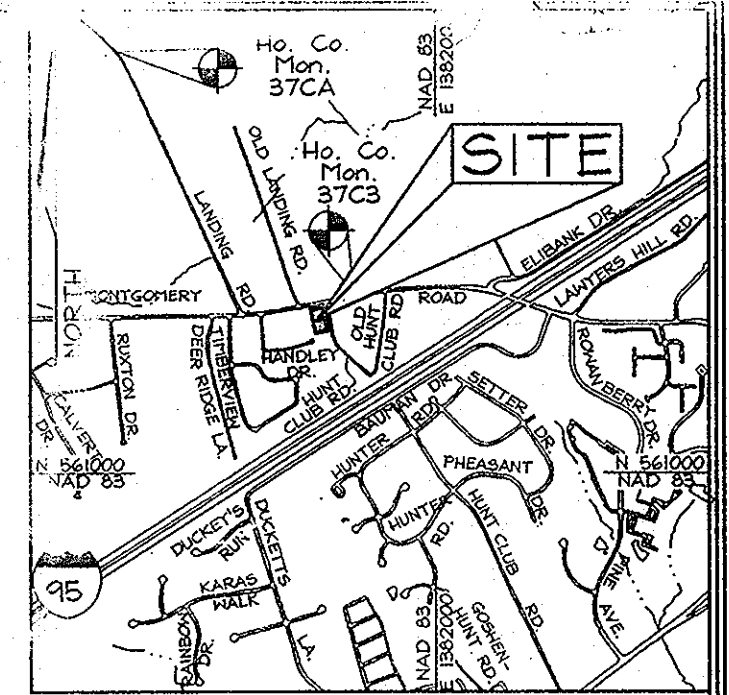


**GENERAL NOTES**

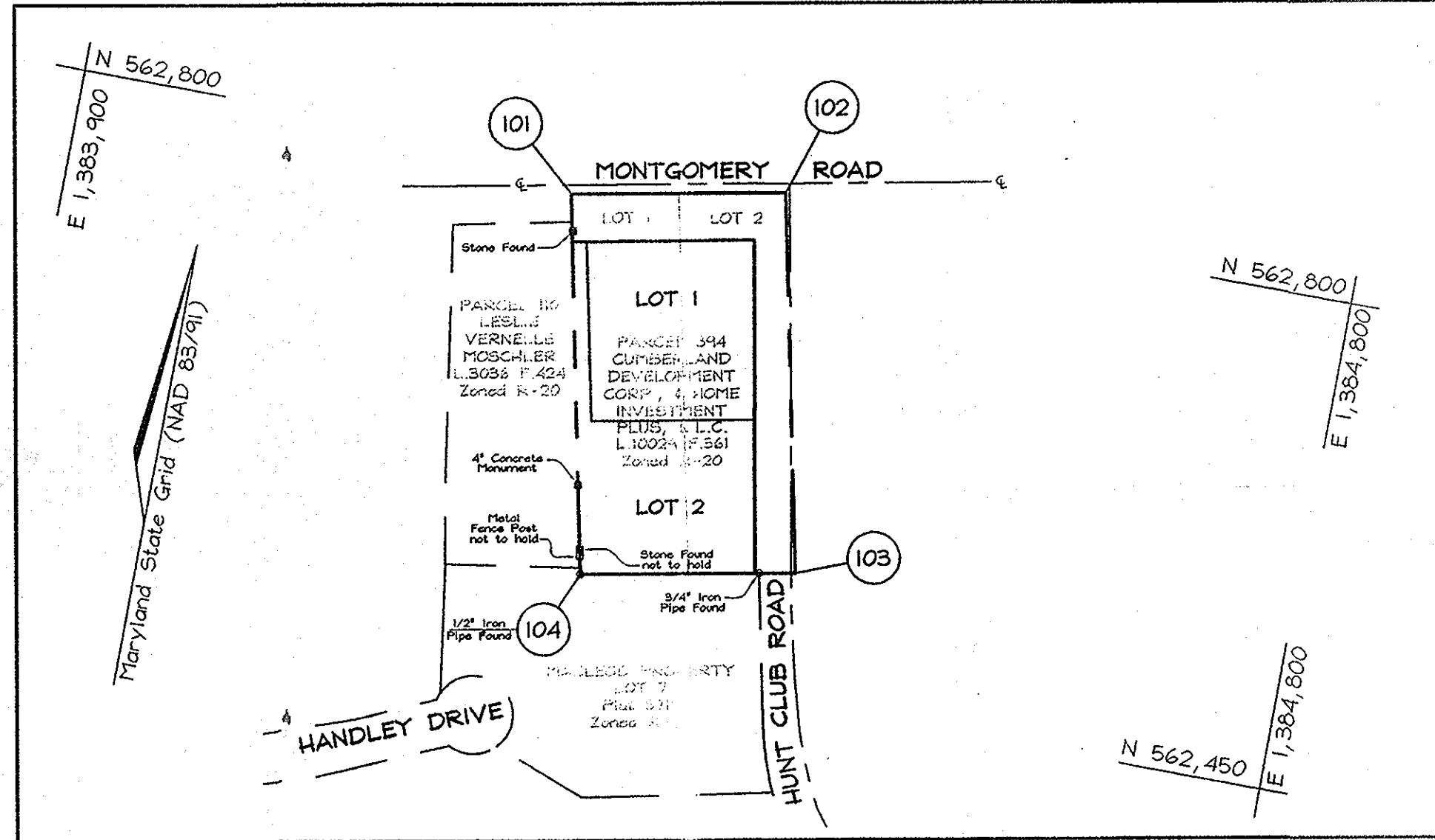
- The subject property is zoned R-20 per the 02/02/04 Comprehensive Zoning Plan and per the Comp Lite Zoning Amendments adopted July 28, 2006.
- This site is located within the metropolitan district.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 37C3 and no. 37CA. Denotes approximate location (see vicinity map).  
Sta. 37C3 N 562,916.004 E 1,384,856.683 El.: 257.746 (feet) (NAVD'88)  
Sta. 37CA N 564,321.662 E 1,382,742.834 El.: 256.961 (feet) (NAVD'88)
- Denotes iron pipe found.
- ◇ Denotes rebar and cap found.
- Denotes Metal Fence Post.
- Denotes concrete monument or stone found.
- This project is exempt from providing Forest Conservation. In accordance with section 16.1202.(b).(1).(vii) of the Subdivision and Land Development Regulations.
- BRL Denotes Building Restriction Line.
- Public water and sewer, contract # 347-S and # 2-W will be used within this site.
- Field run boundary survey prepared by FSH Associates on or about August 2006.
- There are no floodplains, steep slopes, streams, wetlands, historic structures or cemeteries on-site.
- This project is exempt from preparing an A.P.F.O. traffic study due to not creating additional lots.
- Wetlands delineation and certification letter prepared by Exploration Research inc.
- 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:  
A) Width - 12 feet (14 feet serving more than one residence);  
B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);  
C) Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot 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 than 1 foot depth over surface;  
F) Structure clearances - minimum 12 Feet;  
G) Maintenance - sufficient to ensure all weather use
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- This plat is based on field run Boundary Survey performed on or about March, 2006 By FSH Associates. All lot areas are more or less (+/-).
- Public water and sewer allocation for this development is subject to section 18.122B of the Howard County Code. Allocation will be made at the time of final plat approval if capacity is available at that time.
- This site is exempt from providing stormwater management. Lot 1 has an existing house and driveway to remain. The proposed impervious area lot 2 is less than 5,000 sq. ft.
- Perimeter landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual shall be provided as shown on a certified Landscape plan on file with this plat. Posting of surety in the amount of \$1,200.00 for 4 shade trees shall be deferred until site development plan approval.
- This plat is subject to waiver petition WP-06-128. On July 14, 2006 the Planning Director approved a waiver from section 16.120.(b).(2).(iii) to allow the required land dedicated to Howard County for a public road right of way be counted for 28% more or less of the minimum lot size requirements and not to exceed the actual area dedicated. Approval is subject to the following conditions:  
1) Access of existing dwelling shall be eliminated off Montgomery Road.  
2) Lot configuration will match the waiver exhibit.  
3) Right of Way shall be dedicated in accordance with 16.119.(g) and the requirements of the design manual.
- SWM Requirements:  
A. Lot 1 has an existing house and is exempt.  
B. SWM for CFV, WQV and Rev is not required for the site.  
Proposed impervious area for lot 2 is less than 5,000 sq. ft.
- Existing dwelling on Lot 1 to remain, no new buildings, extensions/additions to the existing dwelling are to be constructed at a distance less than zoning regulations require.
- This plat is subject to a waiver from section 4.3.6 in Design Manual Volume II allowing lot 2 to have a low pressure sewer. Waiver was approved on May 1, 2007.
- This plat is subject to a waiver from Design Manual Volume III appendix "A" table 3 to reduce Montgomery Road right-of-way width from 100' to 80'. Waiver approved on May 14, 2007.
- a.) Minimum lot area reduction for this project is (20,000 - 14,731) / 20,000 SF = 26%  
b.) Total percentage of right-of-way from total property area = 11,030 / 40,492 SF = 27%

**Reservation Of Public Utility Easements**

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, and other public utilities 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. Upon completion of the public utilities and their acceptance by Howard County, completion of the Developer's obligation 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'  
ADC MAP 17 GRID D-7



**LOCATION MAP**  
SCALE: 1"=100'

**COORDINATE TABLE**

POINT	NORTHING	EASTING
101	562,776.4140	1,384,249.7368
102	562,804.5259	1,384,397.0790
103	562,540.3782	1,384,452.9894
104	562,512.2662	1,384,305.6472

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
2	14,731±	1,274±	13,457±

NOTE: The area of the pipestem of Lot 2 has been created to provide for a sewer house connection from Montgomery Road. Lot 2 will gain frontage / access onto Hunt Club Road.

**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*  
C. Brooke Miller (MD Property Line Surveyor #135)  
Date: 9/26/2007

*Charles G. Zepp, Jr.*  
Charles G. Zepp, Jr. owner representative  
Date: 9/21/07

**OWNER/DEVELOPER**  
HOME INVESTMENT PLUS &  
CUMBERLAND DEVELOPMENT CORPORATION  
Charles G. Zepp, Jr.  
7398 Gaither Road  
Sykesville, Maryland 21784  
Tel: (410) 984-4851

**PURPOSE NOTE**  
The purpose of this plat is to reconfigure the existing division line of Lots 1 and 2 and dedicate public road right-of-way.

**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: 29,462 SF±
- Total area of Public Road Right of Way to be recorded: 11,030 SF±
- Total area of Subdivision to be recorded: 40,492 SF±

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

*B. Wilson for Peter Beilenson*  
Howard County Health Officer  
Date: 10/15/07

APPROVED: Howard County Department of Planning and Zoning

*Charles G. Zepp, Jr.*  
Chief, Development Engineering Division  
Date: 10/2/07

*Mark A. Zepp*  
Director  
Date: 10/18/07

**OWNER'S CERTIFICATE**

I, Charles G. Zepp, Jr., owner representative of Cumberland Development Corporation, A MD Corporation, and Home Investment Plus, L.L.C., 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 21<sup>st</sup> day of September, 2007.

*Charles G. Zepp, Jr.*  
Cumberland Development Corp., a Maryland Corp  
and Home Investment Plus, L.L.C.  
Charles G. Zepp, Jr. owner representative

*Zacharia F. Fitch*  
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 Albert Wilford and through Sally Jo Zepp, his Attorney in fact, to Cumberland Development Corporation, a MD Corporation, and Home Investment Plus, L.L.C., by deed dated April 28, 2006 recorded in the land records of Howard County in liber 10029, folio 361, 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.

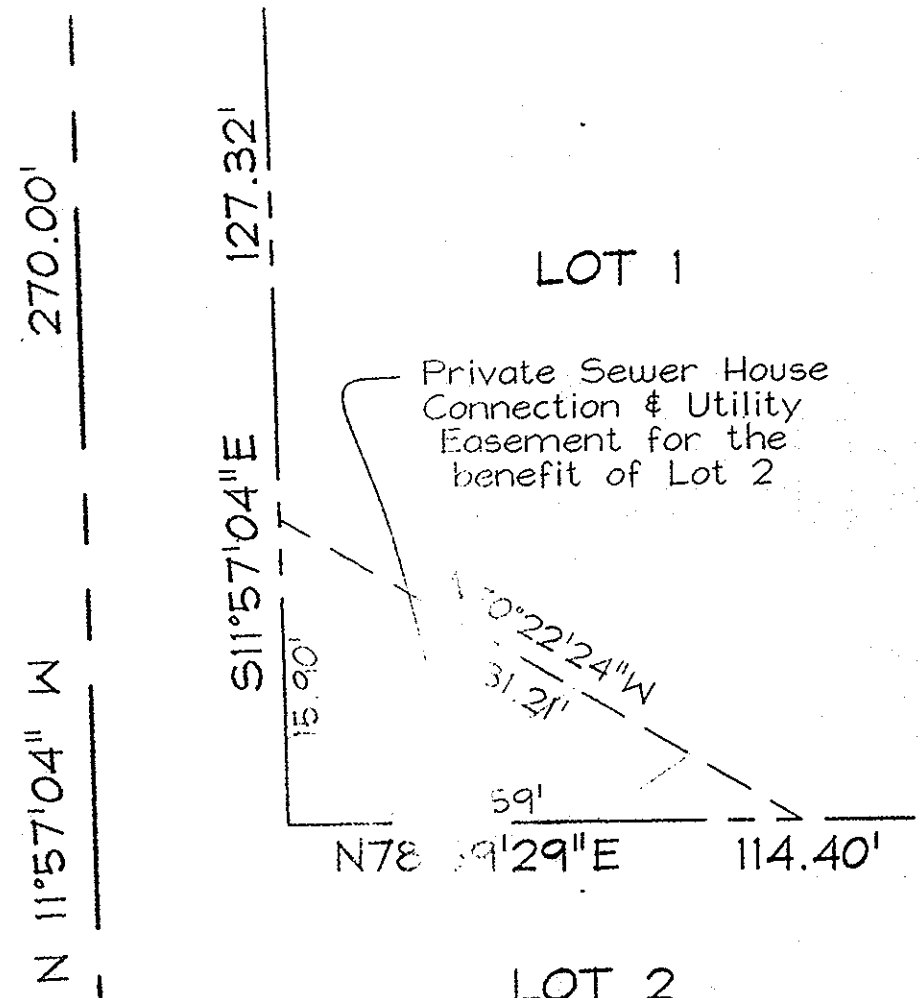
*C. Brooke Miller*  
C. Brooke Miller (MD Property Line Surveyor #135)  
Date: 9/26/2007

Recorded as Plat No. 9488 on 10/26/07  
Among the Land Records of Howard County, Maryland.

**WILFORD PROPERTY**

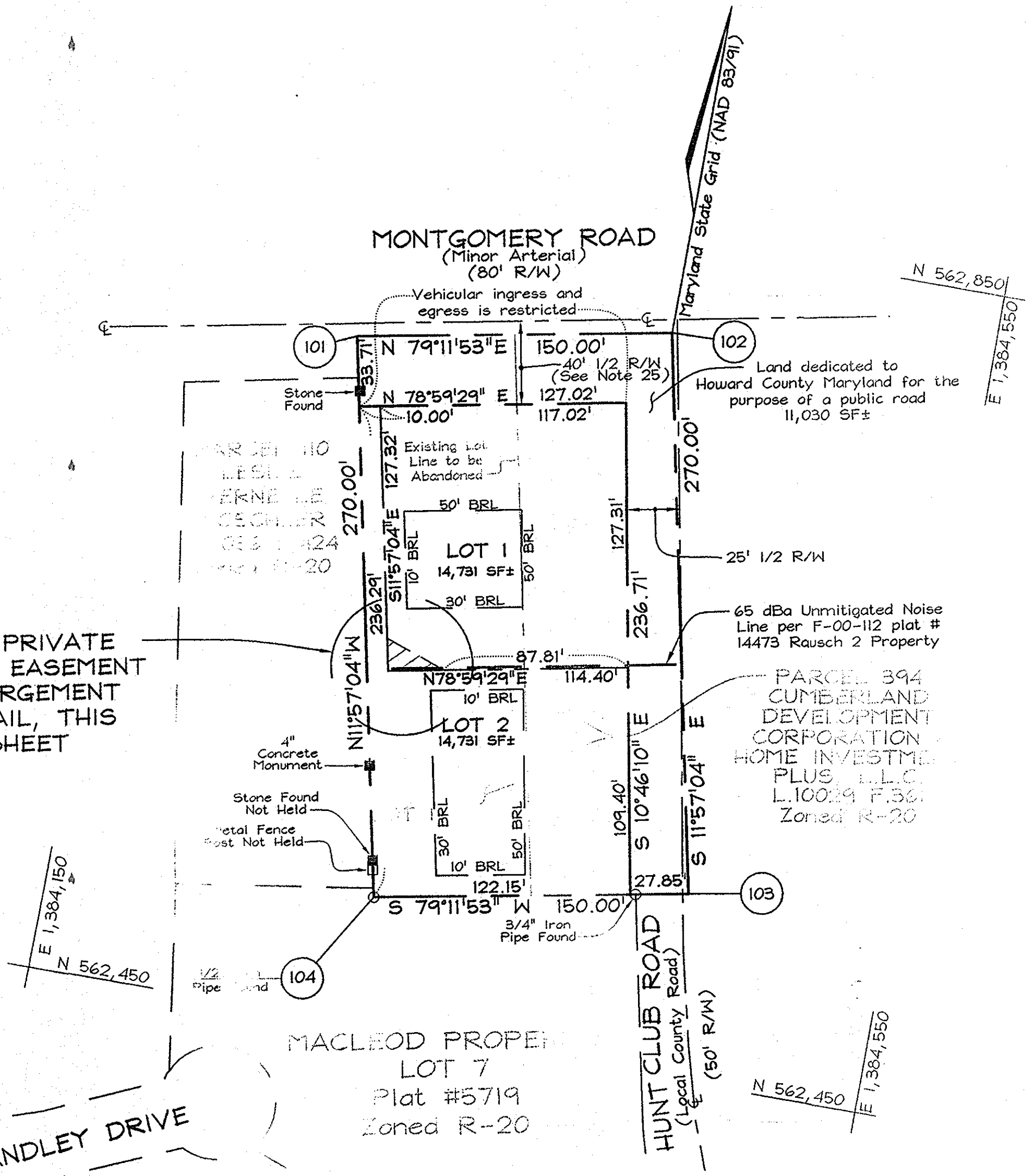
LOTS 1 & 2

TAX MAP 37 GRID 06, PARCEL 394  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: As Shown  
Date: Sep. 20, 2007  
Sheet: 1 of 2  
Reference: WP-06-128



**PRIVATE SEWER EASEMENT ENLARGMENT DETAIL**  
 SCALE: 1" = 10'

**SEE PRIVATE SEWER EASEMENT ENLARGMENT DETAIL, THIS SHEET**



**AREA TABULATION**

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 29,462 SF±
- Total area of Public Road Right of Way to be recorded: 11,030 SF±
- Total area of Subdivision to be recorded: 40,492 SF±

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*  
 C. Brooke Miller (MD Property Line Surveyor #135)  
 Date: 9/26/2007

*Charles G. Zepp, Jr.*  
 Cumberland Development Corp., a Maryland Corp and Home Investment Plus, L.L.C.  
 Charles G. Zepp, Jr. owner representative  
 Date: 9/21/07

**OWNER/DEVELOPER**  
 HOME INVESTMENT PLUS & CUMBERLAND DEVELOPMENT CORPORATION  
 Charles G. Zepp, Jr.  
 7398 Gaither Road  
 Sykesville, Maryland 21784  
 Tel: (410) 984-4851

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

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

*Bryan B. Petersen*  
 Howard County Health Officer  
 Date: 9/15/07

APPROVED: Howard County Department of Planning

*Charles G. Zepp, Jr.*  
 Chief, Development Engineering Division  
 Director  
 Date: 10/18/07

**OWNER'S CERTIFICATE**

I, Charles G. Zepp, Jr., owner representative of Cumberland Development Corporation, a MD Corporation, and Home Investment Plus, L.L.C., 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 21<sup>st</sup> day of September, 2007

*Charles G. Zepp, Jr.*  
 Cumberland Development Corp., a Maryland Corp and Home Investment Plus, L.L.C.  
 Charles G. Zepp, Jr. owner representative

*Richard V. Frick*  
 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 Albert Wilford and through Sally Jo Zepp, his Attorney in fact, to Cumberland Development Corporation, a MD Corporation, and Home Investment Plus, L.L.C., by deed dated April 28, 2006 recorded in the land records of Howard County in liber 10029, folio 361, 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*  
 C. Brooke Miller (MD Property Line Surveyor #135)  
 Date: 9/26/2007

Recorded as Plat No. 19489 on 10/26/07  
 Among the Land Records of Howard County, Maryland.

**WILFORD PROPERTY**  
 LOTS 1 & 2

TAX MAP 37 GRID 06, PARCEL 394  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: 1"=50'  
 Date: Sep. 20, 2007  
 Sheet: 2 of 2  
 Reference: WP-06-128