

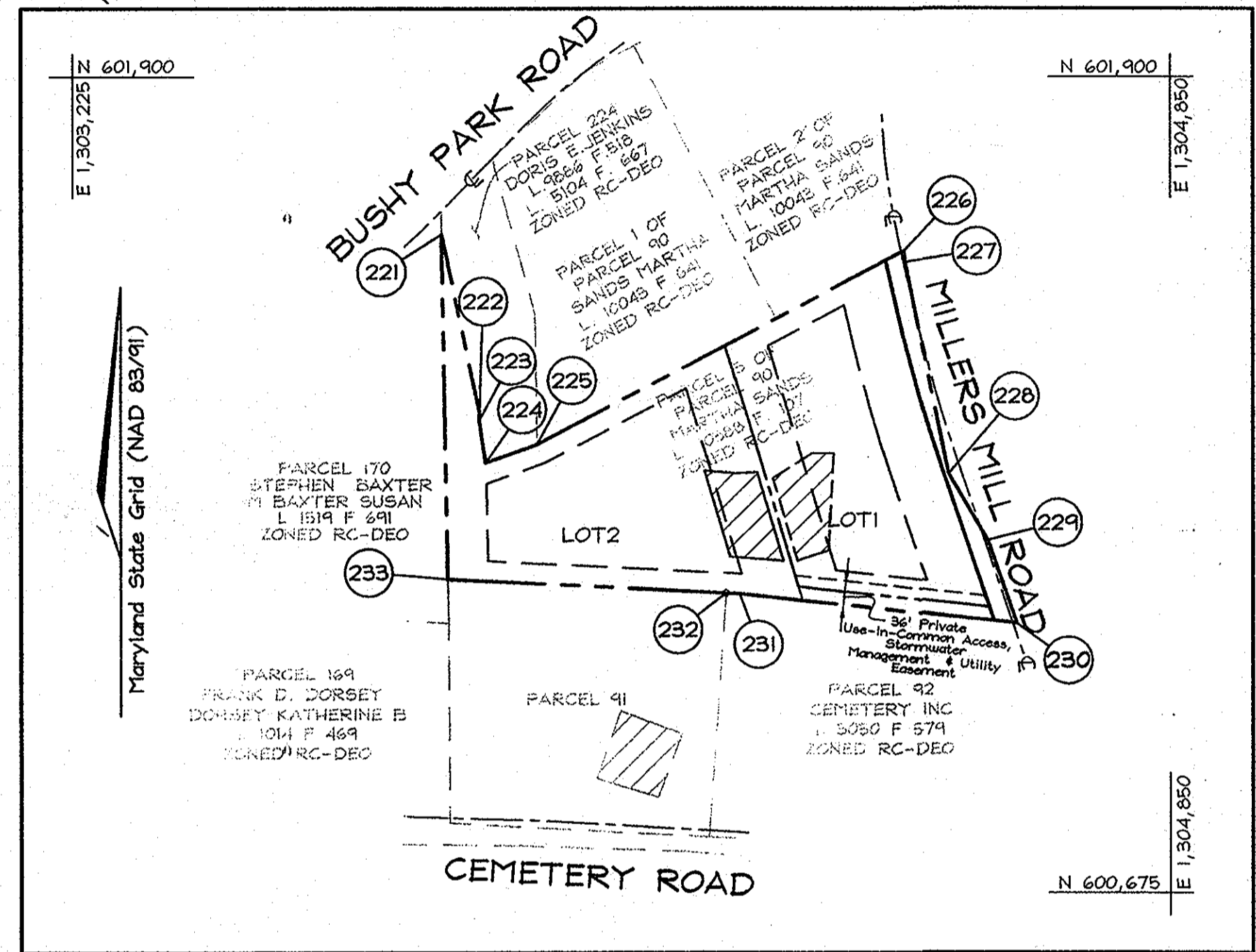
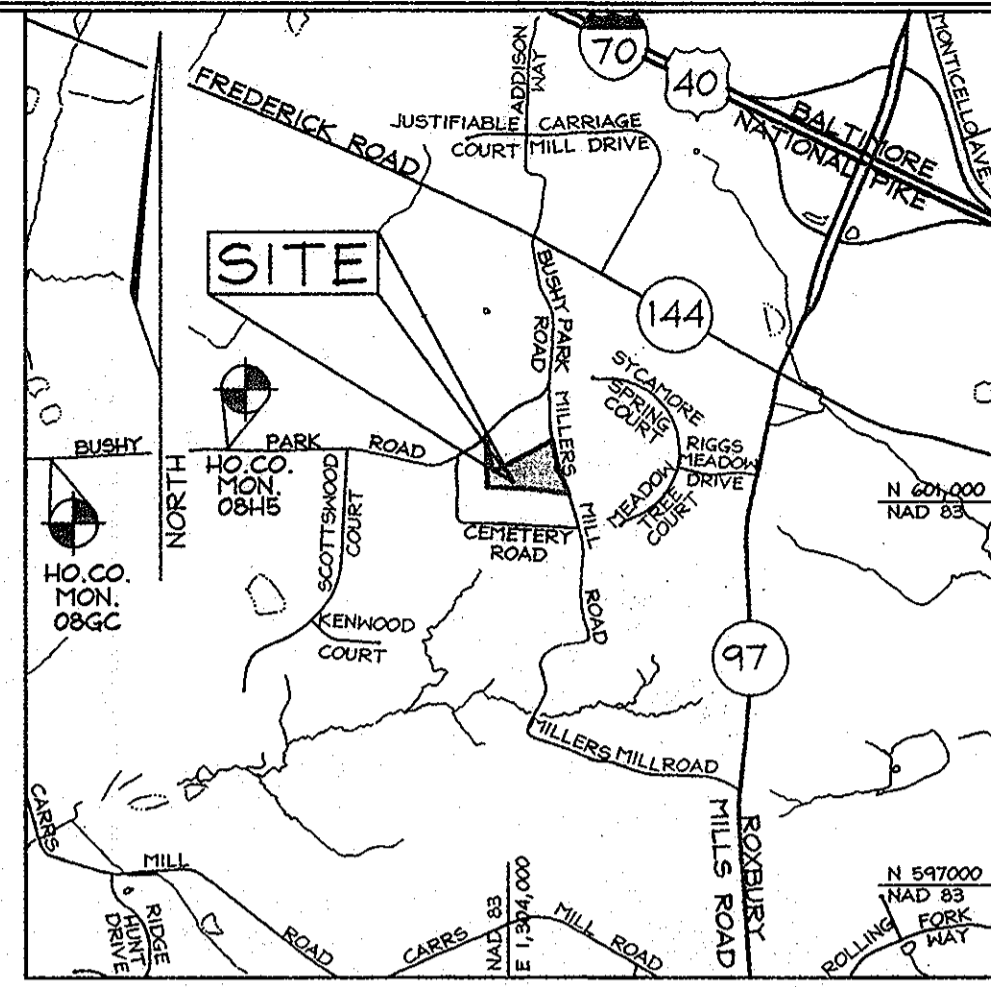
GENERAL NOTES

- Subject property zoned RC-DEO per 2/2/04 Comprehensive Zoning Plan and the "Comp. Lite" Zoning Amendments effective on 07/28/06.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations No. 08H5 and No. 08GC. Denotes approximate location (see location map).
Sta. 08H5 N 601,562.569 ft E 1,301,087.210 ft Elev. 612.43 ft (NAVD '88)
Sta. 08GC N 601,441.372 ft E 1,299,253.990 ft Elev. 566.65 ft (NAVD '88)
- Denotes pin and cap found and held.
- In accordance with section 16.1202(b)(viii) of the Howard County subdivision regulations, this site is a minor subdivision with no further subdivision potential. Therefore, this site is exempt from Forest Conservation Requirements.
- 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 adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about September 2005 By FSH Associates. All lot areas are more or less (+/-).
- 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 to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (16 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 surface;
 - Structure clearances - minimum 12 Feet;
 - Maintenances - sufficient to ensure all weather use
- References: Liber 10388, Folio 107.
- In accordance with section 16.120(b).(2).(ii) of the Subdivision and Land Development Regulations due to Public Right of Way Dedication the minimum lot size of lot 1 was reduced by up to 10% of the minimum lot size not to exceed the amount of dedication.
- There is no stream, steep slopes, historic structures or cemeteries on-site.
- There are no existing structures 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.
- 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 \$3,300.00 (9 shade trees at \$300 each and 4 ornamental trees @ \$150.00 each) provided with the grading permit.
- The required landscaping will be planted at the time of house construction.
- Stormwater management for this site is provided as follows: WQV and Rev is provided by rooftop and non rooftop disconnects. The site is exempt from providing CPV.
- There is no 100 year floodplain existing on site.
- Open space obligation is fulfilled by payment of \$1,500.00 fee-in-lieu of providing open space.
- All wells and septic fields within 100' of property's boundary have been shown.
- All wells to be drilled prior to submittal of record plat for signature. 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.
- Due to the limited sight distance along the frontage of the property access to the site is restricted to one point of access at the frontage of Lot 2 onto Millers Mill Road.
- There is no wetland on this side.
- No traffic study is required for this project.

Reservation Of Public Utility And Forest Conservation Easements
 "Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities over, and through lots 1 and 2, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). 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 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."

LEGEND

- Private Use-in-Common Access, Utility, Stormwater Management and Utility Easement
- Proposed Septic Easement
- Existing Septic Easement



VICINITY MAP
 SCALE: 1"=2000'
 HOWARD COUNTY ADC MAP 4 GRID C13

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (AC)	PIPESTEM AREA (AC)	MINIMUM LOT SIZE
2	3.307±	*0.283±	3.024±

*Pipe stem area includes 0.152± Ac. of non-useable lot area that is less than 50 feet in width.

COORDINATE TABLE

POINT	NORTHING	EASTING
221	601,665.3801	1,303,771.5982
222	601,398.0853	1,303,827.9427
223	601,385.2165	1,303,827.6895
224	601,321.4277	1,303,837.1336
225	601,348.7968	1,303,913.0171
226	601,640.1287	1,304,455.8501
227	601,624.0068	1,304,457.9242
228	601,304.4839	1,304,521.9780
229	601,204.5444	1,304,579.8774
230	601,079.8003	1,304,623.0390
231	601,124.5302	1,304,212.9713
232	601,125.6290	1,304,193.0015
233	601,146.6504	1,303,780.7748

SHEET INDEX

DESCRIPTION	SHEET No.
Title Sheet	1 of 2
Plat for Lots 1 & 2	2 of 2

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 (MD Property Line Surveyor #135) Date 7/27/2007
 Charles R. Sands (Personal Representative of Martha Sands, deceased) Date 7/30/2007

OWNER/DEVELOPER
 CHARLES R. SANDS
 Personal Representative
 of the Estate of Martha Sands
 14845 Bushy Park Road
 Woodbine, Maryland 21797-8319

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

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
Total area of Buildable Lots to be recorded: 6.015 Acres±
- Total area of Public Road Right of Way: 0.292 Acres±
- Total area of Subdivision to be recorded: 6.307 Acres±

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

Howard County Health Officer Date 8/9/07

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division Date 8/10/07

Director Date 8/10/07

OWNER'S CERTIFICATE

I, Charles R. Sands, personal representative of Martha Sands, deceased, 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 30th day of July, 2007.

Charles R. Sands (Personal Representative of Martha Sands, deceased)

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the third parcel of the lands conveyed by McKinley Dorsey and Lucille Dorsey, John N. Howard and Florence Howard, and James Sands and Martha Sands to James Sands and Martha Sands, by deed dated October 27, 2006 recorded in the Land Records of Howard County in Liber 10388, Folio 107, 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 (MD Property Line Surveyor #135) Date 7/27/2007

Recorded as Plat No. 19325 on 8-15-07
 Among the Land Records of Howard County, Maryland.

SANDS PROPERTY
 LOTS 1 & 2

TAX MAP 8, GRID 22, PARCEL 90 (THIRD PARCEL)
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: As Shown
 Date: July 26, 2007
 Sheet: 1 of 2

