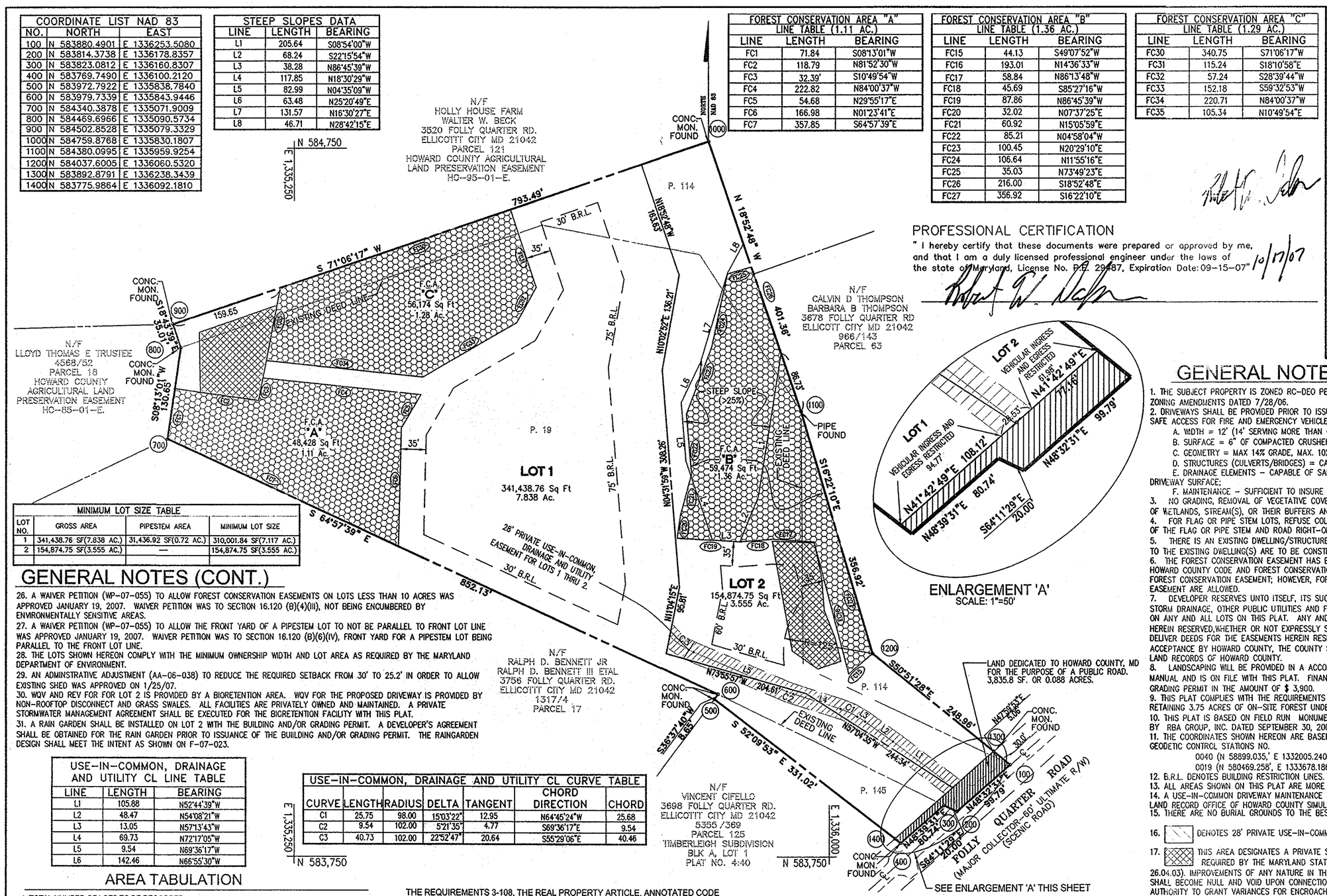
COORDINATE LIST NAD 83		
NO.	NORTH	EAST
100	N 583880.4901	E 1336253.5080
200	N 583814.3738	E 1336178.8357
300	N 583823.0812	E 1336160.8307
400	N 583769.7490	E 1336100.2120
500	N 583972.7922	E 1335838.7840
600	N 583979.7339	E 1335843.9446
700	N 584340.3878	E 1335071.9009
800	N 584469.6966	E 1335090.5734
900	N 584502.8528	E 1335079.3329
1000	N 584759.8768	E 1335830.1807
1100	N 584380.0995	E 1335959.9254
1200	N 584037.6005	E 1336060.5320
1300	N 583892.8791	E 1336238.3439
1400	N 583775.9864	E 1336092.1810

STEEP SLOPES DATA		
LINE	LENGTH	BEARING
L1	205.64	S08°54'00"W
L2	68.24	S22°15'54"W
L3	38.28	N86°45'39"W
L4	117.85	N18°30'29"W
L5	82.99	N04°35'09"W
L6	63.48	N25°20'49"E
L7	131.57	N16°30'27"E
L8	46.71	N28°42'15"E

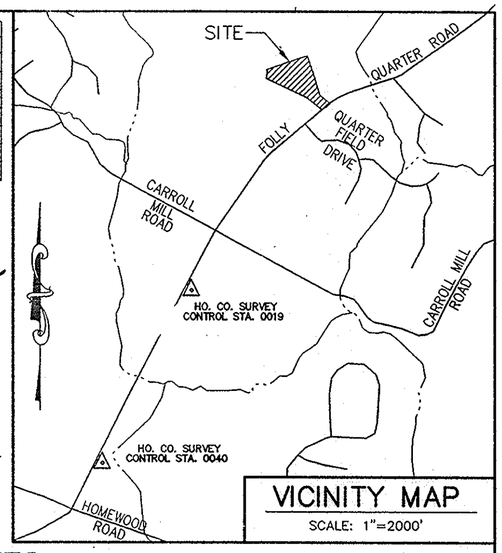
FOREST CONSERVATION AREA "A" LINE TABLE (1.11 AC.)		
LINE	LENGTH	BEARING
FC1	71.84	S08°13'01"W
FC2	118.79	N81°52'30"W
FC3	32.39'	S10°49'54"W
FC4	222.82	N84°00'37"W
FC5	54.68	N29°55'17"E
FC6	166.98	N01°23'41"E
FC7	357.85	S64°57'39"E

FOREST CONSERVATION AREA "B" LINE TABLE (1.36 AC.)		
LINE	LENGTH	BEARING
FC15	44.13	S49°07'52"W
FC16	193.01	N14°36'33"W
FC17	58.84	N86°13'48"W
FC18	45.69	S85°27'16"W
FC19	87.86	N86°45'39"W
FC20	32.02	N07°37'25"E
FC21	60.92	N15°05'59"E
FC22	85.21	N04°58'04"W
FC23	100.45	N20°29'10"E
FC24	106.64	N11°55'16"E
FC25	35.03	N73°49'23"E
FC26	216.00	S18°52'48"E
FC27	356.92	S16°22'10"E

FOREST CONSERVATION AREA "C" LINE TABLE (1.29 AC.)		
LINE	LENGTH	BEARING
FC30	340.75	S71°06'17"W
FC31	115.24	S18°10'58"E
FC32	57.24	S28°39'44"W
FC33	152.18	S59°32'53"W
FC34	220.71	N84°00'37"W
FC35	105.34	N10°49'54"E



ENLARGEMENT 'A'
SCALE: 1"=50'



VICINITY MAP
SCALE: 1"=2000'

PROFESSIONAL CERTIFICATION

" I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. P.E. 29487, Expiration Date: 09-15-07" 10/17/07

MINIMUM LOT SIZE TABLE			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	341,438.76 SF(7.838 AC.)	31,436.92 SF(0.72 AC.)	310,001.84 SF(7.117 AC.)
2	154,874.75 SF(3.555 AC.)	—	154,874.75 SF(3.555 AC.)

GENERAL NOTES (CONT.)

26. A WAIVER PETITION (WP-07-055) TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES WAS APPROVED JANUARY 19, 2007. WAIVER PETITION WAS TO SECTION 16.120 (B)(4)(iii), NOT BEING ENCUMBERED BY ENVIRONMENTALLY SENSITIVE AREAS.
27. A WAIVER PETITION (WP-07-055) TO ALLOW THE FRONT YARD OF A PIPESTEM LOT TO NOT BE PARALLEL TO FRONT LOT LINE WAS APPROVED JANUARY 19, 2007. WAIVER PETITION WAS TO SECTION 16.120 (B)(6)(iv), FRONT YARD FOR A PIPESTEM LOT BEING PARALLEL TO THE FRONT LOT LINE.
28. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
29. AN ADMINSTRATIVE ADJUSTMENT (AA-06-038) TO REDUCE THE REQUIRED SETBACK FROM 30' TO 25.2' IN ORDER TO ALLOW EXISTING SHED WAS APPROVED ON 1/25/07.
30. WQV AND REV FOR LOT 2 IS PROVIDED BY A BIORETENTION AREA. WQV FOR THE PROPOSED DRIVEWAY IS PROVIDED BY NON-ROOFTOP DISCONNECT AND GRASS SWALES. ALL FACILITIES ARE PRIVATELY OWNED AND MAINTAINED. A PRIVATE STORMWATER MANAGEMENT AGREEMENT SHALL BE EXECUTED FOR THE BICRETENTION FACILITY WITH THIS PLAT.
31. A RAIN GARDEN SHALL BE INSTALLED ON LOT 2 WITH THE BUILDING AND/OR GRADING PERMIT. A DEVELOPER'S AGREEMENT SHALL BE OBTAINED FOR THE RAIN GARDEN PRIOR TO ISSUANCE OF THE BUILDING AND/OR GRADING PERMIT. THE RAINGARDEN DESIGN SHALL MEET THE INTENT AS SHOWN ON F-07-023.

USE-IN-COMMON, DRAINAGE AND UTILITY CL LINE TABLE		
LINE	LENGTH	BEARING
L1	105.88	N52°44'39"W
L2	48.47	N54°08'21"W
L3	13.05	N57°13'43"W
L4	69.73	N72°17'05"W
L5	9.54	N69°36'17"W
L6	142.46	N66°55'30"W

USE-IN-COMMON, DRAINAGE AND UTILITY CL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	25.75	98.00	15°03'22"	12.95	N64°45'24"W	25.68
C2	9.54	102.00	5°21'35"	4.77	S69°36'17"E	9.54
C3	40.73	102.00	22°52'47"	20.64	S55°29'06"E	40.46

AREA TABULATION

1. TOTAL NUMBER OF LOTS TO BE RECORDED	= 2
- BUILDABLE	= 2
-NON-BUILDABLE	= 0
-OPEN SPACE	= 0
-PRESERVATION PARCELS	= 0
2. TOTAL AREA OF LOTS	= 11.394 AC.
-BUILDABLE	= 11.394 AC.
-NON-BUILDABLE	= 0 AC.
-OPEN SPACE	= 0 AC.
-PRESERVATION PARCELS	= 0 AC.
3. TOTAL AREA OF ROADWAY TO BE RECORDED INCL. WIDENING STRIPS	= 0.088 AC.
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED	= 11.482 AC.

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND. 1998 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

THOMAS J. MCELROY REGISTERED PROPERTY LINE SURVEYOR #486 — DATE 10/17/07
ROBERT NELSON, P.E. — DATE 10/17/07
OWNER'S SIGNATURE — DATE 10/17/07

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 7/28/06.
2. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A. WIDTH = 12' (14' SERVING MORE THAN ONE RESIDENCE);
   B. SURFACE = 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.);
   C. GEOMETRY = MAX 14% GRADE, MAX. 10% GRADE CHANGE AND MIN.45' 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 THAT 1-FOOT DEPTH OVER DRIVEWAY SURFACE;
   F. MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
3. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
4. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.
5. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAT THE ZONING REGULATIONS REQUIRE.
6. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
7. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON ANY AND ALL LOTS ON THIS PLAT. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED,WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
8. LANDSCAPING WILL BE PROVIDED IN A ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND IS ON FILE WITH THIS PLAT. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF $ 3,900.
9. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING 3.75 ACRES OF ON-SITE FOREST UNDER EASEMENT.
10. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY WITH (MAXIMUM TWO FOOT) CONTOUR INTERVALS PREPARED BY RBA GROUP, INC. DATED SEPTEMBER 30, 2005.
11. THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.
    0040 (N 58899.035,' E 1332005.240', ELEV. 111.13')
    0019 (N 580469.258', E 1333678.186', ELEV. 117.388').
12. B.R.L. DENOTES BUILDING RESTRICTION LINES.
13. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
14. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THROUGH 2 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORD OFFICE OF HOWARD COUNTY SIMULTANEOUSLY WITH THIS PLAT.
15. THERE ARE NO BURIAL GROUNDS TO THE BEST OF OUR BELIEF AND KNOWLEDGE.
16. [ ] DENOTES 28' PRIVATE USE-IN-COMMON AND DRAINAGE & UTILITY EASEMENT TO SERVE LOTS 1-2.
17. [ ] THIS AREA DESIGNATES 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. AREAS AS SHOWN ON PERCOLATION CERTIFICATION PLAT A-523530 ON FILE WITH THE HEALTH DEPARTMENT.
19. WATER IS PRIVATE.
20. SEWER IS PRIVATE.
21. THERE IS NO FLOOD PLAIN ON THIS SITE.
22. THERE ARE NO WETLANDS ON THIS SITE.
23. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
24. $1,500 TO BE PAID AS FEE-IN-LIEU FOR OPEN SPACE.
25. ALL WELLS NEED TO BE DRILLED PRIOR FINAL PLAT SIGNATURE. IT IS THE DEVELOPERS 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.

OWNER
ROBERT R. MOXLEY
JEAN DER MOXLEY T/E
3686 FOLLY QUARTER ROAD
ELLICOTT CITY MD 21042

DEVELOPER
ECO DEVELOPMENT, INC.
8939 WOODSBORO PIKE
WALKERSVILLE, MARYLAND 21793
PHONE: (301) 845-8060
FAX: (301) 845-8688

ENGINEER
THE RBA GROUP
7164 COLUMBIA GATEWAY DRIVE
SUITE #205
COLUMBIA, MARYLAND 21046
PHONE: (410) 312-0966
FAX: (410) 312-0897

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

B Dickson for Peter Beilenson, MD — 11/6/07
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

11/8/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

11/9/07
DIRECTOR — DATE

OWNER'S DEDICATION

I, Robert R. Moxley, owner 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 right-of-ways and the specific easement areas shown hereon;
(2)That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

Witness my/our hands this day 17th of October, 2007

Robert R. Moxley

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A MINOR SUBDIVISION OF PART OF THE LANDS CONVEYED BY LAURA HANNA AND VARINA H.H. BRECKINRIDGE TO ROBERT MOXLEY AND JEAN DE R. MOXLEY BY DEED DATED APRIL 6, 1954 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 255 AND FOLIO 267, BY JANET UPJOHN STEARNS TO ROBERT MOXLEY AND JEAN DE R. MOXLEY BY DEED DATED JANUARY 23, 1979 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 925 AND FOLIO 138, AND BY ELLEN K. JOHNSON TO ROBERT MOXLEY AND JEAN DE R. MOXLEY BY DEED DATED JUNE 30, 1983 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1170 AND FOLIO 671, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF SAID PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND HOWARD COUNTY SUBDIVISION REGULATIONS.

THOMAS J. MCELROY REGISTERED PROPERTY LINE SURVEYOR #486 — DATE 10/17/07
ROBERT NELSON, P.E. — DATE 10/17/07

RECORDED AS PLAT NUMBER 19548 ON 11/16/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF SUBDIVISION FOR

ROBERT MOXLEY PROPERTY

LOTS 1-2
3rd ELECTION DISTRICT of HOWARD COUNTY, MD
TM 23, GRID 8, PARCEL 19, 114, 145
ZONING: RC-DEO
SCALE: 1" = 100'
DATE: FEBRUARY 27, 2007
SHEET: 1 OF 1

F-07-023