

General notes continued:

21. **Use-In-Corridor Access**
 Maintenance Agreement for Lots 3, 4, 5, 6, Non-Buildable Parcel "B" and Buildable Preservation Parcel "A" shall be recorded simultaneously with this plat.

22. Landscaping for Lots 3, 4, 5, & 6 is provided in accordance with section 16.124 of Howard County Code and the Landscape Manual. The Developer will post a surety in the amount of \$ 9,000.00 to be addressed with the grading permit.

23. The Noise Study for this project was prepared by Staleno Engineering Inc. dated October 20, 2009 and was approved by F-06-096. An updated letter was provided by the Engineer dated 12/20/2011, and submitted with this plat.

24. On March 2, 2006 the Planning Director approved the waiver request HP-06-076 to waive section 16.120 (c) (2). Approval was subject to the following conditions:

- Prior to the recordation of F-06-096, the driveway serving the existing dwelling was physically removed and the new driveway to serve lots 1 and 2 was constructed. The new driveway met the standards of use-in-corridor driveway per the Design Manual Volume III except for the portion used exclusively of lot 1, which may be 12' wide and contained within 20' wide easement. The driveway access restricted. On this plat for the future use-in-corridor and 24' wide from the point thereafter. It was constructed within the area dedicated to the future use-in-corridor driveway and public right-of-way as shown on SP-06-011.
- A construction drawing was submitted with F-06-096, which addressed the necessary grading for the driveway.
- The portion of the easement overlain by the public road was abandoned once the right-of-way was dedicated to the county.
- With the minor subdivision plat, a maintenance agreement was recorded between lots 1 and 2. When this major subdivision was recorded, the maintenance agreement was modified to include the additional lots using the use-in-corridor.
- There is only one access point onto Md.Rte. 216. All frontage, excepting the 24' wide opening which coincides with the location of the future cul-de-sac being built under SP-08-011, was noted on the plat for F-06-096 as "vehicular ingress and egress restricted." On this plat for the future use-in-corridor and 24' wide from the point thereafter, the vehicular restriction notation was modified slightly to accommodate the intersection of the proposed public road. The waiver request to Section 16.118 (f) (1) was denied.

25. The purpose of the preservation parcels and the justification for the design of the cluster subdivision is as follows:

Preservation Parcel "A" is proposed as a Buildable Parcel. One (1) Housing allocation allowing one (1) Buildable unit shall be utilized. This Parcel shall include but not be limited to storm drains and a utility easement. It will be privately owned. It is encumbered by an easement Agreement with Howard County and the Homeowners Association. This agreement prohibits further subdivision of the parcel, and outlines the maintenance responsibilities of its owner and enumerates the uses permitted on the property.

Preservation Parcel "B" is proposed as a Non-Buildable Parcel. It is a proposed for Agricultural Uses. Environmentally protected areas and Forest Conservation Easements. Preservation Parcel "A" and "B" will be privately owned. Howard County and Fulton Woods H.O.A. will be the two easement holders.

26. 10-11-107 was approved on January 25, 2011. It waived sections 16.144 (r)(5 and 6) and granted relief from the requirement to pay fees and submit original record plats within the prescribed time limit.

Conditions:
 The developer must submit Developer's agreements, post financial surety for the construction of roads, stormwater management, storm drainage, and shared public sewerage disposal system for lots 3-6 (if applicable) and Buildable Preservation Parcel "A", prepare and execute a deed for the dedication of public road right-of-way for any required road widening and submit payment to DPW, RES of the Department of Public Works, Engineering Review Fee in association with F-08-014 within 1 year of December 2010 (on or before December 2011).

The Developer must submit final plat originals for signature and recordation in association with F-08-014 within 1 year of December 27, 2010 (on or before December 27, 2011).

If applicable, the developer must submit final staking plat originals for signature and recordation in association with F-08-014 within 1 year of December 27, 2010 (on or before December 27, 2011).

Contact Carol Scrim at (410) 313-2050 to setup new original plat and plan appointments with this allocated time period. The applicant is responsible for any processing fee charges that may have occurred since the technically complete letter was issued for F-08-014.

Stormwater management regulations are in effect. Any project not having a signature approved stormwater management and sediment control plan by May 4, 2013 will require revised plans designed to meet the current regulations.

27. There are no areas of steep slopes (25% or greater) located on this property as defined by the Howard County Subdivision and Land Development Regulations, Section 16.116 (b).

28. The articles of incorporation for the H.O.A. were filed with the Maryland State Department of Assessment and Taxation on **MARCH 9, 2012**. **172-417802-0153654**

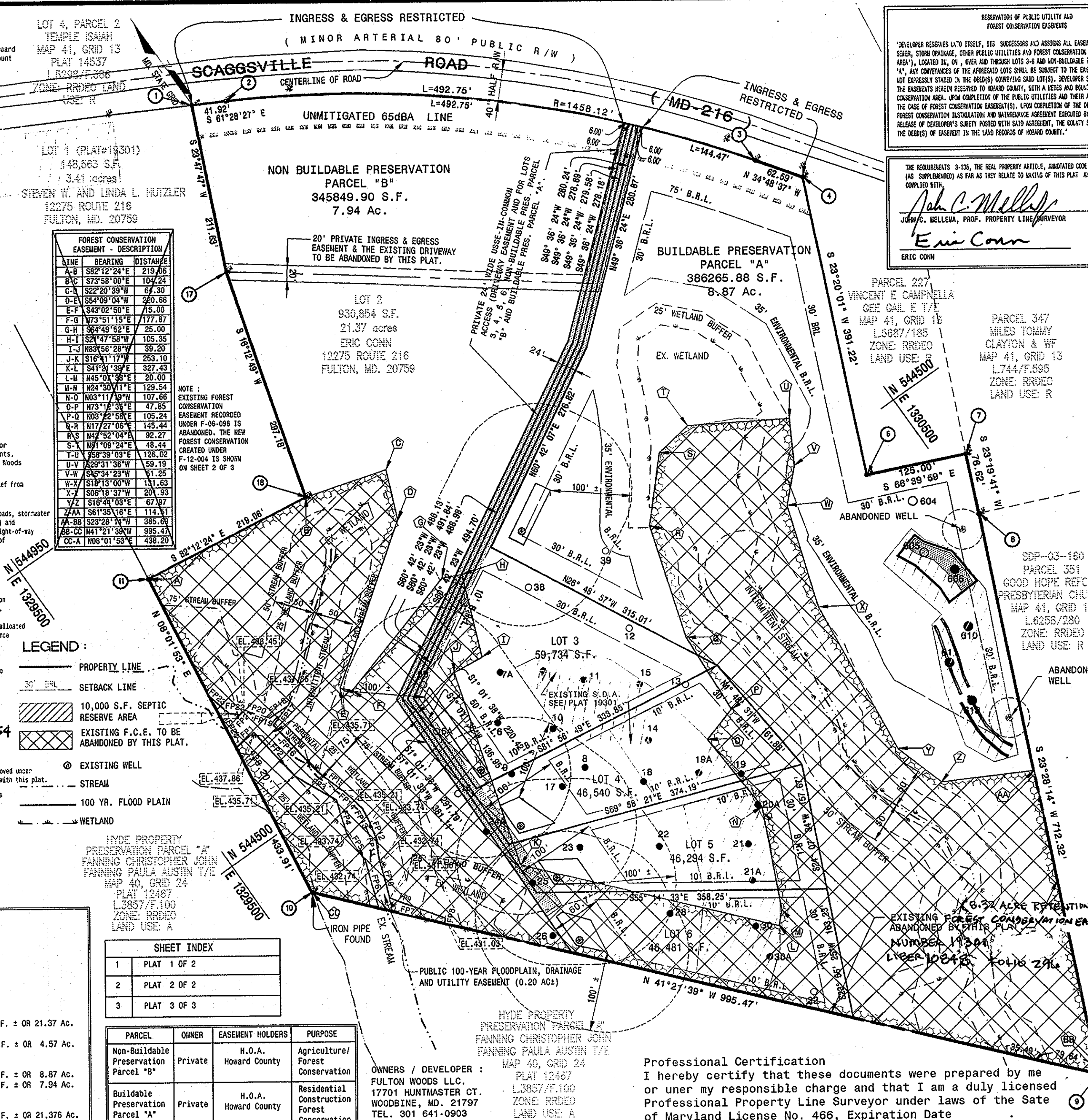
29. The By Right Deed for this property is **LIBER 13899, FOLIO 274.25**. This subdivision proposes a building lots plus Buildable Preservation Parcel "A".

30. No Detectors or Historic structures or features exist within this subdivision.

31. Traffic study was prepared by Lee Cunningham and Associates on Nov. 15, 2005. The APFD study approved under F-06-096 was further updated by a letter from the Engineer dated December 20, 2011, and submitted with this plat.

32. 10-11-175 (Fulton Woods: Lot1) Approved May 28, 2011 to section 16.119(f)(2) allowed direct access for Lot #1 to access a minor arterial road.

Conditions:
 CONTINUES... (SEE SHEET 3 OF 3)



TOTAL TABULATION:

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE LOTS	4
NON-BUILDABLE LOTS	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCEL "A"	1
NON-BUILDABLE PRESERVATION PARCEL "B"	1
TOTAL AREA OF LOTS AND/OR PARCELS:	931,166 S.F. ± OR 21.37 Ac.
BUILDABLE LOTS	199,051 S.F. ± OR 4.57 Ac.
NON-BUILDABLE LOTS	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCEL "A"	386,266 S.F. ± OR 8.87 Ac.
NON-BUILDABLE PRESERVATION PARCEL "B"	345,850 S.F. ± OR 7.94 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED:	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	931,166 S.F. ± OR 21.376 Ac.

LEGEND:

- PROPERTY LINE
- 30' B.R.L. SETBACK LINE
- 10,000 S.F. SEPTIC RESERVE AREA
- EXISTING F.C.E. TO BE ABANDONED BY THIS PLAT.
- EXISTING WELL
- STREAM
- 100 YR. FLOOD PLAIN
- WETLAND

SHEET INDEX:

1	PLAT 1 OF 2
2	PLAT 2 OF 2
3	PLAT 3 OF 3

OWNER'S CERTIFICATE:

PARCEL	OWNER	EASEMENT HOLDERS	PURPOSE
Non-Buildable Preservation Parcel "B"	Private	H.O.A. Howard County	Agriculture/Forest Conservation
Buildable Preservation Parcel "A"	Private	H.O.A. Howard County	Residential Construction Forest Conservation

OWNERS / DEVELOPER:
 FULTON WOODS LLC.
 17701 HUNTMASTER CT.
 WOODBINE, MD. 21797
 TEL. 301 641-0903

HYDE PROPERTY PRESERVATION PARCEL "A"
 FANNING CHRISTOPHER JOHN
 FANNING PAULA AUSTIN T/E
 MAP 40, GRID 24
 PLAT 12467
 L3857/F100
 ZONE RR-DEO
 LAND USE: A

Professional Certification
 I hereby certify that these documents were prepared by me or under my responsible charge and that I am a duly licensed Professional Property Line Surveyor under laws of the State of Maryland License No. 466, Expiration Date 5-22-12

Professional Signature: John C. Mellema
 Date: 7/3/2012

Approved: For Private Water and Private Sewerage Systems. Howard County Health Department.
 Brian for Peter Zeilemann 8/15/2012
 Howard County Health Officer Date 7/10/12

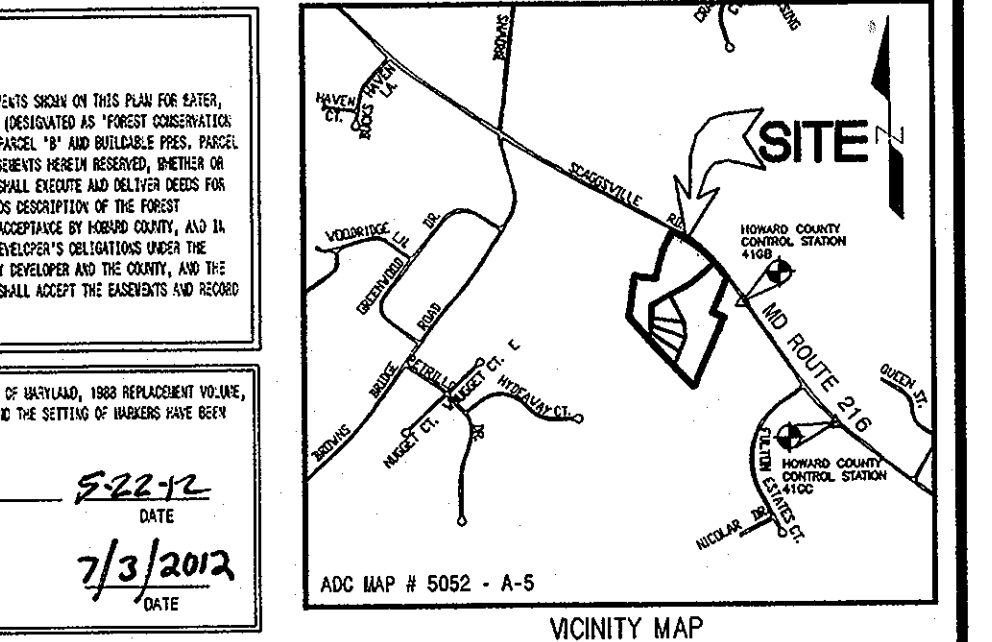
Approved: For Howard County Department of Planning and Zoning.
 Chief, Development Engineering & Division Date 7/31/12
 Director Date 9/05/12

OWNER'S CERTIFICATE (Continued):
 FULTON WOODS LLC owners of the property shown and described herein, 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, and in under all roads and street rights-of-way and specific easement areas shown herein; (2) The right to require dedication for use the beds of street 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 right-of-ways.

Witness our hands this 3 day of JULY, 2012.
 Eric Conn 7/3/2012
 De M. Zeilemann 7/3/12
 ERIC CONN Date
 MEMBER, FULTON WOODS LLC.

SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the lands conveyed by ERIC CONN, TO FULTON WOODS LLC BY DEED DATED MARCH 9, 2012, and recorded among the land records of Howard County, Maryland in Liber 13899, folio 278 and all the monuments are in place or will be placed 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.

Professional Signature: John C. Mellema
 Date: 5-22-12
 Lic. No. 466, Expiration Date: 5-22-12



General Notes:

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland Department of the Environment regulations.
- Coordinate are based on Mad 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 4168 & 4162.
- This area designates an existing 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 sewage disposal (ODWR 26.04.03). Improvements in any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a notified sewage easement shall not be necessary.
- B.R.L. - Represents building restriction lines.
- Represents concrete monument set (unless otherwise noted).
- Represent iron rebar set (unless otherwise noted).
- Public water and public sewer are not available to this site. On-lot water and sewer will be provided until utilities are available.
- The subject property zoned "RR-DEO" per 2-2-04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7-28-06.
- The 100 year Floodplain Area = 0.20 Ac. and the study was approved on Feb 15, 2006, and recorded at Plat # 19301.
- Areas as stated on this plat are to be taken as more or less (±), unless otherwise noted.
- For Flag or Pipe Sten lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe sten and the road right-of-way line only and not onto the flag or pipe sten lot driveway.
- Driveway shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for the fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (16' serving more than one residence);
 - Surface - 6' of compacted crusher run base w/ tar and chip coating (1-1/2" min.);
 - Geotexty - Max. 15% grade, max. 8% grade change and min. 45' turning radius;
 - Structure (culvert/bridges) - capable of supporting 25 gross tons (SSES loading);
 - Drainage Elements - capable of safely passing 100 yr. Flood with no more than 1 foot depth over driveway surface;
 - Maintenance - sufficient to insure all weather use.
- Forest stand delineation and Wetland Report were prepared by Eco Science Professionals under F-06-096 and were approved in June 2007. The wetlands are delineated by this plat (F-12-004).
- No grazing, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), floodplain or their buffers and forest conservation easements areas.
- This plat is based on a field run monumented boundary survey performed in March 2005 by Jack C. Hellema Sr., Inc.
- This plat complies with the requirements of Section 16.120 of the Howard County Code for Forest Conservation by recording a forest conservation easement of 7.92 acres. The forest retained is 7.37 acres. The forest planted is 0.55 acres. The forest conservation surety equals \$11,978.00.
- Stormwater Management is provided by utilizing environmental credits and other ESD's as shown on the Final Construction Plans.
- Environmental Concept Plan No. 11-041 was approved June 9, 2011.
- Preliminary Equivalent Sketch Plan SP-06-011 was approved prior to Nov. 1 2006. For this reason this plan is Grandfathered from Road Design Manual III Revision.
- The Health Department Officer shall have the authority to grant adjustment to the private sewage easement.

THIS PLAT SHEET #1 IS ONLY TO BE ABANDON THE EXISTING F.C.E. AREAS. SEE SHEET #2 OF THE PLAT FOR THE LOTS AND F.C.E. AREAS.

WP-12-044 REVISED EXHIBIT

THE PURPOSE OF THIS PLAT IS TO CREATE BUILDABLE LOTS 3 THROUGH 6, BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B", AND TO CREATE A 24 FOOT USE-IN COMMON DRIVEWAY EASEMENT TO SERVE LOTS 3, 4, 5, 6 AND BUILDABLE PRESERVATION PARCEL "A". ALSO THIS PLAT WILL ABANDON THE FOREST CONSERVATION EASEMENT CREATED UNDER PLAT # 19301 AND WILL RE-ESTABLISH THE FOREST CONSERVATION EASEMENT PER THIS SUBDIVISION AND TO ABANDON THE ACCESS EASEMENT CREATED BY F-06-096 THAT SERVED LOT NO.1 CREATED BY PLAT # 19301.

Recorded as Plat 2209 on 9/7/12 among the Land Records of Howard County, Maryland.

FULTON WOODS
 LOTS 3 THRU 6, BUILDABLE PRESERVATION PARCEL "A" & NON-BUILDABLE PRESERVATION "B"
 (RESUBDIVISION OF FULTON WOODS, LOT 2 PLAT# 19301)
 5th ELECTION DISTRICT, TAX MAP 41, GRID 13, ZONE: RR-DEO
 PARCEL 199, LOT 2 HOWARD COUNTY, MARYLAND.
 SCALE: 1" = 100' DATE: MARCH 27, 2012 SHEET 1 OF 3

DWPR LLC.
 7017 MEANDERING STREAM WAY
 FULTON, MD. 20759
 TEL. 301-317-4058

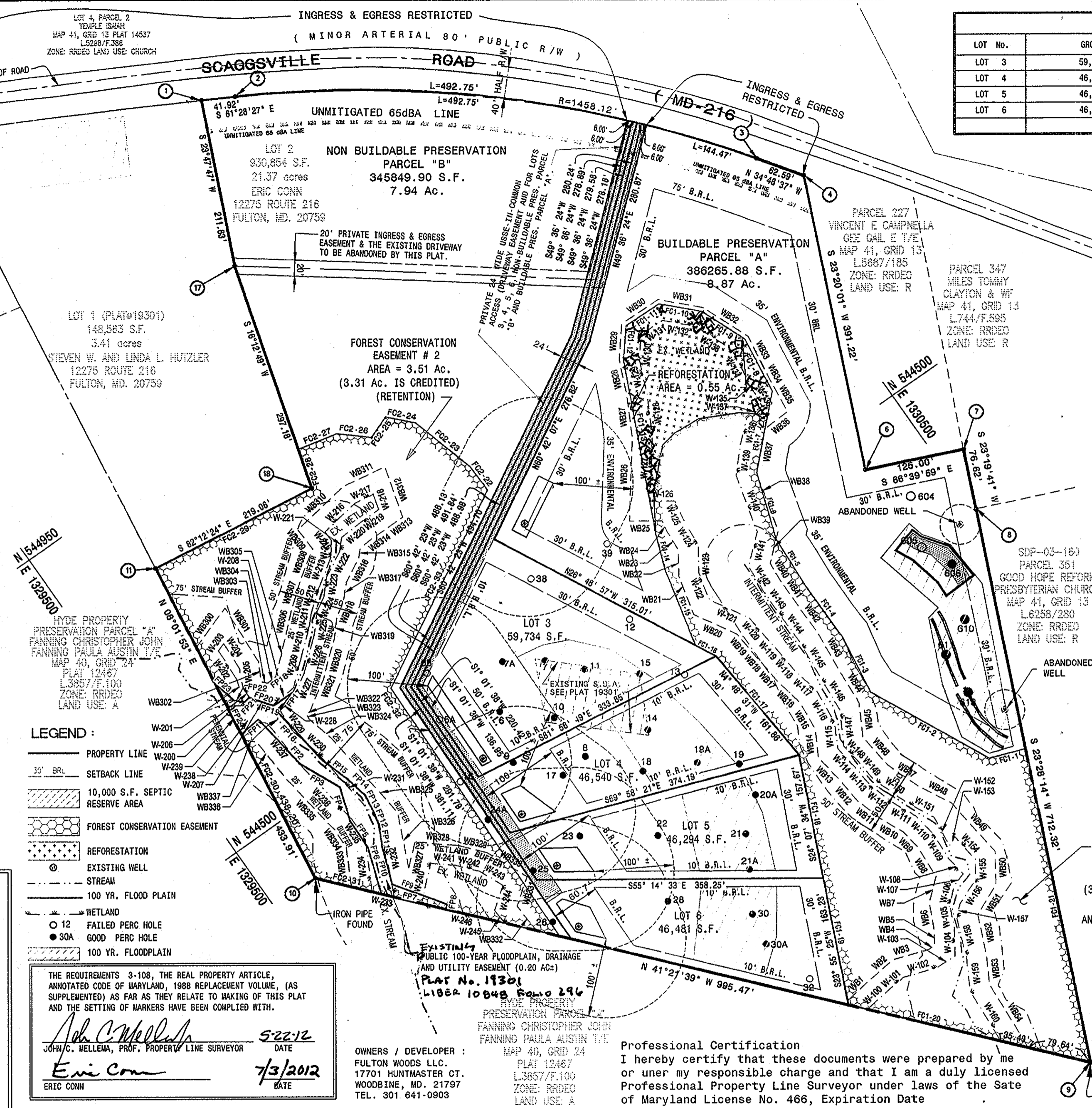
MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 3	59,734.74 S.F.	3,345.56 S.F.	56,389.18 S.F.
LOT 4	46,540.51 S.F.	5,436.78 S.F.	41,103.73 S.F.
LOT 5	46,294.04 S.F.	5,950.73 S.F.	40,343.31 S.F.
LOT 6	46,481.40 S.F.	6,391.89 S.F.	40,089.51 S.F.

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	545308.8753	1329991.5554
2	545279.4889	1330045.6202
3	544841.6806	1330533.5699
4	544790.2917	1330569.2997
5	544442.4010	1330419.2333
6	544392.8908	1330534.0102
7	544322.5327	1330503.6684
8	543669.1436	1330219.9658
9	544416.3075	1329562.1596
10	544850.2138	1329623.3845
11	544820.5102	1329840.4168
12	545113.4161	1329896.7653

FLOODPLAIN LINE TABLE		
LINE	BEARING	LENGTH
FP1	N 83°49'06" E	28.39
FP2	S 07°41'29" E	75.16
FP3	S 24°02'28" E	58.61
FP4	S 18°38'04" W	44.13
FP5	S 01°20'57" W	40.40
FP6	S 19°18'19" W	59.96
FP7	S 41°21'39" E	83.15
FP8	N 44°39'10" E	6.47
FP9	N 34°42'57" W	73.01
FP10	N 20°34'26" E	49.84
FP11	N 26°27'41" E	27.25
FP12	N 13°16'08" E	18.96
FP13	N 08°06'32" E	20.24
FP14	N 11°53'07" W	31.92
FP15	N 17°27'55" W	38.25
FP16	N 07°31'41" W	81.79
FP17	N 72°24'20" E	30.60
FP18	N 89°14'01" W	28.54
FP19	N 40°12'16" W	9.36
FP20	N 35°26'43" W	23.37
FP21	S 77°37'35" W	7.51
FP22	N 47°51'58" W	13.22
FP23	N 13°15'06" W	31.49
FP24	S 08°01'53" W	71.24

FCE # 1 Table		
Line #	Length	Direction
FC1-1	47.442	N69° 29' 04.63"W
FC1-2	169.767	N25° 30' 31.28"W
FC1-3	77.424	N8° 39' 13.70"E
FC1-4	79.755	N0° 21' 45.10"W
FC1-5	69.805	N3° 02' 18.34"E
FC1-6	87.280	N18° 58' 30.64"E
FC1-7	105.187	N45° 32' 29.40"E
FC1-8	73.513	N07° 40' 28.94"W
FC1-9	64.508	N21° 43' 54.65"W
FC1-10	54.061	N49° 46' 38.35"W
FC1-11	49.686	S88° 37' 01.81"W
FC1-12	43.885	S39° 21' 52.47"W
FC1-13	224.138	S24° 37' 24.89"W
FC1-14	46.105	S20° 28' 51.66"W
FC1-15	102.611	S13° 17' 15.29"W
FC1-16	28.808	S26° 48' 56.96"E
FC1-17	161.860	S4° 48' 31.06"E
FC1-18	157.672	S24° 07' 34.01"W
FC1-19	163.229	S23° 55' 25.14"W
FC1-20	310.972	S41° 21' 38.96"E
FC1-21	403.198	N23° 28' 12.31"E

FCE # 2 TABLE		
Line #	Length	Direction
FC2-22	36.135	N1° 15' 54.33"W
FC2-25	31.105	N69° 00' 24.78"E
FC2-23	88.135	N15° 49' 51.19"W
FC2-24	38.131	N43° 41' 53.63"W
FC2-26	43.536	N48° 42' 50.56"W
FC2-27	51.584	S77° 20' 27.85"E
FC2-28	52.199	N16° 12' 48.85"E
FC2-29	219.055	N82° 12' 24.38"W
FC2-30	438.206	S8° 01' 53.46"W
FC2-31	313.012	S41° 21' 39.79"E
FC2-32	375.887	N1° 01' 37.83"E
FC2-33	278.084	N60° 42' 23.14"E



- LEGEND:**
- PROPERTY LINE
 - SETBACK LINE
 - 10,000 S.F. SEPTIC RESERVE AREA
 - FOREST CONSERVATION EASEMENT
 - REFORESTATION
 - EXISTING WELL
 - STREAM
 - 100 YR. FLOOD PLAIN
 - WETLAND
 - 12 FAILED PERC HOLE
 - 30A GOOD PERC HOLE
 - 100 YR. FLOODPLAIN

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 3-6 AND NON-BUILDABLE PARCEL "B" AND BUILDABLE PRES. PARCEL "A", ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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.

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John C. Mellema 5/22/12
 JOHN C. MELLEMA, PROF. PROPERTY LINE SURVEYOR DATE

Eric Conn 7/3/2012
 ERIC CONN DATE

OWNERS / DEVELOPER :
 FULTON WOODS LLC.
 17701 HUNTMASER CT.
 WOODBINE, MD. 21797
 TEL. 301.641-0903

Professional Certification

I hereby certify that these documents were prepared by me or under my responsible charge and that I am a duly licensed Professional Property Line Surveyor under laws of the State of Maryland License No. 466, Expiration Date

John C. Mellema 5-22-12
 John C. Mellema
 Lic. No. 466, Expiration Date 12-22-12

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

Bridgette P. Bielewicz 8/15/2012
 Howard County Health Officer Date

Approved: For Howard County Department of Planning and Zoning.

Kevin Sheehan 9/05/12
 Director Date

OWNER'S CERTIFICATE

FULTON WOODS LLC 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 sewer, drains, water pipes and other municipal utilities and services, in and under all roads and street rights-of-way and specific easement areas shown hereon; (2) The right to require dedication for use of the beds of street 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 right-of-ways.

Witness our hands this 3 day of JULY, 2012.

Eric Conn 7/3/2012
 ERIC CONN Date

De M. Beville 7/3/12
 Witness Date

MEMBER, FULTON WOODS LLC

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the lands conveyed by ERIC CONN TO FULTON WOODS LLC BY DEED DATED MARCH 9, 2012 and recorded among the land records of Howard County, Maryland in Liber 13869, folio 298 and all the monuments are in place or will be placed 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.

John C. Mellema 5-22-12
 John C. Mellema
 Lic. No. 466, Expiration Date 12-22-12

Recorded as Plat 22070 on 9/12 among the Land Records of Howard County, Maryland.

FULTON WOODS

LOTS 3 THRU 6, BUILDABLE PRESERVATION PARCEL "A" & NON-BUILDABLE PRESERVATION "B" (RESUBDIVISION OF FULTON WOODS, LOT 2 PLAT# 19301)

5th ELECTION DISTRICT, TAX MAP 41, GRID 13, ZONE : RR-DEO PARCEL 199, LOT 2 HOWARD COUNTY, MARYLAND.

SCALE : 1" = 100' DATE : MARCH 27, 2012 SHEET 2 OF 3

DWPR LLC.
 7017 MEANDERING STREAM WAY
 FULTON, MD. 20759
 TEL. 301-317-4058

WETLAND TABLE			WETLAND TABLE		
Line #	Length	Direction	Line #	Length	Direction
W-100	33.31	N81° 47' 12.12"E	W-135	21.13	S7° 04' 21.66"W
W-101	26.29	N84° 37' 36.48"E	W-136	18.29	S6° 31' 05.31"W
W-102	43.63	S71° 17' 02.22"E	W-137	24.09	S87° 08' 22.96"W
W-103	27.05	S87° 44' 53.55"E	W-138	34.38	S47° 54' 16.22"W
W-104	34.62	N33° 24' 49.30"E	W-139	38.58	S43° 41' 03.57"W
W-105	32.71	N25° 27' 47.66"E	W-140	76.52	S14° 51' 21.00"W
W-106	23.17	N49° 12' 13.38"E	W-141	44.93	S48° 40' 16.74"W
W-107	18.17	N71° 16' 38.59"E	W-142	37.77	S4° 29' 51.65"W
W-108	26.00	N8° 10' 55.96"W	W-143	34.38	S0° 09' 28.57"W
W-109	34.92	N4° 06' 24.87"E	W-144	43.29	S0° 34' 01.74"E
W-110	33.13	N9° 05' 01.32"W	W-145	56.34	S5° 34' 27.43"W
W-111	34.12	N24° 33' 09.54"W	W-146	41.91	S3° 56' 38.58"W
W-112	33.58	N17° 10' 31.43"W	W-147	47.35	S28° 25' 39.37"W
W-113	28.96	N4° 50' 01.35"W	W-148	25.48	S8° 24' 42.88"E
W-114	33.46	N7° 56' 17.34"W	W-149	31.18	S5° 33' 12.49"E
W-115	32.74	N28° 57' 20.99"E	W-150	49.65	S19° 51' 37.66"E
W-116	46.44	N5° 36' 51.78"E	W-151	38.63	S26° 06' 27.44"E
W-117	37.30	N11° 50' 55.31"W	W-152	39.41	S6° 08' 16.32"W
W-118	27.56	N5° 19' 09.06"W	W-153	12.68	N66° 17' 12.13"E
W-119	27.76	N5° 42' 49.56"W	W-154	37.94	S6° 52' 19.02"E
W-120	32.11	N4° 24' 52.62"W	W-155	25.86	S33° 00' 58.12"W
W-121	55.17	N30° 19' 26.14"W	W-156	36.32	S67° 48' 52.50"W
W-122	37.61	N13° 50' 23.65"E	W-157	17.22	S49° 13' 58.17"W
W-123	35.86	N34° 09' 06.02"E	W-158	52.91	S21° 29' 07.95"W
W-124	31.28	N3° 23' 01.35"E	W-159	43.20	S28° 42' 39.97"W
W-125	30.02	N9° 44' 48.15"E	W-160	73.01	S3° 33' 48.30"W
W-126	30.74	N55° 00' 03.16"W			
W-127	82.23	N37° 03' 11.29"E			
W-128	55.71	N27° 49' 47.71"E			
W-129	43.07	N22° 42' 12.53"E			
W-130	31.20	N39° 21' 52.47"E			
W-131	31.88	S88° 37' 01.81"E			
W-132	41.94	S44° 46' 38.55"E			
W-133	55.02	S21° 43' 54.65"E			
W-134	40.67	S8° 23' 05.65"W			

WETLAND BUFFER TABLE			WETLAND BUFFER TABLE		
Line #	Length	Direction	Line #	Length	Direction
WB1	45.11	N81° 47' 12.12"E	WB36	36.39	S87° 08' 22.96"W
WB2	32.25	N84° 37' 36.48"E	WB37	55.75	S45° 32' 29.40"W
WB3	45.35	S71° 17' 02.22"E	WB38	77.69	S14° 51' 21.00"W
WB4	9.33	S87° 44' 53.55"E	WB39	42.39	S48° 40' 16.74"W
WB5	18.79	N33° 24' 49.30"E	WB40	26.68	S4° 29' 51.65"W
WB6	36.22	N25° 27' 47.66"E	WB41	33.27	S0° 09' 28.57"W
WB7	33.88	N49° 12' 13.38"E	WB42	44.47	S0° 34' 01.74"E
WB8	42.93	N4° 06' 24.87"E	WB43	57.32	S5° 34' 27.43"W
WB9	26.85	N9° 05' 01.32"W	WB44	46.98	S3° 56' 38.58"W
WB10	32.34	N24° 33' 09.54"W	WB45	44.45	S28° 25' 39.37"W
WB11	37.90	N17° 10' 31.43"W	WB46	46.43	S6° 38' 51.61"E
WB12	30.99	N4° 50' 01.35"W	WB47	45.15	S19° 51' 37.66"E
WB13	41.12	N7° 56' 17.34"W	WB48	47.58	S27° 43' 47.45"E
WB14	35.92	N28° 57' 20.99"E	WB49	80.70	S6° 52' 19.02"E
WB15	37.44	N5° 36' 51.78"E	WB50	42.76	S33° 00' 58.12"W
WB16	34.89	N11° 50' 55.31"W	WB51	43.38	S66° 21' 01.94"W
WB17	28.90	N5° 19' 09.06"W	WB52	51.42	S23° 17' 24.52"W
WB18	27.96	N5° 42' 49.56"W	WB53	39.20	S28° 42' 39.97"W
WB19	26.64	N4° 24' 52.62"W	WB54	92.50	S3° 33' 48.30"W
WB20	59.57	N30° 19' 26.14"W			
WB21	52.23	N13° 50' 23.65"E			
WB22	33.46	N34° 09' 06.02"E			
WB23	25.79	N3° 23' 01.35"E			
WB24	15.56	N9° 44' 48.15"E			
WB25	40.80	N55° 00' 03.16"W			
WB26	106.13	N37° 03' 11.29"E			
WB27	52.58	N27° 49' 47.71"E			
WB28	45.61	N22° 42' 12.53"E			
WB29	47.06	N39° 21' 52.47"E			
WB30	54.14	S88° 37' 01.81"E			
WB31	57.09	S44° 46' 38.55"E			
WB32	66.84	S21° 43' 54.65"E			
WB33	47.11	S8° 23' 05.65"W			
WB34	20.72	S7° 04' 21.66"W			
WB35	39.38	S6° 31' 05.31"W			

WETLAND TABLE		
Line #	Length	Direction
W-200	22.07	S56° 24' 46.87"E
W-201	34.25	N20° 15' 01.20"E
W-202	42.91	N2° 52' 43.13"E
W-203	11.10	N70° 23' 10.55"E
W-204	36.49	S3° 16' 19.30"W
W-205	25.16	S25° 46' 49.00"W
W-206	18.31	S0° 48' 35.62"W
W-207	28.29	S41° 56' 31.94"E
W-208	33.38	N85° 36' 26.76"E
W-209	34.66	N49° 19' 12.58"E
W-210	45.61	N49° 04' 58.14"E
W-211	17.21	N44° 29' 37.05"E
W-212	34.32	N51° 22' 23.98"E
W-213	39.79	N55° 57' 01.79"E
W-214	21.56	N37° 54' 12.29"E
W-215	13.99	N2° 41' 48.03"W
W-216	51.80	N81° 14' 32.87"E
W-217	25.36	S80° 43' 22.80"E
W-218	20.15	S15° 44' 15.28"W
W-219	27.35	S89° 32' 13.64"W
W-220	30.48	S86° 32' 13.37"W
W-221	18.46	S43° 19' 06.50"W
W-222	35.86	S61° 28' 18.83"W
W-223	24.97	S42° 37' 29.43"W
W-224	20.40	S58° 43' 12.31"W
W-225	30.39	S41° 57' 34.18"W
W-226	49.06	S49° 52' 17.99"W
W-227	35.11	S57° 02' 28.20"W
W-228	22.83	S84° 49' 15.99"W
W-229	32.27	S2° 38' 03.86"W
W-230	40.29	S13° 19' 15.91"E
W-231	114.78	S6° 25' 22.29"E
W-232	96.40	S23° 37' 18.40"W
W-233	28.41	N41° 21' 45.93"W
W-234	65.84	N27° 45' 47.16"E
W-235	31.42	N1° 47' 34.59"E
W-236	90.74	N8° 02' 27.50"W
W-237	68.37	N3° 25' 41.17"W
W-238	43.75	N46° 33' 42.20"W
W-239	43.75	N46° 33' 42.20"W

WETLAND TABLE		
Line #	Length	Direction
W-240	51.87	N48° 05' 59.03"E
W-241	30.75	S50° 00' 41.18"E
W-242	31.40	S40° 34' 26.51"E
W-243	33.95	S23° 31' 07.66"E
W-244	33.11	S52° 54' 03.51"W
W-245	20.55	S3° 24' 17.58"E
W-246	107.37	N41° 21' 38.97"W

WETLAND BUFFER TABLE			WETLAND BUFFER TABLE		
Line	Length	Direction	Line	Length	Direction
WB300	61.66	N70° 23' 10.55"E	WB330	57.38	S23° 31' 07.66"E
WB301	79.16	S3° 16' 19.30"W	WB331	39.41	S52° 54' 03.51"W
WB302	26.79	S25° 46' 49.00"W	WB332	39.22	S3° 24' 17.58"E
WB303	7.55	S41° 56' 31.94"E	WB333	50.53	N27° 45' 47.16"E
WB304	12.87	N85° 36' 26.76"E	WB334	23.50	N1° 47' 34.59"E
WB305	62.22	N47° 46' 41.01"E	WB335	89.59	N8° 02' 27.50"W
WB306	62.22	N47° 46' 41.01"E	WB336	59.50	N3° 25' 41.17"W
WB307	36.82	N51° 22' 23.98"E	WB337	15.89	N46° 33' 42.20"W
WB308	43.18	N55° 57' 01.79"E			
WB309	30.25	N2° 41' 48.03"W			
WB310	78.25	N81° 14' 32.87"E			
WB311	57.32	S80° 43' 22.80"E			
WB312	66.91	S15° 44' 15.28"W			
WB313	45.47	S89° 32' 13.64"W			
WB314	45.47	S89° 32' 13.64"W			
WB315	12.55	S43° 19' 06.50"W			
WB316	35.71	S61° 28' 18.83"W			
WB317	24.36	S42° 37' 29.43"W			
WB318	20.25	S58° 43' 12.31"W			
WB319	28.43	S41° 57' 34.18"W			
WB320	52.35	S49° 52' 17.99"W			
WB321	42.86	S57° 02' 28.20"W			
WB322	7.21	S84° 49' 15.99"W			
WB323	6.96	S2° 38' 03.86"W			
WB324	38.29	S13° 19' 15.91"E			
WB325	122.99	S6° 25' 22.29"E			
WB326	70.53	S23° 37' 18.40"W			
WB327	33.18	N48° 05' 12.91"E			
WB328	54.50	S50° 00' 41.18"E			
WB329	37.22	S40° 34' 26.51"E			

general notes continued NOTE 32: (SEE SHEET 1 OF 3)

Conditions:

- A plat of revision must be submitted, processed and recorded to revised the access restrictions along the property frontage of Lot 1 on Wd. Rt. 216 and to remove the 20' private ingress and egress easement to Lot 1 shown on F-06-096.
- The applicant shall coordinate with the property owner for Lot 2, Eric Conn Property, to terminate the recorded Use-In-Common driveway maintenance agreement that exists for Lots 1 and 2. A copy of this document shall be submitted to the Department of Planning and Zoning with the plat of revision.
- Read Construction Drawings for F-08-014 must be re-lined to remove all access for Lot 1 across the Eric Conn property.
- Condition #1, #2, and #3 must be completed prior to the submission of the permit for driveway construction.
- All work within the SMA right-of-way, including driveway construction will require a District Office Permit.

33. HP-12-044 Approved Oct. 31, 2011. The Planning Director approved the request to waive section 16.117 (b) which states that the forest conservation easements shall be located in open space or a non-buildable preservation parcel except as permitted under section 16.120 and a waiver to section 16.120 (b)(4)(iii) which states that for lot or buildable preservation parcel of 10 acres or greater in size floodplains, wetland, stream, their buffer and forest conservation easement for afforestation, reforestation or retention may be located on the lot or parcel if the building envelope is no closer than 35 feet from these environmental features.

Conditions:

- In addition to designated retention areas, all required afforestation and/or reforestation requirements must be met on-site. A fee-in-lieu will not be accepted.
- The waiver exhibit must be amended to reflect the true forest conservation easement, including the area of required planting. This waiver exhibit must be submitted within 2 weeks of plat approval and prior to plat recordation.

STORMWATER MANAGEMENT PRACTICES				
LOT NUMBER	ADDRESS	PERMEABLE PAVEMENTS A-3 (Y/N)	LANDSCAPE INFILTRATION M-3 (NUMBER)	DRY WELLS M-5 (NUMBER)
1(A)		Y	1	
3		Y	1	
4		Y		3
5		Y		3
6		Y		3

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John C. Mellema 5/22/12
JOHN C. MELLEMA, PROF. PROPERTY LINE SURVEYOR DATE

Eric Conn 7/3/12
ERIC CONN 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 Professional Property Line Surveyor under laws of the State of Maryland License No. 466, Expiration Date

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 PRESERVATION PARCELS "A" AND "B". 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 LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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.

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

William P. Peter 8/15/2012
Howard County Health Officer Date

Approved: For Howard County Department of Planning and Zoning.

Kurt Schneider 7/3/12
Chief, Development Engineering Date

Kurt Schneider 8/05/12
Director Date

OWNER'S CERTIFICATE

Fulton Woods 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 sewer, drains, water pipes and other municipal utilities and services, in and under all roads and street rights-of-way and specific easement areas shown hereon; (2) The right to require dedication for use the beds of street 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 right-of-ways.

Witness our hands this 3 day of JULY, 2012.

Eric Conn 7/3/2012
ERIC CONN Date

De M. Beck 7/3/12
Witness Date

MEMBER, FULTON WOODS LLC

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the lands conveyed by ERIC CONN TO FULTON WOODS LLC BE DEED DATED MARCH 9, 2012 and recorded among the land records of Howard County, Maryland in Liber 13896 folio 278 and all the monuments are in place or will be placed prior to the acceptance of the streets in the subdivision by Howard County as shown in accordance with the annotated Code of Maryland.

John C. Mellema 12-29-12
John C. Mellema Date

Recorded as Plat 22071 on 9/7/12 among the Land Records of Howard County, Maryland.

FULTON WOODS

LOTS 3 THRU 6, BUILDABLE PRESERVATION PARCEL "A" & NON-BUILDABLE PRESERVATION "B" (RESUBDIVISION OF FULTON WOODS, LOT 2 PLAT# 19301)

5th ELECTION DISTRICT, TAX MAP 41, GRID 13, ZONE: RR-DEO PARCEL 199, LOT 2 HOWARD COUNTY, MARYLAND.

SCALE: 1" = 100' DATE: MARCH 27, 2012 SHEET 3 OF 3

PREPARED BY: DWPR LLC, 7017 MEANDERING STRAY WAY, FULTON, MD. 20759, TEL. 301-317-4058