

COORDINATE TABLE

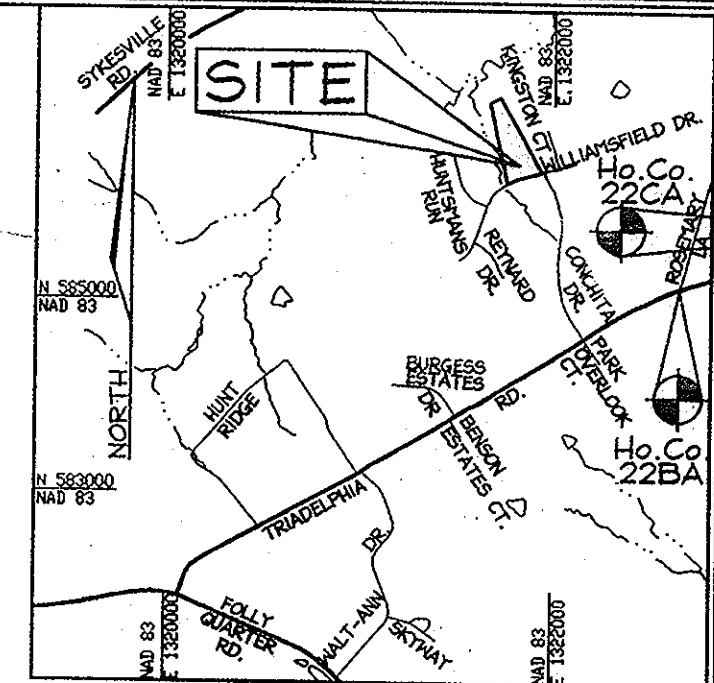
POINT	NORTHING	EASTING
321	586,231.7384	1,321,524.5483
322	586,992.6430	1,321,347.5045
323	587,056.4505	1,321,477.7105
324	586,348.7302	1,321,870.5735
325	586,256.9650	1,321,611.2934

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (ac)	PIPESTEM AREA (ac)	MINIMUM LOT SIZE(ac)
2	2.813±	0.289±	2.524±

Reservation Of Public Utility Easements

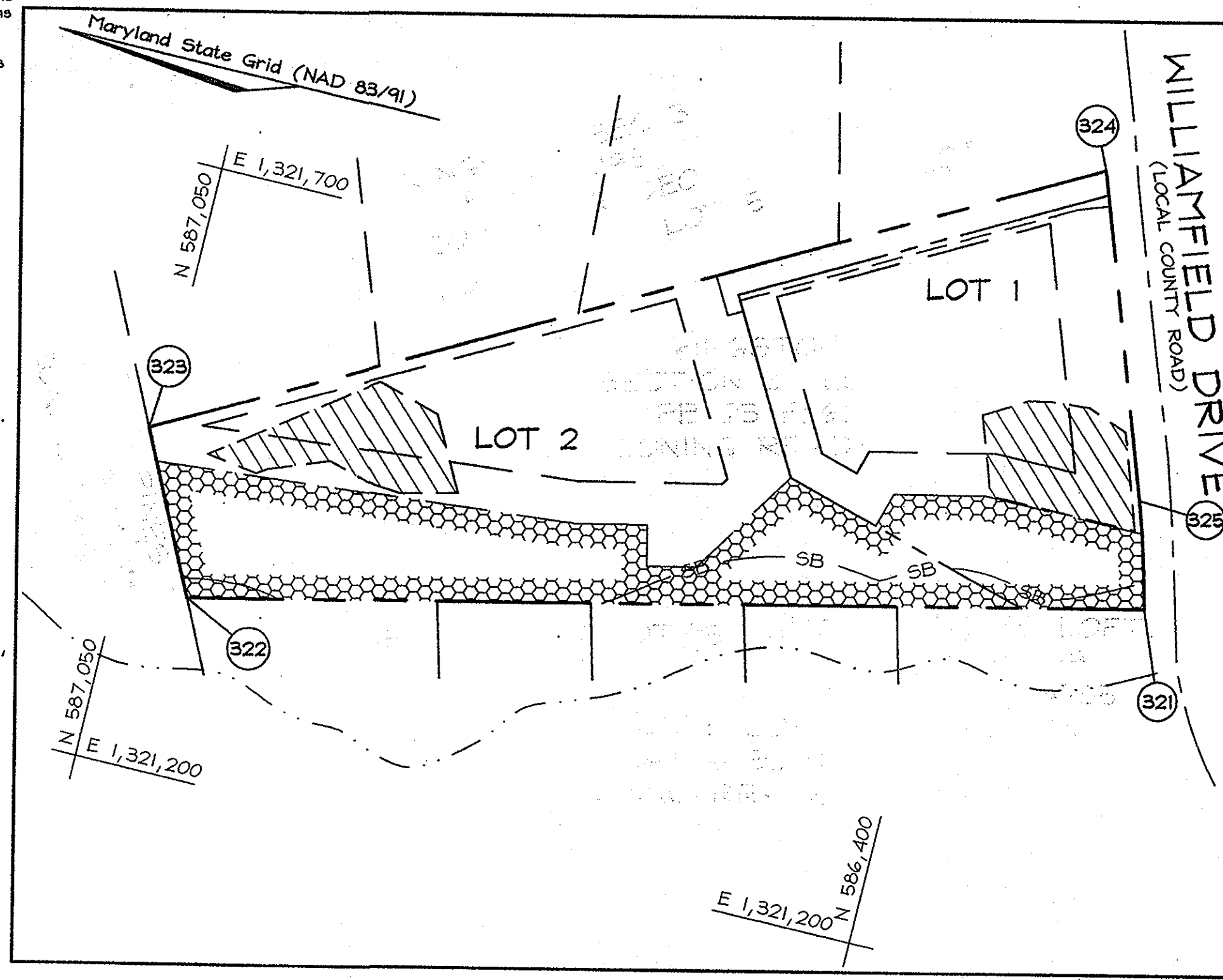
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1 and 2, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of 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."



VICINITY MAP

SCALE:1=2000'

- General Notes continued...
- Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$1,200.00 (4 shade trees at \$300 per tree) shall be provided with the grading permit.
 - Existing dwelling on lot 1 to remain, no new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
 - No wetlands exist on-site.
 - The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
 - Stormwater management for this site is provided as follows: The site is exempt from providing CPV, WGV and Rev is provided by sheet flow to buffer credits and non rooftop disconnects.
 - This property is subject to BA case No. 02-56V, on December 9th, 2003. The Board of Appeals allowed to reduce the minimum lots size in the RR-DEO Zone from 3 ac. to 1.8 Ac. and 2.8 Ac.
 - No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of streams or their required buffers.
 - Open space obligation is fulfilled by the payment of a fee-in-lieu in the amount of \$1,500.
 - As per Section 16.120(c)(2)(v), an access and maintenance agreement for the Use-In-Common driveway is recorded among the Land Records of Howard County Maryland.
 - The wells on lots 1 and 2 to be drilled prior to final plat signature and well completion reports need to be on file with the Health Department. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
 - This property is subject to Waiver Petition WP-06-116 from section 16.120. (b). (4). (iii). (b). On June 16, 2006 the Planning Director approved the waiver to allow Lots 1 and 2 contain within their limits a stream buffer subject to the following conditions:
 - A Forest Conservation Retention Easement at least 50 feet wide shall be established along the stream buffer on the western side of lots 1 and 2.
 - A 35' structure setback shall be established along the edge of the Forest Conservation easement.
 - The department of Planning and Zoning determined that the existing driveway did not have to be shifted to accommodate a 10' setback for perimeter landscaping because retention of the existing trees constituted a more desirable alternative and existing conditions met the intent of the regulations.
 - All driveway widening needed to ensure compliance with Design Manual Standard, must be done on the west side of the existing driveway.
 - Existing well on lot 1 to be disconnected from the house and remain for agricultural use. A new well shall be drilled, prior to final plat signature.



LOCATION MAP

SCALE:1=100'

GENERAL NOTES

- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 22BA and no. 22CA. Denotes approximate location (see location map).

Sta. 22BA	N 585,134.796 (feet)	E 1,323,322.66 (feet)
Sta. 22CA	N 585,783.304 (feet)	E 1,325,230.59 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes rebar and cap found.
- Denotes concrete monument or stone found.
- Denotes concrete monument set.
- Denotes existing centerline of Stream Channel.
- SB Denotes Stream Buffer outline.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) 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 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- Existing 2 foot Topography on site based on field run topographic survey provided by FSH Associates in September, 2005. Existing 2 foot Topography for Sight Distance Analysis provided by FSH Associates in October, 2005. Boundary provided by FSH Associates in September, 2005.
- This plan is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations and the Zoning Regulations as amended by Council Bill No. 45-2003 and 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building and grading permits.
- 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 and not to the pipestem lot driveway.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following 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 14% 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 driveway surface;
 - Maintenance - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- Lot areas are more or less.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 1.84 acres of forest. 0.37 Ac is retained on lots greater than 60,000 s.f. with no surety. 1.47 acres are placed into two Forest Conservation Easements. A surety in the amount of \$12,806.60 (64,033 s.f. x \$0.20/s.f.) will be posted prior to plat recordation. See this sheet for continuation...

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 11-8-06
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Carole P. Coleman 11/8/06
 Carole P. Coleman Date

Michelle C. Coleman 11/8/06
 Michelle C. Coleman Date

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 4.623 Acres±
- Total area of subdivision to be recorded: 4.623 Acres±

OWNER/DEVELOPER

CAROLE P. COLEMAN
 13104 WILLIAMFIELD DR
 ELLICOTT CITY, MD 21042
 (410) 988-8155

FSH Associates

Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel:410-567-5200 Fax:410-796-1562
 E-mail: info@fsher.com

Purpose Note

The purpose of this plat is to resubdivide existing Lot 1 into two (2) residential lots.

Howard County Health Department
 APPROVED: For Private Water and Private Sewerage Systems

Robert A. Wala 11/30/06
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Kevin M. Leight 11/30/06
 Director Date

OWNER'S CERTIFICATE

We, Carole P. Coleman & Michelle C. Coleman, 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 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 said Easements and Rights-of-Way.

Witness my hand this 8th day of NOVEMBER, 2006.

Carole P. Coleman
 Carole P. Coleman
Michelle C. Coleman
 Michelle C. Coleman

Zacharia J. Fisch
 Zacharia J. Fisch
Zacharia J. Fisch
 Zacharia J. Fisch

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 Carole P. Coleman (a/k/a Carole M. Coleman) to Carole P. Coleman and Michelle C. Coleman by deed dated November 30, 2001 and recorded in the land records of Howard County in Liber 5896 folio 90, 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.

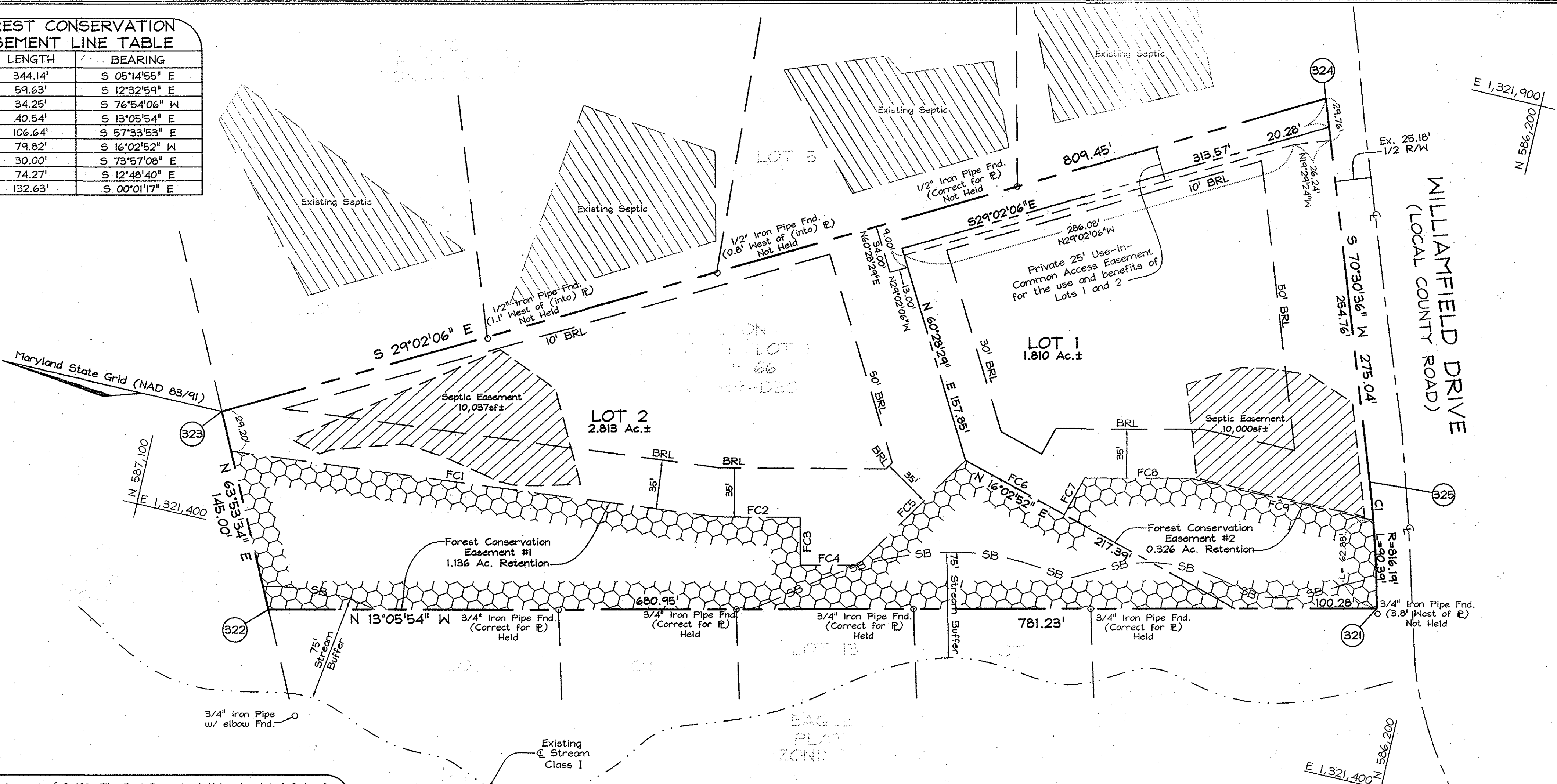
C. Brooke Miller 11-8-2006
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 18686 on 12-5-06
 Among the Land Records of Howard County, Maryland.

COLEMAN PROPERTY

LOTS 1 AND 2
 A RESUBDIVISION OF LOT 1
 KINGSTON SECTION 3 RECORDED IN
 PLAT BOOK 23, FOLIO 66
 TAX MAP 22 GRID 04 PARCEL 205
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: As Shown
 Date: Nov. 8, 2006
 Sheet 1 of 2

LINE	LENGTH	BEARING
FC1	344.14'	S 05°14'55" E
FC2	59.63'	S 12°32'59" E
FC3	34.25'	S 76°54'06" W
FC4	40.54'	S 13°05'54" E
FC5	106.64'	S 57°33'53" E
FC6	79.82'	S 16°02'52" W
FC7	30.00'	S 73°57'08" E
FC8	74.27'	S 12°48'40" E
FC9	132.63'	S 00°01'17" E



The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 11-8-06
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Carole P. Coleman 11/8/06
 Carole P. Coleman Date

Michelle C. Coleman 11/8/06
 Michelle C. Coleman Date

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
CI	816.19'	90.39'	6°20'42"	45.24	S73°47'06"W 90.34'

AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 2
 Total area of Buildable Lots to be recorded: 4.623 Acres±

2. Total area of subdivision to be recorded: 4.623 Acres±

OWNER/DEVELOPER

CAROLE P. COLEMAN
 13104 WILLIAMFIELD DR
 ELLICOTT CITY, MD 21042
 (410) 988-8155

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsheri.com

Howard County Health Department
 APPROVED: For Private Water and Private Sewerage Systems

Robert W. ... 11/30/06
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

... 11/30/06
 Chief, Development Engineering Division Date

... 11/30/06
 Director Date

OWNER'S CERTIFICATE

We, Carole P. Coleman & Michelle C. Coleman, 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 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 said Easements and Rights-of-Way.

Witness my hand this 8th day of NOVEMBER, 2006

Carole P. Coleman
 Carole P. Coleman
Michelle C. Coleman
 Michelle C. Coleman

Zacharia V. Fisch
 Witness
Zacharia V. Fisch
 Witness

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 Carole P. Coleman (a/k/a Carole M. Coleman) to Carole P. Coleman and Michelle C. Coleman by deed dated November 30, 2001 and recorded in the land records of Howard County in Liber 5896 folio 90, 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.

C. Brooke Miller 11-8-2006
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 18687 on 12-5-06
 Among the Land Records of Howard County, Maryland.

COLEMAN PROPERTY

LOTS 1 AND 2
 A RESUBDIVISION OF LOT 1
 KINGSTON SECTION 3 RECORDED IN
 PLAT BOOK 23, FOLIO 66
 TAX MAP 22 GRID 04 PARCEL 205
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=50'
 Date: Nov. 8, 2006
 Sheet 2 of 2