

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
300	586,442.846	1,305,902.983
301	586,433.525	1,305,879.732
306	586,113.529	1,306,008.508
308	585,456.730	1,306,025.359
309	585,864.683	1,306,459.177
310	585,561.016	1,306,623.191
311	585,291.229	1,306,567.157
313	585,167.041	1,306,069.461
317	586,225.087	1,305,990.616
318	585,246.994	1,306,595.419

General Notes continued...

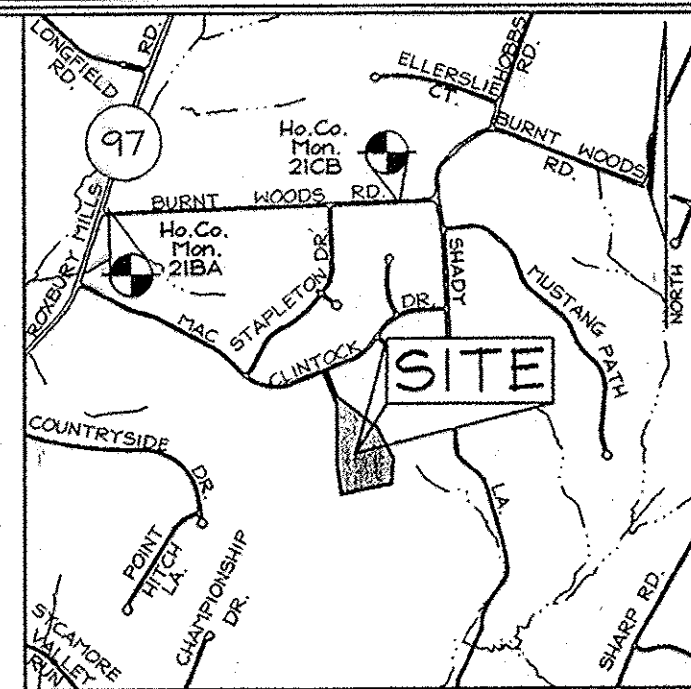
- Water and sewer service to these lots is provided by private well and septic.
- Financial surety for the required landscaping will be posted as part of the Grading Permit for lots 2 and 3 in the amount of \$7,800.00 (14 shade trees @ \$300.00 each, 8 ornamental trees @ \$150.00, and 16 evergreen trees @ \$150.00).
- A Use-in-Common Access Maintenance Agreement shall be recorded simultaneously with this final plat in the Land Records Office of Howard County, Maryland.
- This final 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.
- Plat No. 3706 shows a floodplain on lot 15. Upon further investigation FSH Associates determined that there were no drainage areas 30 acres or more draining to this lot. Therefore, the existing 100 Year Floodplain and Drainage Easement on existing Warfield Estates, Section Seven, lot 15, is abandoned with the recordation of this plat.
- Stormwater Management Recharge (Rev.) and Water Quality (WQv) have been provided through the use of the Rooftop and Non-Rooftop Disconnects. This site is exempt from (Cpv) management obligations. These stormwater management practices are subject to change should the design at plot plan stage significantly differs from the approved landscaping and schematic grading plan on file with the Department of Planning and Zoning.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- This Plat is not within the Metropolitan District.
- Areas shown are more or less (±).
- Wetlands delineation and report prepared by Exploration Research, Inc.
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- Grading, removal of vegetative cover shall not be permitted within the wetlands, wetland buffers, or forest conservation easements.
- All wells to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat. If a well success rate is accomplished at various locations within the site, the developer shall have the option to request relief from drilling the remaining wells prior to plat recordation.
- There is an existing dwelling/structure on lot 1 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulation requirements.
- Forest Conservation obligations in accordance with Section 16.1202 of Howard County Code and Forest Conservation Manual shall be provided by the retention of 0.298 acres of existing forest and the placement of 0.480 acres of afforestation into an easement area. Surety in the amount of \$9,854.50 for 0.480 acres of afforestation (20,909 sq. ft. sq. ft. - 1,200 sq.ft credit for 3 landscape trees = 19,709 sq. ft. X 0.50) shall be posted with the Developers Agreement for this final plat, F-08-158. The remaining afforestation obligation of 1.26 acres is met by retention of 2.531 acres within the Quartz Hill 3 Forest Bank F-13-070.
- There are no historic structures or cemeteries on site.
- This plat is subject to waiver petition WP-08-87. On April 28, 2008 the planning director approved a waiver from Section 16.121(a)(2) to allow the creation of an Open Space Lot in the RR/RC Zone instead of paying a fee-in-lieu. This waiver is approved subject to dedication of the open space lot to Howard County Department of Recreation and Parks.
- Previous Howard County file numbers: WP-08-87, F-76-34
- This plat is subject to WP-11-46, WP-12-050, and WP-14-009, where the planning director approved the above referenced waivers from sections 16.144(r)(5), 16.144(r)(6), 16.144(p), and 16.144(a) to allow for an extension of the milestone submittal dates of the developer's agreement and plat originals for signature and recordation.

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (ac)	PIPESTEM AREA (ac)	MINIMUM LOT SIZE (ac)
1	3.111±	0.111±	3.000
2	3.122±	0.043±	3.079±
3	3.178±	0.173±	3.005±

**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 1-3 and Open Space Lot 4, 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."

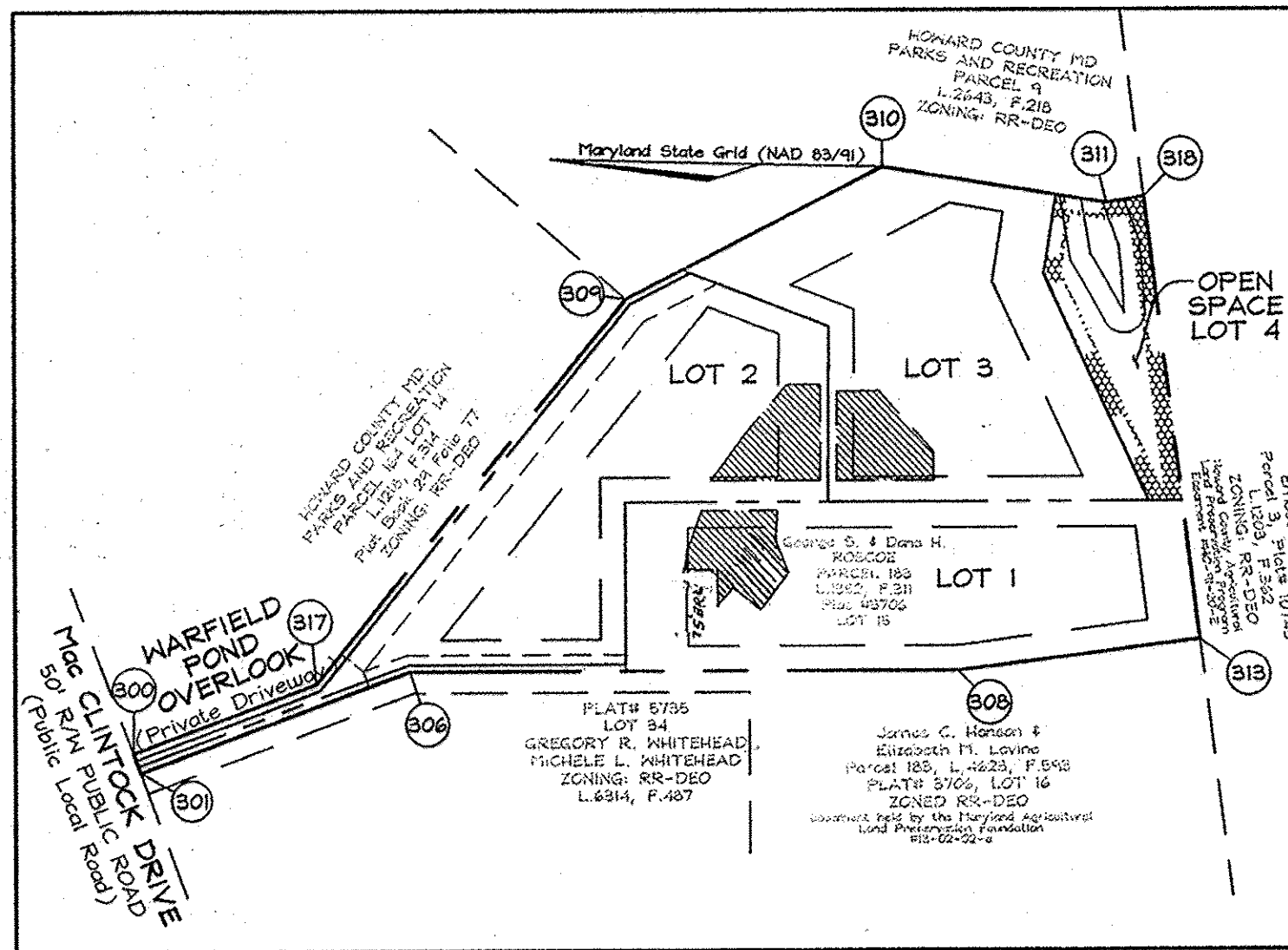


**VICINITY MAP**

SCALE: 1"=200'  
HOWARD COUNTY ADC MAP 9 C8

**GENERAL NOTES**

- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan and per the "Comp. Lite" Zoning Regulation amendments effective on 07/28/06.
  - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 21BA and no. 21CB. ♦ Denotes approximate location (see vicinity map).
  - Sta. 21BA N 588,125.1817 (feet) E 1,303,655.3148 (feet)
  - Sta. 21CB N 588,188.0385 (feet) E 1,306,716.6263 (feet)
  - Denotes iron pipe found.
  - Denotes rebar and cap set.
  - Denotes rebar found.
  - Denotes rebar and cap found.
  - 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.
  - 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.
  - Denotes Top of Bank outline for stream.
  - This area designates a private sewage easement of at least 10,000 square feet 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.
  - BRL Denotes Building Restriction Line.
  - This plat is based on field run Monumented Boundary Survey performed on or about March, 2007 By FSH Associates, Inc. All lot areas are more or less (+/-).
  - For flag or pipestem 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 pipestem lot driveway.
  - 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 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
  - There is no 100-Year Floodplain existing on site.
  - Open space tabulation:
    - Open space required: 0.00AC.
    - Open space provided: 0.778 ac. (7.64% of gross area)
- See this sheet for continuation...



**LOCATION MAP**

SCALE: 1"=200'

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.

*C. Brooke Miller* 6/19/14  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date  
*Dana H. Roscoe* 6/19/14  
Dana H. Roscoe Date  
*George S. Roscoe* 6/19/14  
George S. Roscoe Date

**PROFESSIONAL CERTIFICATION**

I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. #135, Expiration Date: 4/12/2016.

**PURPOSE NOTE**

The purpose of this plat is to resubdivide existing Lot 15, Warfield Estates Section seven into three residential buildable lots and one Open Space lot.

**OWNER/DEVELOPER**

**GEORGE ROSCOE**  
14527 MacClintock Drive  
Glenwood, Maryland 21738-9626  
Phone No.: (410) 489-5615

**FSH Associates**

Engineers Planners Surveyors  
6339 Howard Lane Elkridge, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1562  
E-mail: info@fsheri.com

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 3  
Total area of Buildable Lots to be recorded: 9.411 Acres
- Total number of Open Space Lots to be recorded: 1  
Total area of Open Space Lots to be recorded: 0.778 Acres
- Total area of subdivision to be recorded: 10.189 Acres

**OWNER'S CERTIFICATE**

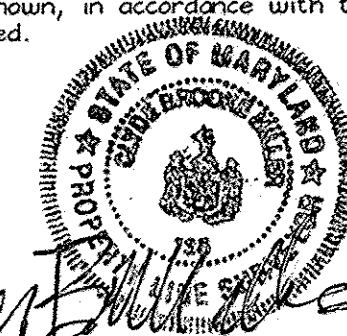
We, George S. Roscoe and Dana H. Roscoe, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, 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 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 19th day of JUNE, 2014.

*Dana H. Roscoe*  
Dana H. Roscoe  
*George S. Roscoe*  
George S. Roscoe

*Lacharia V. Fisch*  
Lacharia V. Fisch  
*Lacharia V. Fisch*  
Lacharia V. Fisch

**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 Aubrey H. Edwards and Yvonne J. Edwards to George S. Roscoe and Dana H. Roscoe by deed dated May 20, 1985 and recorded in the Land Records of Howard County in Liber 1352 Folio 311, 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.



*C. Brooke Miller* 6/19/14  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 22942 on 8/20/14  
Among the Land Records of Howard County, Maryland.

**G. ROSCOE PROPERTY**

LOTS 1, 2 AND 3  
AND OPEN SPACE LOT 4  
(A RESUBDIVISION OF LOT 15, WARFIELD  
ESTATES, SECTION SEVEN PLAT # 3706)  
TAX MAP 21 GRID 04 PARCEL 183  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Scale: As Shown  
Date: June 10, 2014  
Sheet 1 of 2

Howard County Health Department  
APPROVED: For Private Water and Sewage Systems

*Madison for Mauron Rosoman* 8/8/2014  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

*Chad Edmund* 8-14-14  
Chief, Development Engineering Division Date  
*Karl Beaulieu* 8-19-14  
Director Date



