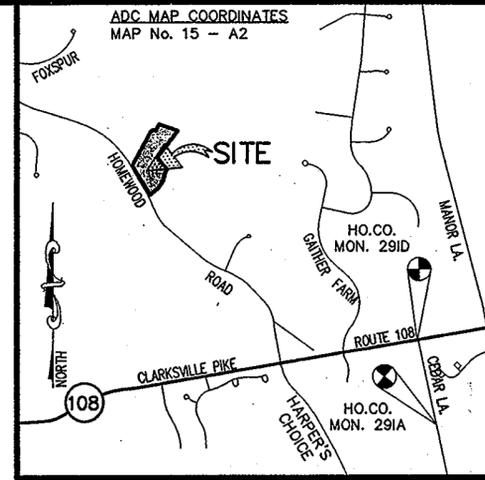


COORDINATES LIST			CURVE TABLE						
POINT	NORTH	EAST	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2	573485.0335	1338727.3935	C1	1040.00'	50.79'	25.40'	50.78'	N 29°05'05" W	2°47'52"
3	573662.3723	1338623.0014							
4	573655.6482	1338611.7277							
5	573923.5926	1338451.9143							
10	574629.0057	1338835.7202							
23	573440.6565	1338752.0778							
24	573547.6115	1338881.1120							
25	573601.6507	1338928.2654							
26	573674.2363	1338964.9168							
27	573811.1196	1339005.0748							
28	573866.0391	1339033.9813							
29	574057.6922	1338873.2991							
30	574503.3225	1339211.8999							
31	574612.3450	1338885.5870							
32	574559.5696	1338895.7633							
33	574515.9277	1338889.3685							
34	574494.7353	1338859.7763							
35	574509.3510	1338769.6182							

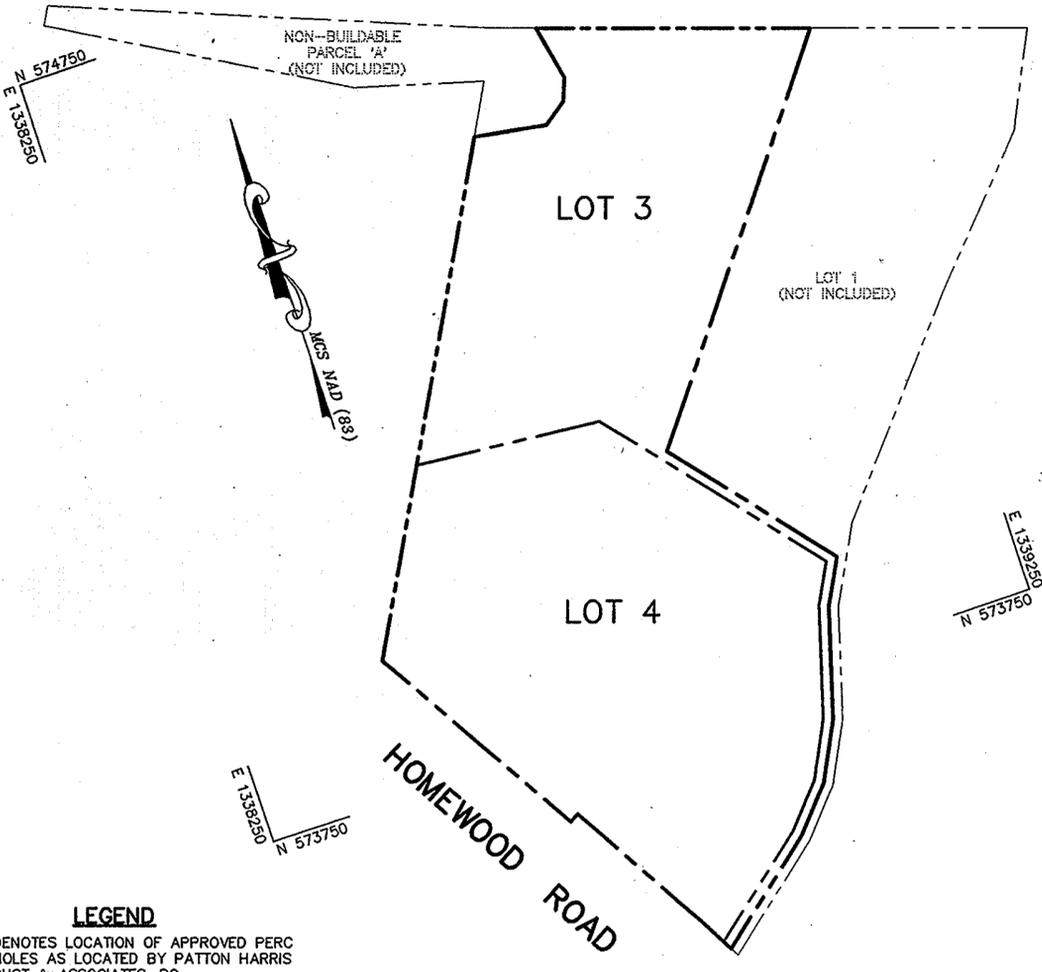
MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
3	182,465	9,149	173,316

ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET



GENERAL NOTES **VICINITY MAP**

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 291A AND 291D.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2006 BY PATTON HARRIS RUST & ASSOCIATES.
- THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07-28-06.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES OR HISTORIC SITES/FEATURES WITHIN THE SUBJECT PROPERTY.
- DEVELOPMENT OF LOTS 3 & 4 REQUIRE STORMWATER MANAGEMENT AND IT WILL BE PROVIDED IN THE FORM OF STORMWATER CREDITS AND 1 BIORETENTION FACILITY.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PATTON HARRIS RUST & ASSOCIATES ON JULY 12, 2006.
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOTS 3 AND 4 TO REMAIN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- 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. TRASH & RECYCLABLE COLLECTION WILL BE AT HOMEWOOD ROAD WITHIN FIVE FEET (5') OF THE COUNTRY ROADWAY.
- WATER AND SEWER SERVICE FOR LOTS 3 AND 4 ARE PRIVATE.
- THE REQUIREMENTS OF FOREST CONSERVATION HAVE BEEN ADDRESSED UNDER THE F-07-187, AND DEPICTED ON HOWARD COUNTY RECORD PLATS 20349 AND 20350.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- SEE COUNTY FILES F-07-187.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- LOTS 3 & 4 WILL BE REQUIRED TO PAY A FEE-IN-LIEU OF \$1,500.00 EACH (\$3,000.00 TOTAL) FOR OPEN SPACE.
- A NEW 16' SHARED DRIVEWAY IS PROPOSED TO SERVE LOTS 3 & 4. THE SHARED DRIVEWAY CREATED FOR LOTS 3 AND 4 WILL JOIN WITH THE IMPROVED 18' IN COMMON DRIVEWAY LOCATED WITHIN THE CONFINES OF THE 40' RIGHT-OF-WAY, AND PROVIDE ACCESS FOR LOTS 3 & 4.
- LIGHT TRESPASS ONTO ADJOINING PROPERTIES IS LIMITED TO 0.1 FOOT CANDLES.



PLAN
SCALE: 1" = 150'

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

GARY B. SMITH *[Signature]* 14 Jan 09
DATE

ARTHUR M. BOTTERILL, No. 10886 *[Signature]* 2/04/09
DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PHSEVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	9.5507 AC.±
BUILDABLE	9.5507 AC.±
NON-BUILDABLE	0
OPEN SPACE	0
PHSEVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0
INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	9.5507 AC.±

- LEGEND**
- PT DENOTES LOCATION OF APPROVED PERC HOLES AS LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC
 - DENOTES CAPPED IRON REBAR TO BE SET
 - DENOTES STONE FOUND (S.F.)
 - DENOTES IRON PIPE FOUND (I.P.F.)
 - B.R.L. BUILDING RESTRICTION LINE
 - V.I.E.R. VEHICLE INGRESS & EGRESS RESTRICTED
 - ▨ DENOTES EX. 40' RIGHT OF WAY FOR INGRESS AND EGRESS FOR PARCELS 117 & 291 (LOTS 1 & 2)
 - ▨ DENOTES 40' RIGHT OF WAY INGRESS & EGRESS EASEMENT FOR PARCELS 117, 291 (LOTS 1 & 2), LOTS 1, 3 & 4
 - ▨ DENOTES 24' PRIVATE INGRESS & EGRESS EASEMENT FOR LOTS 3 & 4

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

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OWNER
HOMEWOOD L.L.C.
GARY B. SMITH
11362 HOMEWOOD ROAD
ELLCOTT CITY, MD 21042
TEL. (410) 964-0260

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 AS DEPICTED ON HOWARD COUNTY RECORD PLATS 20347 AND 20348 AND CREATE LOTS 3 & 4.

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

[Signature] 3/18/09
HOWARD COUNTY HEALTH OFFICER DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY STACIA SMITH, TRUSTEE OF THE STACIA SMITH REVOCABLE TRUST, KEVIN MCGOVERN AND DENISE MCGOVERN TO HOMEWOOD FARM, L.L.C. BY DEED DATED AUGUST 21, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10853 AT FOLIO 588 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. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.



[Signature] 2/04/09
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

OWNER'S CERTIFICATE

WE, HOMEWOOD L.L.C., BY GARY B. SMITH, MANAGING MEMBER, 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 24 DAY OF January, 2009.

HOMEWOOD L.L.C.
[Signature] 24 Jan 09
GARY B. SMITH, MANAGING MEMBER DATE

[Signature] 1-24-09
WITNESS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 3/19/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

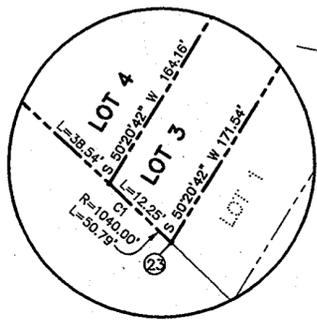
[Signature] 3/19/09
DIRECTOR DATE

RECORDED AS PLAT No. 20497
ON 3/18/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISON PLAT
HOMEWOOD FARM
LOTS 3 & 4

A RESUBDIVISION OF LOT 2 AS SHOWN ON A RECORD PLAT TITLE "HOMEWOOD FARM LOT 1 AND 2 & NON-BUILDABLE PARCEL 'A'" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON PLATS 20347 AND 20348. 20349 20350

F-07-187
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 29 GRID NO. 3 PARCEL 303 ZONED: RC-DEO
SCALE: AS SHOWN DATE: 10-26-07 SHEET: 1 OF 2
14520/1-0/SURVEY/WORK AREA/002 PLAT FINAL RESUB.DWG



BLOW UP DETAIL
NOT TO SCALE

LINE	BEARING	LENGTH
L1	N 39°58'35" W	303.64'
L2	N 50°01'25" E	24.00'
L3	S 39°58'35" E	30.73'
L4	S 39°58'35" E	13.01'
L5	S 27°48'01" W	25.93'

LEGEND

- PT DENOTES LOCATION OF APPROVED PERC HOLES AS LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC
- DENOTES CAPPED IRON REBAR TO BE SET
- STONE FOUND (S.F.)
- IRON PIPE FOUND (I.P.F.)
- B.R.L. BUILDING RESTRICTION LINE
- V.I.E.R. VEHICLE INGRESS & EGRESS RESTRICTED
- ▨ DENOTES EX. 40' RIGHT OF WAY FOR INGRESS AND EGRESS FOR PARCELS 117 & 291 (LOTS 1 & 2)
- ▩ DENOTES 40' RIGHT OF WAY INGRESS & EGRESS EASEMENT FOR PARCELS 117, 291 (LOTS 1 & 2), LOTS 1, 3 & 4
- ▧ DENOTES 24' PRIVATE INGRESS & EGRESS EASEMENT FOR LOTS 3 & 4

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
BUILDABLE LOTS	2
BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	9.5507 AC.±
BUILDABLE LOTS	9.5507 AC.±
BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	9.5507 AC.±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

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

B. Nelson for Peter Zeilenson 3/10/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Cindy Hantz 3/19/09
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY STACIA SMITH, TRUSTEE OF THE STACIA SMITH REVOCABLE TRUST, KEVIN MCGOVERN AND DENISE MCGOVERN TO HOMEWOOD FARM, LLC, BY DEED DATED AUGUST 21, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10853 AT FOLIO 588 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. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.



A. Botterill 2/04/09
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

OWNER'S CERTIFICATE

WE, HOMEWOOD L.L.C., BY GARY B. SMITH, MANAGING MEMBER, 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 24 DAY OF JANUARY, 2009.

Gary B. Smith 24 Jan 09
GARY B. SMITH, MANAGING MEMBER DATE

Stacia Smith 1-24-09
WITNESS DATE

RECORDED AS PLAT No. 20496
ON 3/10/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RESUBDIVISION PLAT
HOMEWOOD FARM
LOTS 3 & 4**

A RESUBDIVISION OF LOT 2 AS SHOWN ON A RECORD PLAT TITLED "HOMEWOOD FARM LOT 1 AND 2 & NON-BUILDABLE PARCEL 'A'" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON PLATS 20347 AND 20348, 20349 AND 20350.

F-07-187
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 29 GRID NO. 3 PARCEL 303 ZONED: RC-DEO
SCALE: 1" = 100' DATE: 10-26-07 SHEET: 2 OF 2

F-07-213

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

HOMEWOOD FARM, LLC
Gary B. Smith 24 Jan 09
GARY B. SMITH DATE
Arthur M. Botterill 2/04/09
ARTHUR M. BOTTERILL, No. 10886 DATE

GENERAL NOTES (CONTINUED)

- WP-07-079 WAIVER REQUEST TO WAIVE SECTIONS 16.120(c)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS, WHICH REQUIRES ALL LOTS, PRESERVATION PARCELS OR BULK PARCELS FOR SINGLE-FAMILY DETACHED DWELLINGS TO HAVE MINIMUM LOT FRONTAGES ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY WHICH PROVIDE ACCESS TO THE PROPERTY, WHICH WAS APPROVED ON APRIL 13, 2007, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PREPARATION OF USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR THE EXISTING 40' WIDE RIGHT-OF-WAY SERVING PARCEL 117, PARCEL 291 AND NEW LOTS 1-3. THIS MAINTENANCE DOCUMENT MAY BE RECORDED PRIOR TO, OR CONCURRENTLY WITH THE RECORDED OF THE PLAT CREATING LOTS 1-3 FROM PARCEL 303. IN ADDITION, A SEPARATE MAINTENANCE AGREEMENT WILL BE REQUIRED FOR THE 24' WIDE SHARED ACCESS EASEMENT (DESIGNED TO SERVE LOTS 3 & 4 ONLY) WHICH WILL BE CREATED ON THE FORTHCOMING PLAT CREATING LOTS 1-3. THIS MAINTENANCE AGREEMENT WILL BE RECORDED WITH THE PLAT CREATING LOTS 1-3.
 - BY RECORD PLAT, THE DEVELOPER SHALL CREATE A 24' WIDE SHARED ACCESS EASEMENT FOR LOTS 3 & 4. WITHIN THIS SHARED ACCESS, A 16' USE-IN-COMMON DRIVEWAY (MEETING DESIGN MANUAL STANDARDS) SHALL BE CONSTRUCTED. THE USE-IN-COMMON DRIVEWAY FOR LOTS 3 & 4 WILL JOIN WITH THE IMPROVED 18' DRIVEWAY LOCATED WITHIN THE CORNERS OF THE 40' RIGHT-OF-WAY.
 - THE DEVELOPER SHALL IMPROVE THE EXISTING DRIVEWAY (CONTAINED WITHIN THE EXISTING 40' RIGHT-OF-WAY) TO 18 FEET FROM HOMEWOOD ROAD NORTH TO THE LAST ACCESS POINT FOR PROPOSED LOT 1.
 - PLAN DETAILS FOR THE PROPOSED GATE SHOWING PROVISIONS FOR EMERGENCY ACCESS SHALL BE PROVIDED TO DEPARTMENT OF FIRE AND RESCUE SERVICES AND APPROVED BY THAT DEPARTMENT PRIOR TO THE RECORDED OF THE PLAT CREATING LOTS 1-3.
 - THE DEVELOPER SHALL COMPLY WITH THE PREVIOUSLY FORWARDED COMMENTS FROM THE DEPARTMENT OF FIRE AND RESCUE SERVICES (DATE 2/14/07) REGARDING ADDRESS SIGNAGE AND DRIVEWAY TURNING RADIUS.
 - ON THE FORTHCOMING PLAT WHICH WILL CREATE LOTS 1-3, NOTE ALL THE FRONTAGE ALONG HOMEWOOD ROAD AS "VEHICULAR INGRESS AND EGRESS RESTRICTED".
- WP-07-079 (AMENDED APRIL 25, 2007) WAIVER REQUEST TO WAIVE SECTIONS 16.120(b)(4)(iii)(b) WHICH PROHIBITS THE PLACEMENT OF ENVIRONMENTAL FEATURES (INCLUDING FLOODPLAINS, WETLANDS, STREAMS, BUFFERS AND FOREST CONSERVATION EASEMENTS) ON LOTS OR BUILDABLE PRESERVATION PARCELS LESS THAN 10 ACRES IN SIZE WAS APPROVED ON JUNE 22, 2007, SUBJECT TO THE FOLLOWING CONDITIONS:
 - BULK PARCEL A SHALL BE DESIGNATED AS NON-BUILDABLE PARCEL A WITH F-07-187.
 - NON-BUILDABLE PARCEL A WILL BE ENCUMBERED BY A FOREST CONSERVATION EASEMENT IN ITS ENTIRETY, ENCOMPASSING EXISTING FOREST AND FLOODPLAIN.
 - NON-BUILDABLE PARCEL A SHALL BE CONVEYED TO THE OWNERS OF ADJOINING PARCEL 117 IMMEDIATELY FOLLOWING THE RECORDED OF THE PENDING PLAT (F-07-187). BE ADVISED THAT THIS NON-BUILDABLE 1.0191-ACRE PARCEL WILL BE A SEPARATE ENTITY FROM PARCEL 117 AND MAY ONLY BE MERGED WITH THAT PARCEL THROUGH THE RECORDED OF A SUBDIVISION PLAT.
- WP-07-079 (REQUEST FOR RECONSIDERATION) WAIVER REQUEST TO WAIVE SECTIONS 16.120(b)(4)(iii)(b) OF THE HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS, WHICH PROHIBITS THE PLACEMENT OF ENVIRONMENTAL FEATURES (INCLUDING FLOODPLAINS, WETLANDS, STREAMS, BUFFERS AND FOREST CONSERVATION EASEMENTS) ON LOTS OR BUILDABLE PRESERVATION PARCELS LESS THAN 10 ACRES IN SIZE WAS APPROVED SPECIFIC TO PARCEL 291-LOTS/PARCELS 1 AND 2 ON SEPTEMBER 10, 2007, SUBJECT TO THE FOLLOWING CONDITIONS:
 - BULK PARCEL A SHALL BE DESIGNATED AS NON-BUILDABLE PARCEL A WITH F-07-187 AND F-07-213.
 - A PLAT OF EASEMENT FOR THE PARCELS PROVIDING FOR OFF-SITE FOREST CONSERVATION (INCLUDING PARCEL 291, PARCELS/LOTS 1 & 2) WILL NEED TO BE SUBMITTED. THIS PLAT MUST BE RECORDED PRIOR TO OR CONCURRENTLY WITH F-07-187.
- THE STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY THE USE OF A GRASS CHANNEL AND ONE INFILTRATION TRENCH.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE ADDRESSED WITH THE REQUIRED GRADING PERMIT/BUILDING PERMIT IN THE AMOUNT OF \$ 1,050.00 FOR 2 SHADE TREES, 1 ORNAMENTAL TREE, 9 EVERGREEN TREES, AND 10 SHRUBS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OR OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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, AND IN THE CASE OF THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE 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.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL WELLS HAVE BEEN DRILLED.
- THERE IS ONE PERENNIAL STREAM AND ASSOCIATED 100' STREAM BUFFER LOCATED ON NON-BUILDABLE PARCEL 'A'. THERE IS ALSO A 35' SETBACK LOCATED ON LOT 3 AND NON-BUILDABLE PARCEL 'A' THAT IS FROM STEEP SLOPES LOCATED ON THE ADJACENT PARCEL 117.
- FOR LOTS 3 & 4 AND ANY FUTURE LOTS, VEHICULAR INGRESS AND EGRESS IS TO BE DERIVED VIA PARCEL 117 AND THE 40' INGRESS AND EGRESS RIGHT OF WAY EASEMENT.
- THERE ARE NO WETLANDS OR WETLAND BUFFERS LOCATED ON THIS SITE.