

COORDINATE LIST		
NO.	NORTH	EAST
1	534,370.147	1,345,732.677
2	534,394.631	1,345,867.670
3	534,398.130	1,345,876.511
4	534,312.277	1,345,845,296
5	534,228.834	1,345,779.137
6	534,122.398	1,345,776.882
7	533,892.364	1,345,724.637
8	533,898.598	1,345,777.397
9	533,724.672	1,345,762.596
10	533,775.241	1,345,920.927
11	533,638.953	1,345,908.703
12	533,941.455	1,345,298.309
13	534,084.510	1,345,357.799
14	534,254.310	1,345,428.038
15	534,170.725	1,345,630.202

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNER:
WILLIAM H. COON
C/O MILDENBERG, BOENDER & ASSOC., INC.
5072 DORSEY HALL DRIVE, SUITE 202
ELICOTT CITY, MD 21042

THE REQUIREMENTS OF 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.

John T. Mildeberg 10/17/06
JOHN T. MILDENBERG, SURVEYOR DATE
William H. Coon Jr. 10-23-06
WILLIAM H. COON JR., OWNER DATE
Kelly Coon Sr. 10-23-06
KELLY COON SR., OWNER DATE
Kathleen V. Cheak 10-23-06
KATHLEEN V. CHEAK, OWNER DATE

AREA TABULATION

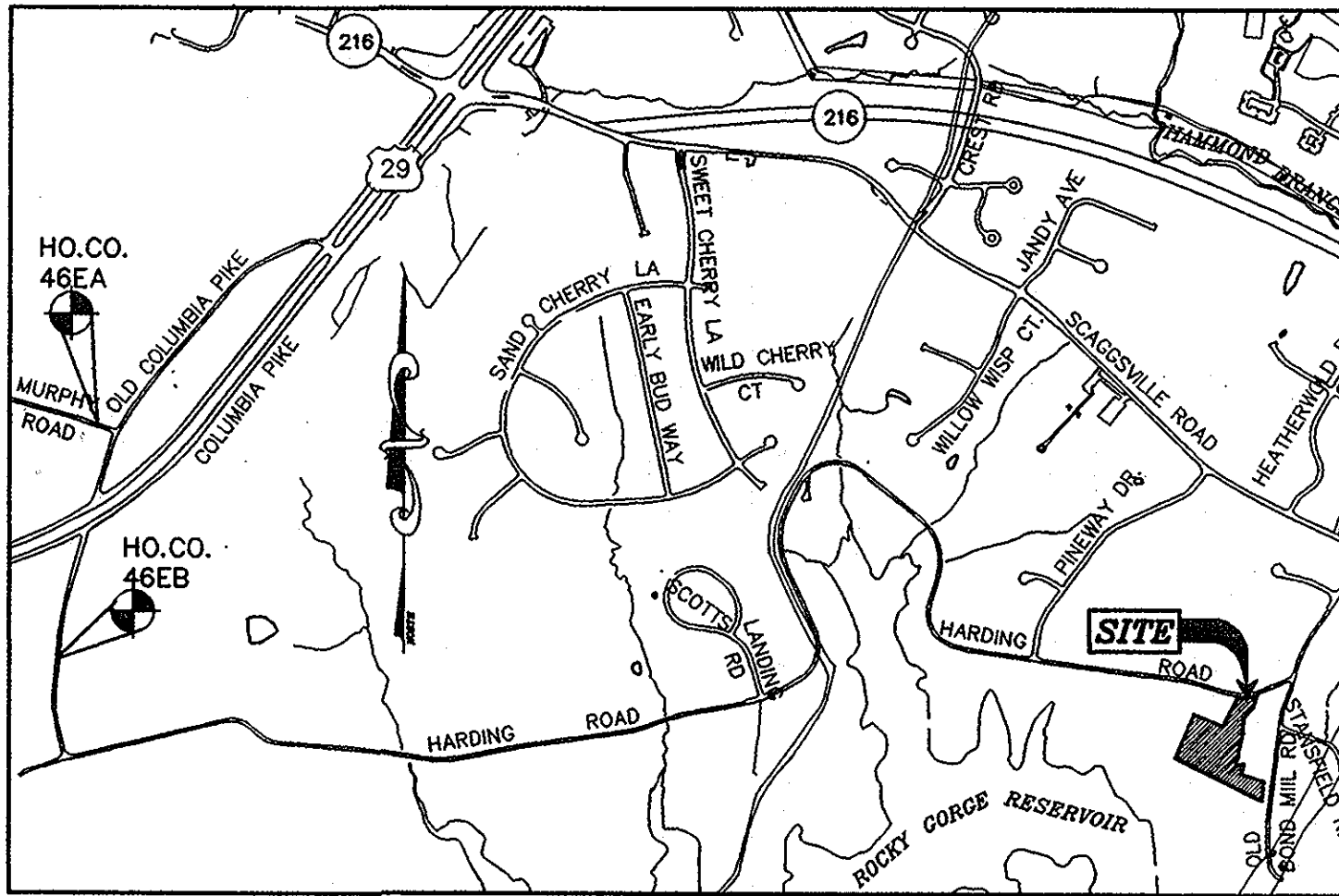
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	4.70 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0 AC ±
TOTAL AREA	4.70 AC ±

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

Robert J. Walker 11/27/06
ROBERT J. WALKER, HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Parshie McLaughlin 11/27/06
PARSHIE MCLAUGHLIN, CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Parshie McLaughlin 11/27/06
DIRECTOR DATE



VICINITY MAP
SCALE: 1"=1500'

- FUTURE SUBDIVISION WILL ANALYZE THIS PROJECT PER ZONING, INCLUDING EXISTING LOT 2.
- HOUSE ON LOT 2 TO BE CONNECTED TO GRAVITY SEWER WHEN AVAILABLE.
- THIS PROJECT IS SUBJECT TO DESIGN MANUAL WAIVER FOR INTERSECTION SIGHT DISTANCE APPROVED ON NOVEMBER 19, 2003, BASED ON THE FACT THAT STOPPING SIGHT DISTANCE CAN BE ACHIEVED ALONG OLD BOND MILL ROAD USING POSTED SPEED 25 MPH.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-04-94, TO WAIVE SECTION 16.102(d)(1)(i), WHICH REQUIRES THE SUBMISSION OF SKETCH AND PRELIMINARY PLANS FOR A RESUBDIVISION PLAN THAT INVOLVES PUBLIC ROAD IMPROVEMENTS. APPROVED ON FEBRUARY 17, 2004. SUBJECT TO ROAD IMPROVEMENTS ALONG HARDING ROAD AND OLD BOND MILL ROAD FOR LOTS 2, 3, 4, AND 5.
- DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT TIME OF SUBMISSION OF THE SITE DEVELOPMENT, WAIVER PETITION, OR BUILDING AND GRADING PERMIT APPLICATIONS.

GENERAL NOTES

- TAX MAP: 46, LOT 3, PLAT NO 8788, BLOCK 17 AND 18
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN, AND PER THE COMPLETE ZONING REGULATIONS EFFECTIVE 07/28/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MARCH 2003, BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB
STA. No. 46EA N 536,185.423 E 1,338,091.710 ELEV. 451.10
STA. No. 46EB N 534,750.221 E 1,337,742.800 ELEV. 413.24
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER AND ASSOC., INC. ON OR ABOUT JUNE 2003.
- ▨ DENOTES PRIVATE SEWER, WATER AND UTILITY EASEMENT.
- ▩ DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 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.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
- PUBLIC WATER AND SEWAGE WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOT 2.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES, INCLUDING ROOF TOP AND NON-ROOF TOP DISCONNECTIONS. STORMWATER MANAGEMENT SHALL BE ANALYZED IN ACCORDANCE WITH ZONING DENSITY, INCLUDING LOT 2.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 EFFECTIVE ON OCTOBER 2, 2003.
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF ONE NEW LOT, WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$1,500.00.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN, KNOWN AS 10695 HARDING ROAD LAUREL, MARYLAND 20723. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE EXISTING HOUSE AND ACCESSORY STRUCTURE(S) ON LOT 1 IS/ARE NON-CONFORMING WITH RESPECT TO THE BUILDING RESTRICTION LINE(S) SET FORTH UNDER SECTION 108.D OF THE ZONING REGULATIONS.
- LOT 2 IS EXEMPT FROM APFO STUDY, HOWEVER, ANY FURTHER SUBDIVISION WILL REQUIRE AN APFO ROADS STUDY.
- THE FOREST CONSERVATION OBLIGATIONS REQUIRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM IN THE AMOUNT OF 2.46 ACRES WILL BE PARTIALLY MET BY PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF 0.70 ACRES (30,492.0 SQ. FT.) IN THE AMOUNT OF \$15,246.00 AND BY CREATION OF OFF-SITE EASEMENTS TOTALING 1.76 ACRES, ON THE PROPERTY DESCRIBED AS FAIRWAY OVERLOOK, TAX MAP 37, PARCEL 591 (BUILDABLE BULK PARCEL "A"), A REVISION PLAT, F-04-125, PRIMARY OVERLOOK, WAS RECORDED ON 7/27/04 AS Plat Nos. 16828 AND 29 TO ESTABLISH THE OFF-SITE EASEMENTS CREATED BY THIS APPROVAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.2000 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- LANDSCAPING FOR LOT 2 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 THE LANDSCAPE MANUAL. THE LANDSCAPE REQUIREMENT OF 13 SHADE TREES AND ASSOCIATED SURETY OF \$3900 FOR LOT 2 IS DEFERRED TO THE SITE DEVELOPMENT PLAN SUBMISSION AT WHICH TIME THE SURETY WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT. LOT 1 CONTAINS AN EXISTING DWELLING TO REMAIN, THEREFORE, LANDSCAPING IS NOT REQUIRED.

OWNER'S STATEMENT

WE WILLIAM H. COON JR., KELLY COON SR., KATHLEEN V. CHEAK, 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 EASEMENTS 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 WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 23 DAY OF OCT, 2006.

William H. Coon Jr.
WILLIAM H. COON JR., OWNER
Kelly Coon Sr.
KELLY COON SR., OWNER
Kathleen V. Cheak
KATHLEEN V. CHEAK, OWNER

Myrtle L. Coon
MYRTLE L. COON, WITNESS
James L. Cheak Sr.
JAMES L. CHEAK SR., WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY MYRTLE COON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED COON TO WILLIAM H. COON JR., KELLY COON, SR., AND KATHLEEN V. CHEAK DATED JUNE 28, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN No. LIBER 6444 AT FOLIO 294 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, AND THE BOUNDARY SURVEY IS CONCORDANT WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John T. Mildeberg
JOHN T. MILDENBERG, SURVEYOR
10/17/06

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 OF THE WILLIAM H. COON SUBDIVISION (PLAT NO. 8788) INTO HICKORY PARK LOTS 1 AND 2

RECORDED AS PLAT 18682 ON 12-5-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
HICKORY PARK LOTS 1 AND 2
(A RESUBDIVISION OF WILLIAM H. COON SUBDIVISION OF LOT 3, PLAT NO 8788)
SHEET 1 OF 2

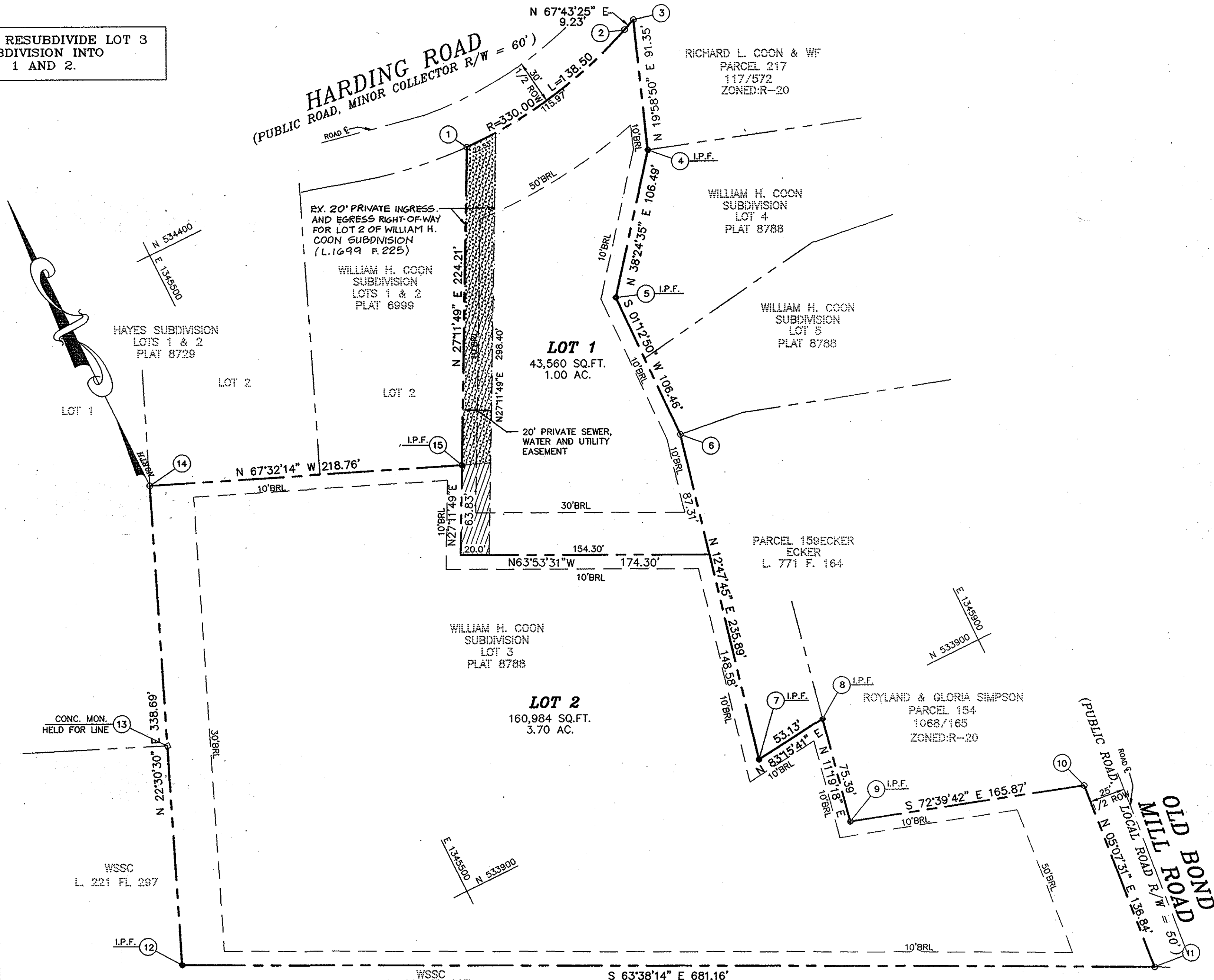
TAX MAP 46 6TH ELECTION DISTRICT SCALE: 1"=50'
PARCEL: 153 HOWARD COUNTY, MARYLAND DATE: OCTOBER 2006
LOT 3, PLAT NO. 8788 EX. ZONING R-20 DPZ FILE NOS. F-87-48,
GRID: 17 AND 18 F-89-160

MILDENBERG, BOENDER & ASSOC., INC.
Engineers, Planners, Surveyors

5072 Dorsey Hall Drive, Suite 202, Elicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-03-217

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 OF WILLIAM H. COON SUBDIVISION INTO TWO BUILDABLE LOTS: 1 AND 2.



OWNER:

WILLIAM H. COON
C/O MILDENBERG, BOENDER & ASSOC., INC.
5072 DORSEY HALL DRIVE, SUITE 202
ELLCOTT CITY, MD 21042

THE REQUIREMENTS OF 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.

John B. Mildenberg 10/17/06
JOHN B. MILDENBERG, SURVEYOR DATE
William H. Coon Jr. 10-23-06
WILLIAM H. COON JR., OWNER DATE
Kelly Coon Sr. 10-23-06
KELLY COON SR., OWNER DATE
Kathleen V. Cheak 10/23/06
KATHLEEN V. CHEAK, OWNER DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	4.70 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0 AC ±
TOTAL AREA	4.70 AC ±

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

Robert J. Weber 11/28/06
ROBERT J. WEBER, HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James D. Leight 11/28/06
JAMES D. LEIGHT, CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
James D. Leight 11/28/06
DIRECTOR DATE

OWNER'S STATEMENT

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SURVEYOR'S CERTIFICATE

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John B. Mildenberg 10/17/06
JOHN B. MILDENBERG, SURVEYOR DATE
MILDENBERG, BOENDER & ASSOC., INC.
5072 DORSEY HALL DRIVE, SUITE 202, ELLCOTT CITY, MD 21042
(410) 997-0296 FAX (301) 621-5521 WASH. (410) 997-0298 FAX

RECORDED AS PLAT 18683 ON 12-5-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HICKORY PARK LOTS 1 AND 2
(A RESUBDIVISION OF WILLIAM H. COON SUBDIVISION OF LOT 3, PLAT NO 8788)

TAX MAP 46 6TH ELECTION DISTRICT SCALE: 1"=50'
PARCEL 153 HOWARD COUNTY, MARYLAND DATE: OCTOBER 2006
LOT 3, PLAT NO. 8788 EX. ZONING R-20 DPZ FILE NOS. F-87-48,
GRID: 17 AND 18 F-89-160

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