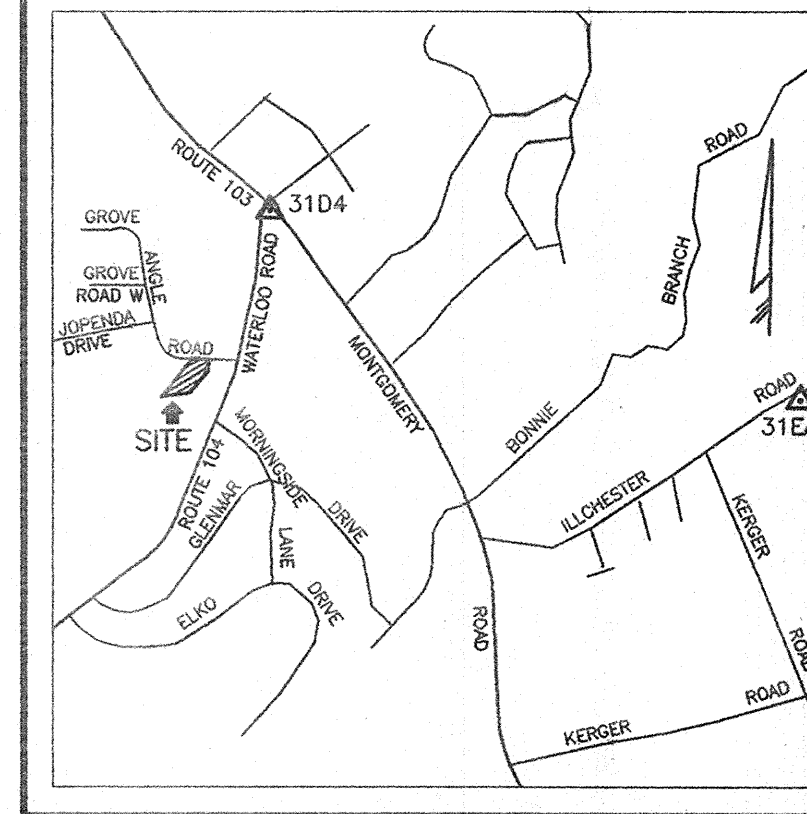


**PIPESTEM TABULATION CHART**

Lot #	Gross Area	Pipestem Area	Remaining Area	Minimum Lot Size
2	21056 SQ.FT.	1056 SQ.FT.	20000 SQ.FT.	20000 SQ.FT.
3	23508 SQ.FT.	2179 SQ.FT.	21329 SQ.FT.	20000 SQ.FT.
4	26771 SQ.FT.	3713 SQ.FT.	23058 SQ.FT.	20000 SQ.FT.

**COORDINATES**

POINT	NORTH	EAST
7	569864.21	1369053.67
8	569743.13	1368870.62
11	569704.26	1368575.29
BN1	570076.37	1368881.15
BN2	570085.58	1368888.71
BN9	570108.58	1369065.30
BN11	570098.69	1369064.51



**VICINITY MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES**

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON MARYLAND COORDINATE SYSTEM NAD83(1991), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:  
STATION NORTH EAST  
31D4 571700.659 1369606.281  
31EA 569641.123 1374815.935
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 19 2001 BY DMW, Inc. (DAFT-McCUNE-WALKER, INC.)
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN.
- 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 MINIMUM REQUIREMENTS:  
a. WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);  
b. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);  
c. GEOMETRY - MAX. 15% GRADE, MAX. 10' GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
d. STRUCTURES (CULVERTS/BRIDGES) - 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. 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 AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 16.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- OPEN SPACE REQUIREMENT HAS BEEN MET BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00.
- THERE ARE NO WETLANDS ON THIS SITE. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE
- LANDSCAPING FOR LOTS 1, 2, 3 AND 4 IS PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$5,500.00 IS BEING PAID AS PART OF THE DEVELOPER'S AGREEMENT.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU FOR 0.86 ACRES OF AFFORESTATION IN THE AMOUNT OF \$18,730.60.
- THE PRIVATE 24 FOOT WIDE USE-IN-COMMON EASEMENT FOR INGRESS AND EGRESS FOR LOTS 1, 2, 3 AND 4 IS TO BE RECORDED SIMULTANEOUSLY HEREWITH.
- DENOTES IRON BAR AND LAND SURVEYORS CAP SET  
● DENOTES PIPE FOUND  
■ DENOTES CONCRETE MONUMENT FOUND
- BUILDING RESTRICTION LINES ARE REPRESENTED ON THIS PLAT WITH BRL.
- STORMWATER MANAGEMENT REQUIREMENTS WERE SATISFIED BY THE ROOF TOP DISCONNECTIONS IN CONJUNCTION WITH GRASS CHANNEL CREDIT ALONG THE PROPOSED COMMON ACCESS DRIVEWAY.
- 10' WIDE GRASS CHANNEL CREDIT AREA EASEMENT IS TO BE MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 4.
- Non-Buildable Parcel One will be conveyed to the adjacent property owner after recordation of this plat.

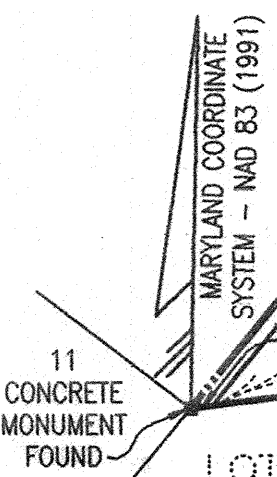
LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD  
1622 SQ.FT. OR 0.037 Ac.±

BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY  
L. 310 F. 375

ROBERT E. KINSLER  
L. 5493 F. 410

ANTHONY ALBERTO AND ROSARIA HELEN CALABRESE  
L. 1963 F. 24

(NON-BUILDABLE) PARCEL ONE  
1927 SQ.FT OR 0.044 AC.±



RESUBDIVISION OF LOT 3  
SUNSET PLAINS AND VIRGIL L. LOUGH PROPERTY  
PLAT 10/87

DEVELOPER  
FAIRMOUNT REAL ESTATE SERVICE, LLC  
946 - A MARIMICH COURT  
ELDERSBURG, MD 21784

**AREA TABULATIONS**

TOTAL NUMBER OF LOTS TO BE RECORDED	5
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,035 Ac.±
TOTAL AREA OF OPEN SPACE	0 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCEL	0.044 Ac.±
TOTAL AREA OF ROADWAYS (INCLUDING WIDENING STRIP)	0.037 Ac.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.116 Ac.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY  
*Dany Bostater M.D., F.D.* 8-2-02  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*William Dammann* 7/30/02  
Chief, Development Engineering Division Date

*Joseph S. Ruth* 8/7/02  
Director Date

**OWNER'S DEDICATION**

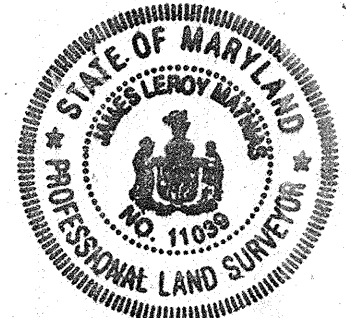
We, Fairmount Real Estate Service, LLC, Robert E. Kinsler and Dorothy M. Kinsler, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns,

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

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.

Witness our hands this 19<sup>th</sup> day of July, 2002.

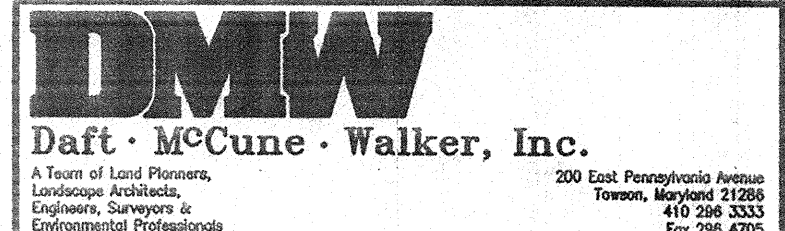
*Lawrence R. Rachuba* Date *Robert E. Kinsler* 7-19-02 *Dorothy M. Kinsler* 7-19-02  
Managing Member Date Date  
Fairmount Real Estate Service, LLC



**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Nadene C. Engel-Olliva, Personal Representative of the Estate of Nathan Benjamin Conner to Fairmount Real Estate Service, LLC, by deed dated December 21, 2000 and recorded in the Land Records of Howard County, Maryland, in Liber 5318 folio 577; and the land conveyed by Fairmount Real Estate Service, LLC to Robert E. Kinsler and Dorothy M. Kinsler by deed dated January 9, 2002 and recorded in the aforesaid Land Records on Liber 5970, Folio 72; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

*James P. Mathias* 7-22-02  
Professional Land Surveyor No. 11039 Date



RECORDED AS PLAT No. 15534  
ON 8-9-02 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**CONNER PROPERTY**  
LOTS 1 THROUGH 4  
AND NON-BUILDABLE PARCEL ONE  
ZONING: R20

TAX MAP: 31 GRID: 13 PARCEL: 53  
SECOND ELECTION DISTRICT  
HOWARD COUNTY MARYLAND  
SCALE: 1" = 50' JULY 17, 2002  
COMPUTED BY: CMH DRAWN BY: RJO CHECKED BY: RJO