

GENERAL NOTES

- The subject property is zoned "RR-DEO" per the 2/02/04 Comprehensive Zoning Plan, and The "Comp Lite" Zoning Amendments effective 7/28/06.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 401A and no. 45CA. Denotes approximate location (see vicinity map).
Sta. 401A N 541,725.800 E 1,325,316.889 El.: 360.066 (feet)
Sta. 45CA N 540,071.002 E 1,327,702.745 El.: 426.811 (feet)
- 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.
- The Forest Conservation Plan has been prepared in accordance with the Howard County Forest Conservation Act of 1991 and has been met on site by 2.55 acres retention and 2.14 acres off site in The Clarks Meadow, F-06-24, Forest Conservation Bank. Surety in the amount of \$22,216.60 has been posted under F-07-024. 2.55 Ac retention=11,078.00 at # 80
- Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
- Denotes Wetland Area outline.
- Denotes existing centerline of Stream Channel.
- Denotes Wetland Buffer outline.
- Denotes Stream Buffer outline.
- BRL Denotes Building Restriction Line.
- Private water and sewer will be used within this site.
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- 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 sewerage disposal (COMAR 26.04.09). 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.
- All wells have been drilled.
- On September 14, 2005 Chief Development Engineering Division approved a waiver from Section 2.3.1.B in Design Manual Volume III to allow the height of object for a stopping sight distance analysis, to be 2 feet instead of 6 inches as outlined in "AASHTO a policy on Geometric Design of Highways and Streets 2001, Fourth Edition".
- A.P.F.O. traffic study prepared by Street Traffic Studies, Ltd., September 24, 2004, and approved under SP-05-020 on July 14, 2006.
- Wetlands delineation and report and Forest Stand delineation prepared by Exploration Research Inc. and approved under SP-05-020 on September 19, 2006.
- The project is not within the metropolitan district.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line only and not onto the flag or pipestem lot driveway.
- Grading, removal of vegetative cover or trees, paving and new structures shall not be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- Areas shown are more or less.
- Stormwater Management Recharge (RM) and water quality (WQ) has been provided through the use of Roof-top and Non-Roof-top Disconnects and Grass Channels (all three are non-structural design credits within the MD SHM Design Manual). Stormwater Channel Protection is not required due to less than 2.0 c.f.s. of runoff at the post-development one (1) year storm event. Stormwater Overbank Flood Protection (10 year management) and Extreme Flood Volume (100 year management) are not required for this development. All provided Rev and WQ SHM measures shall be privately owned and maintained.
- This Plat is based on a field run monumented boundary survey performed on or about May 4, 2005 by FSH Associates.
- Landscape for Lot(s) 1 and 6 is provided in accordance with a certified Landscape Plan and is included with this road construction plan set in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Financial surety in the amount of \$16,500 (55 shade trees at \$300 per shade tree) will be part of the Grading Permit.
- 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
- This Plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning regulations per Council Bill No. 75-2003. Development or construction on this property 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 applications.
- On July 22, 2005, the Planning Director approved Waiver Petition WP-05-137 from Section 16.120(b)(4)(iii)(b) to allow floodplain, streams, wetlands and their buffers and a forest conservation easement on lots less than 10Ac. in size. Subject to the following conditions:
a) Lot 1 will be allowed to create a forest conservation easement for tree retention only;
b) a 35-foot setback to be provided from the edge of the forest easement;
c) developer shall post the forest conservation signage during the construction of the driveway;
d) the 60,000 square-foot policy for forest conservation shall not be allowed to be applied to this site;
e) the distance between the proposed house location and the environmentally sensitive features shall be maximized to the extent possible.
- Open space obligations for this project have been fulfilled by payment of a fee in lieu of open space in the amount of \$1500 per lot for a total of \$9,000.

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded this sheet: 2
- Total area of Buildable Lots to be recorded this sheet: 7.226 Acres±
- Total area of Public Road Right of Way to be recorded this sheet: 0 Acres±
- Total area of Subdivision to be recorded this sheet: 7.266 Ac.±

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

Bertson for Peter Biederman 2/29/2008
Howard County Health Officer
Date

APPROVED: Howard County Department of Planning and Zoning

[Signature] 3/5/08
Chief, Development Engineering Division
Date

[Signature] 3/5/08
Director
Date

OWNER'S CERTIFICATE

We, Winchester Homes Inc, 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 erected on or over said Easements and Rights-of-Way.
Witness my hand this _____ day of _____, 200__.

[Signature]
Michael J. Conley,
Vice President of Land Development

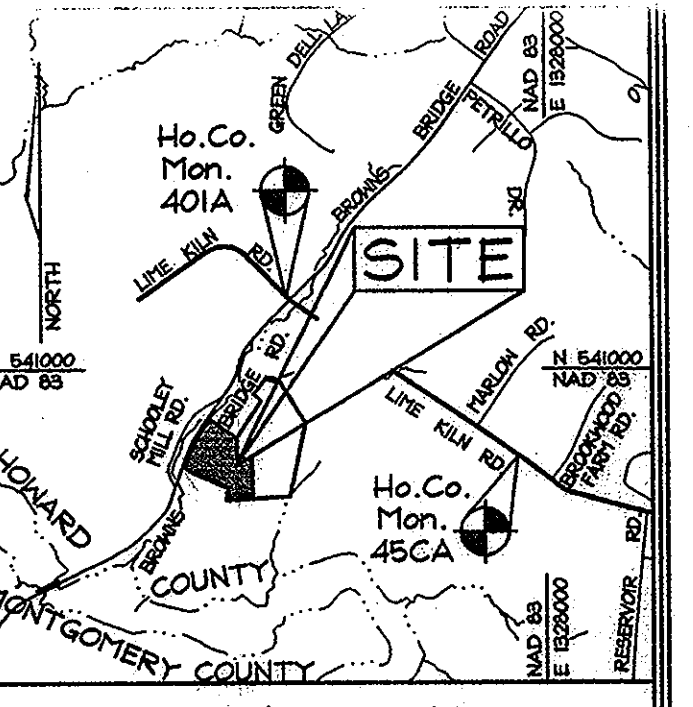
[Signature]
Witness

Reservation Of Public Utility And Forest Conservation 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 and 6, any conveyances in 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."

EASEMENT LINE TABLE

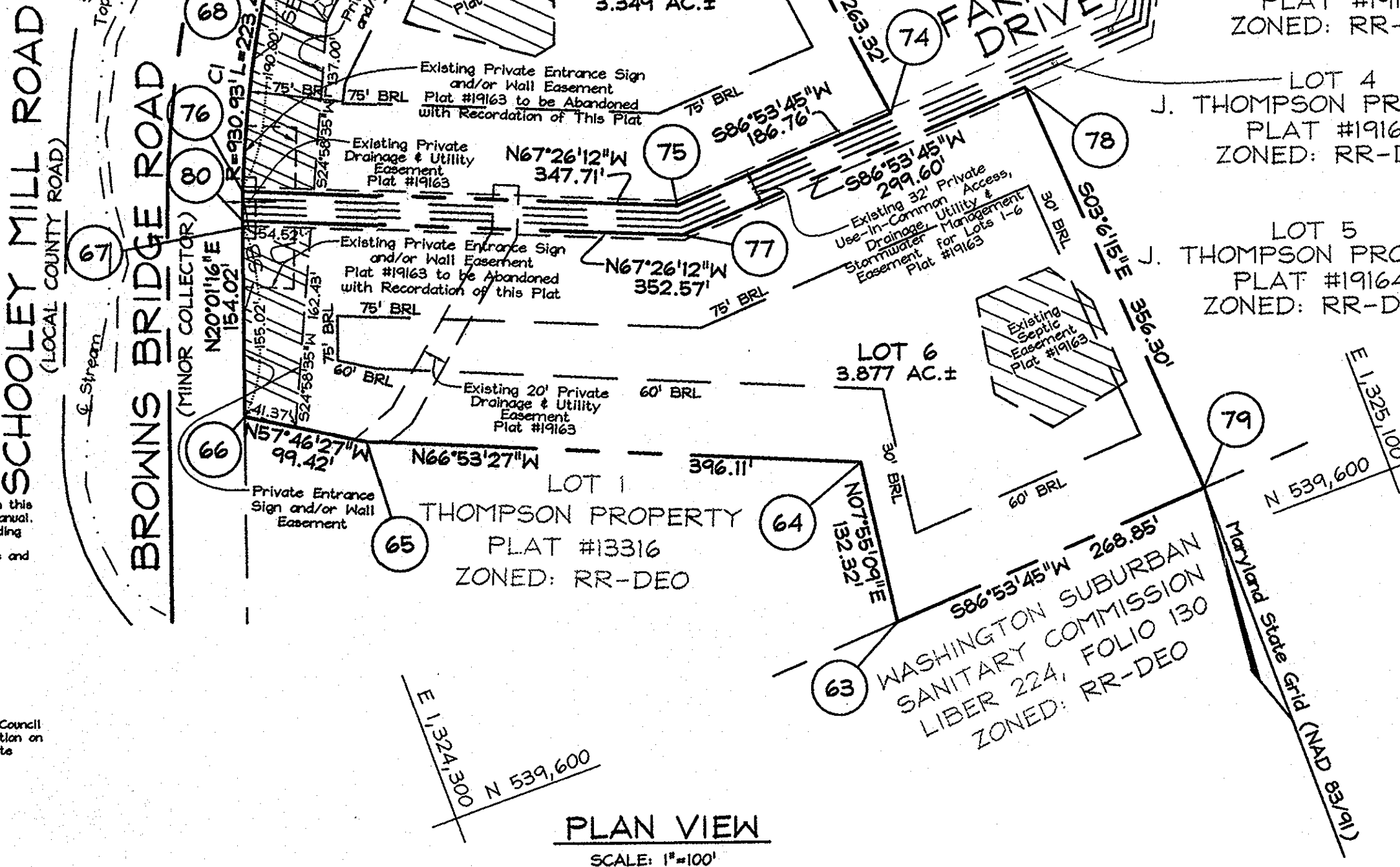
LINE	LENGTH	BEARING
FCI	68.55'	S17°37'52"E



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 18, GRID C5
GEODETIC SURVEY CONTROL
Sta. 401A N 541,725.800 E 1,325,316.889 El.: 360.066 (feet)
Sta. 45CA N 540,071.002 E 1,327,702.745 El.: 426.811 (feet)

COORDINATE TABLE

POINT	NORTHING	EASTING
63	539,624.0457	1,324,686.6945
64	539,755.1038	1,324,704.9250
65	539,910.5708	1,324,340.5994
66	539,463.5873	1,324,256.4448
67	540,108.2965	1,324,309.2235
68	540,307.1261	1,324,410.0889
69	540,465.8287	1,324,516.2339
70	540,273.8781	1,324,795.1633
74	540,012.6328	1,324,827.3428
75	540,002.4194	1,324,640.8535
76	540,195.8380	1,324,319.7563
77	539,978.1586	1,324,636.6936
78	539,994.3823	1,324,935.8576
79	539,638.6042	1,324,955.1514
80	540,113.4993	1,324,911.1146



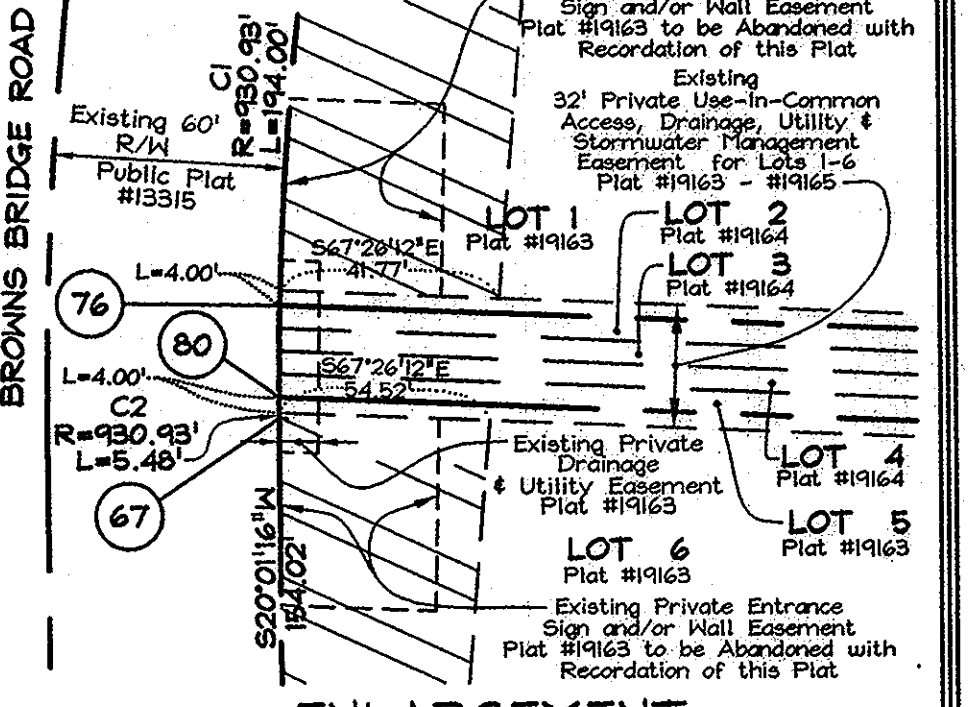
PLAN VIEW
SCALE: 1"=100'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	930.93'	194.00'	11°56'24"	97.35'	N27°48'21"E 193.65'
C2	930.93'	5.48'	0°20'14"	2.74'	N20°11'23"E 5.48'

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1582
E-mail: info@FSHERI.com

OWNER/DEVELOPER
WINCHESTER HOMES INC.
6905 Rockledge Drive, Suite 800
Bethesda, MD 20817
Telephone: (301) 803-4800



ENLARGEMENT DETAIL
SCALE: 1"=50'

The purpose of this plat of amendment is revise the size of the existing Private Entrance Sign and/or Wall Easement on Lots 1 and 6.

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 Jennie M. Thompson, Life Tenant with Powers to Winchester Homes Inc., by deed dated July 2, 2007 recorded among the Land Records of Howard County in Liber 10776 at Folio 125, 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.

[Signature] 2-6-2008
C. Brooke Miller (MD Property Line Surveyor #135)
Date

Recorded as Plat No. 19778 on 3/7/08
Among the Land Records of Howard County, Maryland.

PLAT OF AMENDMENT
J. THOMPSON PROPERTY
LOTS 1 AND 6
AN AMENDMENT TO
LOTS 1 AND 6
PLAT NOS. 19163-19165
TAX MAP 45 GRID 05, PARCEL 63
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: January 31, 2007
Sheet: 1 of 1
SP-05-020, F-07-024