

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
14	499833.93	867627.12	4487	501406.75	867759.07
213	501398.02	867500.84	4855	501581.97	868051.68
214	501475.65	867503.94	4877	500040.69	867831.70
216	501398.57	867519.07	4878	500055.72	867791.15
276	501474.60	867610.46	4879	500049.20	867857.53
277	501825.95	867657.36	4880	500036.80	867882.23
278	501773.76	868046.88	4881	500207.36	868050.46
279	501770.88	868064.57	4884	499880.09	868012.18
540	500350.96	867766.96	5514	501577.06	868052.66
541	500351.56	867846.96	5515	501528.03	868062.47
549	499870.91	867581.69	5539	501136.92	867841.09
550	499828.83	867651.46	5541	501502.41	867987.99
4014	501422.80	867638.86	5542	501302.03	867885.57
4070	500330.84	868031.13	6615	500857.51	867843.18
4071	500065.36	868088.47	6616	500856.92	867763.18
4072	499956.36	868073.72	6644	501484.48	867504.77
4073	499987.69	867886.99			

MINIMUM LOT SIZE TABULATION						
Lot No.	Gross Area	Pipestem	Remaining	100 Yr. Floodplain	25% Slopes	Minimum Lot Size
127	17,487 SF	1,787 SF	15,750 SF	0	0	15,750 SF
128	18,761 SF	1,931 SF	16,830 SF	0	0	16,830 SF
129	18,289 SF	2,089 SF	16,200 SF	0	0	16,200 SF
130	16,668 SF	2,117 SF	14,551 SF	0	0	14,551 SF
131	28,207 SF	818 SF	27,389 SF	0	0	27,389 SF
132	14,920 SF	695 SF	14,225 SF	0	0	14,225 SF
133	15,151 SF	1,105 SF	14,046 SF	0	0	14,046 SF

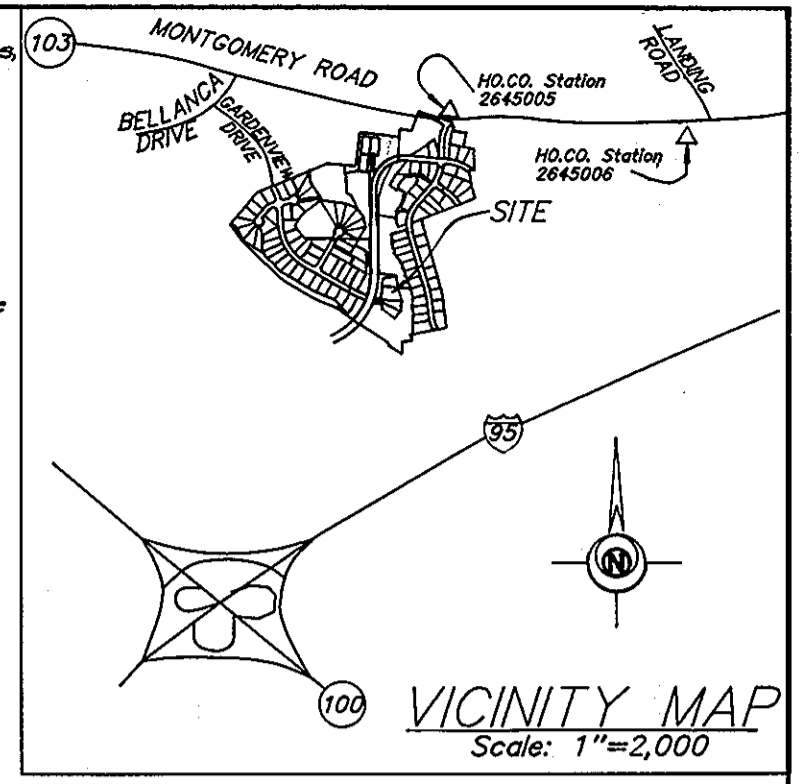
**OWNER / DEVELOPER**  
 Marshalee Woods Limited Partnership  
 8835 Columbia 100 Parkway Unit P  
 Columbia, Maryland 21045  
 (410) 730-0810

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through lots 127 through 133, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of the abovesaid 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 a deed(s) 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 case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the Developer's Surety posted with said release agreement, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

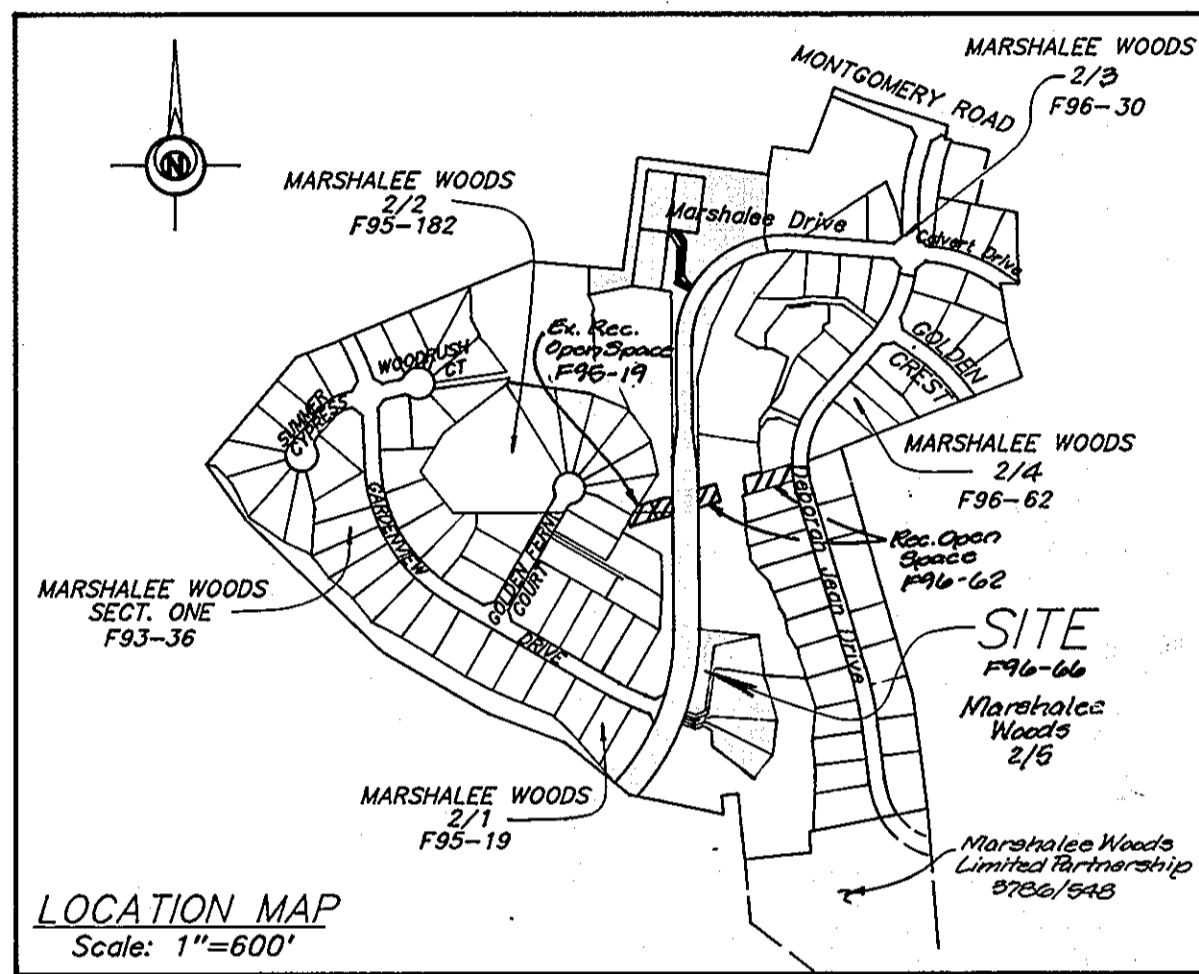
The requirements 3-108, the Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

*D. Wayne Weller* 9/27/96  
 D. Wayne Weller, No. 10685 Date

*John Liparini* 9/25/96  
 John Liparini, No. 10685 Date



OPEN SPACE TABULATION CHART					
Section Area	Gross Area (Ac <sup>2</sup> )	Open Space Required (Ac <sup>2</sup> )	Open Space Provided (Ac <sup>2</sup> )	Open Space Non-Credited	Open Space Credited (Ac <sup>2</sup> )
Marshalee Wds Sect. 1 F95-36	21.3906	(20%) 4.2781	4.8719	0.1077	4.7642
Marshalee Wds Sect. 2 Area 1 F96-19	6.3960	(30%) 1.919	1.5270	0.0000	1.5270
Marshalee Wds Sect. 2 Area 2 F95-182	8.3102	(30%) 2.4931	2.4443	0.0000	2.4443
Marshalee Wds Sect. 2 Area 3 F96-62	11.5667	(30%) 3.4700	5.5311	0.0330	5.4981
Marshalee Wds Sect. 2 Area 4 F96-62	22.1324	(30%) 6.6397	7.2141	0.0000	7.2141
Marshalee Wds Sect. 2 Area 5 F96-66	9.0860	(30%) 2.7258	3.1849	0.0000	3.1849
<b>Totals</b>	<b>78.6809</b>	<b>21.5257</b>	<b>24.7733</b>	<b>0.1407</b>	<b>24.6326</b>



**GENERAL NOTES (con't)**

- Public water and sewerage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Recreation open space for this subdivision is:  
 7 SFD \* 200 sq.ft./unit = 1,400 sq. ft. (F96-66)  
 Marshalee Woods 2/4 (F96-62) = 6,800 sq. ft.  
 Marshalee Woods 2/3 (F96-30) = 2,400 sq. ft.  
 Marshalee Woods 2/2 (F95-182) = 1,600 sq. ft.  
 Marshalee Woods 2/1 (F95-19) = 2,200 sq. ft.  
 Total Required = 14,400 sq. ft.  
 Total Provided (F95-19) = 5,682 sq. ft.  
 Total Provided (F96-62) = 11,428 sq. ft.  
 Excess Provided = +2,710 sq. ft.
- Waiver Request WP 94-90, Granted 1/23/95, to waive:  
 Section 16.119(f)(2). To permit the private shared driveways for Lots 61-63 and 75-76 to have direct access to a minor arterial roadway, Marshalee Drive. (new lot #'s are 127-129 and 130 - 135)  
 Section 16.116(a)(3). To not require a useable yard 25' minimum between the 75' Stream Buffer and the rear of the proposed units on lots 87-90. (new lot #'s are 110 - 115). Applicable to F96-62.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code, 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 Easement are allowed.
- Stormwater management is provided in Pond #2 (F93-36) and Pond #3 (F96-30).
- The Preliminary Plan P92-17 was approved on 4/27/95.
- 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 ft. (16 ft. serving more than one residence), b) Surface - 6 inches of compacted crusher run base with tar and chip coating, c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 ft. turning radius, d) Structures (culverts/bridges) Capable of supporting 25 gross tons (H25 loading), e) Drainage Elements - Capable of safely passing 100 yr. flood with no more than 1 foot depth over driveway surface, f) Structure Clearances - minimum 12 ft. g) Maintenance sufficient to insure all weather use.
- The 65 dBA noise contour line represents the approximate location of the 65 dBA decibel noise exposure level compiled by Land Design Engineering, Inc. as part of P94-07 approval.
- The existing private water and private sewerage system presently serving the existing dwelling on Lot 131 shall be abandoned in accordance with the approved procedures of the Howard County Health Department.
- Additional mitigation may be required on lots 130, 131, 132 and 133 at the Site Development Plan or Plot Plan depending on the actual siting of the house.
- No new building extensions or additions to the existing dwelling to remain on Lot 131 are to be constructed at a distance less than the Zoning Regulations require.

**AREA TABULATION**

- Total number of lots to be recorded: 11  
 a) Buildable: 7  
 b) Open Space: 4
- Total area of lots to be recorded: 6.1575 Ac. +/-  
 a) Buildable: 2.9726 Ac. +/-  
 b) Open Space: 3.1849 Ac. +/-  
 Credited: 3.1849 Ac. +/-  
 Non Credited: 0.0000 Ac.
- Total area of road right-of-way to be recorded: 2.9285 Ac. +/-
- Total area of subdivision to be recorded: 9.0860 Ac. +/-

This development is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof effective October 11, 1996 on which date Developers Agreement 19-3518-0 was filed and accepted.

These plans for Public Water and Sewerage Systems have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.

*D. Wayne Weller* 9/25/96  
 Owner Date

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

*James M. Boyd* 10/29/96  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*James S. Smith* 11/11/96  
 Director Date

*John P. ...* 10/25/96  
 Chief, Development Engineering Division Date

- GENERAL NOTES**
- This plat is based on a field run monumented boundary survey performed by Land Design Engineering, Inc. in July, 1988.
  - These Coordinates are based on NAD '27, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 2645005 and No. 2645006.
  - Stone or Concrete Monument Found or Set.  
 Pipe or Rebar Found or Set.
  - Subject property is zoned R-20 per 10/18/1993 Comprehensive Zoning Plan.
  - BRL denotes Building Restriction Line.
  - For Flag- or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem lot and the road right-of-way line and not to the flag or pipestem driveway.
  - A Tree Maintenance Easement, ten feet in width, running along the edge of the public road right-of-way as shown on this plat of subdivision is reserved upon all lots fronting on the said public road right-of-way. This easement allows Howard County the right to access the property, when necessary, for the specific purpose of installation, repair and maintenance of county owned trees located within the boundaries of private lots. No building or structure of any kind shall be located on or over the said easement area.
  - No Clearing, grading or construction is permitted within wetlands and stream buffers, or forest conservation areas, future exception of areas covered under 401 Permit #89-WQ-0100 and 404 Permit #89-00137-5.
  - All areas shown on this plat are +/-, more or less.
  - Covenants governing the use-in-common driveways as recorded in the Howard County Land Records in Liber 3817 Folio 261. The driveways will be privately maintained by Lots 127-129 and 130-133.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by F.G. Marker Co. Inc. to Marshalee Woods Limited Partnership by deed dated August 26, 1993 and recorded among the Land Records of Howard County, Maryland in Liber 2964 Folio 86 and that all monuments are in place or will be in place prior to acceptance of the streets in this subdivision by Howard County, in accordance with the annotated Code of Maryland as amended.

*D. Wayne Weller* 9/27/96  
 D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**

Marshalee Woods Limited Partnership, owner 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 roads and street rights-of-way and the specific easement area 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, 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 \_\_\_\_\_ day of \_\_\_\_\_ 1995.

*John Liparini*  
 John Liparini  
 Witness

RECORDED AS PLAT NUMBER 12461  
 ON NOVEMBER 7, 1996 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**MARSHALEE WOODS SECTION TWO AREA FIVE LOTS 127 THRU 137**

Tax Map No. 37-Grids 5&11 Parcels 593 and 91  
 1st Election District Howard County, Md.  
 Sheet 1 of 3 Scale: 1"=50'

Previous Submittals: S89-80, S89-19, P90-28, P92-17, S88-86, F93-36, WP91-190, WP94-89, F95-19, P94-07, F95-182, F96-30

**LDE, INC.**  
 9250 Rumsey Road Suite 106  
 Columbia, Maryland 21045  
 Phone (410) 715-1070

Curve Table

NO.	Radius	LENGTH	DELTA	TANGENT	LCB / CHORD
1	345.00'	476.38'	79°06' 56"	284.98'	S 39°07' 46" W-439.43'
2	295.00'	407.34'	79°06' 56"	243.68'	S 39°07' 46" W-375.74'

This recreation area shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.

Owner: John P. Lipari DATE: 9/25/96

AREA TABULATION

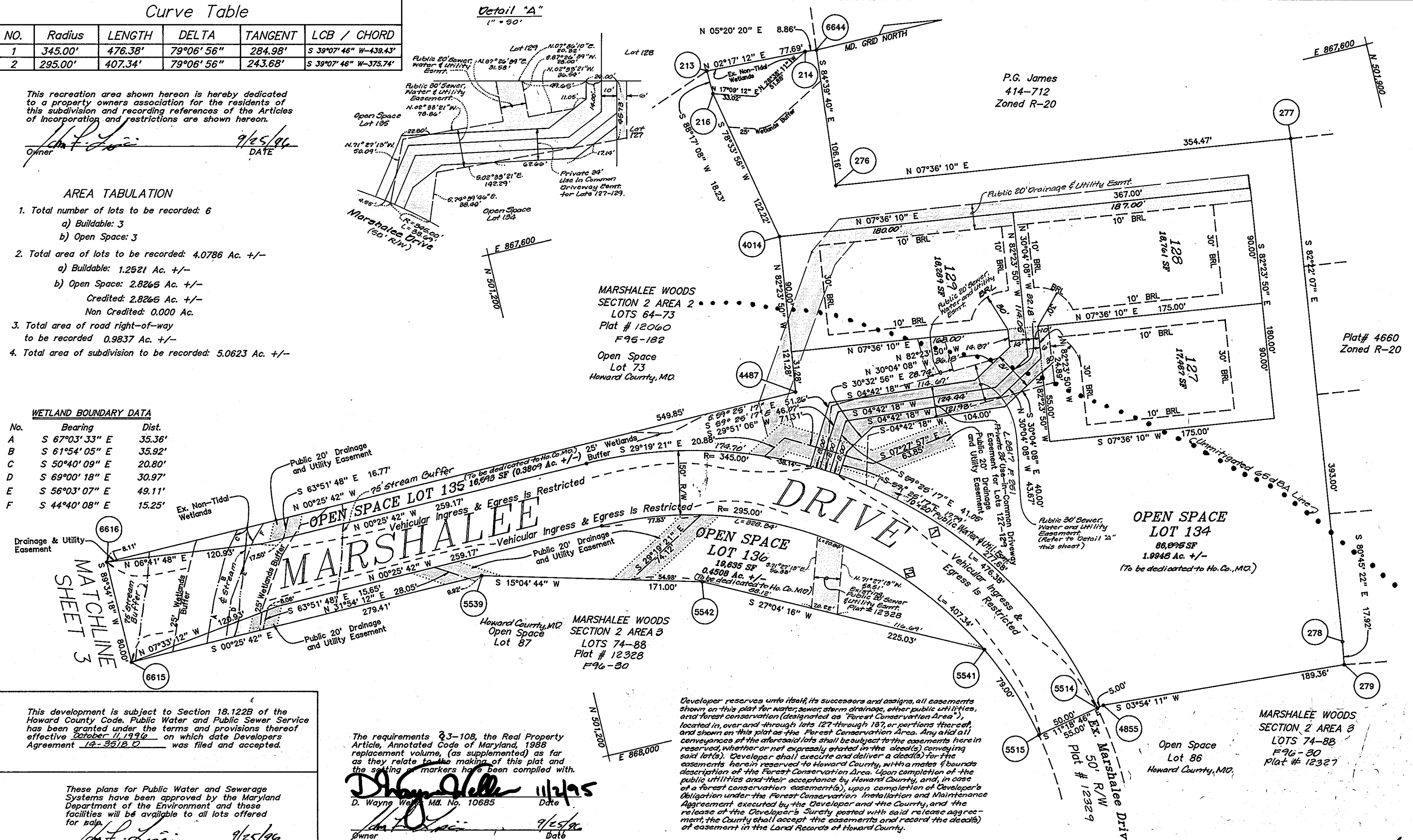
- Total number of lots to be recorded: 6
  - Buildable: 3
  - Open Space: 3
- Total area of lots to be recorded: 4,0786 Ac. +/-
  - Buildable: 1.2521 Ac. +/-
  - Open Space: 2.8265 Ac. +/-

Credited: 2.8265 Ac. +/-  
Non Credited: 0.000 Ac.
- Total area of road right-of-way to be recorded 0.9837 Ac. +/-
- Total area of subdivision to be recorded: 5.0623 Ac. +/-

WETLAND BOUNDARY DATA

No.	Bearing	Dist.
A	S 67°03' 33" E	35.36'
B	S 61°54' 05" E	35.92'
C	S 50°40' 09" E	20.80'
D	S 69°00' 18" E	30.97'
E	S 56°03' 07" E	49.11'
F	S 44°40' 08" E	15.25'

Detail 'A'  
1" = 50'



This development is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof effective October 11, 1996 on which date Developers Agreement 14-3518-0 was filed and accepted.

These plans for Public Water and Sewerage Systems have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.  
Owner: John P. Lipari DATE: 9/25/96

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 has been complied with.  
D. Wayne Wells 11/2/95  
D. Wayne Wells MD. No. 10685 Date

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through lots 127 through 137, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all 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 a deed(s) for the easements herein reserved to Howard County, with a metes & bounds description of the Forest Conservation Area. Upon completion of the public utilities and their acceptance by Howard County, and, in case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the Developer's Surety posted with said release agreement, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.  
Joseph M. Boyd 10/29/96  
Howard County Health Officer MD. Date

APPROVED: Howard County Department of Planning and Zoning.  
Joseph M. Boyd 11/1/96  
Director Date

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by F.G. Marker Co. Inc. to Marshalee Woods Limited Partnership by deed dated August 26, 1993 recorded among the Land Records of Howard County, Maryland in Liber 2964 Folio 88 and that all monuments are in place or will be in place prior to acceptance of the streets in this subdivision by Howard County, in accordance with the annotated Code of Maryland as amended.

D. Wayne Wells 11/2/95  
D. Wayne Wells Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**  
Marshalee Woods Limited Partnership, owner 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 roads and street rights-of-way and the specific easement area 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, 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 \_\_\_\_\_ day of \_\_\_\_\_ 1995.

John Lipari 11/2/95  
John Lipari Date  
Bruce D. Burton  
Bruce D. Burton Witness

RECORDED AS PLAT NUMBER 12462 ON NOVEMBER 7, 1996 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**MARSHALEE WOODS SECTION TWO AREA FIVE LOTS 127 THRU 137**  
Tax Map No. 37/6rid 5111 Parcels 593 and 91 1st Election District Howard County, Md.  
Sheet 2 of 3 Scale: 1"=50'  
Previous Submittals: S89-80, S89-19, P90-28, P92-17, S88-86, F93-36, WP91-190, WP94-89, F95-19, P94-07, F95-182, F96-30, F96-62

**LDE, INC.**  
9250 Rumsey Road Suite 106  
Columbia, Maryland 21045  
Phone (410) 715-1070

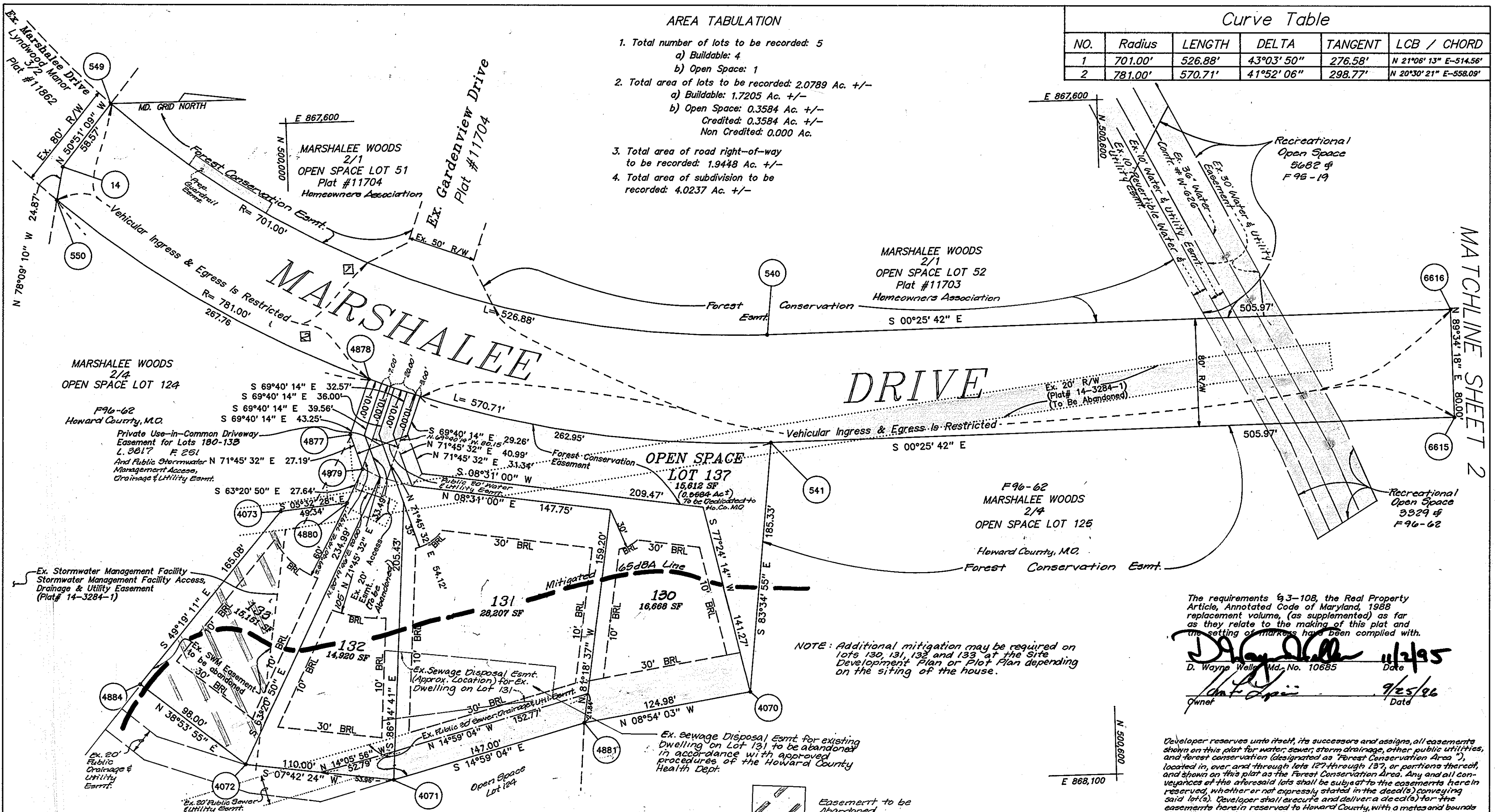
AREA TABULATION

- Total number of lots to be recorded: 5
  - Buildable: 4
  - Open Space: 1
- Total area of lots to be recorded: 2.0789 Ac. +/-
  - Buildable: 1.7205 Ac. +/-
  - Open Space: 0.3584 Ac. +/-

Credited: 0.3584 Ac. +/-  
Non Credited: 0.000 Ac.
- Total area of road right-of-way to be recorded: 1.9448 Ac. +/-
- Total area of subdivision to be recorded: 4.0237 Ac. +/-

Curve Table

NO.	Radius	LENGTH	DELTA	TANGENT	LCB / CHORD
1	701.00'	526.88'	43°03'50"	276.58'	N 21°06'13" E-514.56'
2	781.00'	570.71'	41°52'06"	298.77'	N 20°30'21" E-558.09'



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.

*[Signature]* 11/2/95  
D. Wayne Wells, Md., No. 10685 Date

*[Signature]* 9/25/96  
Owner Date

NOTE: Additional mitigation may be required on lots 130, 131, 132 and 133 at the site Development Plan or Plot Plan depending on the siting of the house.

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water sewer, storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over, and through lots 127 through 137, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all 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 a deed(s) 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 case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the Developer's Surety posted with said release agreement, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

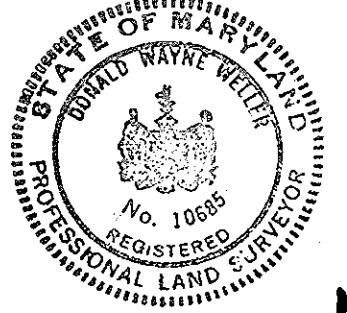
These plans for Public Water and Sewerage Systems have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.

*[Signature]* 9/25/96  
Owner Date

This development is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof effective October 11, 1996 on which date Developers Agreement 14-3284-1 was filed and accepted.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by F.G. Marker Co. Inc. to Marshalee Woods Limited Partnership by deed dated August 26, 1993 recorded among the Land Records of Howard County, Maryland in Liber 2964 Folio 86 and that all monuments are in place or will be in place prior to acceptance of the streets in this subdivision by Howard County, in accordance with the annotated Code of Maryland as amended.



*[Signature]* 11/2/95  
D. Wayne Wells, Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

Marshalee Woods Limited Partnership, owner of the property shown and described hereon, hereby adopts 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 area 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, 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 \_\_\_\_\_ day of \_\_\_\_\_ 1995.

*[Signature]*  
John Liparini  
Bruce D. Burton  
Witness

RECORDED AS PLAT NUMBER 124-63 ON NOVEMBER 7, 1996 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MARSHALEE WOODS SECTION TWO AREA FIVE LOTS 127 THRU 137

Tax Map No. 37/612/11 Parcels 593 and 91 1st Election District Howard County, Md. Sheet 3 of 3 Scale: 1"=50'

Previous Submittals: S89-80, S89-19, P90-28, P92-17, S88-86, F83-36, WP91-190, WP94-89, F95-19, P94-07, F95-182, F96-30, F96-62

LDE, INC.  
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