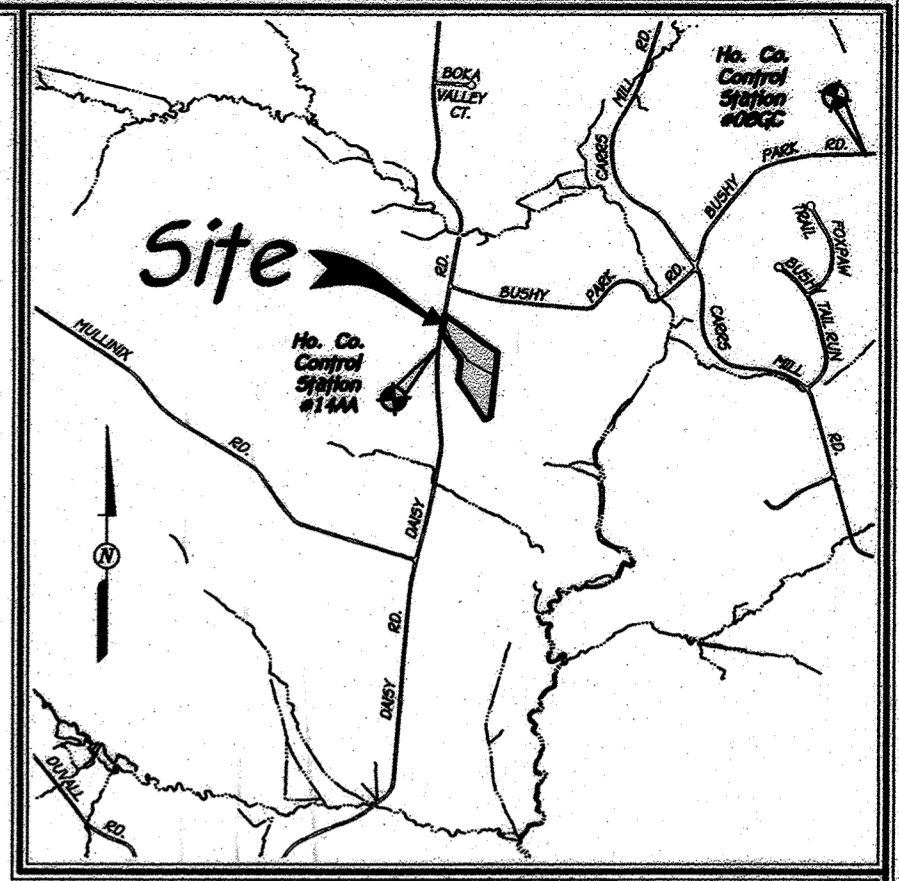
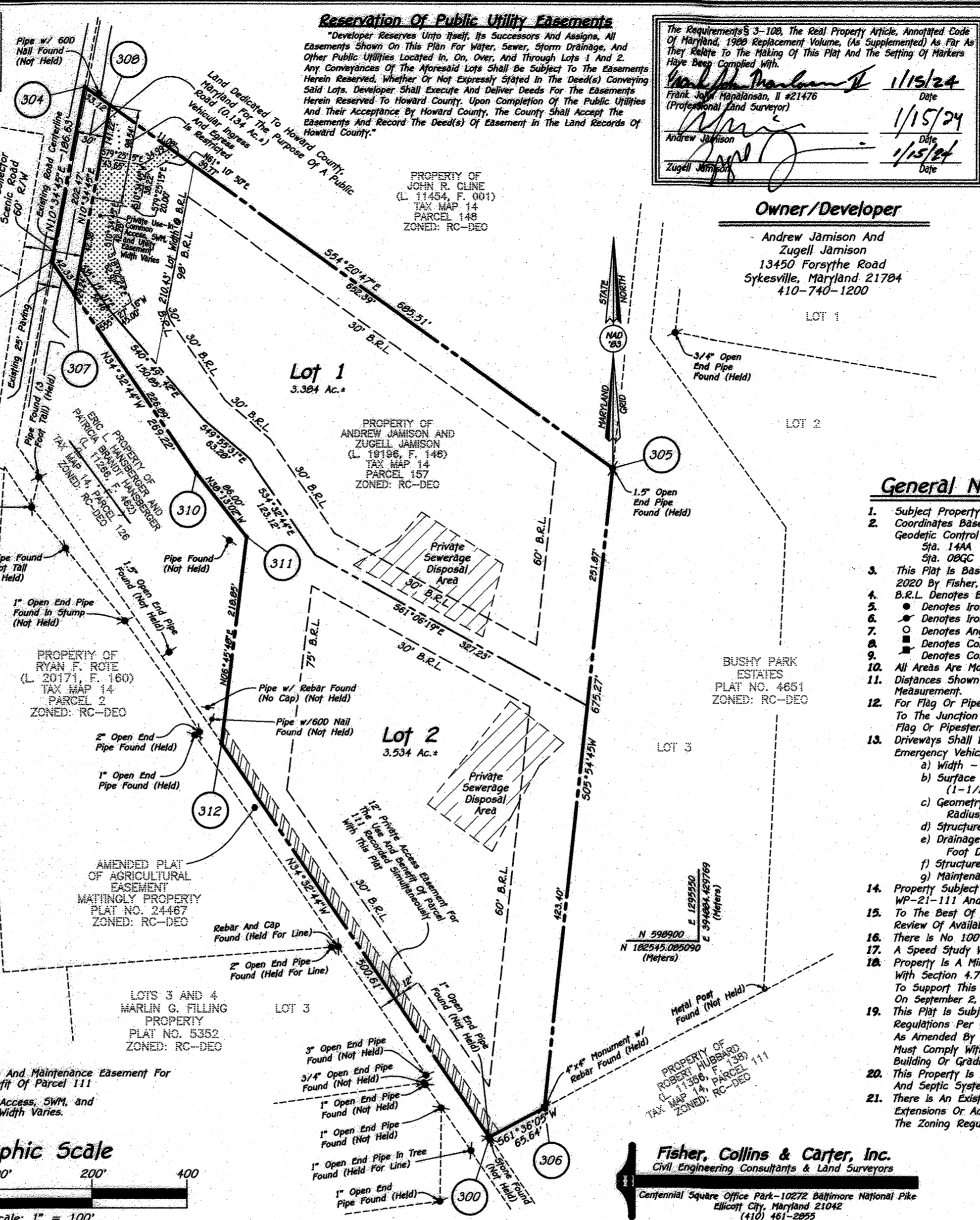


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
300	89693.2962	1295331.0030	182482.09590	394817.679360
303	899612.0962	1294867.0832	182762.120247	394876.258014
304	899795.5177	1294901.2883	182816.029423	394886.702845
305	899395.9463	1295458.3008	182696.220441	394896.479797
306	898724.2790	1295388.7410	182491.524043	394835.277927
307	899277.1865	1294911.0293	182751.491946	394883.575101
308	899776.2118	1294928.2013	182812.154988	394894.905144
310	899395.2971	1295019.6926	182694.528540	394722.791737
311	899382.1303	1295073.8969	182673.333531	394739.028432
312	899105.4020	1295047.1236	182607.691723	394731.152726

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	3.534 Ac.*	0.266 Ac.*	3.268 Ac.*



General Notes Continued:

1. This Project Is Located Along A Scenic Road And Was Approved By Planning Board On May 4, 2023 In Accordance With Subdivision And Land Development Regulations Section 16.122(c) With The Following Condition:

1. Access To The Site Shall Be Provided By A Single Use-In-Common Driveway Located Along The Frontage Of Daisy Road, Which Meets The Minimum Site Stopping Distance Intersection Site Distance.

2. This Plan Is Exempt From Providing Forest Conservation Obligations In Accordance With Section 16.122(b)(1)(iv) Since It Is A Minor Subdivision That Creates One (1) New Lot And Has No Further Subdivision Potential.

3. This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.121 Of The Howard County Code And The Landscape Manual. A Landscape Survey In The Amount Of \$3,900.00 Based On (13) Shade Trees @ \$300.00 Each Shall Be Bonded As Part Of The Grading Permit.

4. Wetland And Forest Stump Removal Report Dated March 7, 2022 Prepared By Eco-Science Professionals, Inc. And Approved On June 7, 2022.

5. Stormwater Management Practices Are Required In Accordance With The Design Manual. Prior To Signature Of The Final Plat The Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Department Of Planning And Zoning For The Construction Of The Stormwater Management Practices And A Maintenance Agreement. On Lot Stormwater Management Facilities Are Owned And Maintained By The Individual Lot Owner.

6. Open Space Requirements Will Be Met For This Project By Payment Of A Fee-In-Lieu Of \$1,500.00 For Lot 2.

7. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Required Wetlands, Stream(s) Or Their Buffers, Forest Conservation Easement Areas And 100 Year Floodplain.

8. Subdivision Is Subject To Section 104 Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.

9. Moderate Income Housing Unit (M.I.H.U.) Definition:
a. M.I.H.U. Required = (1 Lot x 10%) = 0.1 M.I.H.U.
b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.

10. This Area Designates A Private Sewerage Disposal Area Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted To Those That Do Not Interfere With The Sewerage System And Will And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.

11. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.

12. All Wells Have Been Drilled Prior To Final Plat Recordation.

13. For Flag Or Pipestem Lots, Snow Removal And Road Maintenance Are Provided To The Flag Or Pipestem At The Junction Of The Flag Or Pipestem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipestem Lot Driveway.

14. No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.

15. A Community Meeting Was Conducted Virtually On May 18, 2021 At 6:00 PM 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 16.122(c) Of The Subdivision Regulations.

16. A Letter Of Findings Dated July 8, 2021 Prepared By Eco-Science Professionals, Inc. There Are No Wetlands, Wetland Buffer, Stream And Stream Buffer Located Within The Limits Of This Plat Submission.

17. This Plat Is Subject To WP-21-111 Which On April 1, 2021, And Pursuant To Section 16.104, The Director Of The Department Of Planning And Zoning Has Considered And Approved A Request For Alternative Compliance With Respect To Section 16.122(c)(1) Of The Subdivision And Land Development Regulations To Allow The Petitioner To Host A Virtual Presentation Community Meeting During The COVID-19 State Of Emergency. Approval Is Subject To The Following Conditions:
a. The Alternative Compliance Petition Will Remain Valid As Long As The Howard County State Of Emergency Is In Effect.
b. The Petitioner Must Comply With The Department Of Planning And Zoning's Virtual Presentation Hearing Guidelines For Hosting Public Hearings A Virtual Public Hearing.
c. This Plat Is Subject To A Design Manual Waiver For Design Manual Volume III, Roads And Bridges, Section 2.5.9, To Allow The Single Use Of Stopping Sight Distance Instead Of Intersection Sight Distance, Approved On 5/19/2022.

18. The 12' Private Access Easement For The Use And Benefit Of Parcel 111 Is Recorded Simultaneously With This Plat.

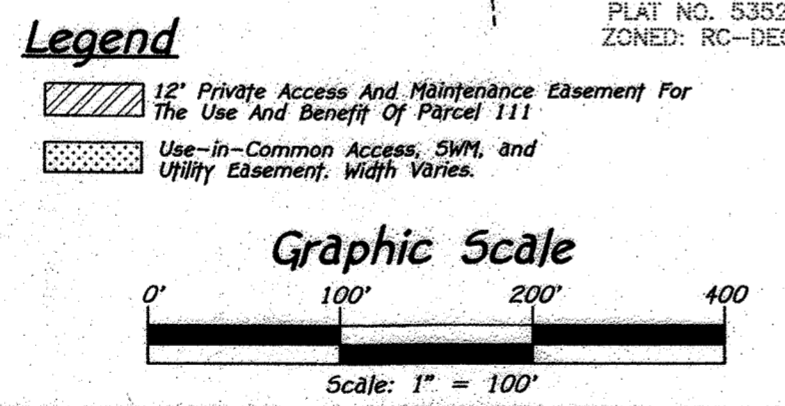
19. This Plat Is Subject To WP-23-067 Which On February 22, 2023 The Director Of The Department Of Planning And Zoning Approved A Request For Alternative Compliance With Respect To Section 16.102 And Section 16.147 Of The Subdivision And Land Development Regulations To Reconfigure Two Existing Deed Parcels Into Two Parcels With The Same Tax Map Information, With The Purpose Of Rectifying A Property Boundary To Bring An Existing Structure Into Zoning Setback Requirements. Subject To The Following Conditions:
1. Through The Adjoining Deed Process, Tax Map 14, Parcels 126 And 157 Shall Be Reconfigured As Shown On The A-C Boundary Exhibit & Submitted With WP-23-067, No New Lots Or Parcels Are To Be Created Or Endorsed Under This Approval.
2. The Applicant Must Record The New Deed Or Reconfiguration In The Land Records Office Of Howard County, MD, Within 90 Days Of The Date Of Alternative Compliance Approval (On Or Before May 23, 2023). A Copy Of The Recorded Deed Shall Be Submitted To The Department Of Planning And Zoning For File Retention Within 30 Days Of The Recordation.
3. Notes, Bounds And Distance Information Must Be Provided For All Property Boundary Lines To Be "Adjusted, Removed Or Modified" As Part Of The Adjoining Deed Transfer And Must Show New Parcel Configuration As Well.

20. On May 12, 2023 The Howard County Planning Board Approved The Final Plat In Accordance With Section 16.122(c) Of The Howard County Code With One Condition:
(1) Access To The Site Shall Be Provided By A Single Use-In-Common Driveway Located Along The Frontage Of Daisy Road Which Meets The Minimum Site Stopping Distance And Intersection Sight Distance.

- General Notes:**
- Subject Property Is Zoned RC-DEO Per The 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 144A And No. 083C.
Sta. 144A N 599,436.266 E 1,294,825.983 Elevation 554.917
Sta. 083C N 601,441.396 E 1,299,254.061 Elevation 566.45
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 2020 By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - All Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - 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 Only And Not Onto The Flag Or Pipestem Lot Driveway.
 - Driveways Shall Be Provided Prior To Residential Occupancy 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 - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1-1/2" Minimum);
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.
 - Property Subject To Prior Department Of Planning And Zoning File No's: ECP-21-056, WP-21-111 And WP-23-067.
 - To The Best Of Our Knowledge, No Cemeteries Exist On Site By Both Visual Observation And Review Of Available Howard County Information.
 - There Is No 100 Year Floodplain Within The Limits Of This Plat Submission.
 - A Speed Study Was Performed By Mars Group On February, 2022.
 - Property Is A Minor Subdivision And Is Exempt From The APFO Traffic Report In Accordance With Section 4.7.B.5. Of The Howard County Design Manual, Volume III - Roads And Bridges. To Support This Exemption, An APFO Study Affidavit Has Been Submitted And Approved On September 2, 2022.
 - This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003 And The 10/06/13 Comprehensive Zoning Regulations As Amended By Council Bill No. 75-2003. Development Or Construction On These Lots Or Parcels Must Comply With Setbacks And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
 - This Property Is Located Outside Of The Metropolitan District. Lots To Be Served By Private Well And Septic Systems.
 - There Is An Existing Dwelling, Greenhouse And Shed On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.919 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.919 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.134 Ac.*
TOTAL AREA TO BE RECORDED	7.053 Ac.*



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

[Signature] 2/12/24
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 2/22/24
Chief, Development Engineering Division Date

[Signature] 2/19/24
Director Date

Owner's Certificate

Andrew Jamison And Zugell Jamison, Owners Of The Property Shown And Described Hereon, Herby 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 Roads 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, Herby 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 Rights-Of-Way. Witness My Hand This 15th Day Of JANUARY, 2024.

[Signature] Andrew Jamison
[Signature] Zugell Jamison

[Signature] Witness
[Signature] Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge 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 Part Of The Lands Conveyed By Koong Lam To Andrew Jamison And Zugell Jamison By Deed Dated February 12, 2020 And Recorded Among The Land Records Of Howard County, Maryland In Liber 19196 At Folio 146; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

[Signature] 1/15/24
Frank John Manalansan, II, Date
Professional Land Surveyor No. 21476
Expiration Date: July 14, 2025

RECORDED AS PLAT No. 26556 ON 3-4-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Jamison Property
Lots 1 And 2

Zoned: RC-DEO
Tax Map: 14, Grid: 1; Parcel: 157
Fourth Election District - Howard County, Maryland
Date: July 6, 2023 Scale: As Shown Sheet 1 Of 1

