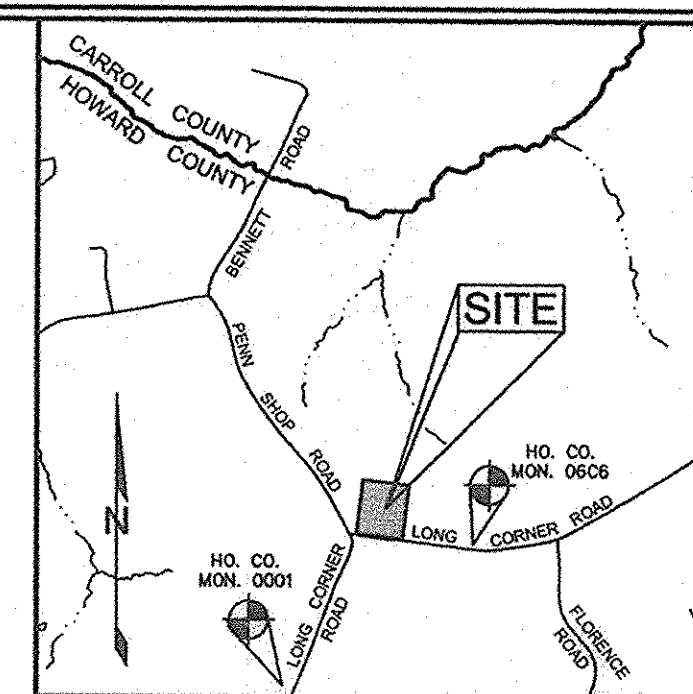


POINT	NORTHING	EASTING
2	609,278.6353	1,269,265.7177
3	609,973.8726	1,269,347.2356
4	609,904.0001	1,269,943.1532
5	609,208.7629	1,269,861.6354

BENCHMARKS			
NUMBER	NORTHING	EASTING	ELEVATION
0001	607,303.2080	1,268,306.1050	812.92'
06C6	609,143.4684	1,270,776.5289	855.50'



USE-IN-COMMON ACCESS EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	376.29	N06°41'15"E
L2	38.00	S83°18'45"E
L3	376.29	S06°41'15"W

GENERAL NOTES CONTINUED...

- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE OF FOREST CONSERVATION BY THE PAYMENT OF A FEE-IN-LIEU FOR 0.64 ACRES OF REQUIRED AFFORESTATION IN THE AMOUNT OF \$20,908.00 (\$32.7878 SQUARE FEET OR 0.64 AC.) TO THE FOREST CONSERVATION FUND. LOT 1 IS EXCLUDED FROM FOREST CONSERVATION OBLIGATIONS SINCE IT CONTAINS AN EXISTING HOUSE AND THERE IS NO CHANGE IN USE. LOT 1 WILL BE SUBJECT TO FOREST CONSERVATION OBLIGATIONS UPON ANY FUTURE RESUBDIVISION.
- BASED ON A FIELD INVESTIGATED NON-TIDAL WETLAND AND STREAM EVALUATION CONDUCTED BY EXPLORATION RESEARCH, INC. DATED MARCH, 2007, NO WETLANDS OR STREAM SYSTEMS EXIST ONSITE.
- WF-07-117, A WAIVER TO SECTION 16.1200(b)(4)(ii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, FIFTH EDITION, TO ALLOW A FOREST CONSERVATION EASEMENT ON A LOT OF LESS THAN 10 ACRES IN SIZE, WAS DENIED ON JULY 31, 2007.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT. WATER QUALITY AND RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING ROOFTOP AND NON-ROOFTOP DISCONNECTS. CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS.
- THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THERE ARE NO 100 YEAR FLOODPLAINS LOCATED ONSITE.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 HAS BEEN PROVIDED.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- TRASH AND RECYCLABLES COLLECTION WILL BE AT LONG CORNER ROAD, WITHIN 5 FEET OF THE COUNTY ROADWAY.
- THE EXISTING 20' ACCESS EASEMENT SHOWN FOR LOT 1 WILL BE ABANDONED WITH THIS PLAT.

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.

*Michael D. Adcock* 1-17-08  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

*Paul G. Larsen* 1/16/08  
PAUL G. LARSEN DATE

DENSITY CALCULATION

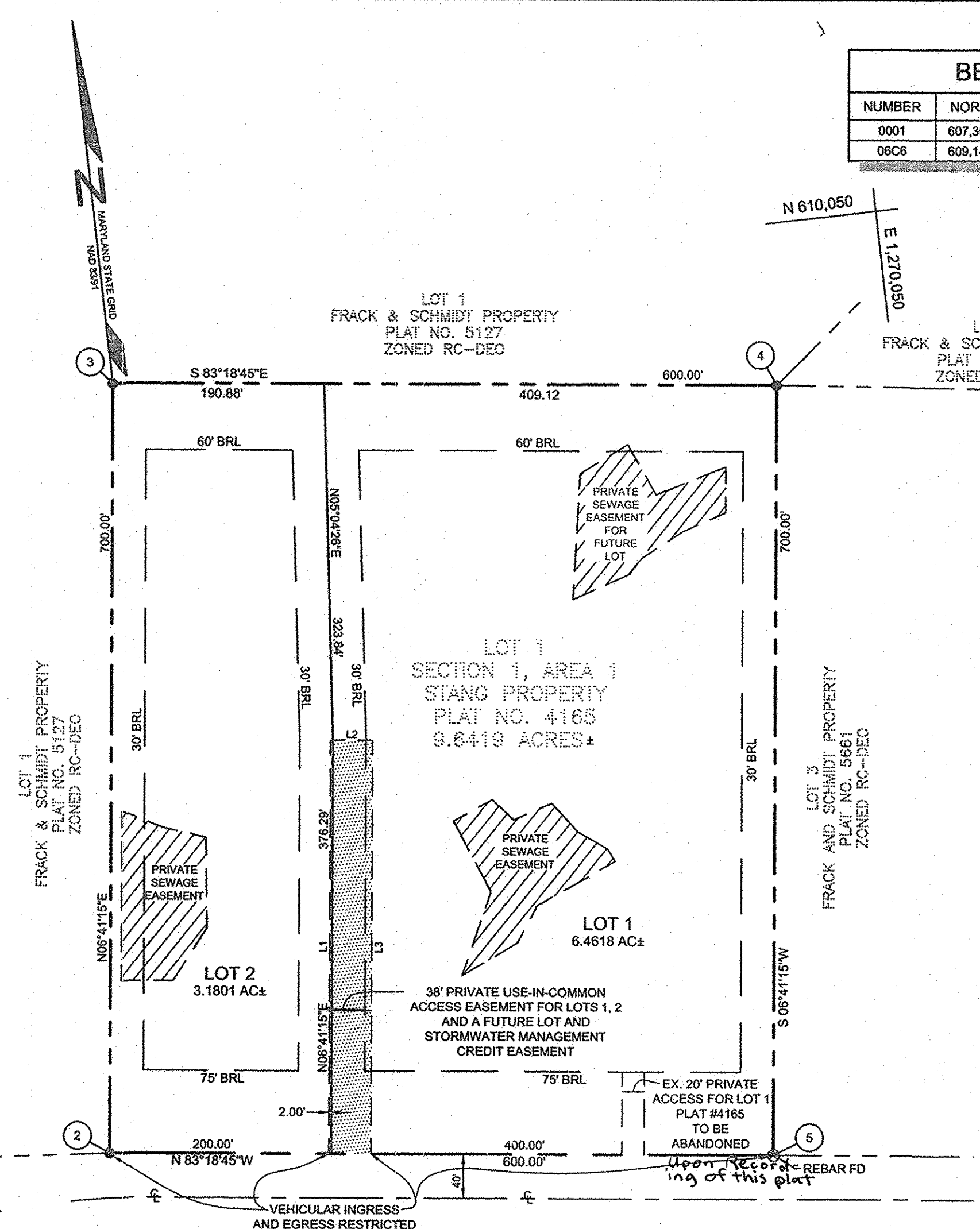
GROSS AREA: 9.6419 AC.  
 AREA OF FLOODPLAIN: 0.00 AC.  
 AREA OF STEEP SLOPES: 0.00 AC.  
 NET AREA: 9.6419 AC.  
 TOTAL LOTS ALLOWED: 3 LOTS  
 1 DWELLING UNITS PER 3 NET ACRES  
 9.6419/3 = 3.2140  
 TOTAL LOTS PROPOSED: 2 LOTS

RESERVATION OF PUBLIC UTILITY EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER, AND THROUGH LOTS 1 THRU 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 OF FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE 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."

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
  - BUILDABLE: 2
  - NON-BUILDABLE: 0
  - OPEN SPACE: 0
  - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
  - BUILDABLE: 9.6419 AC
  - NON-BUILDABLE: 0.0000 AC
  - OPEN SPACE: 0.0000 AC
  - PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.6419 AC



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COM LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY. GEODETIC CONTROL STATIONS NO. 0001 AND NO. 06C6.
- ⊙ DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
- ⊙ DENOTES IRON PIPE FOUND.
- ⊙ DENOTES REBAR AND CAP FOUND.
- ⊙ DENOTES REBAR AND CAP SET.
- ⊙ DENOTES CONCRETE MONUMENT OR STONE FOUND.
- ⊙ DENOTES CONCRETE MONUMENT SET.
- ⊙ DENOTES PUBLIC FOREST CONSERVATION EASEMENT. 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 EASEMENTS ARE ALLOWED.
- ⊙ THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE 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.
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2006 BY SILL, ADCOCK AND ASSOCIATES, LLC.
- ALL LOT AREAS ARE MORE LESS (+/-).
- DRIVEWAY (S) 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 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 OF 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 DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- LANDSCAPING FOR LOTS 1 AND 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. OBLIGATIONS SHALL BE MET BY THE PLANTING OF 34 SHADE TREES AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. SURETY IN THE AMOUNT OF \$10,200.00 SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 2. SEE THIS SHEET FOR CONTINUATION...

LONG CORNER ROAD  
 MAJOR COLLECTOR  
 80' ULTIMATE RW

OWNER/DEVELOPER  
 PAUL G. LARSEN  
 1242 LONG CORNER ROAD  
 MT. AIRY, MD 21771  
 301.785.6879

Sill · Adcock &  
 Associates · LLC  
 Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Ellicott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@saaland.com

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

*B. Deane for Peter Beilerman* 2/14/2008  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paul G. Larsen* 1/16/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Paul G. Larsen* 1/16/08  
DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

I, PAUL G. LARSEN, 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 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF 1/16/08, 2008.

*Paul G. Larsen* 1/16/08  
PAUL G. LARSEN DATE

*John P. Chickens* 1-16-08  
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 1 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "AMENDED PLAT, LOT 1, SECTION 1, AREA 1, STANG PROPERTY" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 4165, AND ALSO ALL THE LANDS CONVEYED BY JOAN R. WOOD TO PAUL G. LARSEN BY DEED DATED THE 28TH OF FEBRUARY, 2006 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9876, FOLIO 175, 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.

*Michael D. Adcock* 1-17-08  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE  
 MD. REG. NO. 21257

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE STANG PROPERTY LOT 1 INTO 2 BUILDABLE LOTS.

RECORDED AS PLAT NUMBER 197160 ON 2/16/08  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT OF  
 LARSEN'S HIGH POINT  
 LOTS 1 AND 2  
 A RESUBDIVISION OF STANG PROPERTY,  
 LOT 1, SECTION 1, AREA 1, PLAT NO. 4165  
 (F-79-96)  
 TAX MAP 6, GRID 10, PARCEL 241  
 4TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100'  
 DATE: JANUARY 9, 2008  
 SHEET 1 OF 1