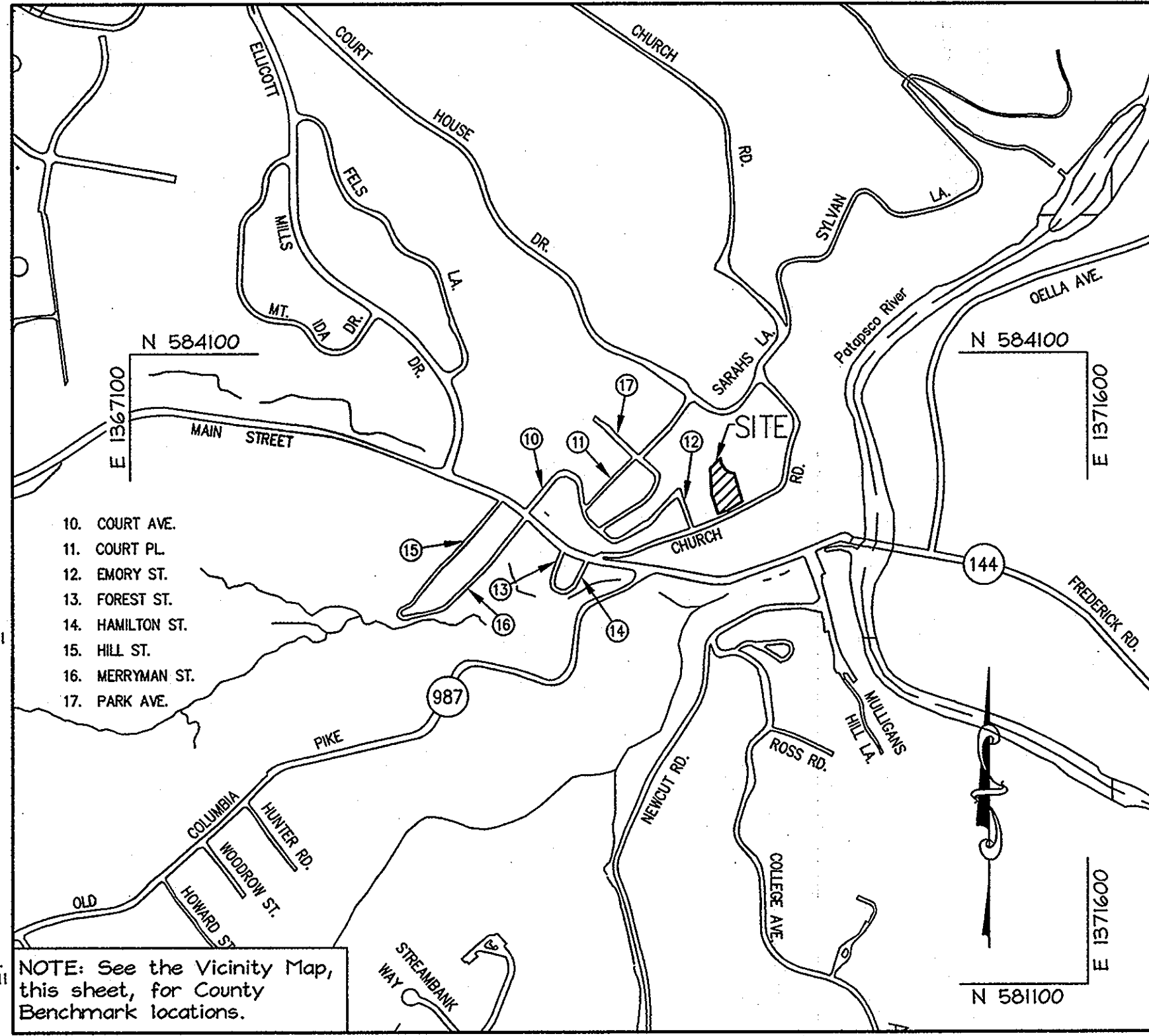


GENERAL NOTES (CON'T)

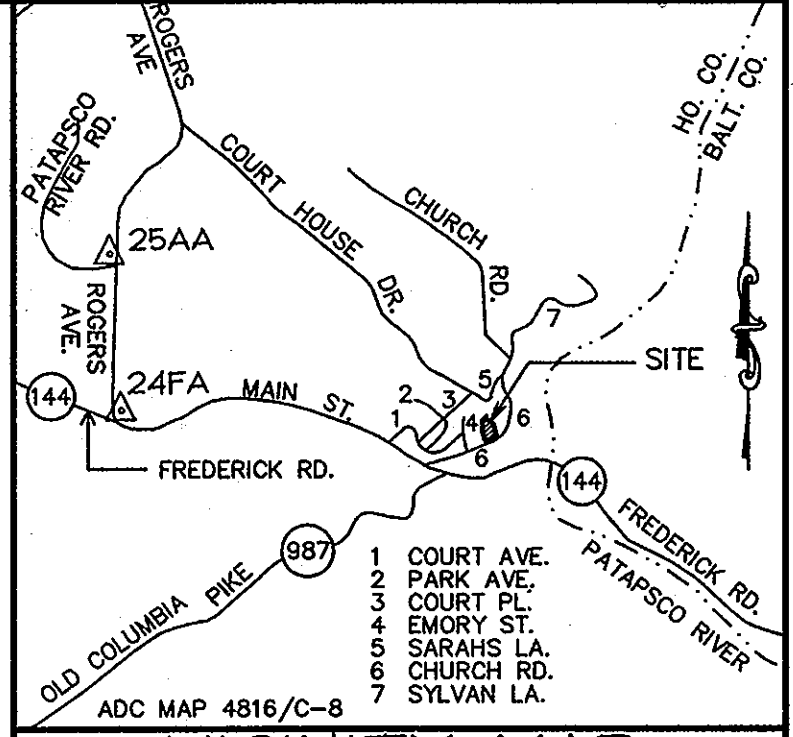
23. Stormwater management for the development of proposed new lots 2 & 3 will be provided via private individual rain barrels and rain gardens.
24. Driveway to be provided prior to the issuance of a residential occupancy permit to insure safe access for fire and emergency vehicles, per the following minimum requirements:
 - a.) Width - 12 feet (16 feet serving more than one residence)
 - b.) Surface - 6" of compacted crusher run base w/tar and chip coating (1.5" min.)
 - c.) Geometry - Max. 15% grade, max. 10% grade change and min. 45' 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' depth over driveway surface.
 - f.) Structure clearances - Minimum 12 feet
 - g.) Maintenance - sufficient to insure all weather use.
25. At the time of installment, all shade trees listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved landscape plan may result in denial or delay in the release of Landscape Surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
26. This subdivision is subject to Section 128(A)(5) of the Supplemental Zoning District Regulations of the latest version of the Howard County Zoning Regulations.
27. 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.
28. No grading, removal of vegetative covers or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
29. Building Restriction Lines are not required for the "R-VH" zoning district per Section 114 I.D. of the Zoning Regulations.
30. On March 15, 2010 the Planning Director approved WP-10-074, with conditions to Section 16.120(c)(2)(i) to allow a reduction in the minimum public road frontage for the Lot 1 pipestem from 20' to 6.5' and to allow the vehicular access to Lot 1 through an existing recorded private 15' wide access easement to Church Road. Additionally, Section 16.116(b)(1)(i) was waived to allow grading removal of vegetative cover, trees, new structures and paving on steep slopes 25% or greater over 10 vertical feet. Conditions of approval:
 - (1.) Compliance with SRC comments for F10-077.
 - (2.) Compliance with the Historic Preservation, Resource Conservation Division comments for this waiver dated 1/12/2010.
 - (3.) The applicant shall further evaluate proposed house locations and grading for Lots 2 & 3 at the SDP stage to attempt to lessen the impact to the steep slopes. The applicant shall also examine ways to provide landscape buffering along Church Road to comply with the Scenic Road requirements at the SDP stage.
 - (4.) This waiver approval pertains only to the limit of disturbance within the 25% or greater slopes area as shown on the revised waiver exhibit.
 - (5.) No disturbance to Lot 2, Mary Clark property is proposed. If offsite disturbance is necessary at the SDP stage, a letter of permission will be required.
31. No offsite grading or disturbance is proposed for this re-subdivision. All proposed grading/disturbances are within Ann's Delight Lots 1, 2 & 3 and the Church Road public right-of-way.
32. Trash and recycling collections will be at Church Road within 5' of the county roadway.
33. This development is designed to be in accordance with Section 16.127 - Residential Infill Development - of the 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.
34. The Owner/Developer is responsible for the planting of all plant material required to meet the standards established by the Howard County Landscape Manual with the site development plan application for Lot 2 or 3.



LOCATION MAP
Scale: 1" = 600'

LEGEND

- IRON PIPE FOUND ● IPF
- IRON ROD FOUND ● IRF
- P.K. NAIL SET ● PKS
- STONE FOUND ●
- 10' PRIVATE GAS & UTILITY EASEMENT [Hatched Box]



VICINITY MAP
Scale 1"=2000'

GENERAL NOTES

1. The subject property is zoned R-VH per the February 2, 2004 Comprehensive Zoning Plan, and per the Comp Lite Zoning Amendments, effective 7/28/06.
2. Property Information: Tax map 25-A, Parcel 318, Tax Account Number: #02-201038
3. Deed Reference: Lot 1 - Liber 7616, Folio 609
4. Plat Reference: Lot 1 - Plat No. 4137
5. Total Site Area: 0.5580 Acres
6. Number of Existing Lots: 1 (Parcel 318, Plat No. 4137).
7. In accordance with Section 16.121.a.2 of the Subdivision and Land Development Regulations. Open Space is not required for subdivisions in the R-VH zone.
8. Proposed residential lots: 3 lots, (1) with existing dwelling to remain (Lot 1) (2) New buildable lots (Lots 2 & 3)
9. The subject property is located within the Ellicott City Historic District and is subject to the approval of the Howard County Historic District Commission. The subdivision plan was presented to the Historic District Commission on March 6, 2008 for advisory comments as HDC-08-10.
10. This plat is based on a field run monumented boundary survey performed in October, 2007 by LDE, Inc.
11. The coordinates shown hereon are based on NAD'83, Maryland State Plane Coordinate System, as projected from Howard County Control Stations 25AA and 24FA.
12. There is an existing dwelling to remain located on lot 1. No new buildings, extensions or additions to the existing dwelling and structure are to be constructed at a distance less than the Zoning Regulations require.
13. This site was investigated for environmental features in May, 2008 by LDE, Inc.. No streams, forest or wetlands were found. The only environmentally sensitive feature found onsite were steep slopes. The environmental features will not be disturbed except in accordance with approved WP-10-074.
14. Lots 2 & 3 have direct frontage on Church Road. Vehicular access for Lots 2 & 3 will be directly off Church Road. A 6.5 foot wide fee simple pipestem is provided for legal public road frontage to Church Road for Lot 1. Vehicular access for Lot 1 is via an existing private 15 foot R/W Access easement across the Clark Property, Lot 2, Plat No. 4137.
15. Forest Conservation for this subdivision is exempt per Section 16.1202(b)(1)(i) for a subdivision, site development or grading permit for development on land which is less than 40,000 square feet.
16. This project is located in the public water and sewer Metropolitan District. Public water is available to Lots 2 & 3 from Contract No. 640-W. Public sewer is available for Lots 2 & 3 from Contract No. 355-S. The connections to the existing house on Lot 1 will remain.
17. Public water and sewage allocation will be granted at the time of issuance of the building permits for lots 2 & 3, if capacity is available at that time.
18. Water and sewer service to Lots 2 & 3 will be granted under the provisions of Section 18.122.B of the Howard County Code.
19. All areas shown hereon are + or -, more or less.
20. A certified Supplemental/Landscape plan is on file with this resubdivision plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Posting of surety in the amount of \$2,700.00 for (9) shade trees is deferred until site development plan approvals for the initial lot to be developed, Lot 2 or Lot 3.
21. Landscaping for this project is provided in accordance with the latest edition of the Howard County Landscape Manual.
22. An approved site development plan will be required for lots 2 & 3 prior to the issuance of building permits. The site development plan is subject to approval by the Howard County Historic District Commission.

Reservation of Public Utility Easements

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, on, over and through Lots 1-3, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. 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.

The purpose of this plat is to resubdivide Lot 1 of the Mary D. Clark Property, Plat No. 4137 into Lots 1, 2 and 3, Ann's Delight

OWNER/DEVELOPER

Charles E. Hogg, Jr. and Ann T. Hogg
3784 Church Road (3778 Church Road after recordation of this plat)
Ellicott City, Maryland 21043
410-461-1650

SURVEYOR'S CERTIFICATE

"I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Patricia Landrem, Personal Representative of the Estate of Phillip Harold Ault, to Charles E. Hogg, Jr. and Ann T. Hogg on June 3, 2003, recorded Among the Land Records of Howard County in liber 7616, folio 609, 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]
D. Wayne Nellor Professional Land Surveyor MD Reg. No. 10685
Date 12/15/10

OWNER'S CERTIFICATE

"We, Charles E. Hogg, Jr. and Ann T. Hogg, 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 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 or street rights-of-ways and the specific easement areas shown hereon.
- 2) The right to require dedication for public use of the beds of the streets and/or roads and flood plains, 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.
- 4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 15th day of December 2010.
[Signatures]
Charles E. Hogg, Jr. Ann T. Hogg
Witness Witness

RECORDED AS PLAT NUMBER 21521
ON 3/4/11 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

ANN'S DELIGHT
LOTS 1 - 3

A Resubdivision of the Mary D. Clark Property,
Lot 1, Plat No. 4137

Tax Map No. 25A - Parcel 318
2nd Election District - Howard County, Maryland
Scale: As Shown Date: December, 2010 Sheet 1 of 2

DPZ Files: F78-156, VP78-91, WP10-074

LDE Inc.

Engineers, Surveyors, Planners
9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

F106-0950.dwg 06-095 PLAT.dwg PLAT: 12/15/2010 12:55:30 PM

The requirements §3-10B, 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.

[Signature] 12/15/10
D. Wayne Nellor MD No. 10685 Date

[Signature] 12/15/10
Charles E. Hogg, Jr. Date

[Signature] 12/15/10
Ann T. Hogg Date

AREA TABULATION

1. Total number of lots and/or parcels to be recorded: 3
 - a) Buildable: 3
 - b) Non-Buildable: 0
 - c) Open Space: 0
 - d) Preservation Parcels: 0
2. Total area of lots to be recorded: 0.5575 Ac.±
 - a) Buildable: 0.5580 Ac.±
 - b) Non-Buildable: 0
 - c) Open Space: 0
 - d) Preservation Parcels: 0
3. Total area of road right-of-way to be recorded: 0.0000 Ac.±
4. Total area of subdivision to be recorded: 0.5575 Ac.±

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

[Signature] 2/15/2011
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

[Signature] 2/18/11
Chief, Development Engineering Division Date

[Signature] 2/24/11
Director Date

Reservation of Public Utility Easements

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, on, over and through Lots 1-3, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. 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.

NOTE:

BUILDING RESTRICTION LINES ARE NOT REQUIRED FOR THE "R-VH" ZONING DISTRICT PER SECTION 114.1.D OF THE ZONING REGULATIONS.

MINIMUM LOT SIZE TABULATION

Lot No.	Gross Area	Pipestem	Minimum Lot Size
1	0.2807 Ac.±	0.0187 Ac.±	0.2620 Ac.±

COORDINATE TABLE

#	NORTHING	EASTING
1	583396.3083	1369977.8754
2	583353.2646	1369907.0927
3	583337.1598	1369865.6760
4	583427.3333	1369835.3699
5	583552.3486	1369826.2160
6	583602.2060	1369874.4205
7	583574.2326	1369879.4969
8	583548.2727	1369897.2323
9	583533.4103	1369919.5937
10	583530.2854	1369938.7606

10' PRIVATE GAS AND UTILITY EASEMENT TABLE

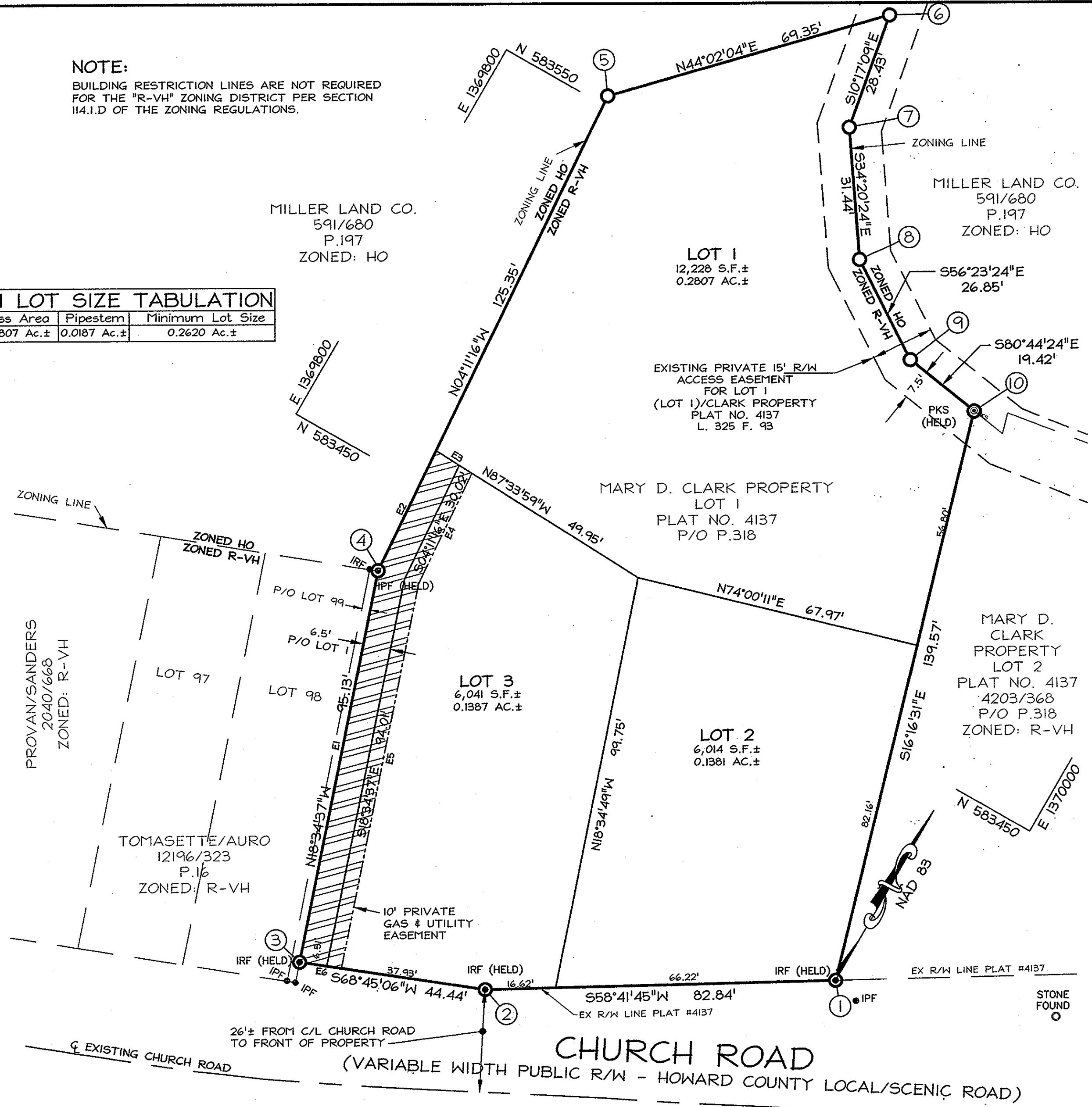
LINE	BEARING	LENGTH
E-1	N 18°34'37" W	95.13'
E-2	N 04°11'16" W	31.60'
E-3	S 87°33'59" E	10.07'
E-4	S 04°11'16" E	29.17'
E-5	S 18°34'37" E	93.40'
E-6	S 68°45'06" W	10.01'

The requirements §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.

D. Wayne Miller 12/15/10
D. Wayne Miller MD No. 10685 Date

Charles E. Hogg, Jr. 12/16/10
Charles E. Hogg, Jr. Date

Ann T. Hogg 12/15/10
Ann T. Hogg Date



AREA TABULATION

- Total number of lots and/or parcels to be recorded: 3
 - Buildable: 3
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 0.5575 Ac.±
 - Buildable: 0.5575 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.0000 Ac.±
- Total area of subdivision to be recorded: 0.5575 Ac.±

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

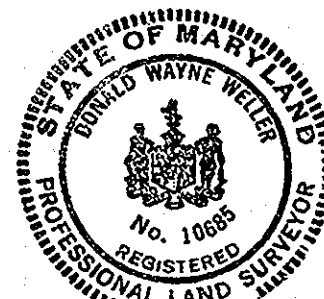
William for Peter Beilenson 2/15/2011
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Chief, Development Engineering Division 2/10/11 Date
Director 2/29/11 Date

SURVEYOR'S CERTIFICATE

"I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Patricia Landrem, Personal Representative of the Estate of Phillip Harold Ault, to Charles E. Hogg, Jr. and Ann T. Hogg on June 3, 2003, recorded Among the Land Records of Howard County in liber 7616, folio 609, 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.



D. Wayne Miller 12/15/10
D. Wayne Miller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

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- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and under all roads or street rights-of-ways and the specific easement areas shown hereon.
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 - The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance.
 - That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.
- Witness our hands this 15th day of December, 2010."

Charles E. Hogg, Jr. 12/15/10
Charles E. Hogg, Jr. Date

Ann T. Hogg 12/15/10
Ann T. Hogg Date

Witness
Witness

RECORDED AS PLAT NUMBER 21522
ON 31/4/2011 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

ANN'S DELIGHT
LOTS 1 - 3
A Resubdivision of the Mary D. Clark Property,
Lot 1, Plat No. 4137

Tax Map No. 25A - Parcel 318
2nd Election District - Howard County, Maryland
Scale: 1"=20' Date: December, 2010 Sheet 2 of 2

DPZ Files: F78-156, VP78-91, WP10-074

LDE Inc. Job # 06-035
Engineers, Surveyors, Planners
9250 Runsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

OWNER/DEVELOPER
Charles and Ann Hogg
*3784 Church Road
Ellicott City, Maryland 21043
410-461-1650
*(3778 after recordation of this plat)

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