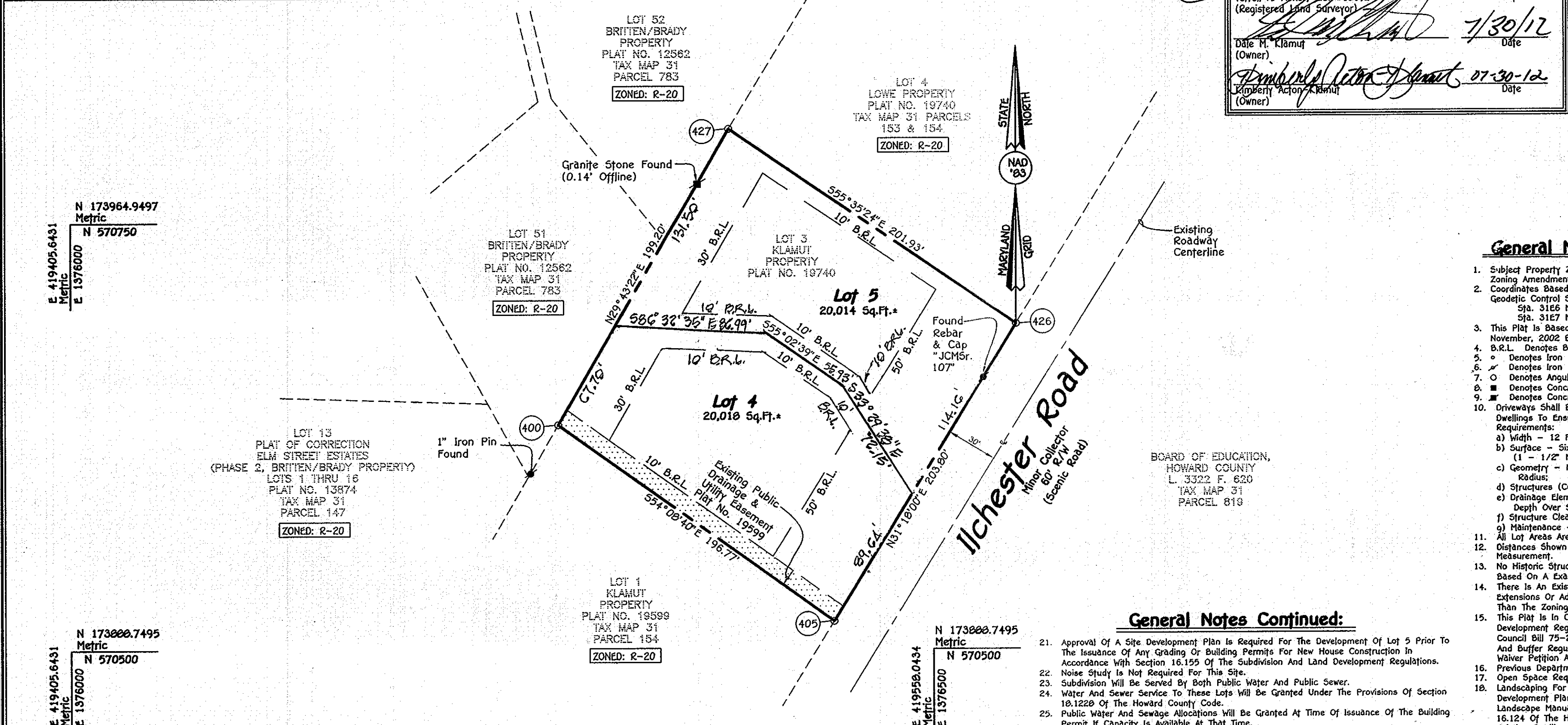
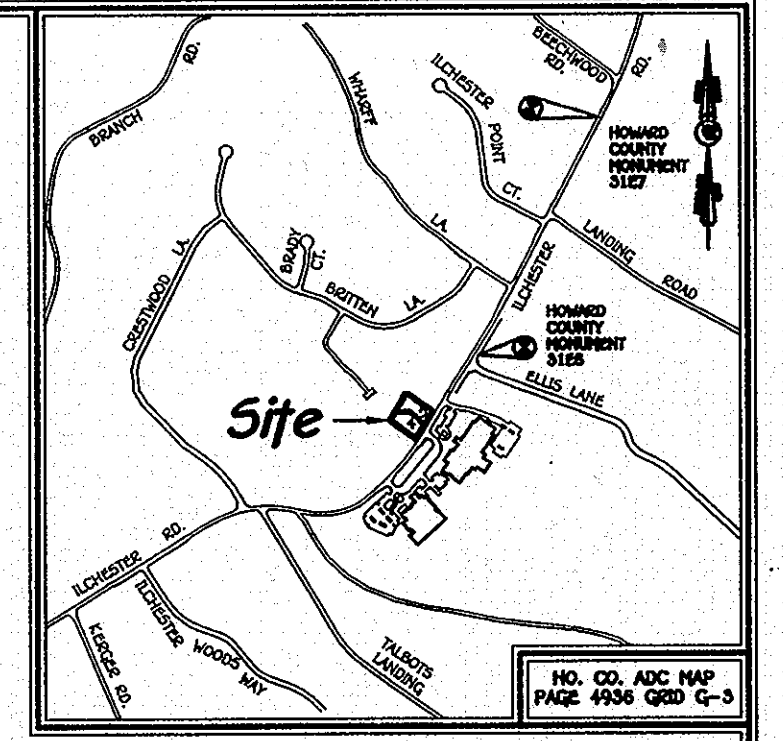


Coordinate Table				
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
400	570631.5527	1376282.0513	173928.845138	419491.052103
405	570516.2970	1376442.3319	173893.715131	419540.461087
426	570690.4343	1376548.2094	173946.792286	419572.733413
427	570804.5459	1376381.6159	173981.573571	419521.955613



The Requirements S 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.

*Terrell A. Fisher* 7/30/12  
 Terrell A. Fisher, P.E. #10692  
 (Registered Land Surveyor)  
 Date: M. Klamut (Owner) 7/30/12  
*Kimberly Acton-Klamut* 07-30-12  
 Kimberly Acton-Klamut (Owner)



Vicinity Map  
 Scale: 1" = 1200'

**General Notes:**

- Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/20/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No 31E6 And 31E7.  
 Sta. 31E6 N 173996.1598 E 419619.2145 (meter)  
 Sta. 31E7 N 174448.1549 E 419284.0345 (meter)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November, 2002 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- o Denotes Iron Pin Set Capped "F.C.C. 106".
- o Denotes Iron Pipe Or Iron Bar Found.
- o Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- o Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- o Denotes Concrete Monument Or Stone Found.
- 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:  
 a) Width - 12 Feet (16 Feet) Serving More Than One Residence;  
 b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
 c) Geometry - Maximum 15% 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.
- All Lot Areas Are More Or Less (+).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Historic Structures Or Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- There Is An Existing Dwelling/Structure(s) Located On 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 Regulation Requirements.
- 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.
- Previous Department Of Planning And Zoning File Numbers: F-04-171 And F-08-133.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.
- Landscaping For Lot 5 Associated With This Plat Is Deferred And Will Be Provided With The Site Development Plan, In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 4 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 4 Contains An Existing Dwelling To Remain.
- Water Quality Volume And Groundwater Recharge Volume Stormwater Management Requirements Will Be Met In Accordance With The 2000 Maryland Stormwater Management Manual, Specifically Chapter 3, Stormwater Filtering Systems For The Bioretention Filter System And Chapter 5, Section 5.3, Disconnection Of Non-Rooftop Credit For The Driveway. Channel Protection Volume Is Not Required Because The 1-Year Peak Runoff From This Site Does Not Meet The 2.0 CFS Mandated By The Manual.
- The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing A Fee In Lieu Payment Of \$6,861.00 Based On 0.21 Acres (Reforestation) x 43,560 Sq.Ft./Acre x \$0.75/Sq.Ft.

**General Notes Continued:**

- Approval Of A Site Development Plan Is Required For The Development Of Lot 5 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- Noise Study Is Not Required For This Site.
- Subdivision Will Be Served By Both Public Water And Public Sewer.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.1220 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.
- The Property Is Located Inside The Metropolitan District.
- The SWM Measures Illustrated On The Supplemental Plan Are Conceptual As Specific House Configurations And Individual Alignments Have Not Yet Been Established. Specific SWM Measures Will Be Provided With The Associated Plot Plan When Final Design Details Can Be Provided.
- A Community Meeting Was Conducted On 6-03-09 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.1220(d), Of The Subdivision Regulations.
- No Clearing Of Existing Vegetation Is Permitted Within The Landscape Edge For Which Credit Is Being Taken; However, Landscape Maintenance Is Authorized.
- A Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated June 19, 2009.
- This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development - Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- Stormwater Management Is Provided In Accordance With The 2000 Maryland Stormwater Design Manual Volumes 1 And 2. It Was Determined That This Project Met The Criteria Outlined In The MDE Stormwater Management Regulations Guidance For Implementation For Acceptance Of The 2000 Design Criteria And Granted A Waiver. This Plan Received Final Approval (F-10-022) On October 5, 2009. This Plan Is Also Subject To The Expiration Of This Waiver Unless All Stormwater Management Is Constructed By May 4, 2017.

**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plat For Water, Sewer, Storm Drainage, Other Public Utilities, Located In, On, Over And Through Lots 4 And 5. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easement Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**General Notes Continued:**

33. Plat Subject To Temporary Use Permit Case No. 18-006 Which The Planning Director On October 18, 2012 Approved A Temporary Use of Land For An Existing Garage To Remain For A Period of 90 Days From October 18, 2012. All Temporary Improvements Shall Be Removed Within Five Days Of The Termination Of The Use. A Request For An Extension Must Be Made Prior To Termination Of The Temporary Use Permit.

**Owner and Developer**

Dale M. Klamut  
 Kimberly Acton-Klamut  
 5016 Ilchester Road  
 Ellicott City, Maryland  
 21043-6828  
 (410) 719-7875

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.378 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	1.378 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.378 Ac.±

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

*Brian P. Peter* 8/14/2012  
 Brian P. Peter, Esq.  
 Howard County Health Officer  
 Date: 8/14/12

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 8/17/12  
 Chief, Development Engineering Division  
 Date: 8/17/12

*[Signature]* 8/17/12  
 Director  
 Date: 8/17/12

**OWNER'S CERTIFICATE**

We, Dale M. Klamut And Kimberly Acton-Klamut, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of [O] Rights-Of-Way Affecting The Property Are Included In This Plan If Subdivision. Witness My Hand This 30<sup>th</sup> Day Of JULY, 2012.

*[Signature]*  
 Dale M. Klamut  
 Witness: *[Signature]* Stephanie Bruce

*[Signature]*  
 Kimberly Acton-Klamut  
 Witness: *[Signature]* Stephanie J. Bruce

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of (1) Part Of The Lands Conveyed By The Baltimore Province Of The Sisters Of Notre Dame De Namur, Inc. To Dale M. Klamut And Kimberly Acton-Klamut By Deed Dated March 2, 1998 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 4207 At Folio 692, And (2) Part Of The Lands Conveyed By Kathleen M. O'Donnell, Personal Representative Of The Estate Of Richard H. Lowe, Jr., To Dale M. Klamut And Kimberly Acton-Klamut By Deed Dated May 6, 2005 And Recorded Among The Aforesaid Land Records In Liber 9215 At Folio 610, And That All Monuments, Arrows, Plat Lines, Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Maryland Subdivision Regulations, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*[Signature]* 7/30/12  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 31, 2017

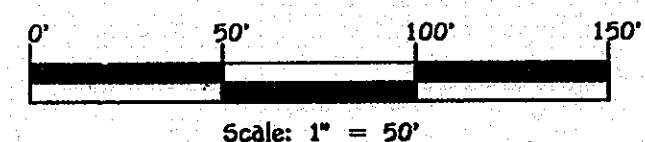
**PURPOSE NOTE:**  
 The Purpose Of This Plat Is To Resubdivide Klamut Property Lot 3, Plat No. 19740 Into Lots 4 & 5 Klamut Property.

RECORDED AS PLAT No. 22147 ON 11/9/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Klamut Property Lots 4 And 5**

(A Resubdivision Of Klamut Property Lot 3 Plat No. 19740)

Zoned: R-20  
 Tax Map: 31 Parcel: 154 Grid: 16  
 First Election District  
 Howard County, Maryland  
 Date: July 30, 2012



Scale: 1" = 50'

F-10-022