

**U.S. Equivalent Coordinate Table**

POINT	NORTH (feet)	EAST (feet)
102	564204.4100	1374556.7594
519	563621.6024	1374775.0220
521	564215.5041	1374575.3647
526	563952.1055	1374014.3071
529	563620.2226	1375019.3161
530	563622.4353	1375017.3609
539	563625.0593	1374774.2279

**Metric Coordinate Table**

POINT	NORTH (meters)	EAST (meters)
102	171969.840120	418965.738247
519	171792.208027	419032.510479
521	171973.229615	418971.409160
526	171862.465503	419044.263307
529	171791.787523	419106.725808
530	171792.461875	419106.129842
539	171793.505532	419032.022767

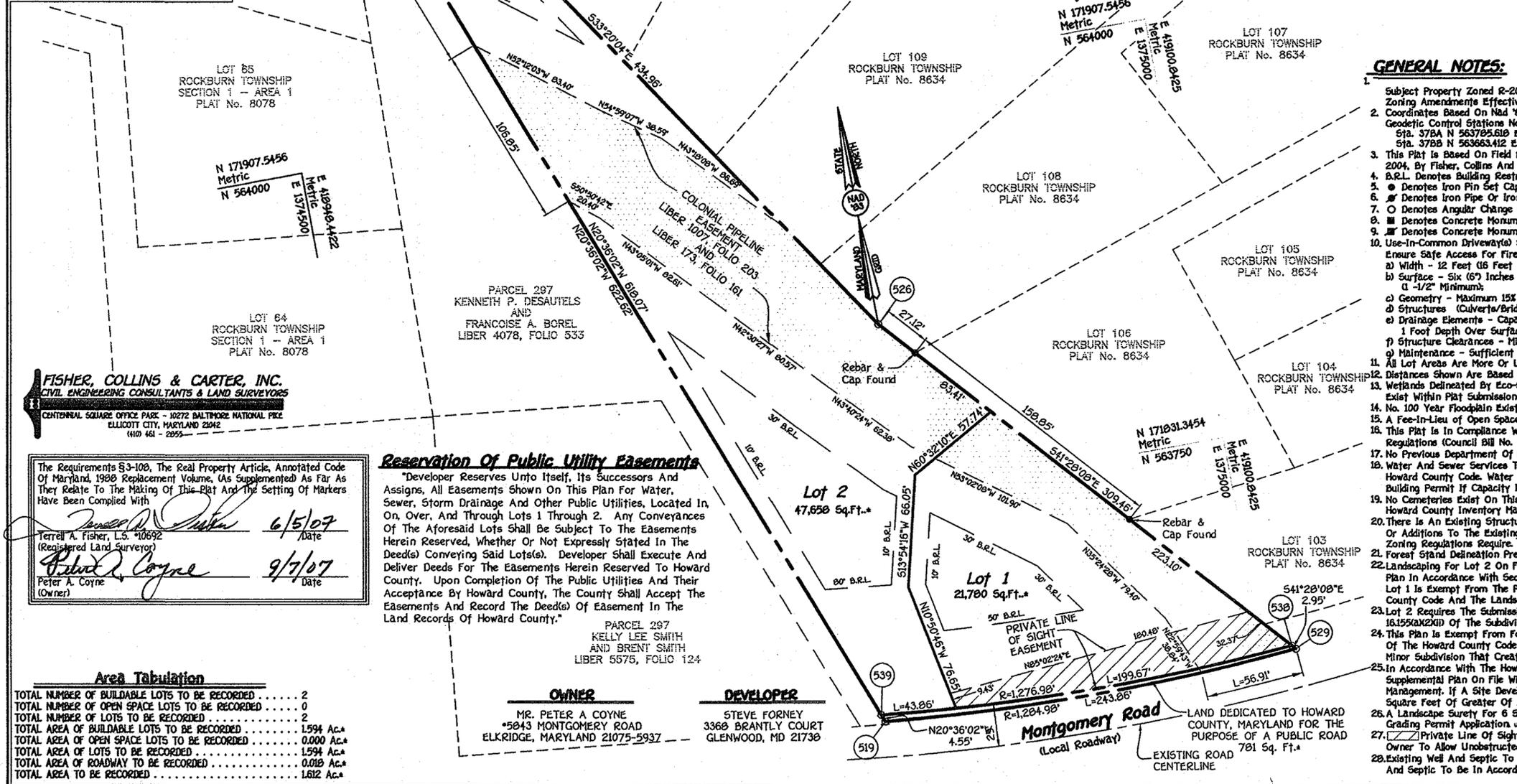
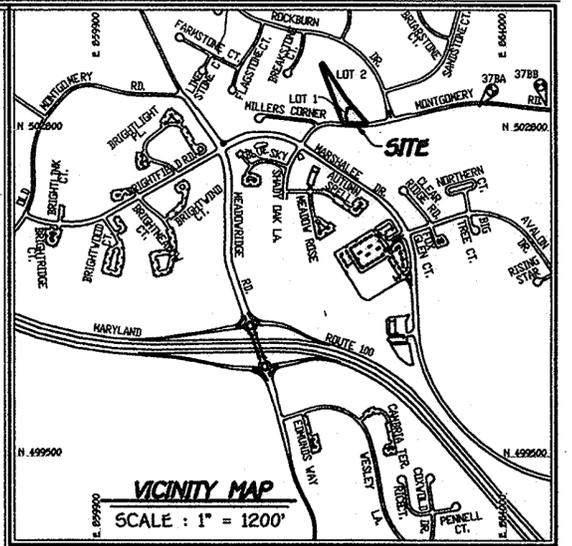
**Minimum Lot Size Chart**

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	47,650 Sq.Ft.	1522 Sq.Ft.	46,136 Sq.Ft.

**Curve Table**

PNT-PNT	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING AND DISTANCE
529-519	1204.90'	243.06'	10°52'24"	122.30'	N09°40'31"W 243.49'
530-539	1276.90'	243.53'	10°55'36"	122.13'	N09°11'35"W 243.16'

27. On February 24, 2005 The Development Engineering Division Took No Action On A Waiver To Design Manual, Volume III, Section 2.5.2.H.3. This Decision Is Based On The Fact That Montgomery Road Is A Local Road And Is Only Required To Provide Stopping Sight Distance.  
 28. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.



- GENERAL NOTES:**
- Subject Property Zoned R-20 Per 2/2/04 Comprehensive Zoning Plan And The "Comp Life" Zoning Amendments Effective 07/23/06.
  - Coordinates Based On Nad '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 378A And No. 378B.  
Sta. 378A N 563795.610 E 1376343.172  
Sta. 378B N 563663.412 E 1376040.471
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November, 2004, 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.
  - Use-In-Common Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
a) Width - 12 Feet (6 Feet Serving More Than One Residence);  
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
    i) -1/2" Minimum;  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (125-Loadings);  
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces;  
f) Structure Clearances - Minimum 12 Feet;  
g) 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.
  - Wetlands Delineated By Eco-Science Professionals January 6, 2003. No Non-Tidal Wetlands Exist Within Plat Submission Limits.
  - No 100 Year Floodplain Exists On This Property.
  - A Fee-In-Lieu Of Open Space Will Be Paid In The Amount Of \$1,500.00.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations (Council Bill No. 45-2003) And The Zoning Regulations As Amended By Council Bill 75-2003.
  - No Previous Department Of Planning And Zoning File Numbers Exist For This Property.
  - Water And Sewer Services To Lot 2 Will Be Granted Under Provisions Of Section 16.12.2.B Of The Howard County Code. Water And Sewer Allocations Will Be Granted At Time Of The Issuance Of The Building Permit If Capacity Is Available At That Time.
  - No Cemeteries Exist On This Site Based On A Site Visit And Based On An Examination Of The Howard County Inventory Map.
  - There Is An Existing Structure/Dwelling Located On Lot 1 To Remain No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
  - Forest Stand Delineation Prepared By Eco-Science Professionals, Inc. On January 6, 2005.
  - Landscape For Lot 2 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.12.4 Of The Howard County Code And The Landscape Manual. Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16.12.4 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain.
  - Lot 2 Requires The Submission And Approval Of A Site Plan In Accordance With Section 16.15.5(A)(2)(ii) Of The Subdivision Regulations.
  - This Plan Is Exempt From Forest Conservation With Section 16.12.02(b)(iv) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.
  - In Accordance With The Howard County Design Manual, Volume I, Section 51.2.B.2 And The Supplemental Plan On File With This Subdivision, This Project Is Exempt From Providing Stormwater Management. If A Site Development Plan Is Submitted Which Indicates 5,000 Square Feet Of Greater Of Disturbed Area, Stormwater Management Shall Be Provided.
  - A Landscape Surety For 6 Shade Trees On Lot 2 In The Amount Of \$1800.00 Is Deferred Until Grading Permit Application Upon Approval Of A Site Development Plan.
  - Private Line Of Sight Within Coyne Property Lot 2 Shall Be Maintained By The Individual Lot Owner To Allow Unobstructed Vehicular Line Of Sight Along Montgomery Road.
  - Existing Well And Septic To Be Abandoned Within 90 Days Of Building Permit. Abandonment Of Well And Septic To Be In Accordance With Health Department Guidelines.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2955

The Requirements §3-100, 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

*Terrill A. Fisher, L.S. #10692* 6/5/07 Date  
 (Registered Land Surveyor)  
*Peter A. Coyne* 9/7/07 Date  
 Peter A. Coyne (Owner)

**Reservation Of Public Utility Easements**  
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 Through 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved 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 Easement In The Land Records Of Howard County."

PARCEL 297  
 KELLY LEE SMITH  
 AND BRENT SMITH  
 LIBER 5575, FOLIO 124

**Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.594 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	1.594 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.010 Ac.±
TOTAL AREA TO BE RECORDED	1.612 Ac.±

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* 11/19/2007 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 11/28/07 Date  
 Chief, Development Engineering Division

*Director* 11/28/07 Date  
 Director

**OWNER'S CERTIFICATE**

Peter A. Coyne, 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 7<sup>th</sup> Day Of September 2007.

*Peter A. Coyne*  
 Peter A. Coyne

*Kynan Coyne*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Donald E. Coyne And Lois A. Coyne To Peter A. Coyne By Deed Dated August 31, 1993 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 2972 At Folio 489, 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.

*Terrill A. Fisher, Professional Land Surveyor No. 10692* 6/5/07 Date  
 Terrill A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 19577 ON 11-30-07  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**COYNE PROPERTY**  
 LOTS 1 AND 2  
 Zoned: R-20  
 Tax Map 37, Grid 3, Parcel 34  
 First Election District  
 Howard County, Maryland

Scale: 1" = 50'

Date: June 5, 2007  
 Sheet 1 of 1

F-05-116