

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
401	542970.7541	1363946.6240	401	165467.339247	415731.756654
403	543212.4735	1363708.2978	403	165571.493087	415699.120531
404	543262.5855	1363900.0820	404	165568.791834	415687.092402
405	542920.3142	1364038.8235	405	165482.442760	415759.864950
410	542932.4941	1364030.3293	410	165486.155196	415757.275919
418	542882.9440	1363938.1106	418	165471.052284	415729.167614

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	8,081 Sq.Ft.	544 Sq.Ft.	7,537 Sq.Ft.
3	9,795 Sq.Ft.	1,033 Sq.Ft.	8,762 Sq.Ft.

The Requirements 53-106, The Real Property Article, Annotated Code Of Maryland, 1980 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
(Registered Land Surveyor)
Date: 5/6/10

Todd M. Walls
(OWNER)
Date: 5/17/10

Marie Ann Walls
(OWNER)
Date: 5/17/10

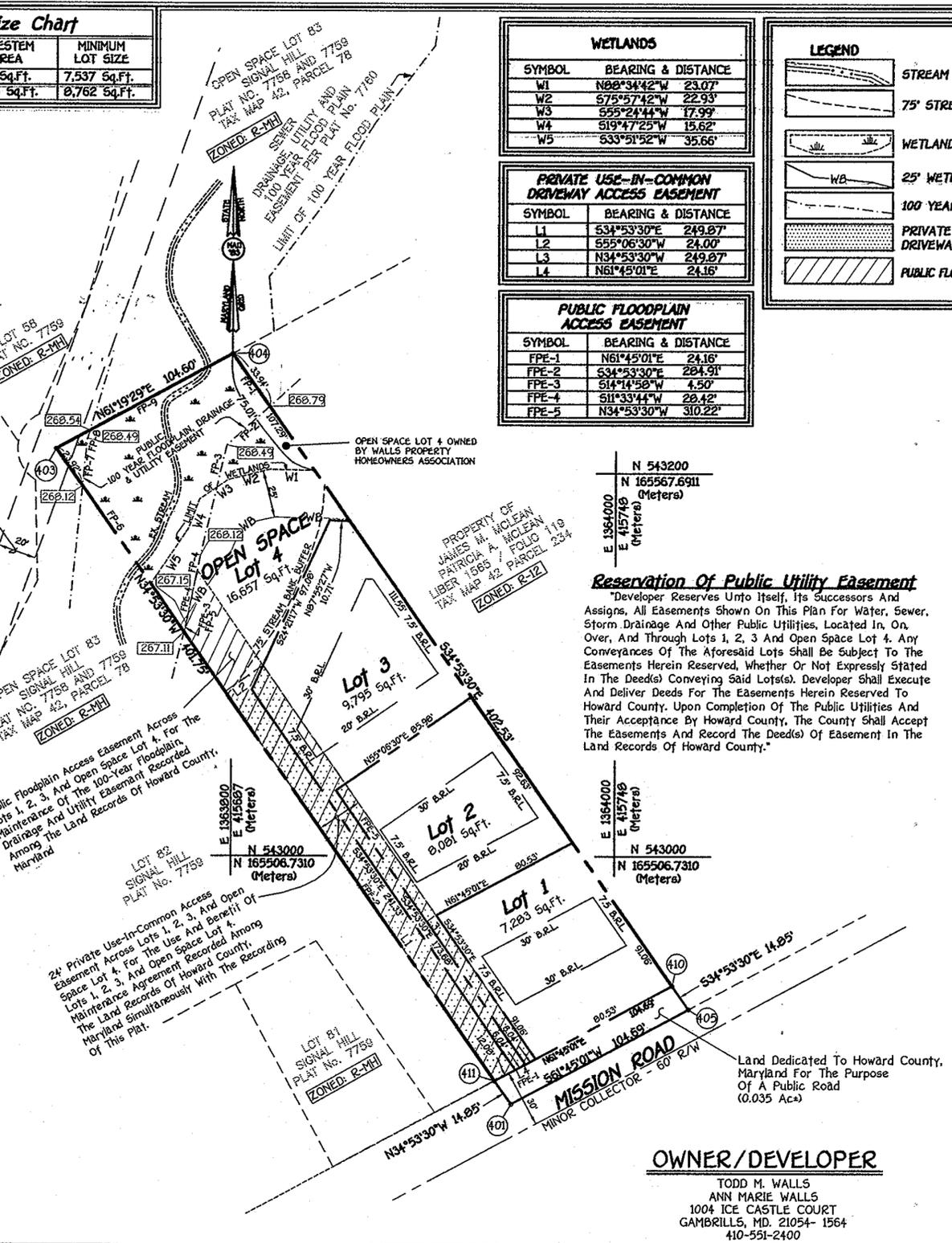
PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT		
SYMBOL	BEARING & DISTANCE	
FP-1	S34°53'30"E 33.94'	
FP-2	S47°45'43"W 30.22'	
FP-3	S13°12'30"W 59.37'	
FP-4	S11°33'44"W 36.46'	
FP-5	S14°14'58"W 4.50'	
FP-6	N34°43'30"W 92.92'	
FP-7	N05°46'27"E 25.00'	
FP-8	N16°41'47"E 4.51'	
FP-9	N61°19'29"E 84.66'	

GENERAL NOTES CONTINUED

- On April 4, 2008, The Director Of The Department Of Planning And Zoning Denied WP-09-071 Which Was A Request For A Waiver To Section 16120 (b)(1)(ii) Of The Howard County Subdivision And Land Development Regulations Which Requires Residential Lots To Be Usable, In Terms Of Not Being Encumbered By Environmentally Sensitive Features For A Lot Or Buildable Preservation Parcel Of 10 Acres Or Greater In Size.
- Denial Was Based Upon The Following Reasons:
 - Since Both The R-A-15 And R-MH Zones Requires A Minimum Of 25% Of The Gross Area Of The Proposed Subdivision, The Requirement For Open Space Is Of Paramount Importance.
 - No Means Of Ensuring The Integrity Of The Environmental Features On Lot 3 If A Waiver Is Granted.
 - The R-A-15 Regulations Permit The Creation Of Residential Lots As Small As 6000 Sq.Ft. In Area, Therefore There Is No Hardship For The Developer To Create The Required Open Space And Have Sufficient Area To Create 3 Buildable Lots.
 - The Creation Of The Open Space And Smaller Residential Lots Would Better Protect The Environmentally Sensitive Acreage On The Property By Eliminating Potential Grading Impacts.
- Plat Subject To BA Case No. 05-034N Which Determined That This Site Is A Permitted Use And That The Petition Was Dismissed On January 10, 2006 Based On The Findings That The Case Was Not Necessary.
- Open Space Tabulation
 - Open Space Required = 0.249Ac (0.2500995Ac)
 - Total Open Space Provided In Lot 4 = 0.382Ac (0.627 Sq.Ft. Or 0.382Ac)
 - Credited Open Space Provided In Lot 4 = 0.316Ac (0.3022ac - 0.066Ac)
- Lots 2 And 3 Will Utilize Private On-Site Grinder Pumps To Connect To Public Sewer.
- It Is To Be Noted That This Subdivision Shall Be Utilizing The Setback Requirements Of The R-A-15 Zoning District Per Section 16121.5b Of The Howard County Zoning Regulations. Therefore It May Be Developed Under The Aforementioned Zoning Regulations Provision For 'Other Development' Per Section 16121.5b.
- Plat Subject To WP-09-015 Which The Planning Director On September 17, 2008 Approved A Request To Waive The Following:
 - Section 16130.0(b) Requiring Sidewalks On Only One Side Of Local Streets.
 - Section 16132(a)(2)(vii) Construction Of One Side Of Road Up To One-Half Of The Full Designated Pavement Width.
 - Section 16135(d) Providing Street Lighting Subject To:
 - Fee-In-Lieu Payment For The Frontage Improvements.
 - General Note Added Explaining Fee-In-Lieu Payment To Howard County For The Required Road Improvements.
- A Fee-In-Lieu In The Amount Of \$100,000.00 Has Been Paid To Howard County For The Required Frontage Improvements (Which Includes The Construction Of Sidewalks, Curb And Gutter, Utility Realignment, And Pavement Widening) Which Shall Be Constructed At A Later Date Within The Limits Of The Mission Road Right-Of-Way Dedication Area.
- On May 21, 2009 The Planning Director Approved WP-09-203 For A Request To Waive Section 16144, Subject To The Following:
 - Submission Of Final Plat For Recordation On Or Before November 17, 2009.
 - The Division Of Land Development Will Not Accept Requests For Extensions, Unless A Formal Waiver Petition Is Submitted.
- On October 23, 2009 The Planning Director Approved A Waiver Reconsideration For WP-09-203 To Submit The Final Plat For Recordation On Or Before December 27, 2010.

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.578 Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.382 Ac
TOTAL AREA OF LOTS TO BE RECORDED	0.960 Ac
TOTAL AREA OF ROADWAY TO BE RECORDED	0.335 Ac
TOTAL AREA TO BE RECORDED	0.995 Ac

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



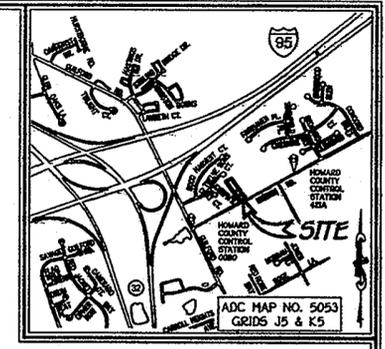
WETLANDS	
SYMBOL	BEARING & DISTANCE
W1	N08°34'42"W 23.07'
W2	S75°57'42"W 22.93'
W3	S55°24'44"W 17.99'
W4	S19°47'25"W 15.62'
W5	S33°51'52"W 35.66'

LEGEND

- STREAM AND TOP OF BANK
- 75' STREAM BANK BUFFER
- WETLANDS
- 25' WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT
- PUBLIC FLOODPLAIN ACCESS EASEMENT

PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT	
SYMBOL	BEARING & DISTANCE
L1	S34°53'30"E 24.16'
L2	S55°06'30"W 24.00'
L3	N34°53'30"W 24.07'
L4	N61°45'01"E 24.16'

PUBLIC FLOODPLAIN ACCESS EASEMENT	
SYMBOL	BEARING & DISTANCE
FPE-1	N61°45'01"E 24.16'
FPE-2	S34°53'30"E 24.16'
FPE-3	S14°14'58"W 4.50'
FPE-4	S11°33'44"W 28.42'
FPE-5	N34°53'30"W 310.22'



GENERAL NOTES:

- Subject Property Zoned R-MH Per 2/02/04 Comprehensive Zoning Plan And The Comp Lite Zoning Amendments Effective 07/28/05.
- Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31 GA And No. 37AA. Station No. 0000 North 542366.9140 East 1363705.9745 Station No. 421A North 543390.4135 East 1364912.6827
- 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:
 - Width - 12 Feet (6 Feet Serving More Than One Residence)
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1" Minimum)
 - Geometry - Maximum 1% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (45,000 Lbs)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces
 - 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 Ground Water Recharge Volume (GWV) Requirements Will Be Met Per Chapter 5, Section 5.2 "Disconnection Of Rooftop Runoff Credit" And Section 5.3 "Disconnection Of Non Rooftop Runoff Credit" Contained In The Manual Respectively, Of The 2000 Maryland Stormwater Design Manual, Volumes 1 & II. This Site Is Exempt From Providing Channel Protection Volume (CPV) Because The Cpv 1-Year Discharge Rate To Study Point "A" Is Less Than The 2.0 cfs Mandated By The Aforementioned Manual.
- 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 December, 2007.
- Landscaping For Lot 3 And Open Space Lot 4 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan, In Accordance With Section 16124 Of The Howard County Code And The Landscape Manual A Landscape Surety For 2 Shade Trees And 1 (1)45 L.F. Privacy Fence In The Amount Of \$2,050.00 Is Provided With The Site Development Plan. Developer's Grading Permit Application Lot 3 Surety (2 Shade Trees @ \$300/Tree) = \$600.00 Open Space Lot 4 Surety - 1 (1)45 L.F. Privacy Fence @ \$10 per L.F. = \$1,450.00 Landscape Surety Provided With The Site Development Plan. Developer's Grading Permit Application.
- 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, Waiver Petition Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2006.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas. A Stream, Wetlands And A 100-Year Floodplain, And Buffers, All Exist On Open Space Lot 4.
- Previous Department Of Planning And Zoning File Number: BA 05-34N, WP-08-071, WP-09-015 And WP-09-203.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16122.0 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.
- There Is An Existing Dwelling/Structure(s) Located On Lots 1 And 2 To Remain. The Existing House On Proposed Lot 1 May Only Encroach Into The Front Setback, Since The House Presently Is A Non-Conforming Structure On The Existing Parcel. The Existing House On Proposed Lot 2 Must Comply With All Setbacks From The Proposed Property Lines.
- A Private Use-In-Common Driveway Access And Maintenance Agreement For Shared Driveway Is Recorded Simultaneously With This Plat.
- Noise Study Prepared By Mtrs Group Dated June, 2006. The 65dB(A) Noise Line Is Outside The Property Boundary.
- The Forest Conservation Requirements Of Section 16120.0 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing A Fee In Lieu Payment Of \$3,267.00 Based On 0.10 Acres (Reforestation) x 43,560 Sq.Ft./Acre x \$60.75/Sq.Ft.
- Property Is Located Within The Metropolitan District.
- Trash And Recycling Collection Will Be On The Pipestem Frontage Along Mission Road.
- Open Space Lot 4 Owned By Walls Property Homeowners Association And Is Hereby Dedicated To The Property Owners Association For The Residents Of This Subdivision.
- Articles Of Incorporation For The Walls Property Homeowners Association, Inc. Submitted To The Maryland State Department Of Taxation And Association On December 8, 2009 And Identified As Receipt No. D 12835799.
- Existing Well And Septic Disposal Areas On Lots 1 And 2 To Be Abandoned Prior To Final Plat Signature And Lots 1 And 2 To Be Connected To Public Water And Sewer.

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

B. Wilson for Peter B. Sideman 8/6/10
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chris Dennis 6/22/10
Chief, Development Engineering Division Date

Kent Shenkman 8/17/10
Director Date

OWNER'S CERTIFICATE

Todd M. Walls And Ann Marie Walls, 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 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 17th Day Of MAY, 2010.

Todd M. Walls
Todd M. Walls

James R. Walls
Witness

James R. Walls
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 Dennis L. Moore And Lucille Moore, To Todd M. Walls And Ann Marie Walls By Deed Dated January 26, 2004 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 9070 Folio 603, 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 5/6/10
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 21254 ON 8/11/2010
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WALLS PROPERTY

LOTS 1 THRU 3 AND OPEN SPACE LOT 4

Zoned R-MH

Tax Map: 42 Parcel 98 Grid: 24
Sixth Election District
Howard County, Maryland

Scale: 1" = 50'
Date: April 27, 2010
Sheet 1 of 1