

COORDINATE TABULATION
U.S. EQUIVALENT COORDINATES

Prnt	North	East
301	614628.8973	1318650.3458
302	614632.5741	1318670.6695
303	614237.9224	1319608.8712
304	614133.9782	1319578.289
305	613851.7165	1319575.7692
306	614607.5984	1318675.7073
307	614677.0921	1318747.8145
308	614753.8858	1318827.7237
309	614815.3300	1318892.0764

MINIMUM LOT SIZE CHART

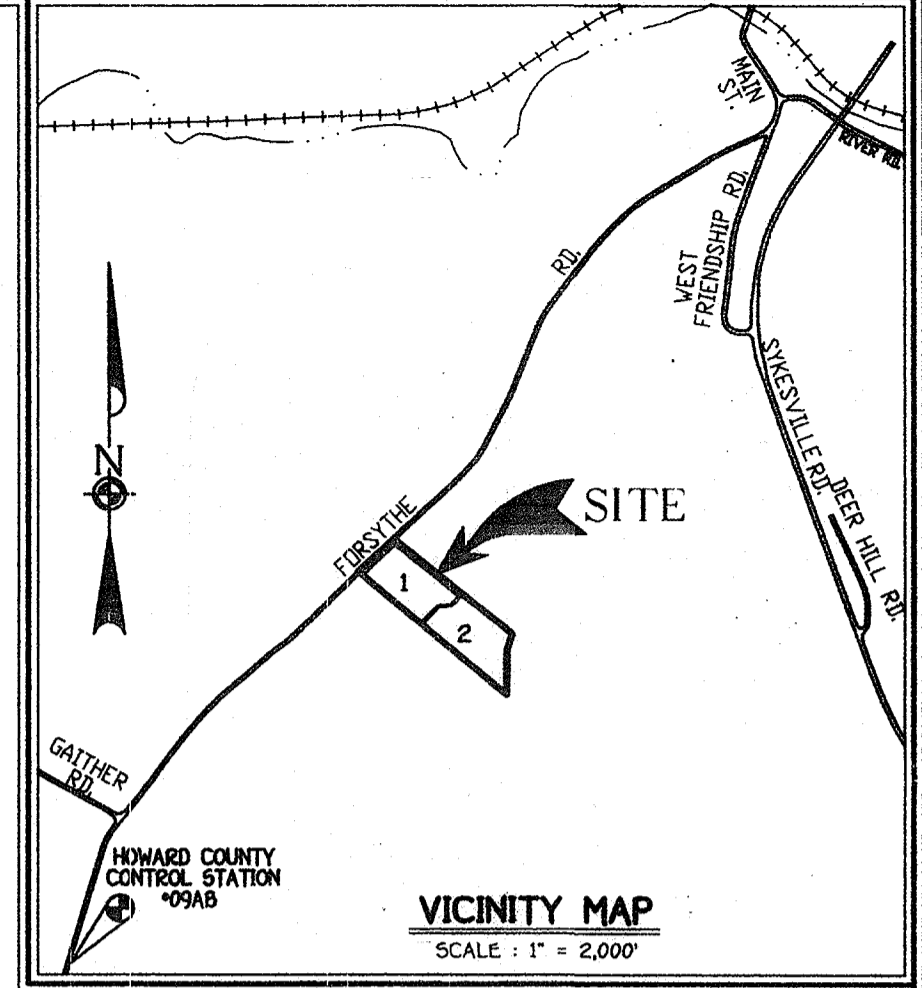
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	4.121 Ac.*	0.239 Ac.*	3.882 Ac.*

CURVE DATA TABULATION

Prnt-Prnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
306-307	1045.60'	100.18'	5°29'23"	50.13'	S46°03'27"W 100.14'
307-308	1192.58'	110.87'	5°19'35"	55.47'	N46°08'20"E 110.83'
308-309	895.15'	89.01'	5°41'51"	44.54'	S46°19'28"W 88.98'

B.R.L. ACROSS PART OF LOT 1

COURSE	Bearing And Distance
▲	S01°15'33"E 97.52'
▲	S41°16'49"E 45.32'



GENERAL NOTES (Continued):

- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(1)(viii) Of The Howard County Code And Forest Conservation Manual For Minor Subdivisions That Create One (1) Additional Lot And Have No Further Subdivision Potential, Since It Is A Subdivision That Does Not Create A New Parcel But Adjusts A Common Deed Line Between Two Deeded Parcels.
- Private Use-In-Common Shared Driveway Access Easement And Maintenance Agreement Is Recorded Simultaneously With This Plat.
- No 100 Year Floodplain Exists Within Plat Submission Limits.
- Tree Clearing Or Impacts To Steep Slopes Are Not Permitted In The Construction Of The Driveway. The Building Restriction Line Shown Along The East Side Of The Driveway Easement Serving Lot 2 Are Created To Avoid Existing Steep Slopes And Disconnect Receiving Area.
- The Planning Director Approved WP-06-047 On March 7, 2006 To Waive Sections 16.120 (b)(4)(iii)(b) And 16.116 Subject To The Following Conditions:
 - The Model (Or Model Very Similar To) Shown On The Waiver Exhibit Received On 5/3/06 Shall Be Used For Lot 2. In No Case Shall The Proposed Home Be Larger Than 72'x40'. The Siting Of The Home Within The Building Envelope Shall Allow Room For Accessory Structures Between The Home And The Streambank Buffer.
 - The Area West Of The Existing Stream On Lot 2 Is Restricted From Construction Of Accessory Structures / Outbuildings.
 - The 2-inch Diameter Sewer Pipe Shall Be Installed With A Hand Guided Ditch With Within The Traveled Bed Of The Existing Driveway Crossing The Stream.
 - Super-Silt Fence Shall Be Installed Along The Limits Of Disturbance For The "ditch With Scenario" As Shown On The "plan To Accompany Waiver Request" Dated January 31, 2006 And Shall Remain In Place Until The Completion Of All Construction Activities. No Other Disturbance/Activity Is Authorized By This Waiver For The Acreage Within The Stream Buffer. All Impacted Areas Must Be Stabilized/Revegetated.
 - A Type "b" Landscape Buffer Shall Be Installed Along S44°35'34"W Between Proposed Lots 1 And 2. The Surety To Be Processed With The Building Permit.
 - The Applicant Must Acquire Any Necessary State/Corps Of Engineers Permits

GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 09AB And No. 09AA.
 - Sta. 09AB N 106,508.9259 M E 401,373.8912 M
 - Sta. 09AA N 106,072.6031 M E 401,107.8895 M (Outside Limits Of Vicinity Map)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2005, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road R/W Line And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (14 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Eco-Science Professionals, Inc., Dated September, 2005.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- There Is An Existing Dwelling/Structure Located On Lot 1 To Remain.
- No New Buildings, Extensions Or Additions To The Existing Dwellings) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- A Fee-In-Lieu Of Providing Open Space Is Paid In The Amount Of \$1500.00.
- Landscaping For Lots 1 And 2 On File With This Plat Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain Landscape Surety Provided In The Amount Of \$3,900.00 For 11 Shade Trees At \$300/Each And 4 Evergreen Trees At \$150/Each Will Be Posted With Building/Grading Permit Application.
 - Surety For Lot 2 Is 11 Shade Trees At \$300/Each And 4 Evergreen Trees At \$150/Each= \$3,900.00.

PRIVATE USE-IN-COMMON ACCESS EASEMENT

Line	Bearing And Distance
E-1	N04°19'44"E 46.99'
E-2	S44°35'45"E 20.74'
E-3	R-095.15 L=30.89
E-4	S51°08'50"E 49.79'

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.

Terrell A. Fisher, L.S. 10692 7/27/06
(Registered Land Surveyor) Date

Stephan Hofmeister 8-4-06
(Owner) Date

Sandra L. Hofmeister 8-7-06
(Owner) Date

- LEGEND**
- Private Use-In-Common Shared Driveway Easement For The Benefit Of Lots 1 And 2.
 - Wetland Area.
 - SB - Stream Buffer
 - WB - Wetland Buffer
 - Private Access Easement For The Benefit Of Lot 2.
 - Public Drainage And Utility Easement.
 - Steep Slopes In Excess Of 25%.

Area Tabulation

Total Number Of Buildable Lots To Be Recorded.	.2
Total Number Of Open Space Lots To Be Recorded.	.0
Total Number Of Lots/Parcels To Be Recorded.	.2
Total Area Of Buildable Lots To Be Recorded.	7.326 Ac.*
Total Area Of Open Space Lots To Be Recorded.	0.000 Ac.*
Total Area Of Lots/Parcels To Be Recorded.	7.326 Ac.*
Total Area Of Roadway To Be Recorded.	0.205 Ac.*
Total Area To Be Recorded.	7.531 Ac.*

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE
ELIJAH CITY, MARYLAND 21042
(410) 481 - 2855

OWNER:
STEPHEN & SANDRA HOFMEISTER
13305 FORSYTHE RD
SYKEVILLE MD, 21784

DEVELOPER:
JOHN GASKE
P.O. BOX 1281
Sykesville, Maryland 21784

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

Robert J. Weber 9/12/06
Howard County Health Officer Date

Approved: Howard County Department Of Planning And Zoning.

David D. Wright 9/13/06
Chief, Development Engineering Division Date

David D. Wright 9/13/06
Director Date

OWNER'S CERTIFICATE

Stephen Hofmeister And Sandra L. Hofmeister, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of August, 2006.

Stephen Hofmeister
Stephen Hofmeister

Sandra L. Hofmeister
Sandra L. Hofmeister

John M. Gaske
Witness

John M. Gaske
Witness

SURVEYORS CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Home Savings Of America, F.A. To Stephen Hofmeister And Sandra L. Hofmeister By Deed Dated November 7, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 3387 At Folio 539; 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, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692

7/27/06
DATE

RECORDED AS PLAT No. 18540 ON 9/14/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Property Of Hofmeister Property Lots 1 And 2

Zoning: "RC-DEO"

Tax Map No.: 4, Parcel Nos.: 67 & 76, Grid No.: 21

Third Election District
Howard County, Maryland

0' 100' 150' 200'
Scale: 1" = 100'

Date: July 27, 2006

Sheet 1 Of 1

F-06-080