

**U.S. EQUIVALENT COORDINATE TABLE**

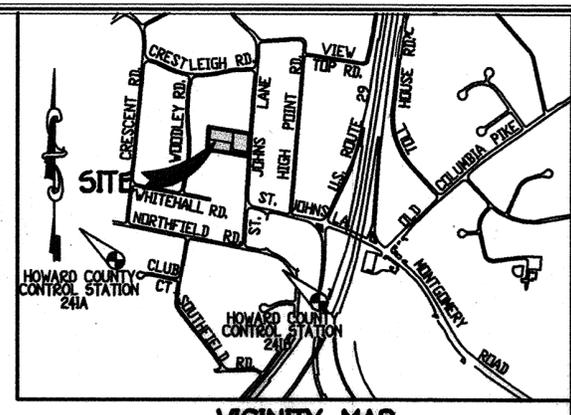
Point	North	East
501	579961.6910	1361967.7395
507	580093.1748	1361969.1633
508	579889.8665	1361953.6611
520	580161.4612	1361600.4706
534	580100.7083	1361960.0860
535	579900.6781	1361947.6732

**METRIC EQUIVALENT COORDINATE TABLE**

Point	North	East
501	176772.6788	415012.7771
507	176814.5839	415129.0354
508	176150.7866	415124.3103
520	176833.5688	415016.6577
534	176815.0513	415126.2887
535	176754.1429	415122.4853

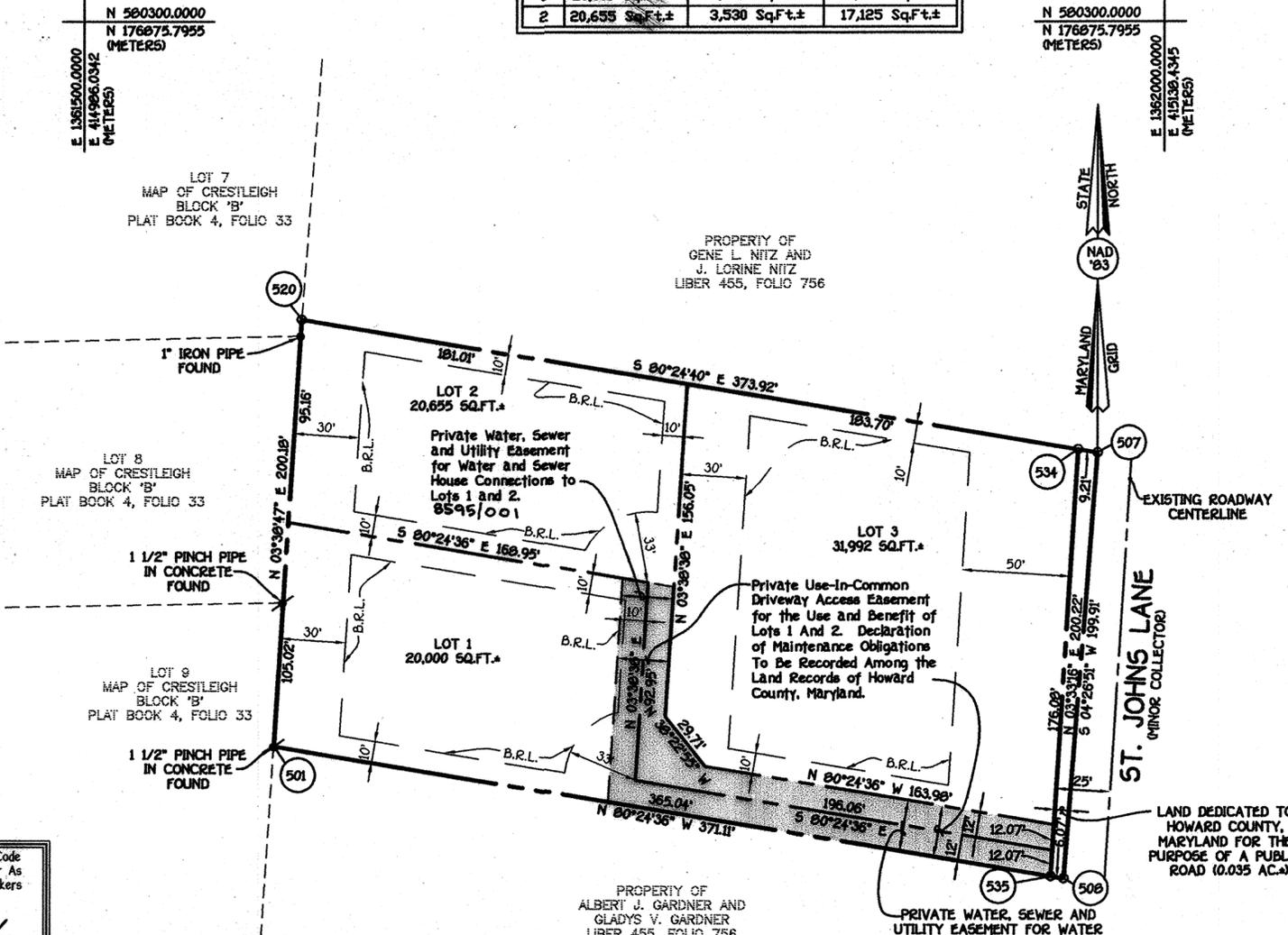
**PIPESTEM/FLAG LOT TABULATION**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	20,000 Sq.Ft.±	2,360 Sq.Ft.±	17,640 Sq.Ft.±
2	20,655 Sq.Ft.±	3,530 Sq.Ft.±	17,125 Sq.Ft.±



**GENERAL NOTES:**

- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 241A And No. 241B.  
Sta. 241A N 176530.4625 E 414608.1550  
Sta. 241B N 176404.4207 E 415230.7744
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May 24, 2000, By Fisher, Collins, And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Issuance Of Residential Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (14 Feet Serving More Than One Residence);
  - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating;
  - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Driveway Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- There Is An Existing Dwelling On Lot 3 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- Landscaping For Lots 1 And 2 Is 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. Lot 3 Is Exempt From Landscaping Requirements Since An Existing Dwelling On Lot 3 Exists And Is To Remain.
- Open Space Requirements Have Been Met By Payment Of A Fee In-Lieu In The Amount Of \$3000.00.
- The Forest Conservation Obligation Of 0.26 Acre Of Afforestation For This Three Lot Subdivision Has Been Met By A Fee-In-Lieu Payment Of \$5,662.80 To The Howard County Forest Conservation Fund.
- No Wetlands Exist On Site Based On A Site Evaluation By Eco-Science Professionals, Inc., On May 3, 2000.
- No 100 Year Floodplain Exists On Lots 1, 2 And 3.
- Fee-In-Lieu Stormwater Management Is Provided For Quantity Management. Quality Management Is Provided By Dry Well Design At The Site Development Plan Stage.
- This Plat Is Subject To The Fourth Edition Of The Subdivision And Land Development Regulations.
- Development Or Construction On These Lots Must Comply With The Setback Regulations In Effect At The Time Of The Submission Of The Site Development Plan, Waiver Petition Or Building/Grading Permit.



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 Compiled With

*Terrell A. Fisher, L.S. 10692* 8/27/04  
(Registered Land Surveyor) Date

*Scott O. Miller* 8/27/04  
(Surveyor) Date

*Carole M. Miller* 8/27/04  
(Owner) Date

**AREA TABULATION CHART**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,660 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS TO BE RECORDED	1,660 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.035 AC±
TOTAL AREA TO BE RECORDED	1,703 AC±

Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 19.22.B Of The Howard County Code, Public Water And Sewerage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 19272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2855

**OWNER AND DEVELOPER**  
MR. AND MRS. SCOTT O. MILLER  
9405 PARSLEY DRIVE  
ELLCOTT CITY, MARYLAND 21042

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*Howard County Health Officer* 10/18/04  
Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 10/18/04  
Date

*Director* 10/21/04  
Date

**OWNER'S CERTIFICATE**

Scott O. Miller and Carole M. Miller, Owners Of The Property Shown And Described Hereon, Herby 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 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, Herby 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 The Said Easements And Rights-Of-Way.

Witness My Hand This 27th Day Of August, 2004.

*Carole M. Miller*  
Carole M. Miller (Owner)

*Scott O. Miller*  
Scott O. Miller (Owner)

*Joseph M. ...*  
Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Scott O. Miller To Scott O. Miller and Carole M. Miller By Deed Dated March 28, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7009 At Folio 7, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692 8/27/04  
Date

RECORDED AS PLAT No. 17004 ON Oct 28, 2004  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Lots 1, 2 And 3.**  
**SCOTT O. MILLER**  
And  
**CAROLE M. MILLER PROPERTY**

ZONING: R-20  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP No. 24, GRID No. 17, PARCEL No. 267

Scale: 1" = 50'  
DATE: August 27, 2004  
SHEET 1 OF 1  
F00-189

**F-00-189**