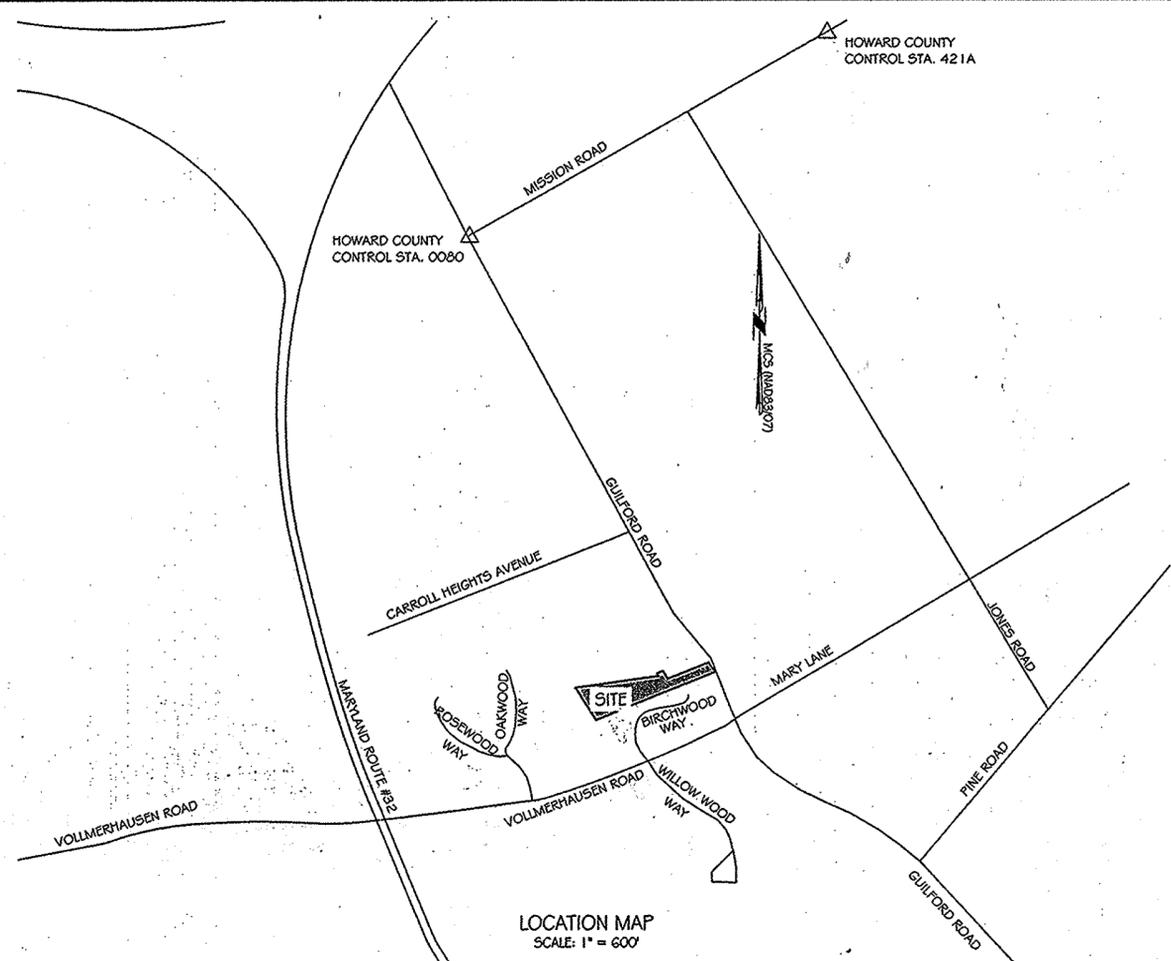


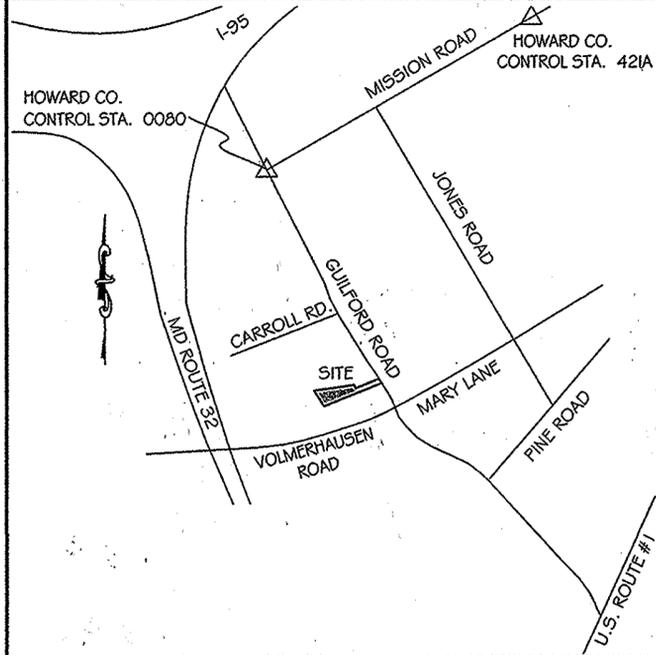
GENERAL NOTES (CONTINUED)

23. 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/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots/parcels. 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 and the release of the developer's surety posted with any agreement, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County. Waiver
24. There are no known cemeteries or historical structures on the subject property.
25. Petition WP-10-174 was conditionally approved on July 30, 2010. This waiver to Section 16.144(m) to allow reactivation of Final Plat F-09-064, and Sections 16.102(c) and 16.147(a) to allow a parcel reconfiguration by adjointer deed. Approval was subject to the resubdivision of Lot B being in full compliance with the Zoning Regulations and the Subdivision and Land Development Regulations; and recordation of agreed upon deeds, easements and plan exhibit.
26. Waiver Petition WP-11-123 was approved on February 4, 2011. This waiver to Sections 16.144 (p) and (a) for an extension of time for developer to pay all fees, post financial sureties and to submit the original mylar subdivision plat. Approval was conditioned on compliance with all SRC agency comments, submission of final plat original for signature by February 4, 2012 and payment of any plan processing fees.
27. Waiver Petition WP-12-113 was approved on February 14, 2012. This waiver to Section 16.144 (p) and (a) for an extension of time for developer to pay all fees, post sureties and to submit the original mylar subdivision plat. Approval was conditioned on compliance with all SRC agency comments, submission of final plat original for signatures by February 4, 2012 and payment of any plan processing fees.
28. Waiver Petition WP-15-026 was conditionally approved October 16, 2014. This waiver to Section 16.144 (p), (a) and (r) to re-activate the final plat processing for this development. Approval was conditioned on a revised final plan submission before November 30, 2014 and a new pre-submission community meeting being held prior to resubmission of the final plan.



LOCATION MAP
SCALE: 1" = 600'

OWNERS
CINNABAR DRIVE, LLC
5300 DORSEY HALL DRIVE #107
ELICOTT CITY, MARYLAND 21042
Ph 410-456-0999



VICINITY MAP
SCALE: 1" = 1,200' TAX MAP 47 PARCEL 604 ADC MAP 5053, GRID J6

GENERAL NOTES

1. Property Owners: Cinnabar Drive, LLC
Address: 5300 Dorsey Hall Drive #107, Elicott City, MD, 21042
Deed Reference: L 15726, F. 160
2. Plat References: Lot 'G,' Plat Book 3, Page 24; Parcel 'B,' Liber 577, Folio 42; Liber 12723, Folio 42
3. The subject property is zoned R-12 per 02/02/04 Comprehensive Zoning Plan and per the Comp Ute Zoning Amendments, effective 07/28/06.
4. This plat is based on a field run monumented boundary survey performed in August, 2010 by VanMar Associates, Inc.
5. Water and sewer service to Lots 1 - 3 will be granted under the provisions of Section 18.122.B of the Howard County Code. Water and Sewer Contract No. 24-2611-D.
6. Public water and sewage allocation will be granted at the time of issuance of the building permit, if capacity is available at that time.
7. Coordinates are based on the Maryland Coordinate System (NAD 83/07) as projected by Howard County Geodetic Control Stations No. 0080 & 421A
0080 N. 542,366.9133 E. 1,363,075.952 E 282.35 sft.
421A N. 543,390.4141 E. 1,364,912.615 E 311.94 sft.
8. Denotes concrete monument set or found as indicated.
 Denotes angular break or corner set or found as indicated.
9. This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003 (effective 10/2/2003) 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.
10. Penmeter landscaping for this subdivision 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 Landscape Manual. Financial surety of \$8,590.00 for 11 Shade Trees and 529 linear feet of fencing has been posted as part of the DPW Water and Sewer Developer's Agreement #24-4611-D.
11. An approved Site Development Plan will be required for Lots 1-3 prior to issuance of any building permits.
12. Stormwater Management for this resubdivision will be provided via a grass channel credit and rain gardens on individual lots. (~~SEE CONT. BELOW~~)
13. This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation via payment of a fee-in-lieu for the required 0.67 acres of reforestation. The required fee-in-lieu in the amount of \$21,889.00 (29,185 s.f. x \$0.75/s.f.)
14. This property was investigated for wetlands by LDE, Inc. in April, 2008. There are no known wetlands on this site.
15. There are no known environmental features (steep slopes, floodplain, streams or buffers) on this site.
16. Areas as stated on this plat are to be taken as more or less, unless otherwise noted.

Note: All lots/residential units in this subdivision are subject to the MIHU Fee-In-Lieu Requirement that is to be calculated and paid to the Department of Inspections, Licenses and Permits at the time of building permit issuance by the permit applicant.

Purpose Note: The purpose of this plan is to resubdivide Consolidated Lot B of the Isabelle Corman Subdivision, Liber 577 Folio 42, as reconfigured by adjointer deed Liber 12723 Folio 32, into three (3) residential lots.

RECORDED AS PLAT NO. 23444 ON 6/18/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINIMUM LOT SIZE TABLE			
LOT NO.	MINIMUM LOT AREA	PIPESTEM AREA	TOTAL AREA
1	19,119 S.F.	1,628 S.F.	20,747 S.F.
2	14,196 S.F.	3,320 S.F.	17,516 S.F.
3	14,369 S.F.	4,059 S.F.	18,428 S.F.

SUBJECT PROPERTY IS ZONED R-12. MINIMUM LOT SIZE, EXCLUDING PIPESTEM, IS 12,000 S.F.

GENERAL NOTES (CONTINUED)

17. This plat complies with the requirements of Section 16.121(b)(2) of the Howard County Code for Public Sites and Open Space via payment of a fee-in-lieu of \$4,500.00
18. A water and sewer Developer's Agreement was executed by the County on 6/15/15.
19. 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 minimum requirements:
 - a) Width - 12' (16' serving more than one residence).
 - b) Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.).
 - c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - d) Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).
 - e) Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - f) Structure clearances - minimum 12 feet.
 - g) Maintenance - sufficient to ensure all weather use.
20. 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 onto the pipestem lot driveway.
21. This development is designed to be in accordance with Section 16.127 - Residential Infill Development - of existing neighborhood through the use of enhanced penmeter landscaping, berms, fences, similar housing unit types and the directional orientation of the proposed houses.
22. A use-in-common driveway maintenance agreement for Lots 1-3 will be recorded at the time of this final plat recording.

NOTE 12 CONT.
STORMWATER MGMT. IS PROVIDED IN ACCORDANCE WITH THE 2000 MD STORMWATER DESIGN MANUAL VOLS. I & II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MD STORMWATER REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA & WAS APPROVED IN THE PREVIOUS SUBMISSION DATED MARCH, 2009.

THE REQUIREMENTS § 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.

[Signature] 6/18/15
THOMAS L. FRAZIER, JR., Prof.L.S. NO. 21097 DATE

[Signature] 06/18/15
DOUGLAS F. ESHELMAN, SOLE MEMBER DATE
CINNABAR DRIVE, LLC

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded:	3
• Buildable	3
• Non-Buildable	0
• Open Space	0
b. Total area of lots and/or parcels:	1,301.4Ac.±
• Buildable	1,301.4Ac.±
• Non-Buildable	0
• Open Space	0
c. Total area of roadway to be recorded including widening strips	0
d. Total area of subdivision to be recorded	1,301.4Ac.±

OWNER'S CERTIFICATE

WE, CINNABAR DRIVE, 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 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;
- (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 18 DAY OF June, 2015.

[Signature]
DOUGLAS F. ESHELMAN, SOLE MEMBER
CINNABAR DRIVE, LLC

[Signature]
WITNESS

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 GUILD DEVELOPMENT, LLC UNTO CINNABAR DRIVE, LLC BY DEED DATED AUGUST 6, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15726 AT FOLIO 160; 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21097, EXPIRATION DATE JULY 26, 2015, IN ACCORDANCE WITH COMAR 09.01.02.01.

[Signature] 6/18/15
THOMAS L. FRAZIER, JR., Prof. L.S. NO. 21097 DATE
Exp. date 7/26/15

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-29-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7-21-15
DIRECTOR DATE

APPROVED

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 7/15/15
HOWARD COUNTY HEALTH OFFICER DATE

PLAT OF RESUBDIVISION
LOTS 1 - 3
GUILFORD LANDING

A RESUBDIVISION OF CONSOLIDATED LOT B OF THE ISABELLE CORMAN SUBDIVISION, LIBER 577, FOLIO 42 AS RECONFIGURED BY ADJOINDER DEED LIBER 12723, FOLIO 32 IN ACCORDANCE WITH WAIVER PETITION WP-10-174 RELATED DPZ FILE NOS. WP-10-174, W & S #24-2611-D, WP-11-123, WP-12-113, WP-15-026

TAX MAP: 47 ELECTION DISTRICT: No. 6 SCALE: AS SHOWN
GRID NO: 6 HOWARD COUNTY, MARYLAND DATE: FEBRUARY, 2015
P/O PARCEL NO: 604 EX. ZONING: R-12 SHEET 1 OF 2

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners

310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5803 ©Copyright, Latest Date Shown

vanmar.com

Coordinates		
Point#	Northing	Easting
17	540308.9860	1363538.4670
21	540374.7180	1363950.5540
307	540299.5107	1363995.6415
326	540326.1973	1363998.3059
400	540374.9895	1364194.2832
401	540160.8278	1363630.6623
1025	540395.2033	1364179.9129
1026	540390.9623	1363959.4787

USE-IN-COMMON ACCESS ESMT.		
LINE	BEARING	DISTANCE
UIC1	S69°11'40"W	528.77'
UIC2	N20°48'20"W	24.00'
UIC3	N69°11'40"E	522.52'
UIC4	S35°24'34"E	24.80'

MINIMUM LOT SIZE TABLE			
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3	14,369 S.F.	4,059 S.F.	18,428 S.F.

SUBJECT PROPERTY IS ZONED R-12. MINIMUM LOT SIZE, EXCLUDING PIPESTEM, IS 12,000 S.F.

THE REQUIREMENTS §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.

Thomas L. Frazier, Jr. 6/18/15
 THOMAS L. FRAZIER, JR., Prof.L.S. NO. 21097 DATE

Douglas F. Eshelman 06/18/15
 DOUGLAS F. ESHELMAN, SOLE MEMBER DATE
 CINNABAR DRIVE, LLC

AREA TABULATION CHART	
a. Total number of lots and/or parcels to be recorded:	3
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• Non-Buildable	0
• Open Space	0
b. Total area of lots and/or parcels:	1.3014 Ac.±
• Buildable	1.3014 Ac.±
• Non-Buildable	0
• Open Space	0
c. Total area of roadway to be recorded including widening strips	0 Ac.±
d. Total area of subdivision to be recorded	1.3014 Ac.±

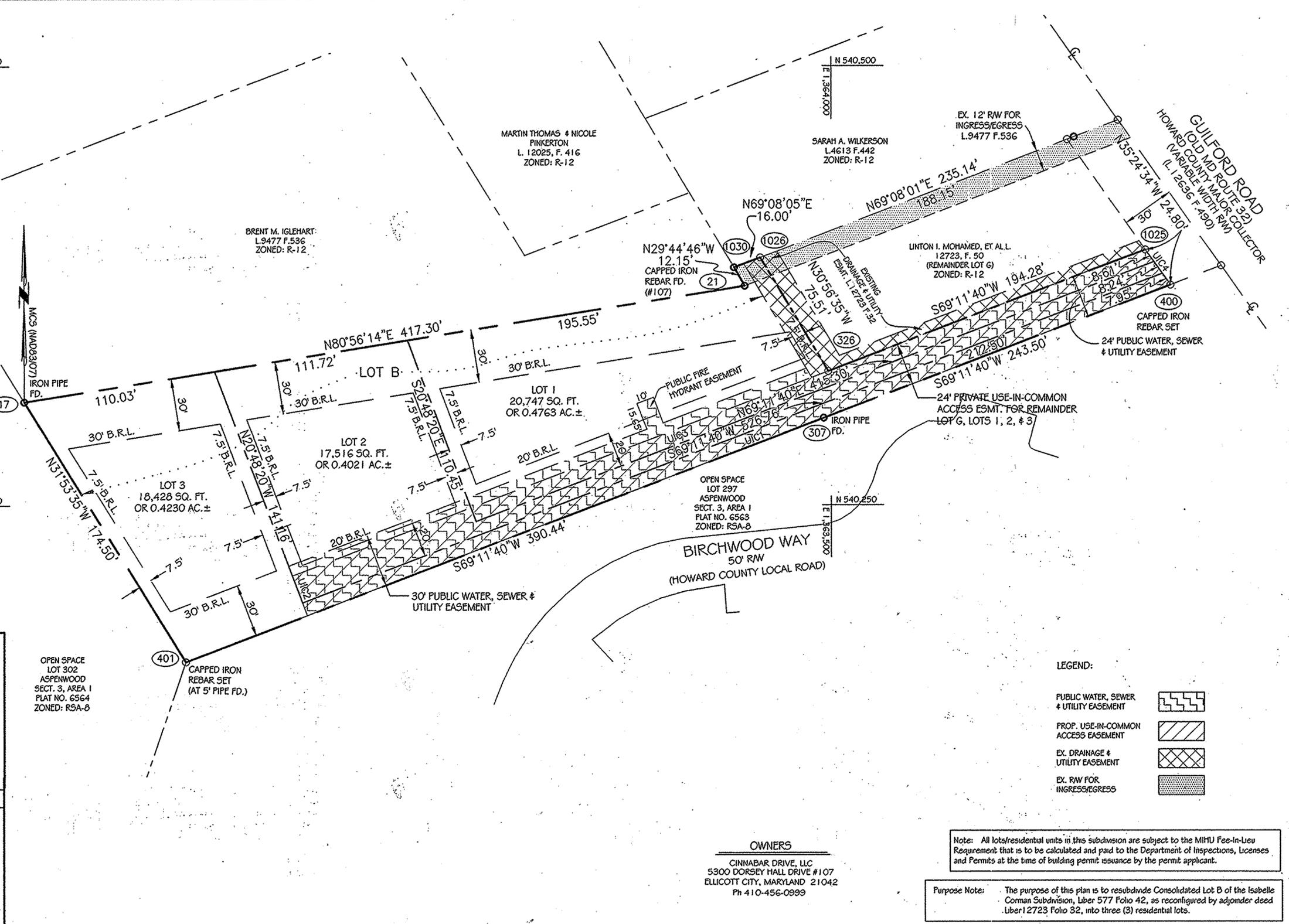
APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division 7-29-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 7-31-15
 DIRECTOR DATE

APPROVED
 FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer 7/15/15
 HOWARD COUNTY HEALTH OFFICER DATE



OWNER'S CERTIFICATE

WE, CINNABAR DRIVE, 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:

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- (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 18 DAY OF JUNE, 2015.

Douglas F. Eshelman
 DOUGLAS F. ESHELMAN, SOLE MEMBER
 CINNABAR DRIVE, LLC

Thomas L. Frazier, Jr.
 WITNESS

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 GUILD DEVELOPMENT, LLC UNTO CINNABAR DRIVE, LLC BY DEED DATED AUGUST 6, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15726 AT FOLIO 160; 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21097, EXPIRATION DATE JULY 26, 2015, IN ACCORDANCE WITH COMAR 10.01.02.01.

Thomas L. Frazier, Jr. 6/18/15
 Thomas L. Frazier, Jr., Prof. L.S. #21097 DATE
 Exp. date 7/26/15

RECORDED AS PLAT NO. 23445 ON 7/1/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF RESUBDIVISION
 LOTS 1 - 3
GUILFORD LANDING

A RESUBDIVISION OF CONSOLIDATED LOT B OF THE ISABELLE CORMAN SUBDIVISION, LIBER 577, FOLIO 42 AS RECONFIGURED BY ADJOINER DEED LIBER 12723, FOLIO 32 IN ACCORDANCE WITH WAIVER PETITION WP-10-174 RELATED DPZ FILE NOS. WP-10-174, W & S #24-2611-D, WP-11-123, WP-12-113, WP-15-026

TAX MAP: 47 ELECTION DISTRICT: No. 6 SCALE: 1"=40'
 GRID NO.: -6 HOWARD COUNTY, MARYLAND DATE: FEBRUARY, 2015
 P/O PARCEL NO.: 604 EX. ZONING: R-12 SHEET 2 OF 2

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 549-2751
 Fax (301) 831-5603 ©Copyright, Latest Date Shown

F-09-064 County File # F-09-064

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