

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
424	564149.7652	1366865.7095	424	171953.192352	416621.501531
437	564438.5247	1367394.7080	437	172041.206419	416782.740602
440	564518.9438	1367333.1904	440	172065.718224	416763.990008
445	564226.3169	1366802.3944	445	171976.525363	416602.203074

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	34,763 Sq.Ft.	7762 Sq.Ft.	27,001 Sq.Ft.

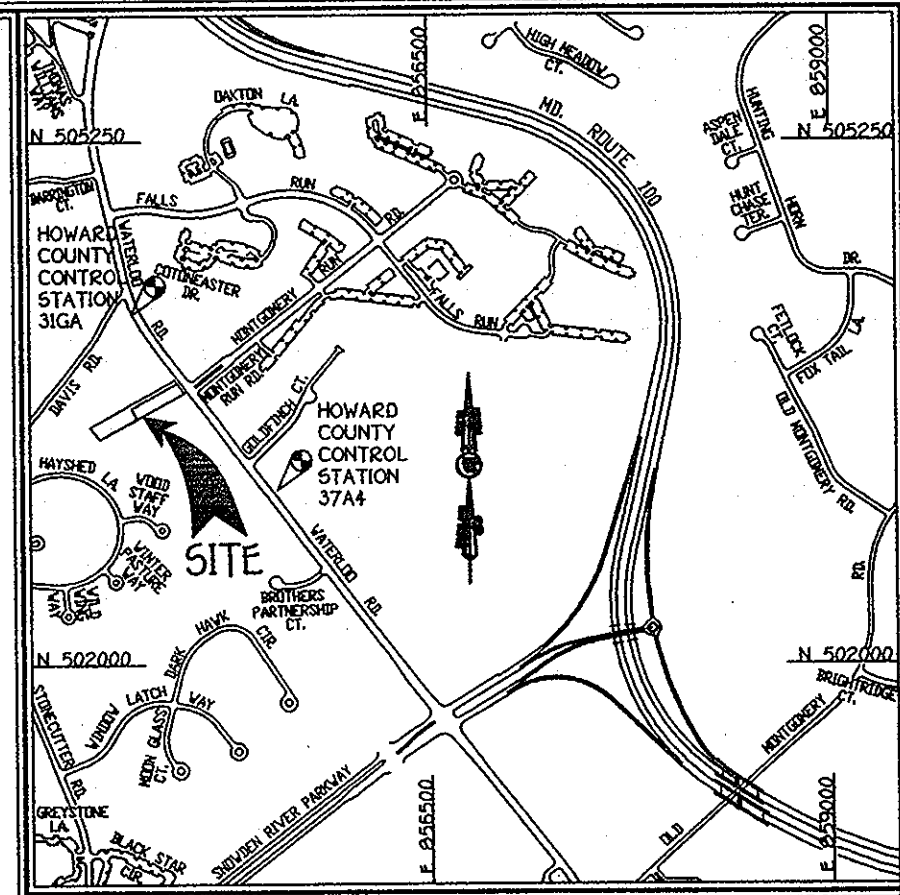
The Requirements S3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher, L.S. #10692 9/6/07
 (Registered Land Surveyor) Date

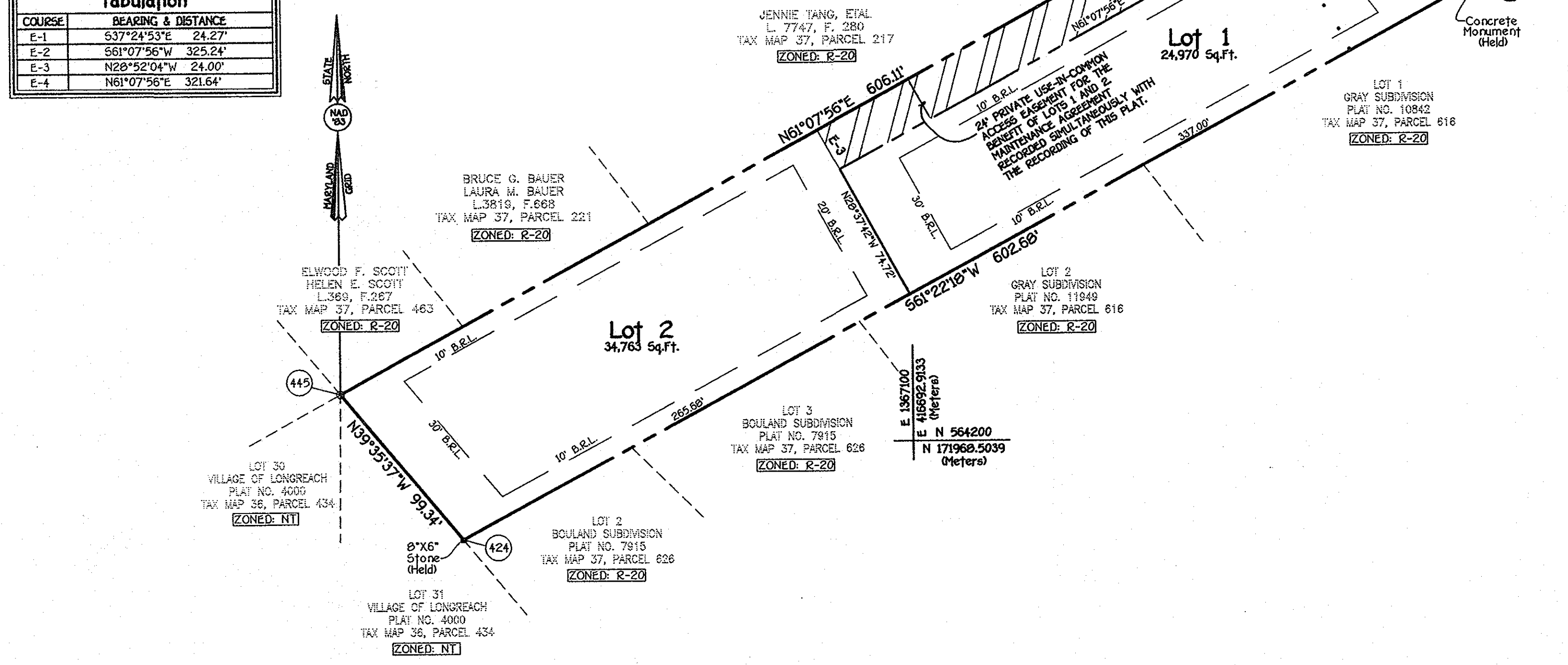
Accardi Acquisitions, LLC 10/10/07
 By: Janelle Sterner, Managing Member Date

Private Use-In-Common Driveway Access Easement Tabulation	
COURSE	BEARING & DISTANCE
E-1	S37°24'53"E 24.27'
E-2	S61°07'56"W 325.24'
E-3	N28°52'04"W 24.00'
E-4	N61°07'56"E 321.64'

Reservation Of Public Utility Easement
 "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 The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots(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, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



- General Notes:**
 SCALE: 1" = 1200'
- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And The Comp Life "Zoning Amendments Effective 07/28/07"
 - Coordinated Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31 GA And No. 37AA.
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About Jan. 26, 2006 By Fisher, Collins & Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set With Cap "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Cap "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - For Flag Or Pipe Stem 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 Onto The Flag Or Pipe Stem Lot Driveway.
 - Driveways 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 (Minimum) Requirements:
 - a) Width - 12 Feet 65 Feet Serving More Than One Residence;
 - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - " Minimum);
 - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons 4x125-Loadings;
 - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - f) Structure Clearance - Minimum 12 feet;
 - g) Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (±)
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - Water Quality Volume (WQV) And Groundwater Recharge Volume (REV) Stormwater Management (SWM) Requirements Are Proposed To Meet In Accordance With The 2000 Stormwater Management Design Manual By Applying The Criteria Found In Chapter 3, Section 3.4 "stormwater Filtering Systems" And Chapter 5, Section 5.2 "Disconnection Of Rooftop Runoff Credit" And Section 5.3 "Disconnection Of Non Rooftop Runoff Credit". Although The Computed Inflow Discharge For The Channel Protection Volume (CPV) Storm Exceeds 2.0 CFS, CPV Is Not Provided Because The Increased Flow Rates Are Being Caused By Off-Site Drainage And Existing Sheet Flow Conditions Are Being Maintained WQV & REV Is Addressed By Rain Gardens & Disconnection Credits.
 - No Cemeteries Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory Map.
 - Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated November, 2006.
 - Landscape Plan For Lots 1 And 2 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan. A Landscape Surety For 22 Shade Trees In The Amount Of \$6600.00 (Lot 1 - 16 Shade Trees x \$300.00 = \$4800.00; Lot 2 - 6 Shade Trees x \$300.00 = \$1800.00) Shall Be Deferred Until Site Development Plan Approval.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 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, Water Petition Application, Or Building/Grading Permit And Per The Complete Zoning Regulations Dated July 28, 2006.
 - The 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
 - No 100 Year Flood Plain Exists On Site.
 - Previous Department Of Planning And Zoning File Number: None
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
 - Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
 - A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1,500.00.
 - There Is An Existing Dwelling/Structure(s) Located On Lot 1 And Accessory Structures Located On Lots 1 And 2 To Be Removed Prior To Plat Recording.



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.369 Acs
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Acs
TOTAL AREA OF LOTS TO BE RECORDED	1.369 Acs
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Acs
TOTAL AREA TO BE RECORDED	1.369 Acs

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2955

OWNER/DEVELOPER
 ACCARDI ACQUISITIONS, LLC
 8020 JOHNNYCAKE ROAD
 WINDSOR MILL, MARYLAND 21244-9525
 410-530-4665

- General Notes Continued:**
- A Private Use-In-Common Driveway Access And Maintenance Agreement For Shared Driveway Is Recorded Simultaneously With This Plat.
 - Lots 1 And 2 Do Not Contain Wetland, Stream, Associated Wetland Buffers And Stream Buffers, Forest Conservation Easements And Associated Buffers And Steep Slopes Greater Than 25%.
 - Noise Study Prepared By Mars Group Dated June, 2006.
 - Property Is Located Within The Metropolitan District.
 - Lots 1 And 2 Are Exempt From Forest Conservation Obligation In Accordance With Section 16.1202(b)(1)(vii) Since This Minor Subdivision Creates One (1) Additional Lot And Has No Further Subdivision Potential.

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

Stephen F. Forney 11/16/2007
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

John D. ... 10/22/07
 Chief, Development Engineering Division Date

David ... 11/15/07
 Director Date

OWNER'S CERTIFICATE

Accardi Acquisitions, LLC, By Janelle Sterner, Managing Member 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 10th Day Of Oct., 2007.

Janelle Sterner
 Accardi Acquisitions, LLC
 By: Janelle Sterner, Managing Member

John ...
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Stephen F. Forney And Barbara L. Forney To Accardi Acquisitions, LLC, By Deed Dated May 3, 2007 And Recorded In The Land Records Of Howard County In Liber No. 10740 Folio 639, 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.

Terrell A. Fisher 9/6/07
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 19567 ON 11/21/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FORNEY PROPERTY

LOTS 1 AND 2
 Zoned: R-20

Tax Map: 37 Parcel: 219 Grid: 1
 Sixth Election District
 Howard County, Maryland

Scale: 1" = 50'
 Date: September 6, 2007
 Sheet 1 of 1

F-07-172