General Notes, continued. Reservation Of Public Utility And Forest Coservation Easements SIZE CHART MINIMUM LOT COORDINATE TABLE 27. Per section 16.155 \*Developer reserves unto itself, its successors and assigns, all easements shown on this (a)(2)(ij) of the 5th Edition of the Subdivision GROSS PIPESTEM MINIMUM plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Easement") located in, on, over, and through lots I POINT NORTHING EASTING NUMBER AREA (sf) AREA (sf) LOT SIZE and Land Development HURCH hrough 5, any conveyances of the aforesaid lots shall be subject to easements 50 592,336.0300 1,367,940.5297 1,502.39± 20,000.00± 21,502.39± Regulations, Lots 2-4 herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). 2,154.51± 53 592,069.1189 1,368,312.7193 20,000.00± 22,154.51± will require is site Developer shall execute and deliver deeds for easements herein reserved to Howard County, development plan. 54 592,037.1142 1,368,533.9109 22,826.96± 2,826.96± 20,000.00± with a Metes and Bounds Description of forest conservation easement, upon completion of 28. A driveway mainte-57 592,080.6458 1,**367,98**4.5369 the public utilities and their acceptance by Howard County, and, in the case of the forest nance agreement for General Notes continued... 592,219.3257 60 1,368,587.7531 conservation easement(s), upon completion of the Developer's obligation under the Forest the use—in-common 1,367,856.6723 29. Articles of Incorporation for the Homeowners Association 592,096.6947 Conservation Installation and Maintenance Agreement executed by Developer and the county, were accepted by the State Department of Assessment and Taxation on 09/21/2006, Incorporation number D11519941. driveway is to be recorded 63 592,145.4829 1,367,883.8033 and the release of Developer's surety posted with said agreement, the county shall accept amoung the Land Records the easements and record the deed(s) of easement in the land records of Howard County. General Notes continued.. of Howard County, Maryland with the 30. There are no wetlands on site. Wetlands evaluation prepared 23. Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.

24. There is an existing dwelling/structure(s) located on Lot I to remain. No new by Exploration Research, Inc. on April 23, 2002. Research, Inc. on April 23, 2002. General Notes continued... recordation of this the shared driveway shall be located at least 10' from the project boundary Stormwater Management requirements: to provide space for the required perimeter landscaping.

33. The septic system for lot 1 will be properly abandoned and lot 1 connected to public sewer prior to Sight Descopment Plan signature for lots 2 through 4. buildings, extensions or additions to the existing dwelling(s) are to be constructed A. SWM for Channel Protection(Cpv) is not required for this site. see this sheet for at a distance less than the zoning regulations require. B. Water Quality (Way) and Recharge (Rev) for the driveway is provided within a grass swale. 25. Lot I is exempt from providing landscaping since it contains an existing house. continuation... WEST SPRINGS Landscaping for Lots 2-5 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 C. Water Quality(Way) and Recharge (Rev) for Lots 2 and 3 is provided by disconnecting the roofs and driveways and Contractor to test pit for the location of the existing sewer leaving the house on Lot Proposed SHC for Lot I to be a minimum of 1.0%. and Landscape Manual. The required landscaping for Lot 2-5 will be posted with the builders grading permit. The required landscaping and surety will be further •35. This plat is subject to a waiver of section 1.8.7 of volume II. of the Howard County Design Manual requiring gravity sewer service to the cellar of lowest floor of lots utilizing the Percent Area Method.

D. Water Quality (Way) and Recharge (Rev) for Lot 4 is provided by stormwater credit easement located determined at the site development planding.

Based on its initial submittal date of 02/2/03, this plat is subject to the Fifth Edition of the Subdivision and Land Development Regulations per Council Bill #52-2001 created through the subdivision process. The request for a waiver of gravity sewer service to Lots 3 and 4 was approved on June 19, 2003. The request for a waiver of basement gravity sewer service to lot 2 on Lot 5. The easement is for the purpose of (effective 01/08/02) and the Zoning Regulations as amended under Council Bill #50-2001 (effective 01/08/02). Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission was approved on June 19, 2003. 36. Private access road is for the exclusive use of lots 1 thru 5 as shown hereon. SCALE:1=2000' providing Sheet Flow to Buffer Credit. This plat is subject to waiver petition WP-03-095. On 6/13/03, GENERAL NOTES the Planning Director approved from sections 16.121.(e).(1) of the site development plan, waiver petition application, or building/grading permit. 1. Subject property zoned R-20 per 02/02/04 Comprehendive Zoning Plan and per the Comprehensive Lite Zoning Amendments effective 07/28/06. which requires open space lots to have minimum 40° frontage on a public road and 16.120.(b).(4) which requires that 2. Coordinates based on NAD '83, Maryland Coordinate System as projected by See this sheet for continuation... residential lots not be encumbered by access easements to Howard County. Geodetic Control Stations no. 18G1 and no. 24C2. S Denotes open space, the waiver is subject to the following conditions: approximiate location (see location map). not be encumbered by access easements to open space. The waiver is subject N 179,827.7730 (m) E 416,891.1116 (m) Elev. 124.5084 (m)
N 589,984.951 (ft) E 1,367,750.255 (ft) Elev. 408.491 (ft)
N 179,420.3646 (m) E 416,369.2748 (m) Elev. 108.1311 (m)
N 588,648.312 (ft) E 1,366,038.195 (ft) Elev. 354.760 (ft) 18GI to the following conditions:
1. approval of the Final Plat under F-03-124 Sta. 24C2 provide 12-feet of pedestrian and vehicular access to open space Lot 5 3. the 12-foot access will remain open, viable for pedestrian and vehicular access 4. compliance with section 16.120.(b).(6).(v) of the Subdivision Regulations, 50 (HELD) Denotes iron pipe found. Denotes rebir and cap set See this sheet for continuation... Denotes concrete monument found. S 79°46'43" E Denotes concrete/stone monument set. ROAD Ity Road) 315.40 100.66 105,56 Denotes Public Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement, however, Forest Management Practices as defined in the Deed of Forest Conservation Easements are allowed. This plat complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation. The total required obligation is 0.830 Acres with 0.230 Acres RIDGE ocal Count of retention within forest conservation easement #1 and the remaining 0.600 Acres being paid for by a fee-in-lieu of \$13,068. The residue, Lot 1, was excluded from the forest conservation calculations and requirements with this subdivision plat, however upon 22,155sf± 22,827sf± 1/2 R/W No Basement
Gravity sewer service to
Basement service to
be provided by No Gravity No Gravity further resubdivision of the lot then separate forest conservation calculations and requirements will be provided based on its acreage size.

Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc. sewer service. sewer service. Sewer service to be provided by Sewer service to be provided by — W — Denotes Wetland Area outline.

— Denotes existing centerline of Stream Channel.

— WB — Denotes Wetland Buffer outline. ivate on-site pump. private on-site pump private on-site pump LOT 1 - SB - Denotes Stream Buffer outline. 58.971sf± BRL Denotes Building Restriction Line. Forest Conservation This plat is based on field run Monumented Boundary Survey performed on or about -Easement May, 2002 By C.B.Miller and Associates, Inc. All lot areas are more or less(+/-).

15. 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. -Retention Area 22'21"E N87.59'18"W 140.79 Was LOT 5 16. 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 requirements: OPEN SPACE-A) Width - 12 feet (14 feet serving more than one residence);

B) Surface - six (6") inches of compacted crusher run base with tar and chip coating 99.18 14,407sf± N81º46'01"W HOA owned (1-1/2' Minimum); and maintaine -N82°50'45"h 16.85' / C) Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot -85.69">\ turnina radius: 223.50 D) Structures (culverts/oridges) - capable of supporting 25 gross tons (H25-loading); N 81°46'01" W Drainage elements - capable of safely passing 100 year flood with no more 6.56 .. 95.22 (HELD) than I foot depth over surface; Structure clearances - minimum 12 Feet; 9 813159" M G) Maintenances - sufficient to ensure all weather use 17. Distances shown are based on surface measurement and not reduced to NAD '83 grid 12' Pedestrian & Vehicular Access Easement to open space Lot 5
across Lot 4 for the
Use and Benefit of
Lots 1 thru 4 measurement. Areas shown on this plat are more or less ±. 18. There is no 100 Year Floodplain existing on-site. 128.87 19. Open space tabulation: -33' Private N 82°50'45" W Open space required: 3,259ac. x 6.0% = 0.196ac. or 8,538sf Use-in-Common Access Drainage d Utility Easemen B. Open space provided: Gross-14,406.50sf± in Open Space Lot 5, Net-10,141.43sf± -N82'50'45"W 20. No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest 50 (el) —25' Public Sewer & Utility Easement The Requirements § 3-108, The Real Property Article, Annotated Code of conservation easement areas. Maryland, 1988 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Satting of Markers have been complied with. 18N 592,000 21. Land dedicated to Howard County, Maryland, for purposes of a public road 0.050 Ac.± 22. Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of Howard County Code. Zuralelly il 12/11/2006 See this sheet for continuation.. AREA TABULATION CHART CONTRACT PURCHASER OWNER C. Brooke Miller (Maryland Property Line Surveyor #135) <u>FSH Associates</u> 1. Total number of Buildable Lots to be recorded: 4 Charles & Susan Hoffman C # C Development Total area of Buildable Lots to be recorded: 2.880 Acrest **Engineers Planners Surveyors** 844! High Ridge Road 10178 Baltimore National Pike Charles Hoffman Jr. (deceased) 2. Total number of Open Space Lots to be recorded: 1 Suite 207 A Ellicott City, Md 21043 6339 Howard Lane Elkridge, MD 21075 12/8/2006 Total area of Open Space Lots to be recorded: 0.33! Acrest Ellicott City, Md 21042 410.203.9900 Tel:410-567-5200 Fax: 410-796-1562 3. Total area of public right of way to be recorded: 0.048 Acrest E-mail: info@fsha.biz 4. Total area of subdivision to be recorded: 3.259 Acrest APPROVED: For Public Water and Public Sewerage Systems Howard County Health Department Recorded as Plat No. 18814 on 2-5-07 SURVEYOR'S CERTIFICATE OWNER'S CERTIFICATE Among the Land Records of Howard County, Maryland. We, Charles B. Hoffman Jr. & Susan S. Hoffman, 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 aquire 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 Btb day of DECEMBER, 2006. We, Charles B. Hoffman Jr. & Susan S. Hoffman, I hereby certify that the final plat shown hereon is correct; that is a subdivision of all of the lands conveyed. By Susan S. Hoffman SUBDIVISION PLAT OF to Charles B. Hoffman Jr. \$ Susan S. Hoffman, his wife by deed dated April 30,1992 and recorded in the land records of Howard County in liber 2666 folio 70, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by HOFFMAN PROPERTY Niter for Psning & Borenstein Howard County Health Officer (1) Howard County as shown, in accordance with the Annotated Code of 1/26/2007 Maryland, as amended. LOTS 1 - 4 and OPEN SPACE LOT 5 APPROVED: Howard County Department of Planning and Zoning A SUBDIVISION OF PARCEL 50 TAX MAP 18 GRID 13 2ND ELECTION DISTRICT Charles Hoffman Jr. (deceased) Witness HOWARD COUNTY, MARYLAND Scale:  $1^{11} = 50^{1}$ Susan Hoffman Witnesp Date: October 2, 2006 Sheet I of I Witness WP-03-95 F-03-124