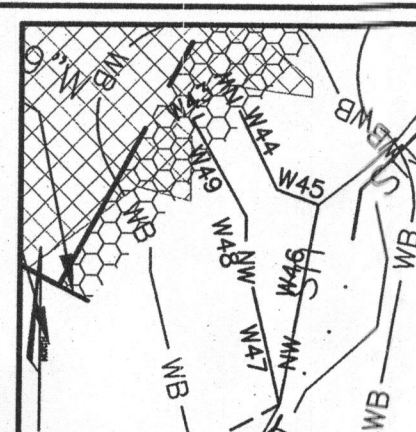
LINE	BEARING	DISTANCE
W1	S59°50'34"E	18.63'
W2	S03°41'22"E	17.16'
W3	S46°45'22"W	27.35'
W4	S34°13'02"W	30.16'
W5	S42°27'16"W	24.06'
W6	S29°46'57"E	11.05'
W7	N60°41'06"E	16.11'
W8	S20°24'41"E	17.19'
W9	S50°23'12"W	10.45'
W10	S21°32'05"W	13.12'
W11	S57°14'02"W	19.77'
W12	N60°49'04"W	23.20'
W13	S68°22'31"W	20.70'
W14	S06°57'26"W	25.56'
W15	S28°34'42"W	18.54'
W16	S45°01'19"W	22.37'
W17	N29°56'00"E	9.54'
W18	N02°13'20"W	16.73'
W19	S75°08'52"E	7.12'
W20	N20°14'25"E	19.25'
W21	N11°52'00"W	19.56'
W22	N32°26'14"E	43.59'
W23	N46°10'25"E	45.82'
W24	N45°05'03"E	32.97'
W25	N12°20'26"E	24.98'
W26	N33°54'36"E	15.06'



DETAIL WETLAND-1
SCALE: 1"=50'



DETAIL WETLAND-2
SCALE: 1"=50'



DETAIL WETLAND-3
SCALE: 1"=50'

LINE TABLE WETLAND-2

LINE	BEARING	DISTANCE
W26	S63°36'17"E	7.00'
W27	S25°33'00"W	37.81'
W28	S08°22'43"W	33.89'
W29	S05°51'55"W	22.12'
W30	S39°00'40"W	23.64'
W31	S41°02'49"W	23.50'
W32	S60°14'27"W	34.04'
W33	S18°39'44"E	6.45'
W34	N83°25'39"W	13.75'
W35	N47°00'15"E	26.57'
W36	N61°59'50"E	20.03'
W37	N33°23'01"E	23.84'
W38	N47°01'29"E	18.73'
W39	N15°16'34"E	15.46'
W40	N06°26'34"E	20.50'
W41	N04°52'37"E	26.01'
W42	N29°13'40"E	33.10'

LINE TABLE WETLAND-3

LINE	BEARING	DISTANCE
W43	S13°39'18"E	38.47'
W44	N10°31'34"E	52.40'
W45	S70°20'52"E	11.37'
W46	S26°32'59"W	25.49'
W47	N64°51'58"W	11.99'
W48	N29°49'51"W	28.57'
W49	N00°30'53"W	10.89'

FLOOD PLAIN LINE TABLE

LINE	BEARING	DISTANCE
F1	N13°50'38"E	46.96'
F2	N38°59'36"E	100.00'
F3	N25°44'05"E	188.35'
F4	N32°02'42"E	749.42'
F5	N32°02'42"E	149.67'
F6	N19°20'40"E	202.03'
F7	N40°41'15"E	212.26'
F8	N32°02'42"E	200.00'
F9	N21°41'10"E	150.00'
F10	N13°50'38"E	108.16'

STORMWATER MANAGEMENT CREDIT EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SW1	S 47°7'33" E	30.35'
SW2	S 36°53'3" W	35.92'
SW3	S 24°45'38" E	55.76'
SW4	S 61°39'27" W	25.72'
SW5	S 33°42'14" W	38.85'
SW6	N 59°44'11" W	52.33'
SW7	N 28°56'45" E	135.03'
SW8	S 28°56'45" W	135.87'

TOTAL AREA TABULATION (THIS SHEET)

TOTAL NUMBER OF BUILDABLE LOTS/PARCELS	2
TOTAL NUMBER OF NON-BUILDABLE LOTS/PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS/PARCELS	0
TOTAL NUMBER OF PRESERVATION PARCELS	0
TOTAL AREA OF BUILDABLE LOTS/PARCELS	17.34 ACRES
TOTAL AREA OF NON-BUILDABLE LOTS/PARCELS	0 ACRES
TOTAL AREA OF OPEN SPACE LOTS/PARCELS	0 ACRES
TOTAL AREA OF PRESERVATION PARCELS	0 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.34 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 AND THE SPOTTING OF MARKERS HAVE BEEN COMPLIED WITH.

MARK S. CRISSMAN, SURVEYOR
WENDOL A. WILLIAMS, OWNER

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

HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

LEGEND

- FOREST CONSERVATION EASEMENT
- STORMWATER MANAGEMENT CREDIT EASEMENT
- 25% OR GREATER SLOPES
- EX. 100 YEAR FLOODPLAIN EASEMENT (PLAT #10149)
- NW NON-TIDAL WETLANDS
- WB 25' WETLAND BUFFER
- US WATERS OF THE US
- SB STREAM BUFFER

OWNER'S STATEMENT

I, WENDOL A. WILLIAMS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADVERTISE 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 RIGHT-OF-WAYS 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

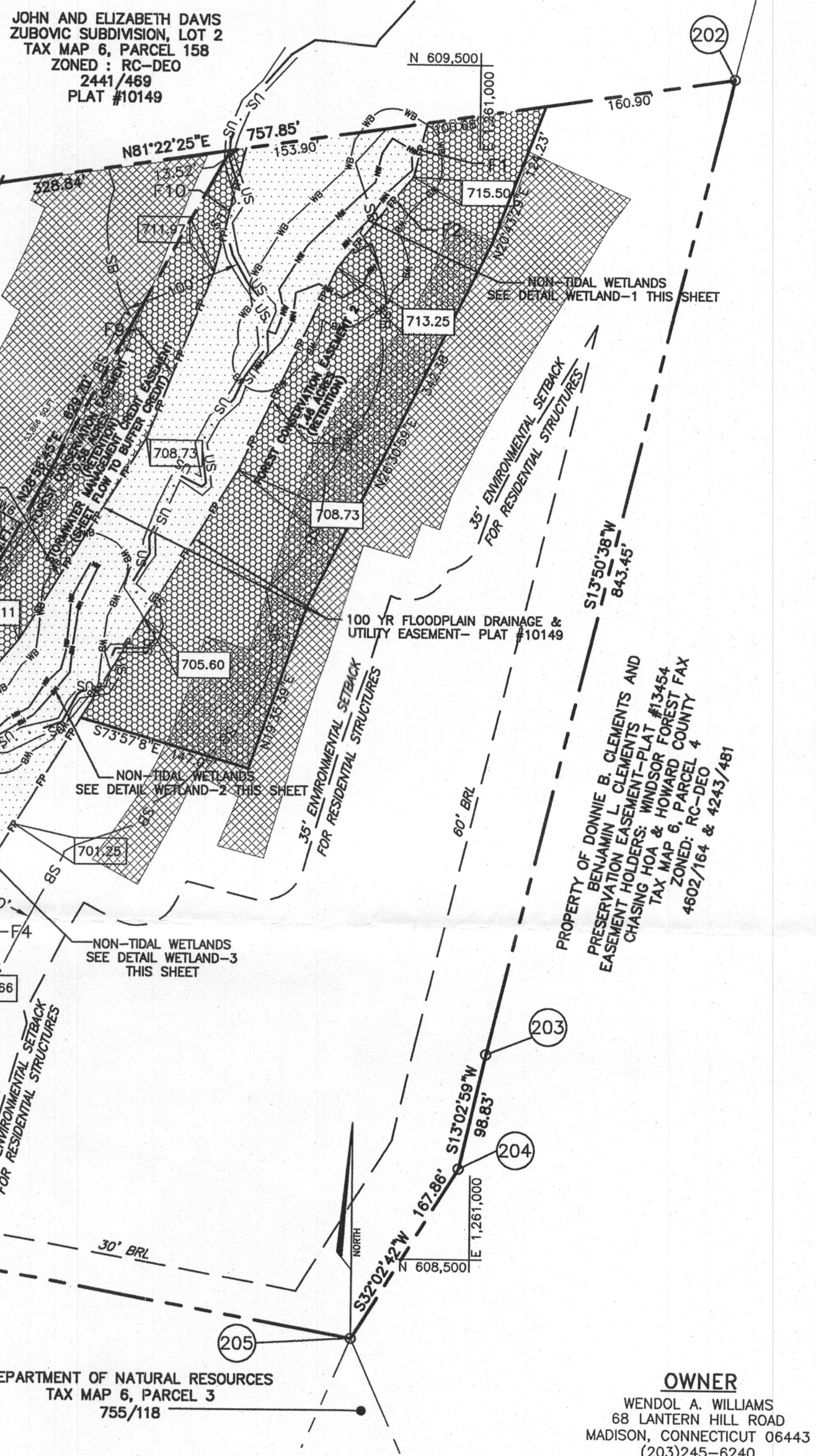
WITNESS MY HAND THIS DAY OF
WENDOL A. WILLIAMS, OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY ELIZABETH ZUBOVIC, TRUSTEE OF THE ELIZABETH ZUBOVIC REVOCABLE TRUST DATED 8/28/95 TO WENDOL A. WILLIAMS BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 9586, FOLIO 031 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



BY: MARK S. CRISSMAN, VICE PRESIDENT
JOHN E. HARMS JR. & ASSOCIATES, INC.
MD PROFESSIONAL LAND SURVEYOR NO. 20,008



NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 (PER PLAT #10149) TO CREATE LOTS 1 & 2, ADD FOREST CONSERVATION EASEMENTS 1 & 2, AND ADD STORMWATER MANAGEMENT CREDIT EASEMENTS.

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT
RIDGE ROAD PROPERTY LOTS 1 & 2
(A RESUBDIVISION OF LOT 3, ZUBOVIC SUBDIVISION SECTION 1-PLAT#10149)
SHEET 2 OF 2

TAX MAP: 6	FOURTH ELECTION DISTRICT	SCALE: 1" = 100'
PARCEL: 158	HOWARD COUNTY, MARYLAND	DATE: FEBRUARY 2008
GRID: 1	EX. ZONING: RC-DEO	DPZ FILE NOS: F-91-164



41 E. All Saints Street, Suite 210
Frederick, Maryland 21701
Office: 301/631-2027
FAX: 301/631-2028