

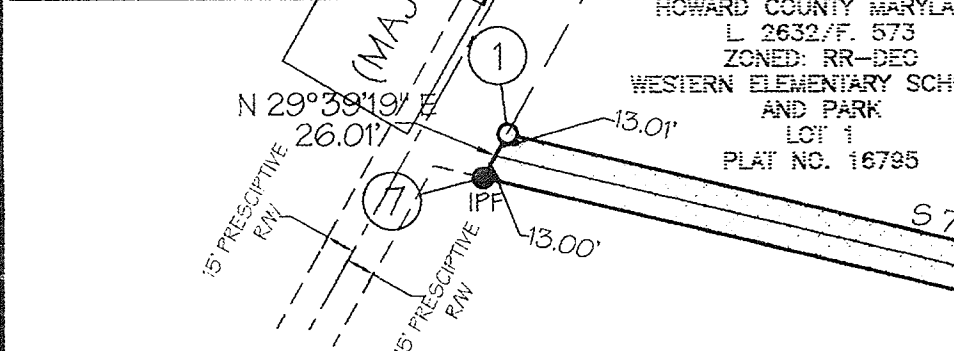
Reservation of Public Utility and Forest Conservation Easements
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots 5 & 6, and conveyances of the aforesaid lots 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 easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the 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.

GENERAL NOTES CONT.

- 21.) This resubdivision complies with Section 16.124 of the Howard County Code and the latest edition of the Howard County Landscape Manual. Surety for the required landscape materials in the amount of \$1,500 shall be posted with the grading permit surety and paid with the builder's grading permit for Lot 5.
- 22.) This resubdivision is exempt from the noise study requirements due to the distance between Ten Oaks Road (major collector) and the proposed dwellings. Proposed dwellings are located over 1000 feet from the Ten Oaks Road right-of-way.
- 23.) This plat is subject to the amended Fifth Edition of the Subdivision Regulations, per CD-75-2003 and the Zoning Regulations as amended by Council Bill No. 75-2003.
- 24.) Development or Construction on these lots is subject to compliance with setbacks and buffer regulations in effect at the time of submission of a building permit application.
- 25.) The existing dwelling located on Lot 6 will be removed.
- 26.) This plan is subject to WP-04-60. On November 26, 2003 the planning director approved the request to waive Section 16.120 (b)(4)(ii) which prohibits the placement of environmental features (wetlands, streams, flood plains, required buffers and forest conservation easements) on residential lots or buildable preservation parcels less than 10 acres in size for a proposed 2 lot resubdivision of existing Lot 1, Robert L. Gosselin Property, subject to the following conditions:
 1. The applicant shall submit a final plan application to this Department for review by the Subdivision Review Committee to complete the subdivision plan process to establish new Lot 2 and 3 (the lots should be identified as new Lots 5 and 6), unless a preliminary equivalent sketch plan is required for public road frontage improvements (see enclosed advisory comments).
 2. No grading, removal or vegetative cover and trees, paving and new structures is permitted within the limits of 100 year flood plain, stream bank, wetlands, or their required buffers and forest conservation credit areas in accordance with Section 16.116 of the Subdivision and Land Development Regulations. The building restriction lines for new Lots must be established as 35 feet from the edge of any environmental buffer or feature located within the lot in accordance with Section 16.120(b)(4)(iii) of the Subdivision Regulations, please be advised that no waivers will be granted for impacts to the 100 year flood plain, stream, wetlands or their required buffers.
- 27.) This plan is subject to WP-05-110. On June 29, 2005 the Planning Director approved the request to waive Section 16.144(j) which requires the submission of a final plan and the resubmission of plans by specific deadline dates, subject to the following conditions:
 1. The plat submission, F-04-123 is hereby reactivated. The plat must meet the requirements of the Amended Fifth Edition of the Subdivision Regulations. Specifically, Section 16.120(b) (6) (v) and Section 16.120(b) (6) (vi) must be satisfied on the revised plan submission to be distributed to specific agencies (2-DLD, 4 DED, 1 Health, 1 BOE).
 2. This waiver will also reactivate waiver petition (WP-04-060) for one-year from the date of this waiver petition decision, or as long as the subdivision plan remains in active processing.
- 28.) Open Space for this subdivision will be addressed via a fee in lieu payment in the amount of \$1,500.00 for the additional lot.
- 29.) Storm water management facilities will be required on the parcels shown on this plan in accordance with Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the storm water management facility and a maintenance agreement.
- 30.) This plan is subject TU-05-009, This Temporary Use permit applies to occupancy of the existing residence located partially on both lots 5 and 6.
- 31.) The existing septic system, sewage disposal easement & well on lot 6 shall be abandoned in accordance with the approved perc plat prior to the issuance of the building permit for lot 6.

MINIMUM LOT SIZE TABULATION			
Lot No.	Gross Area	Pipestem	Net Lot Size
5	143,575 sq. ft.	11,555 sq. ft.	132,020 sq. ft.
6	164,574 sq. ft.	17,338 sq. ft.	147,236 sq. ft.

100 YR FLOODPLAIN LINES	
LINE	BEARING/DISTANCE
F1	S52°22'28"E- 91.98'
F2	N74°26'19"E- 52.43'
F3	S55°28'03"E- 33.14'
F4	S27°33'48"E- 27.74'
F5	S80°49'41"E- 60.99'
F6	S35°36'34"W- 42.80'
F7	N58°12'49"W- 7.92'
F8	N34°44'27"W- 48.09'
F9	N03°44'14"E- 20.72'
F10	N67°33'15"W- 104.80'
F11	S50°19'11"W- 32.05'
F12	N56°43'07"W- 40.04'
F13	N48°55'19"W- 77.93'



The requirements 6-3-10B, 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.

Philip T. Mercer 3/29/06
 D. Wayne Weller MD No. 10685 Date
Gay Mercer 3/27/06
 Philip T. Mercer Date
Gay Mercer 3/27/06
 Gay Mercer Date

WETLAND LINES			
LINE	BEARING/DISTANCE	LINE	BEARING/DISTANCE
W1	S60°20'50"E- 5.26'	W13	N50°12'29"W- 49.28'
W2	S57°50'11"E- 39.50'	W14	N57°05'57"W- 67.35'
W3	S48°02'51"E- 45.64'	W15	N11°01'44"W- 32.13'
W4	N76°30'07"E- 57.69'	W16	S87°56'21"W- 33.34'
W5	S58°11'44"E- 33.08'	W17	N70°12'46"W- 64.97'
W6	S05°21'08"W- 20.47'	W18	N83°38'09"W- 43.93'
W7	S66°04'13"E- 19.98'	W19	N61°21'27"E- 24.32'
W8	S45°59'21"E- 27.43'	W20	S89°10'12"E- 28.41'
W9	S68°37'06"E- 32.55'	W21	S80°43'56"E- 33.98'
W10	S11°36'42"W- 88.02'	W22	S57°40'28"W- 32.73'
W11	S10°16'32"W- 37.18'	W23	N77°00'43"W- 33.54'
W12	N56°51'38"W- 40.58'		

FOREST CONSERVATION EASEMENT LINES			
LINE	BEARING/DISTANCE	LINE	BEARING/DISTANCE
FCE2	S78°00'47"E- 22.85'	FCE13	N00°02'24"W- 100.39'
FCE3	S06°25'54"W- 18.50'	FCE14	N60°28'00"W- 88.94'
FCE4	S08°41'55"E- 58.95'	FCE15	N78°21'56"W- 145.31'
FCE5	S27°22'49"W- 78.59'	FCE16	S66°03'00"W- 52.80'
FCE6	S64°47'53"W- 137.57'	FCE17	N70°16'45"W- 50.69'

COORDINATE TABLE			
POINT NO.	NORTHING	EASTING	
1	573229.0219	1316377.7940	
2	573020.4354	1317239.6419	
3	573417.8070	1317285.4220	
4	573696.2973	1317482.6641	
5	573642.2913	1317691.4589	
6	572885.2395	1317691.9886	
7	573206.4187	1316364.9248	

AREA TABULATIONS

1. Total number of lots to be recorded: 2
 - a) Buildable: 2
 - b) Non-Buildable: 0
 - c) Open Space: 0
 - d) Preservation Parcels: 0
2. Total area of lots to be recorded: 7,0741 Ac.±
 - a) Buildable: 7,0741 Ac.±
 - b) Non-Buildable: 0
 - c) Open Space: 0
 - d) Preservation Parcels: 0
3. Total area of road right-of-way to be recorded: 0.00 Ac.±
4. Total area of subdivision to be recorded: 7,0741 Ac.±

APPROVED: For Private Water and Private Sewerage Systems.

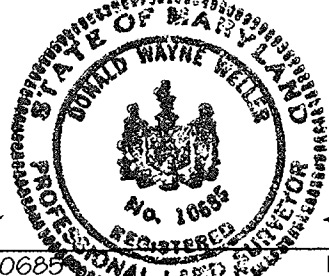
Robert J. Weller 4/27/06
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

David A. Leagle 5/5/06
 Director Date
AS 6/14/06
 Chief, Development Engineering Division Date

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 William C. III Freeman to Philip T. Mercer and Gay Mercer, by deed dated September 16, 2002 and recorded in the land records of Howard County in Liber 6495, Folio 454 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.



D. Wayne Weller 3/29/06
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

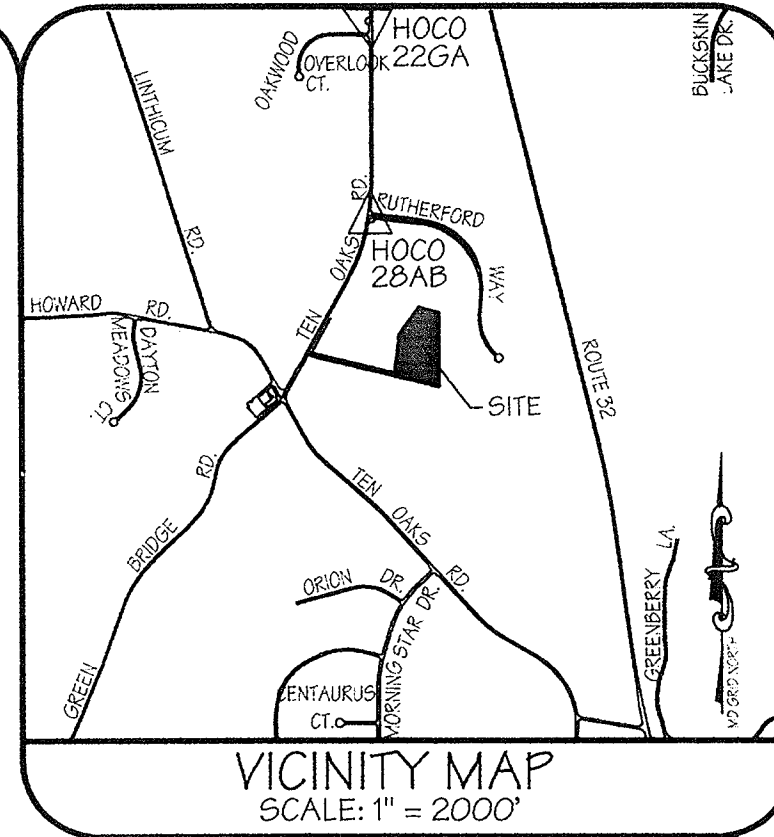
OWNER'S CERTIFICATE

We, Philip T. Mercer and Gay Mercer, owner of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration 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 right-of-ways 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 erected on or over the said easements and rights-of-ways.

 Witness my hands this day of December, 2005.

Philip T. Mercer
 Philip T. Mercer
Gay Mercer
 Gay Mercer
Alan J. Klein
 Witness



GENERAL NOTES

- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated October 2002.
- 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County Control stations 22GA and 28AB.
- 3.) Deed Reference: L. 6495, F. 454
- 4.) Plat Reference: Plat. C.M.P. No. 4050
- 5.) Stone or Concrete Monument Found or set
 Pipe or Rebar Found or Set
- 6.) Subject property is zoned RR-DEO per the 2/2/2004 Comprehensive Zoning Plan.
- 7.) BRL denotes Building Restriction Line.
- 8.) No Clearing, grading, or construction is permitted within the forest conservation easement, 100 year floodplain, non-tidal wetlands, stream(s) or their buffers.
- 9.) The Wetland Investigation was completed by LDE, Inc. dated December, 2003.
- 10.) There are no wetlands on site that will be disturbed 401 & 404 wetlands permits from the State of Maryland will not be required.
- 11.) An "Obviously non-critical" 100 year floodplain study was prepared by LDE, Inc. No structures are proposed at an elevation less than 15 feet above the 100 year floodplain elevation.
- 12.) All areas shown on this plat are +/-, more or less.
- 13.) These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. (COMAR 26.04.03) Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- 14.) The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- 15.) A maintenance agreement for the use-in-common private driveway easement will be recorded concurrently with this plat.
- 16.) Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwelling to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - a) Width - 12' (14 feet serving more than one residence).
 - b) Surface - 6 inches of compacted crusher run base with tar and chip coating.
 - c) Geometry - Maximum 15% grade, with the durable and sustained grade of 8%. Maximum 10% grade change and minimum of 45 foot turning radius.
 - d) Structures (culverts/bridges) Capable of supporting 25 gross tons (H2 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 insure all weather use.
 Where one (1) driveway serves more than one (1) lot, a house number sign must be placed at each lot entrance and a range of street address house numbers sign where the common driveway intersects with the main road.
- 17.) For flag or pipe stem lots, refuse collection, snow removal and removal and road maintenance are provided to the junction of the flag or pipe stem lot driveway and the right-of-way line only and not onto the flag or pipe stem lot driveway.
- 18.) The Howard County Well Tag #'s are H0-95-0101 (Lot 5) and H0-95-0102 (Lot 6).
- 19.) Stormwater Management for this resubdivision is provided through, sheet flow to buffer credit, rooftop & non-rooftop disconnect credits, raingarden & a level spreader.
- 20.) The Forest Conservation Easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. The forest obligation for this project will be met via 1.88 acres of onsite forest conservation easements retention and the payment of 0.51 Acres worth of fee-in-lieu in the amount of \$11,108.00.

RECORDED AS PLAT NUMBER 18256
 ON 5-10-06 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

ROBERT L. GOSSELIN PROPERTY

LOTS 5 & 6
 A RESUBDIVISION OF ROBERT L. GOSSELIN PROPERTY LOT 1
 5th Election District - Howard County, MD
 Tax Map 28 - Grid B Parcel 301
 Scale 1"=100' - Date: December 2005
 Zoning: RR-DEO Sheet 1 of 1
 Previous Submittals: F-78-179; WP-77-158; WP-04-60; WP-05-110; TU-05-009

LDE Inc. JOB# 02-041

Engineers, Surveyors, Planners
 9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540