

GENERAL NOTES

- The subject property is zoned R-20 per the 02/02/04 Comprehensive Zoning Plan and per the Camp Lite Zoning Regulation Amendments effective 07/28/06.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 161A and no. 161B. Denotes approximate location (see location map).
Sta. 161A N 589,509.3388 (feet) E 1,346,343.6658 (feet) Elev. 462.994
Sta. 161B N 590,475.2281 (feet) E 1,344,753.9967 (feet) Elev. 469.900
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes rebar and cap found.
- Denotes concrete monument or stone found.
- Denotes concrete monument set.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about February 1, 2001 By C.B. Miller and Associates, Inc.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following requirements:
1) Width - 12 feet (14 feet serving more than one residence);
2) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
3) Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
4) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
5) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface;
6) Maintenance - sufficient to ensure all weather use
- There are no floodplains, historic structures or cemeteries on-site.
- Open space tabulation:
A. Open space required:
4.842 ac x 30% (14,000 sq. ft. minimum lot size) = 1,453 ac
B. Open space provided: 1,454 (credited)
- All areas are more or less unless the area is meant to be taken for exact.
- All existing structures on-site are to be removed prior to plat recordation.
- Public water and sewer, contract #24-1994-D will be used on this site.
- Previous Howard County File No's: SP-02-06 and WP-03-32.
- Waiver Petition WP-03-32 approved on Nov. 1, 2002 granted a waiver from sections 16.120(b)(4)(iv) and 16.121(e)(1) to reduce the frontage for access of Open Space Lot II and the stormwater management facility from 40 feet to 0 feet, subject to recordation of a maintenance agreement for access to Lots I through 10 and Open Space Lot II.
- A.P.F.O. Traffic Study prepared by Street Traffic Studies Ltd. in February, 2002 and approved under SP-02-06.
- Wetlands and Forest Stand Delineation Reports were prepared by Exploration Research, Inc. and approved under SP-02-06.
- The Noise Study for this project was prepared by Wilson T. Ballard Co. in July, 2002 and approved under SP-02-06.
- Vehicular access is proposed along Dunes Drive and access is restricted along US Route 40.
- Stormwater Management water quality (WQV) is provided through the sand filter within the proposed Pocket Sand Filter Facility. Channel Protection (CPV) is provided through extended detention of the one (1) year storm within the Pocket Sand Filter Facility. The SWM Recharge requirements are met through the grass channel credit using the recharge percent area method. SWM Overland Flood Protection (10 year) and Extreme Flood Volume (100 year) are not required for this site. All Stormwater Management pond ownership and maintenance is the responsibility of the Home Owners Association.
- Water and Sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and Public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
- The Forest Conservation Plan was prepared in accordance with the Howard County Forest Conservation Manual. The net tract area is 4.80 acres, with 0.9 acres of forest. There is no 100-year flood plain, wetlands, streams, steep slope or associated buffers on site. Clearing below the forest conservation threshold consists of 0.9 acres, creating a 1.8-acre reforestation obligation. This obligation will be met by offsite planting on The E. Alexander Adams and Marion Harless Property, Lot 2, Plat No. 10147, Tax Map 7, Grid 17, Parcel 215. Surety in the amount of \$39,204.00 shall be posted as part of the Developer's Agreement for 1.80 ac/78,408 sq. ft.
- Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$21,360 (64 shade trees @ \$300.00 each, 14 evergreen trees @ \$150.00 each, and 6 shrubs @ \$10 each). The maintenance of the street trees will be the responsibility of the Home Owners Association.
- The Private Access Place maintenance agreement for Lots I through II, and the shared driveway maintenance agreement serving lots 3 and 4 were recorded at the Howard County Land Records concurrent with the recording of this subdivision plat by The Department of Planning and Zoning. Real Estate Services (DPW) will prepare the Private Access Place Maintenance Agreement and the developer will be responsible for the preparation of the use-in-common driveway maintenance agreement.

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 10
- Total area of Buildable Lots to be recorded: 3.388 Acres±
- Total number of Open Space Parcels to be recorded: 1
- Total area of Open Space Lots to be recorded: 1.454 Acres±
- Total area of subdivision to be recorded: 4.842 Acres±

APPROVED: For Public Water and Public Sewerage Systems
Lots I thru 10 Howard County Health Department.

B. Nixen for Peter Bjelkman 2/6/08
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

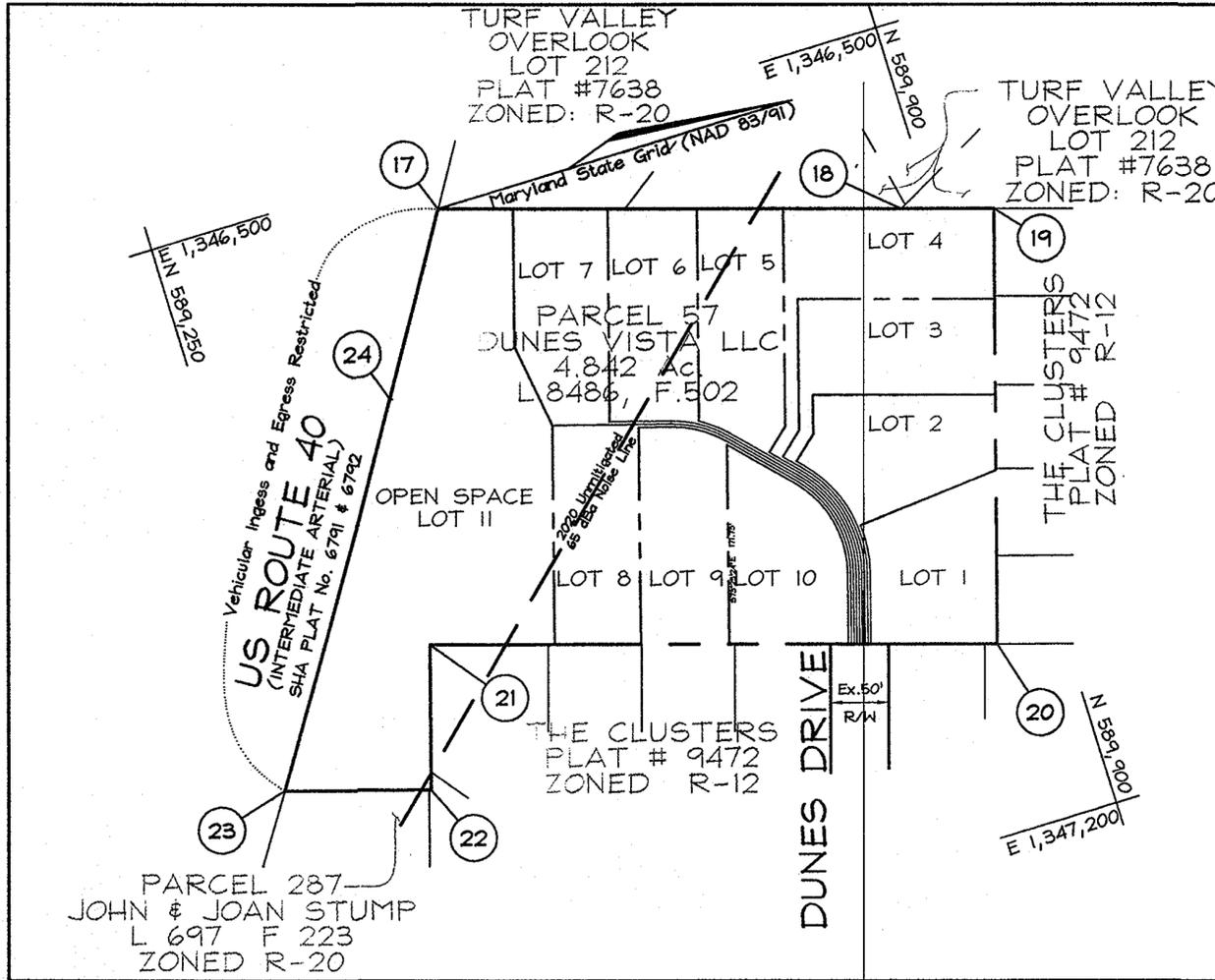
[Signature] 1/4/08 Date
[Signature] 2/6/08 Date
Chief, Development Engineering Division
Director

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	14,282±	248±	14,034±
3	15,159±	1,158±	14,001±
4	16,156±	2,128±	14,028±
5	15,042±	477±	14,565±
6	14,656±	629±	14,027±
7	14,841±	803±	14,038±
8	14,738±	735±	14,003±
9	14,541±	536±	14,005±

COORDINATE TABLE

POINT	NORTHING	EASTING
17	589,494.7952	1,346,539.0323
18	589,874.6822	1,346,656.0796
19	589,950.9584	1,346,679.5313
20	589,842.7965	1,347,038.5940
21	589,377.4735	1,346,895.5267
22	589,341.2661	1,347,015.7216
23	589,221.0290	1,346,979.5014
24	589,407.1598	1,346,683.2953



LOCATION MAP
SCALE: 1"=100'

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

[Signature] 1/4/2008 Date
C. Brooke Miller (MD Property Line Surveyor #135)
[Signature] 1/4/2008 Date
Brian D. Boy, Dunes Vistas, LLC

OWNER'S CERTIFICATE

We, Dunes Vistas, LLC 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 road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.
Witness my hand this 4th day of January, 2008.

[Signature] Brian D. Boy, Dunes Vista, LLC
[Signature] Zacharis Z. Lists Witness

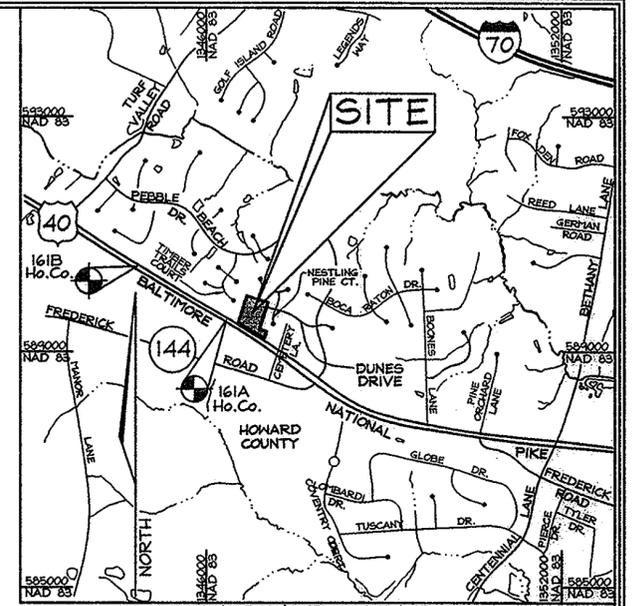
Reservation Of Public Utility Easements

"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 I Thru II, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description. Upon completion of the public utilities and their acceptance by Howard County, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Hong Koo Lee and Young Ja Lee to Dunes Vistas, LLC by deed dated July 14, 2004 recorded in the Land Records of Howard County in Liber 8486, Folio 502, and 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.

[Signature] 1/4/2008 Date
C. Brooke Miller (MD Property Line Surveyor #135)



VICINITY MAP
SCALE: 1"=2000'
ADC Map: Page II, Grids D6 & E6

- General Notes Continued
- The open space shown hereon is hereby dedicated to a property owners association for the residents of this subdivision.
 - Maintenance of the Noise Wall will be the responsibility of the HOA.
 - The eastern side BRL on Lot 2 and the western and eastern BRL's on Lot 1 are required in accordance with section 5.4/A/5 of Design Manual Volume II. Requiring 10' horizontal clearance between any permanent structures and the edge of the easement.
 - Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on 11/12/06.
 - Incorporation number: 2002-16294-0003.
 - This plat is subject to the Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property 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 applications.

LEGEND

Existing Easement		Private SWM, Access, Utility Easement	
Private Noise Wall Access, Maintenance, Drainage & Utility Easement		Private Access Place, Drainage & Utility Easement	
Public Water & Sewer & Utility Easement		Private Use-In-Common Access Drainage & Utility Easement	
Public Sewer & Utility Easement		Public Water & Utility Easement	
Private SWM Access Management Easement			

SHEET INDEX

DESCRIPTION	SHEET No.
Title Sheet	1 of 2
Plat for Lots I - II	2 of 2

DEVELOPER/OWNER

Dunes Vistas, LLC
c/o Brian D. Boy
11807 Hollingford Court
Clarksville, Md 21029
Tel: (410) 792-2565

FSH Associates

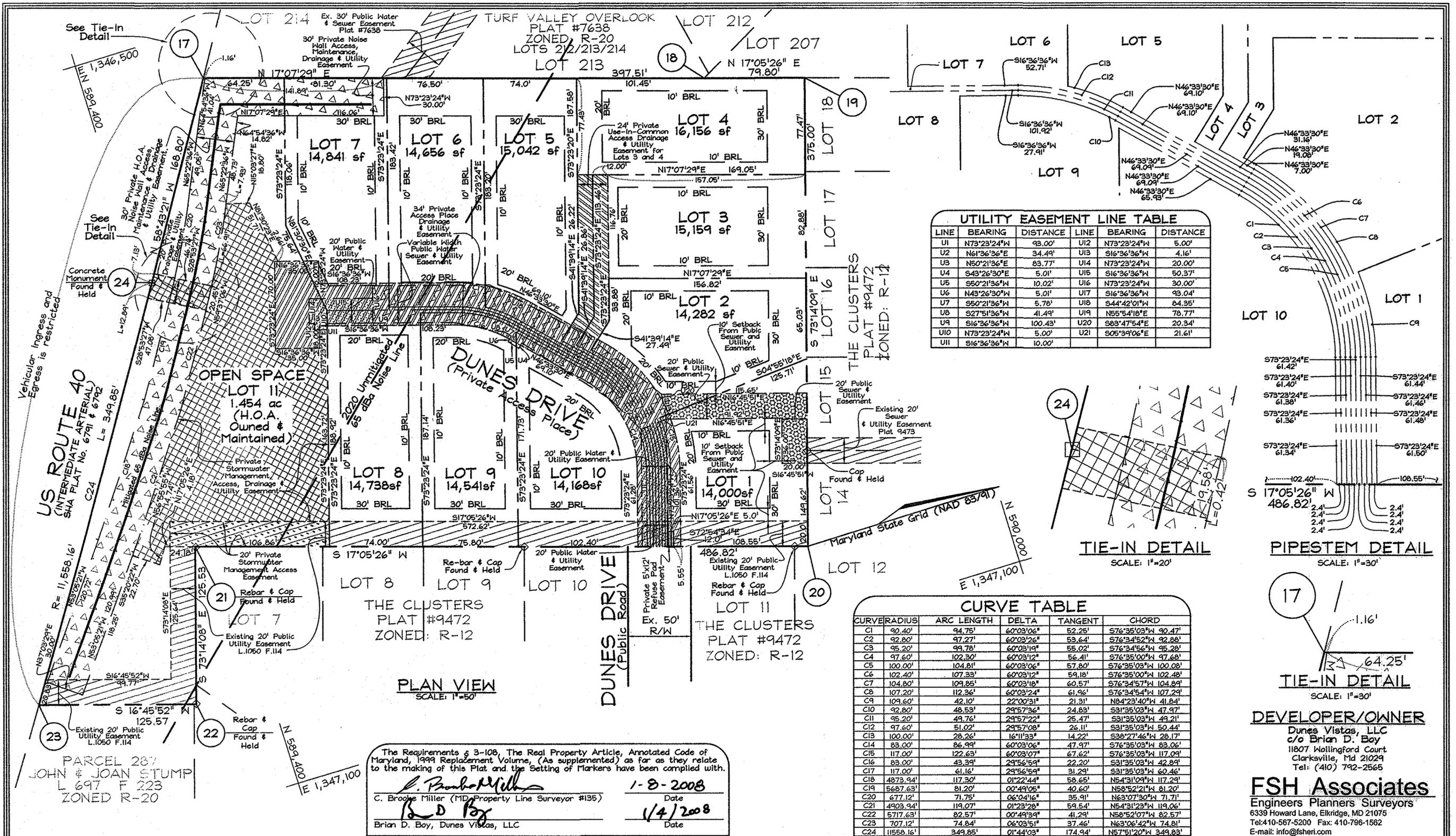
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1562
E-mail: info@fisher.com

Recorded as Plat No. 19703 on 2-8-08
Among the Land Records of Howard County, Maryland.

DUNES VISTAS

LOTS I THROUGH 10, AND
OPEN SPACE LOT II
ZONED R-20
TAX MAP 16 GRID 24, PARCEL 57
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: As Shown
Date: January 4, 2008
Sheet: 1 of 2
SP-02-06



UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
U1	N73°23'24"W	93.00'	U12	N73°23'24"W	5.00'
U2	N61°36'36"E	34.44'	U13	S16°36'36"W	4.16'
U3	N50°21'36"E	83.77'	U14	N73°23'24"W	20.00'
U4	S43°26'30"E	5.01'	U15	S16°36'36"W	50.37'
U5	S50°21'36"E	10.02'	U16	N73°23'24"W	30.00'
U6	N43°26'30"W	5.01'	U17	S16°36'36"W	93.04'
U7	S50°21'36"W	5.78'	U18	S44°42'01"W	84.35'
U8	S27°51'36"W	41.44'	U19	N55°54'10"E	78.77'
U9	S16°36'36"W	100.43'	U20	S83°47'54"E	20.34'
U10	N73°23'24"W	5.00'	U21	S05°39'06"E	21.61'
U11	S16°36'36"W	10.00'			

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	30.40'	94.75'	60°03'06"	52.25'	576°35'03"W 90.47'
C2	92.80'	97.27'	60°03'26"	53.64'	576°34'52"W 92.88'
C3	95.20'	99.78'	60°03'19"	55.02'	576°34'56"W 95.28'
C4	97.60'	102.30'	60°03'12"	56.41'	576°35'00"W 97.68'
C5	100.00'	104.81'	60°03'06"	57.80'	576°35'03"W 100.08'
C6	102.40'	107.33'	60°03'12"	59.18'	576°35'00"W 102.48'
C7	104.80'	109.85'	60°03'18"	60.57'	576°34'57"W 104.84'
C8	107.20'	112.36'	60°03'24"	61.96'	576°34'54"W 107.24'
C9	109.60'	114.88'	22°00'31"	21.31'	N84°23'40"W 41.84'
C10	92.80'	48.53'	29°57'36"	24.83'	S31°35'03"W 47.97'
C11	95.20'	49.76'	29°57'22"	25.47'	S31°35'03"W 49.21'
C12	97.60'	51.02'	29°57'08"	26.11'	S31°35'03"W 50.44'
C13	100.00'	52.28'	16°11'33"	14.22'	S38°27'46"W 28.17'
C14	83.00'	86.99'	60°03'06"	47.97'	576°35'03"W 83.06'
C15	117.00'	122.63'	60°03'07"	67.62'	576°35'03"W 117.09'
C16	83.00'	43.39'	29°56'54"	22.20'	S31°35'03"W 42.89'
C17	117.00'	61.16'	29°56'54"	31.29'	S31°35'03"W 60.46'
C18	4873.94'	117.30'	01°22'44"	58.65'	N54°31'09"W 117.29'
C19	5687.63'	81.20'	00°49'05"	40.60'	N58°52'21"W 81.20'
C20	677.12'	71.75'	06°04'16"	35.91'	N63°07'30"W 71.71'
C21	4903.44'	119.07'	01°23'28"	59.54'	N54°31'23"W 119.06'
C22	5717.63'	82.57'	00°49'39"	41.29'	N58°52'07"W 82.57'
C23	707.12'	74.84'	06°03'51"	37.46'	N63°06'42"W 74.81'
C24	11558.16'	349.85'	01°44'03"	174.94'	N57°51'20"W 349.83'

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been compiled with.

C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135)
Date: 1-8-2008

Brian D. Boy
Brian D. Boy, Dunes Vistas, LLC
Date: 1/4/2008

APPROVED: For Public Water and Public Sewerage Systems
Lots 1 thru 10 Howard County Health Department.

B. D. Boy for Peter Bjelenski 2/6/08
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Brian D. Boy 1/6/08 Date
Chief, Development Engineering Division

Brian D. Boy 2/5/08 Date
Director

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Witness my hand this 4th day of January, 2008.

Brian D. Boy
Brian D. Boy, Dunes Vistas, LLC

Ch. D. Miller
Witness

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C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135) Date: 1-8-2008

Recorded as Plat No. 19708 on 2-8-08
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DUNES VISTAS

LOTS 1 THROUGH 10, AND
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