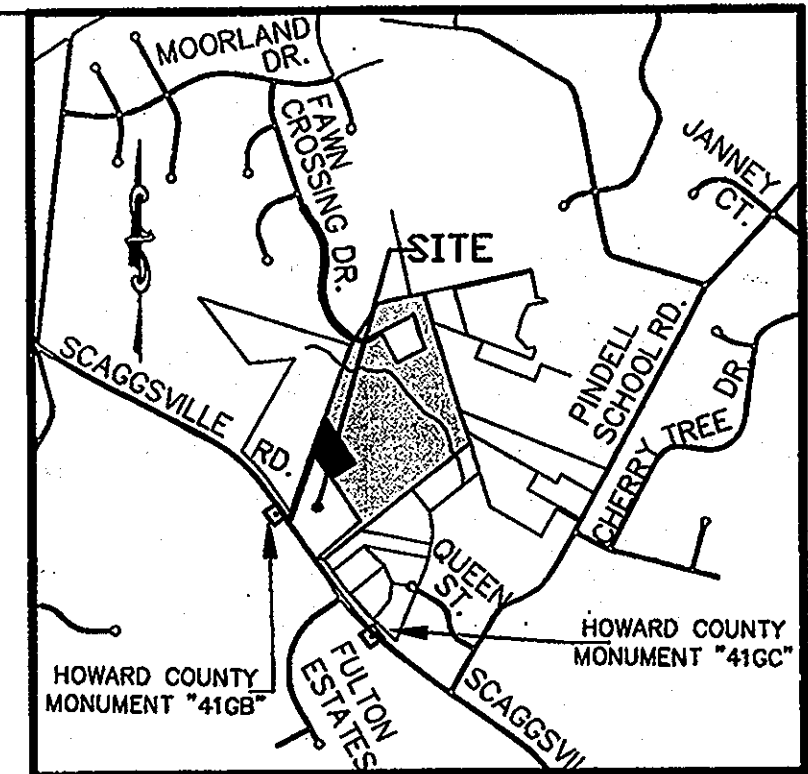
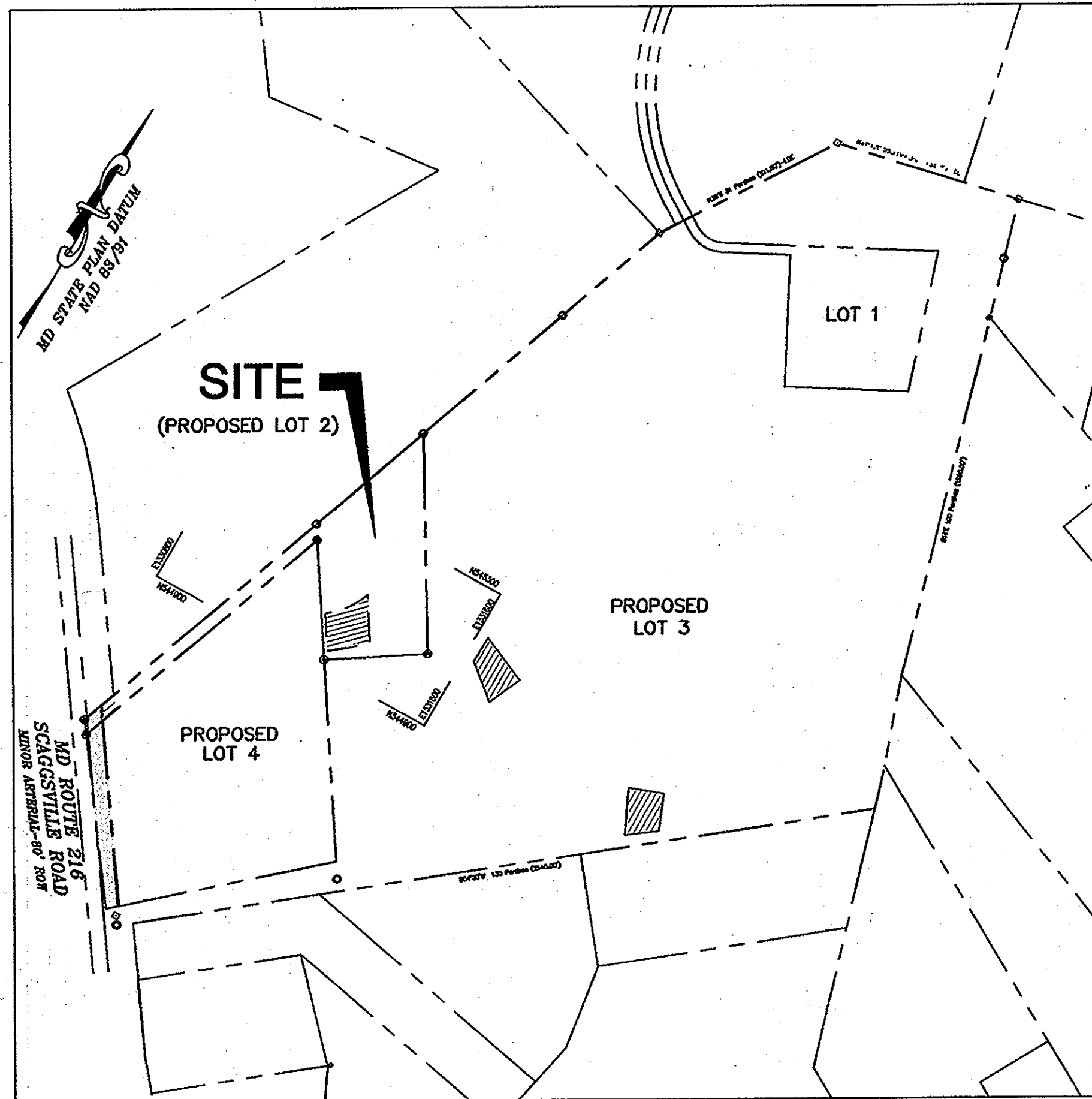


GENERAL NOTES :

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS "41GB" AND "41GC" WERE USED FOR THIS PROJECT.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY FOR LOT 4 (PREVIOUSLY PARCEL 200) AND A ONE LINE DETERMINATION SURVEY FOR LOT 3 (PREVIOUSLY PARCEL 62) PERFORMED ON OR ABOUT JANUARY 2007 BY AB CONSULTANTS, INC. ALL OTHER BOUNDARY INFORMATION ARE TAKEN FROM THE PERCOLATION CERTIFICATION PLAT DONE BY LDE DATED MARCH 2004.
- ⊙ DENOTES 3/8" X 30" STEEL MARKER OR PIPE TO BE SET.
- AREAS SHOWN ARE MORE OR LESS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- SUBJECT PROPERTY ZONED RR-DEO PER 02-02-2004 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
- A FOREST CONSERVATION PLAN IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD CO. CODE & THE FOREST CONSERVATION MANUAL IS PROVIDED AS PART OF THE FINAL PLAN FOR THIS SITE. THE FOREST CONSERVATION OBLIGATIONS OF 0.72 ACRES FOR PROPOSED LOT 2 WILL BE PAID IN FEE-IN-LIEU IN THE AMOUNT OF \$23,522.40 (0.72 AC X \$0.75/SF).
- NO LANDSCAPING BOND IS REQUIRED FOR LOT 2, SINCE AN EXISTING DWELLING EXISTS ON LOT 2. HOWEVER, AN INSPECTION FEE OF \$144.00 WILL BE PAID TO THE COUNTY FOR LANDSCAPE COMPLIANCE SITE INSPECTION. LOTS 3 & 4 ARE EXEMPT FROM THE LANDSCAPING REQUIREMENTS SINCE THEY EACH CONTAIN AN EXISTING HOUSE TO REMAIN. UPON SUBDIVISION OF THE LOT 4 AND LOT 3 REMAINDERS, LANDSCAPING WILL BE PROVIDED.
- THERE ARE NO 100-YEAR FLOODPLAIN ON-SITE THAT WILL BE DISTURBED.
- THERE ARE NO WETLANDS ON-SITE THAT WILL BE DISTURBED.
- 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:
 - 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. 15% 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
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 2, LOT 3 AND LOT 4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET OR (10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) 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.



VICINITY MAP
SCALE: 1"=2000'
HOWARD ADC MAP
PG. #18, GRIDS F-2, C-2, F-3 & C-3
COORDINATES:
483,500 N 819,500 E

HOWARD COUNTY GEODETIC CONTROL

MON. NOS.	N	E	ELEV.
41GB	544,580.3744	1,330,741.3820	475.30
41GC	543,290.6326	1,331,697.8578	468.37

THE REQUIREMENTS § 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.

Signature of Platting Surveyor: *W Kelly* DATE: 4 Nov 08
 Signature of Developer: *Florentine J & Rosette A. Boorman* DATE: 12/08/08
 Signature of Developer: *Christopher Rand* DATE: 08-Dec 08

SCALE: 1"=300'

DEVELOPER:

CHRIS RAND
12124 N. ROUTE 216
FULTON, MARYLAND 20759
PHONE: 301-725-0855

OWNER:

PARCEL 62
FLORENTINE J. & ROSSETTE A. BOARMAN
& CHRIS RAND
12124 N. ROUTE 216 FULTON, MD 20759
PHONE: 301-725-1894

PARCEL 200
FLORENTINE J. & ROSSETTE A. BOARMAN
12125 N. ROUTE 216 FULTON, MD 20759
PHONE: 301-725-1894

MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	3.56 AC	0.56 AC	3.00 AC
3	48.82 AC±	0.82 AC±	48.00 AC

NOTE: THE PURPOSE OF THIS PLAT IS TO CREATE A 3-ACRE MIN. LOT (PROPOSED LOT 2) AND 2 NEW BUILDABLE-RESERVE LOTS (PROPOSED LOTS 3 & 4) FROM PARCELS 62 & 200.

RECORDED AS PLAT 20441 ON 2/10/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BOARMAN PROPERTY MINOR SUBDIVISION

A SUBDIVISION OF PARCELS 200 AND 62
LOTS 2, 3 & 4
TAX MAP # 41, PARCEL # 200 & 62, GRID 13
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND.
DATE: NOVEMBER 04, 2008
PREVIOUS FILES: WP-07-003, WP-08-098, BA 07-041C
SCALE: 1"= 300' SHEET 1 OF 2
CURRENT ZONING: RR-DEO

AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 3
 A) BUILDABLE: 3
 B) NON-BUILDABLE: 0
 C) OPEN SPACE: 0
 D) PRESERVATION PARCEL: 0
- TOTAL AREA OF LOTS TO BE RECORDED: 60.46 ACRE±
 A) BUILDABLE: 60.46 ACRE±
 B) NON-BUILDABLE: 0
 C) OPEN SPACE: 0
 D) PRESERVATION PARCEL: 0
- TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED: 0.47 ACRE±
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 60.93 ACRE±

SITE TABULATION

EXISTING:
PARCEL 200: 9.93 ACRE±
PARCEL 62: 51.00 ACRE±
TOTAL: 60.93 ACRE±

PROPOSED:
LOT 2: 3.56 ACRE±
LOT 3: (PARCEL 62): 48.00 ACRE±
LOT 4: (PARCEL 200): 8.90 ACRE±
RIGHT-OF-WAY DEDICATION: 0.47 ACRE±
TOTAL LOTS + R/W DEDICATION = 60.93 ACRE±

OWNER'S CERTIFICATE

WE FLORENTINE J. BOARMAN, AND ROSSETTE A. BOARMAN, OWNERS OF THE LOT 4 SHOWN AND DESCRIBED HEREON, AND FLORENTINE J. BOARMAN, ROSSETTE A. BOARMAN & CHRISTOPHER L. RAND, OWNERS OF THAT PART OF LOT 3 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 RIGHT-OF-WAYS.

WITNESS MY HANDS THIS 8th DAY OF December, 2008
 By: *Florentine J. Boorman* & *Rossette A. Boorman* WITNESS BY: *Christopher Rand* DATE: 12/08/08
 By: *Christopher Rand* WITNESS BY: *F. J. Boorman* DATE: 12/08/08

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A MINOR SUBDIVISION OF A PARCEL OF LAND CONVEYED, BY EMMANUEL UNITED METHODIST CHURCH OF SCAGGSVILLE, INC. TO FLORENTINE J. BOARMAN & ROSSETTE A. BOARMAN BY DEED DATED DECEMBER 28, 2000 AND RECORDED IN LIBER 5048 AT FOLIO 582, AND A PARCEL OF LAND OWNED BY FLORENTINE J. BOARMAN, ROSSETTE A. BOARMAN & CHRISTOPHER L. RAND, BY DEED DATED JUNE 28, 2005 AND RECORDED IN LIBER 9339 AT FOLIO 717; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

W Kelly DATE: 4 Nov. 08
 C. VERNON KELLY
 MD PROFESSIONAL LAND SURVEYOR No. 10977
 AB CONSULTANTS, INC.
 9450 ANNAPOLIS RD.
 LANHAM, MD 20706

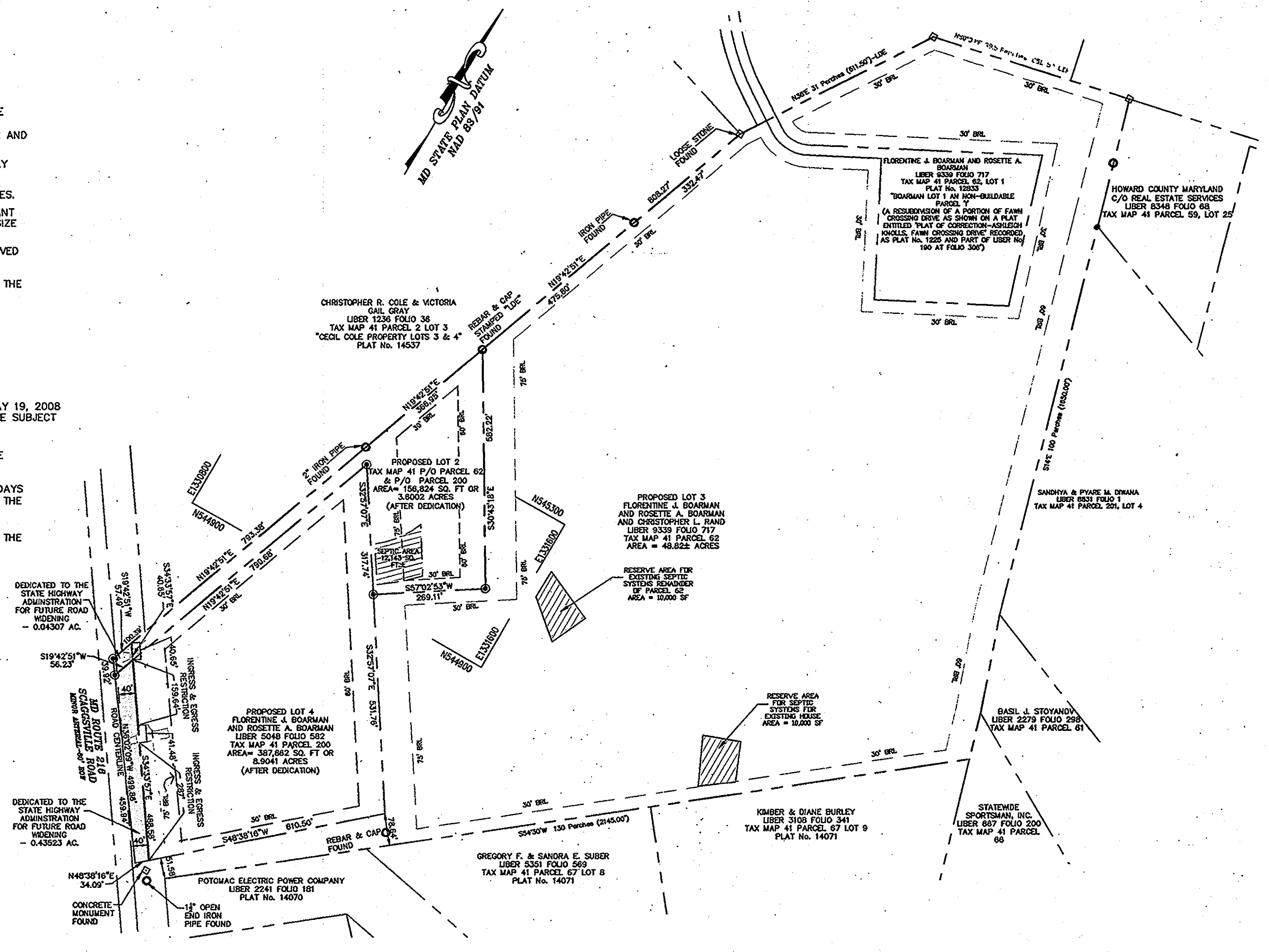


APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
W. Peter Beileman 1/21/2009
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chad Edmond 1-26-09
CHIEF OF DEVELOPMENT ENGINEERING DIVISION
C. Hesterman 1/23/09
DIRECTOR

GENERAL NOTES CONTINUED

- 14. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- 15. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO FLAG OR PIPE STEM LOT DRIVEWAY.
- 16. A WAIVER WP-07-003, OF SUBDIVISION REGULATION SECTION 16.120(o)(1) WAS GRANTED ON OCTOBER 25, 2006 TO ALLOW RESIDENTIAL LOTS (LOT 2) TO DERIVE DIRECT ACCESS FROM MD ROUTE 216, A MINOR ARTERIAL HIGHWAY SUBJECT TO FOLLOWING CONDITIONS:
 - a) COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS GENERATED WITH THE FINAL PLAN APPLICATION. YOU ARE ADVISED THAT SINCE THE ACREAGE FOR THE PROPOSED LOT'S PIPESTEM WILL COME FROM ADJACENT PARCEL 200, BOTH PARCEL 62 AND PARCEL 200 MUST BE INCLUDED ON THIS PLAT.
 - b) PERIMETER LANDSCAPING SHALL BE INSTALLED ALONG THE PERIMETER OF THE DRIVEWAY AND THE BOUNDARY OF THE LOT.
 - c) THE AREA OF THE LOT EXCLUDING THE PIPESTEM MUST CONTAIN A MINIMUM OF 3 ACRES.
 - d) THE APPLICANT MUST RECEIVE APPROVAL OF A CONDITIONAL USE FOR THE FARM TENANT HOUSE TO REMAIN ON THE REDUCE PARCEL WHICH WILL BE LESS THAN 50 ACRES IN SIZE AFTER THE CREATION OF THIS LOT.
 - e) ON THE PLAT, RESTRICTION ACCESS NOTATIONS MUST BE SHOWN ALONG THE UNAPPROVED ACCESS AREAS ALONG MARYLAND ROUTE 32.
 - f) THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT.
- 17. ALL KNOWN PREVIOUS DPZ FILE NUMBERS ARE: WP-07-003, WP-08-098, BA 07-041C.
- 18. THE RESIDUE LOTS (3 AND 4) WERE EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION PLAT, HOWEVER, UPON FURTHER RESUBDIVISION OF THESE LOTS, THEN SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON THEIR ACREAGE.
- 19. A WAIVER WP-08-098, OF SUBDIVISION REGULATION SECTION 16.144(m) WAS GRANTED ON MAY 19, 2008 TO ALLOW THE SUBMISSION OF THE REVISED PLANS WITHIN 45-DAYS FROM THE DECISION DATE SUBJECT TO FOLLOWING CONDITIONS:
 - a) COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS GENERATED WITH THE FINAL PLAN APPLICATION.
 - b) THE REVISED PLANS MUST BE SUBMITTED TO DPZ (FOR DLD AND HEALTH) WITHIN 45-DAYS FROM THE DECISION LETTER DATE (ON OR BEFORE JULY 3, 2008). PROVIDE ONE-HALF THE RE-REVIEW FEE OF \$510.00 FOR THE FOURTH REQUEST FOR REVISED PLANS.
 - c) THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT.



DEVELOPER:

CHRIS RAND
12124 N. ROUTE 216
FULTON, MARYLAND 20759
PHONE: 301-725-0855

OWNER:

PARCEL 62
FLORENTINE J. & ROSSETTE A. BOARMAN
& CHRIS RAND
12124 N. ROUTE 216 FULTON, MD 20759
PHONE: 301-725-1894

PARCEL 200
FLORENTINE J. & ROSSETTE A. BOARMAN
12125 N. ROUTE 216 FULTON, MD 20759
PHONE: 301-725-1894

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WITNESS MY/OUR HANDS THIS 8th DAY OF December, 2008

Florentine J. Boorman
and *Rosette A. Boorman*
FLORENTINE J. BOARMAN
& ROSSETTE A. BOARMAN
BY: *Chris Rand* WITNESS BY: *F. Boorman*
CHRISTOPHER RAND

12-8-08
DATE:

12-8-08
DATE:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A MINOR SUBDIVISION OF A PARCEL OF LAND CONVEYED BY EMMANUEL UNITED METHODIST CHURCH OF SCAGGSVILLE, INC. TO FLORENTINE J. BOARMAN & ROSSETTE A. BOARMAN BY DEED DATED DECEMBER 28, 2000 AND RECORDED IN LIBER 5048 AT FOLIO 582, AND A PARCEL OF LAND OWNED BY FLORENTINE J. BOARMAN, ROSSETTE A. BOARMAN & CHRISTOPHER L. RAND, BY DEED DATED JUNE 28, 2005 AND RECORDED IN LIBER 9339 AT FOLIO 717; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

C. Kelly 4 Nov. 08
C. VERNON KELLY
MD PROFESSIONAL LAND SURVEYOR No. 10977
AB CONSULTANTS, INC.
9450 ANNAPOLIS RD.
LANHAM, MD 20706



RECORDED AS PLAT 20442 ON 2/10/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BOARMAN PROPERTY MINOR SUBDIVISION

A SUBDIVISION OF PARCELS 200 AND 62 LOTS 2, 3 & 4
TAX MAP # 41, PARCEL # 200 & 62, GRID 13
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND.
DATE: NOVEMBER 4, 2008
PREVIOUS FILES: WP-07-003, WP-08-098, BA 07-041C
SCALE: 1" = 200' SHEET 2 OF 2

CURRENT ZONING: RR-DEO

AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

R. Ripen for Peter B. Silberman
HOWARD COUNTY HEALTH OFFICER
1/14/2009
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edmondson
CHIEF OF DEVELOPMENT ENGINEERING DIVISION
DATE: 1-26-09

C. Hammit
DIRECTOR
DATE: 1/27/09