

GENERAL NOTES

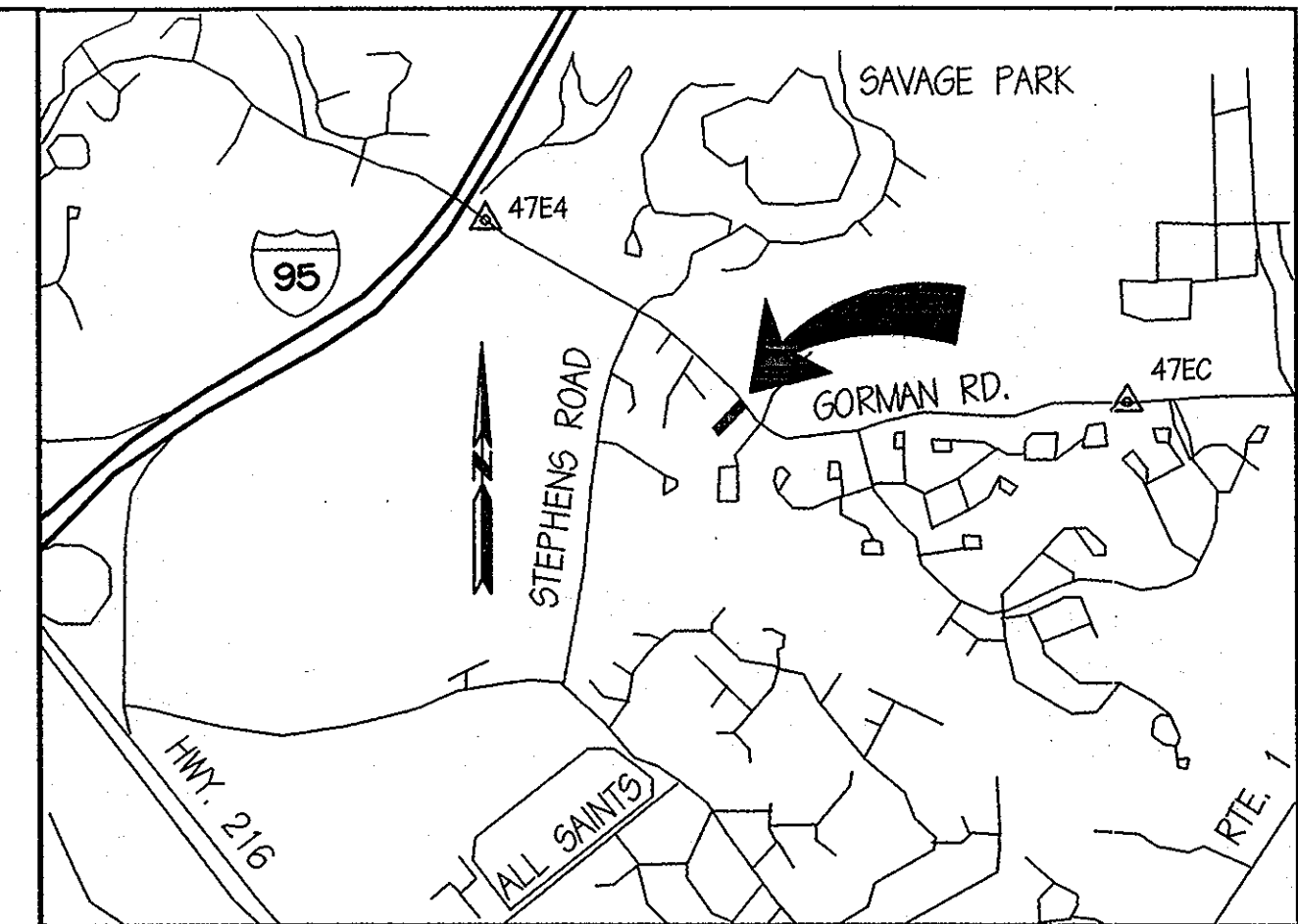
- SUBJECT PROPERTY ZONED R-9C PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH -- 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY -- MAX 14% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' 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 INSURE ALL WEATHER USE.
- COORDINATES SHOWN HEREON ARE MARYLAND STATE GRID SYSTEM (NAD 83 / 91) AS RUN FROM HOWARD COUNTY CONTROL STATIONS 47E4 AND 47EC.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- THIS PLAT IS SUBJECT TO WP-06-18 WHICH THE PLANNING DIRECTOR APPROVED ON NOVEMBER 17, 2005, A REQUEST TO WAIVE SECTIONS 16.120.(b).(6).(v) WHICH REQUIRES THE DRIVEWAYS FOR PIPESTEM LOTS SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROJECT BOUNDARY TO PROVIDE SPACE FOR THE REQUIRED PERIMETER LANDSCAPING TO BUFFER THE ADJACENT PROPERTY; AND 16.120.(c).(2).(i) WHICH REQUIRES A MINIMUM LOT FRONTAGE ON AN APPROVED STREET WITHIN A PUBLIC RIGHT-OF-WAY WHICH PROVIDES ACCESS TO THE PROPERTY OF 20 FEET FOR A SINGLE PIPESTEM LOT - TO ALLOW FOR THE SUBDIVISION OF PARCEL 347, TAX MAP 47 INTO TWO (2) SINGLE FAMILY LOTS WHICH WOULD GAIN ACCESS ONTO GORMAN ROAD. APPROVAL IS SUBJECT TO:
 - COMPLIANCE WITH ALL THE COMMENTS GENERATED WITH THE REVIEW OF THIS SUBDIVISION PLAT.
 - THE PROPOSED 16 FEET WIDE SHARED DRIVEWAY FOR LOTS 1 AND 2 MUST BE CONTAINED WITHIN A 24 FEET WIDE USE-IN-COMMON ACCESS EASEMENT (AS MEASURED FROM THE SOUTHERN EDGE OF THE PIPESTEM FOR LOT 2). A MAINTENANCE AGREEMENT FOR THIS SHARED DRIVEWAY MUST BE RECORDED CONCURRENTLY WITH THIS PLAT. THE PORTION OF THE DRIVEWAY SERVING ONLY LOT 2 MUST BE A MINIMUM OF 12 FEET WIDE AND MUST BE CONTAINED WITHIN A 20 FEET WIDE EASEMENT.

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	9,493 S.F.	0.0000 S.F.	9,493 S.F.
2	10,940 S.F.	1,582 S.F.	9,358 S.F.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS.....	2
TOTAL NUMBER OF OPEN SPACE LOTS.....	0
TOTAL AREA OF BUILDABLE LOTS.....	20,433 S.F.
TOTAL AREA OF OPEN SPACE.....	0
TOTAL AREA OF CREDITED OPEN SPACE.....	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED.....	1,056 S.F.
TOTAL AREA TO BE RECORDED.....	21,489 S.F.



VICINITY MAP

SCALE: 1" = 1000'

PROPERTY COORDINATE TABLE

No.	NORTH	EAST
7	534112.40	1357262.22
8	534057.29	1357305.39 PIN FD.
10	534280.58	1357520.44
11	534335.68	1357477.27
101	534277.48	1357503.71
102	534162.40	1357392.87
103	534209.63	1357355.87
104	534269.61	1357509.87
105	534324.71	1357466.70

THE REQUIREMENTS § 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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. Allen Paugh 12/19/07
 ALLEN PAUGH DATE
 MARYLAND PROPERTY LINE SURVEYOR NO. 475
Kirk J. Guillory Dec. 19/07
 KIRK GUILLORY DATE
Margo Guillory 12/19/07
 MARGO GUILLORY DATE

19. LOT 2 IS EXEMPT FROM THE CHANNEL PROTECTION VOLUME (CPV) REQUIREMENT BECAUSE THE FLOW FROM THE 1-YR STORM IS LESS THAN 2 CFS. BOTH WATER QUALITY (WQV) AND RECHARGE VOLUMES WILL BE MET THROUGH THE USE OF A BIORETENTION FACILITY LOCATED ON THE SOUTHWEST SIDE OF THE PROPERTY.



KCI
 ENGINEERS
 PLANNERS
 SCIENTISTS
 TECHNOLOGIES CONSTRUCTION MANAGERS

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 Laurel, Maryland 20708
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 fax: (410) 792-7419
 www.kci.com

DEVELOPER/OWNER
 KIRK & MARGO GUILLORY
 9005 THAMESMEADE ROAD
 APARTMENT C
 LAUREL, MD 20723
 ATTN: KIRK GUILLORY
 410-533-4444

PLAT NOTE

A SHARED DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED SIMULTANEOUSLY WITH THIS PLAT.

RECORDED AS PLAT NO. 19670 ON 1-18-08
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BETTY COLEMAN TO KIRK AND MARGO GUILLORY BY DEED DATED AUGUST 26, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9480, FOLIO 417.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE BOUNDARIES OF THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

C. Allen Paugh 12/19/07
 C. ALLEN PAUGH DATE
 MARYLAND PROPERTY LINE SURVEYOR NO. 475



OWNER'S CERTIFICATION

WE, KIRK AND MARGO GUILLORY 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 19th DAY OF DEC 2007
Kirk J. Guillory
 KIRK GUILLORY, OWNER
Margo Guillory
 MARGO GUILLORY, OWNER
David
 WITNESS
David
 WITNESS
 DATE 12/19/07
 DATE 12/19/07

SUBDIVISION PLAT

KIRK & MARGO GUILLORY PROPERTY
 LOTS 1 AND 2
 ZONED R-9C
 TAX MAP NO. 47 GRID 15 PARCEL NO. 347
 ELECTION DISTRICT 06
 HOWARD COUNTY, MARYLAND
 DECEMBER 18, 2007

SCALE: 1" = 30'

SHEET 1 OF 2

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

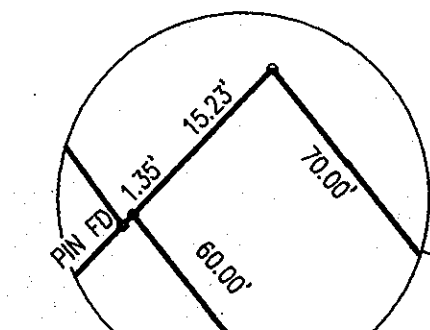
B. Wilson for Peter Beilensen 1/15/08
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING.

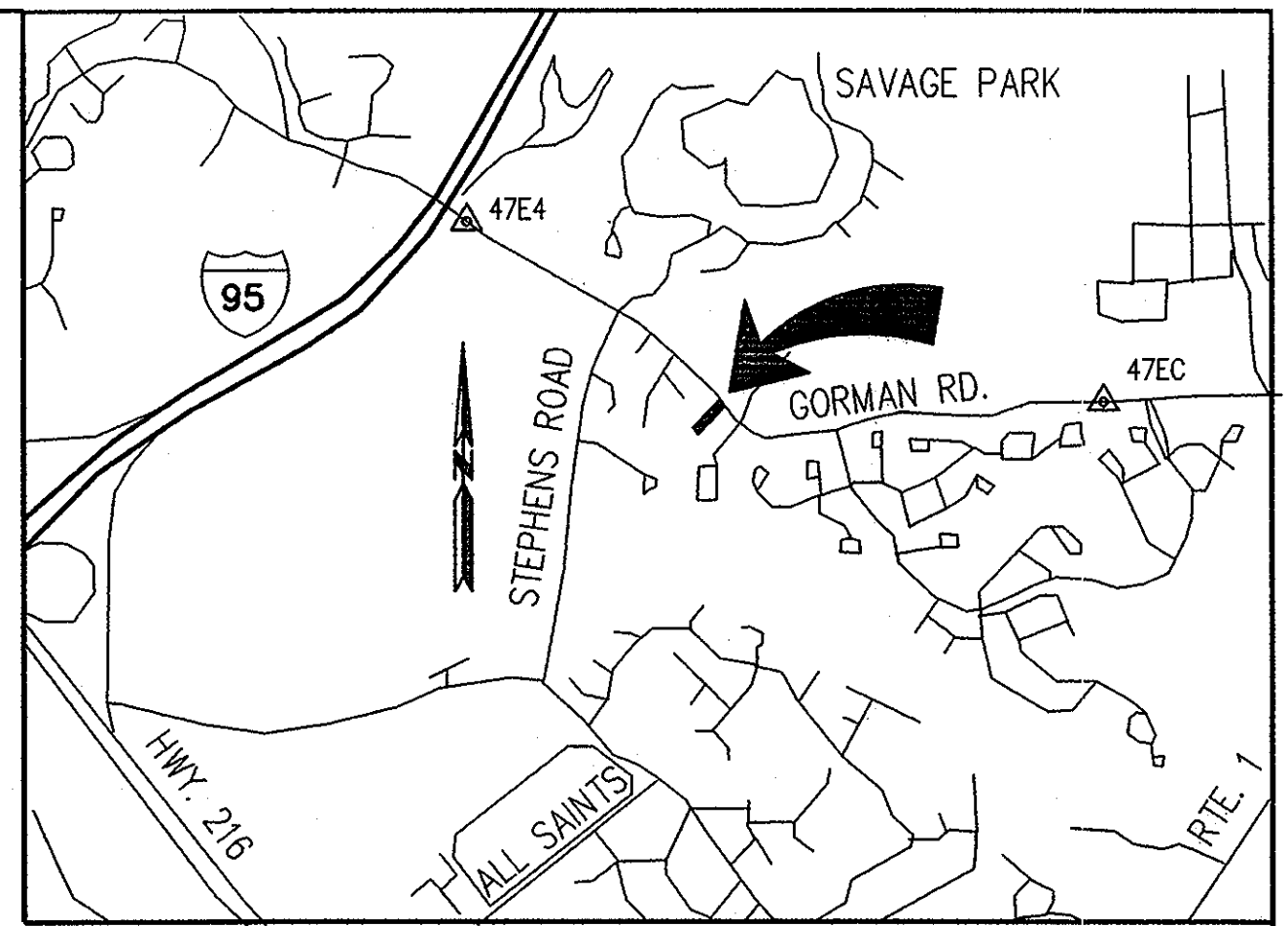
David 1-11-08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David 1/17/08
 DIRECTOR DATE

LEGEND

- PROPERTY LINE
- PROPOSED 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
- PROPERTY COORDINATE



DETAIL N.T.S. LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (1,056 S.F.)

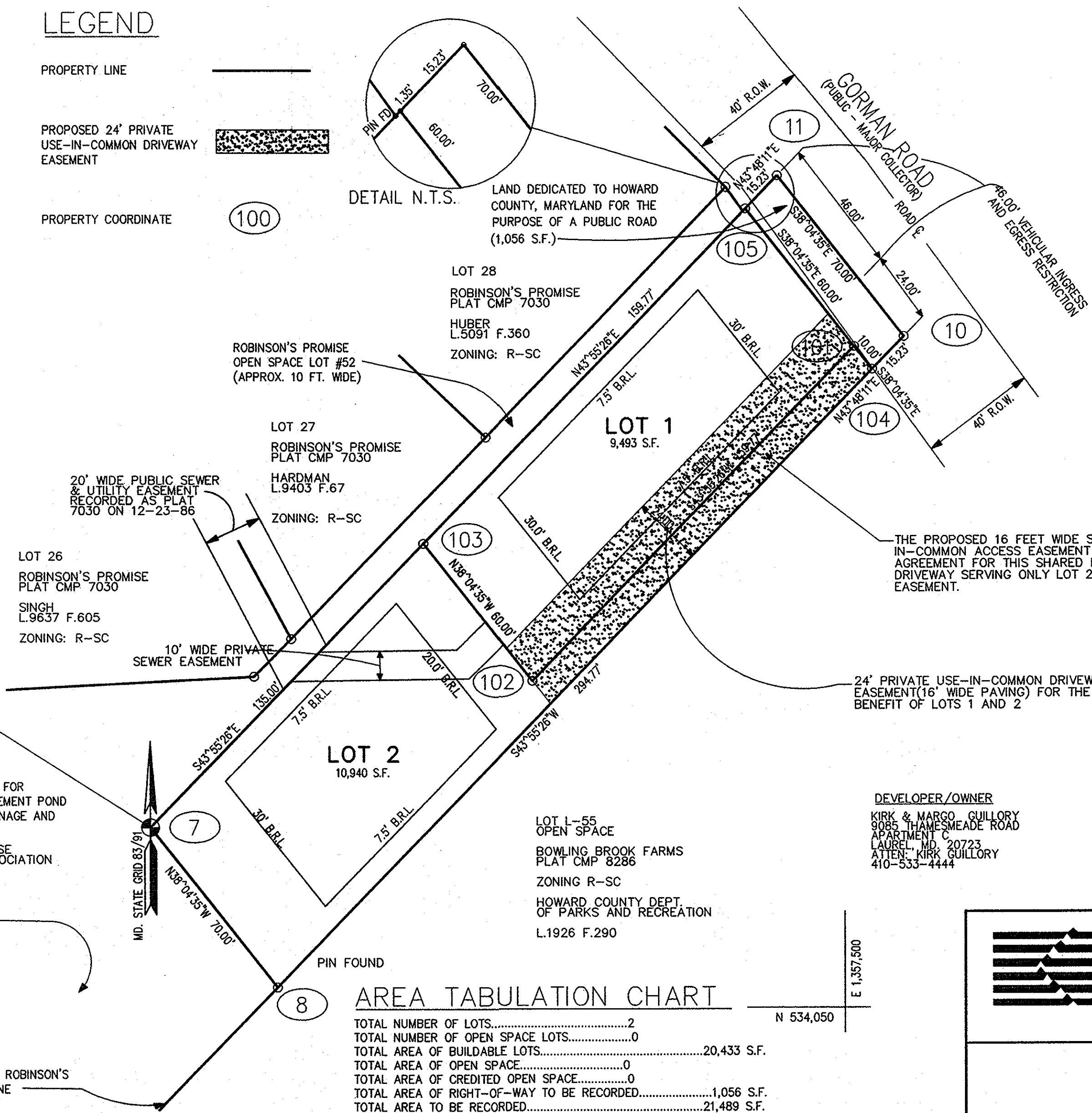


VICINITY MAP
SCALE: 1" = 1000'

N 534,050
E 1,357,200

N 534,250
E 1,357,200

N 534,050
E 1,357,500



THE PROPOSED 16 FEET WIDE SHARED DRIVEWAY FOR LOTS 1 AND 2 MUST BE CONTAINED WITHIN A 24 FEET WIDE USE-IN-COMMON ACCESS EASEMENT (AS MEASURED FROM THE SOUTHERN EDGE OF THE PIPESTEM FOR LOT 2). A MAINTENANCE AGREEMENT FOR THIS SHARED DRIVEWAY MUST BE RECORDED CONCURRENTLY WITH THIS PLAT. THE PORTION OF THE DRIVEWAY SERVING ONLY LOT 2 MUST BE A MINIMUM OF 12 FEET WIDE AND MUST BE CONTAINED WITHIN A 20 FEET WIDE EASEMENT.

24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT (16' WIDE PAVING) FOR THE USE AND BENEFIT OF LOTS 1 AND 2

THE REQUIREMENTS S 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

C. Allen Paugh 12/19/07
ALLEN PAUGH DATE
MARLAND PROPERTY LINE SURVEYOR NO. 475
Kirk J. Guillory Dec 19/07
KIRK GUILLORY DATE
Margo Guillory 12/19/07
MARGO GUILLORY DATE

DEVELOPER/OWNER
KIRK & MARGO GUILLORY
9085 THAMESMEADE ROAD
APARTMENT C
LAUREL, MD 20723
ATTN: KIRK GUILLORY
410-533-4444

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RECORDED AS PLAT NO. 19671 ON 1-18-08
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
B. Wilson for Peter Bickelmann 1/15/08
HOWARD COUNTY HEALTH OFFICER DATE
SO 17918
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING.
Shed Edwards 1-11-08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Patrick A. Wyle 1/21/08
DIRECTOR DATE

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BETTY COLEMAN TO KIRK AND MARGO GUILLORY BY DEED DATED AUGUST 28, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9480, FOLIO 417.
I ALSO CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE BOUNDARIES OF THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
C. Allen Paugh 12/19/07 →
C. ALLEN PAUGH DATE
MARYLAND PROPERTY LINE SURVEYOR NO. 475



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WITNESS OUR HANDS THIS 19th DAY OF Dec., 2007.
Kirk J. Guillory DATE
KIRK GUILLORY, OWNER
Margo Guillory DATE
MARGO GUILLORY, OWNER

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KIRK & MARGO GUILLORY PROPERTY
LOTS 1 AND 2
ZONED R-SC
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ELECTION DISTRICT 06
HOWARD COUNTY, MARYLAND
DECEMBER 18, 2007
SCALE: 1" = 30'
SHEET 2 OF 2