



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ A/P _____

AGENCY REVIEW: Test fee is to be waived 2/3/05 DATE _____

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- ☒ CONSTRUCT NEW SEPTIC SYSTEM(S)
☐ REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
☐ REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- ☒ NEW STRUCTURE(S)
☐ ADDITION TO AN EXISTING STRUCTURE
☐ REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- ☒ CREATE NEW LOT(S)
☐ BUILD ON AN EXISTING LOT IN A SUBDIVISION
☐ BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- ☐ YES
☒ NO

THE TYPE OF STRUCTURE IS:

- ☒ RESIDENTIAL WITH 4 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
☐ COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
☐ INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) Bill Mitchell

DAYTIME PHONE 410-531-6652 CELL _____ FAX _____

MAILING ADDRESS 4451 Ten Oaks Road
STREET CITY/TOWN STATE ZIP

APPLICANT LDE, Inc (Steve Heiss) Clarksville Z1029

DAYTIME PHONE 410-715-1070 CELL 443-928-4135 FAX 410-715-9540

MAILING ADDRESS 9250 Rumsey Rd Columbia, MD Z1045
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME 4451 Ten Oaks Rd LOT NO. 1

PROPERTY ADDRESS 4451 Ten Oaks Road
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 28 GRID 2 PARCEL(S) 243 PROPOSED LOT SIZE 7 Ac Existing
(2) 3.5 Ac lots

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

Steve Heiss
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

A/P ②

Brown L 1'

Red/Orange MICROS SL 9'

Yellow/Brown MICROS SL 10'

Yellow/Brown 5 w/10% Thick 14

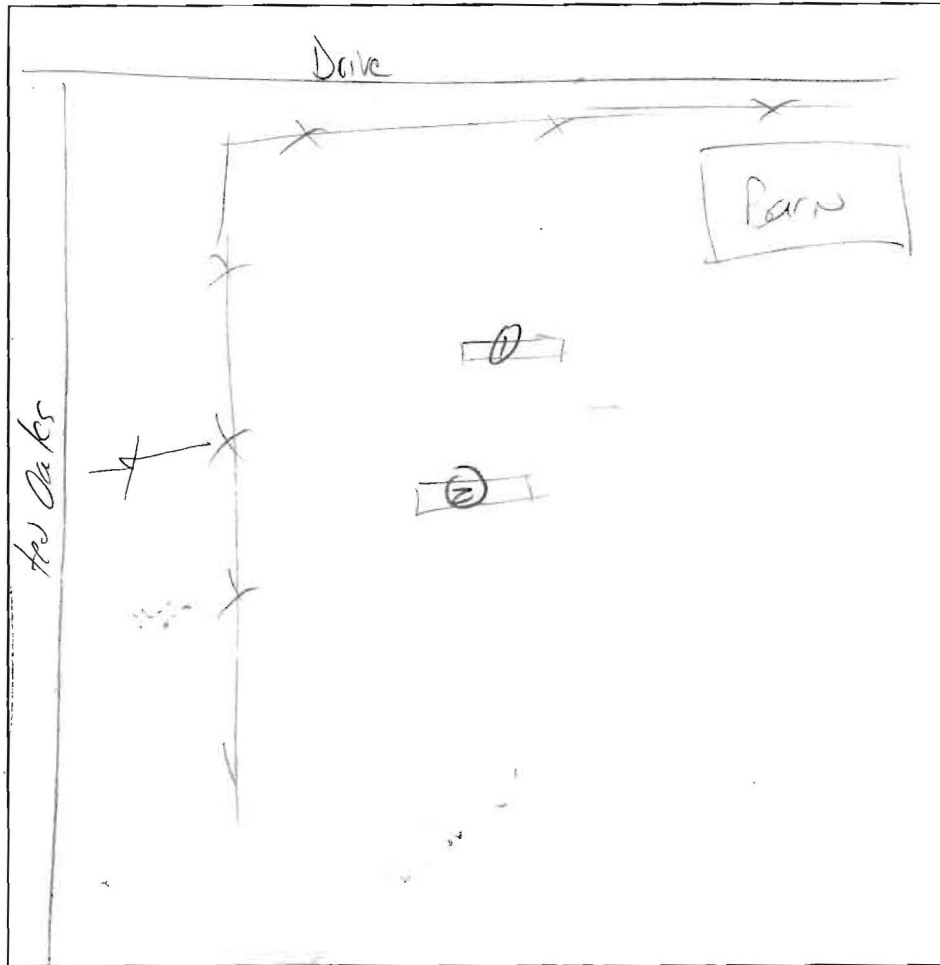
①

Brown L 1'

Red/Brown good SL 4'

Red/Orange MICROS SL 7'

Yellow/Brown SL w/ 10% Red 12



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
3/7	2	5 1/2" / 14'	9:18	9:21	9:25	4 min	P
	1	7 1/2" / 12'	10:00	10:05	10:16	10 min	P

REMARKS _____

SANITARIAN KJB BACKHOE Luck OTHERS /

TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

Mr. Mike Davis
Howard County Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, Maryland 21046

June 27, 2006

re: Mitchell Property, F-06-136

Dear Mr. Davis:

We are writing in response to your April 28, 2006 comment letter concerning the above referenced project. The following is a point by point response to your comments.

1. We acknowledge that the proposed well on lot 2 must be drilled prior to your agency's signing the record plat.
2. Due to the location of the proposed septic easement for lot 2 and the requirement that driveways need to be a minimum of 10 feet from property lines, the driveway for lot 2 cannot be relocated off of the septic field. We have attached a print of the supplemental plan showing the three systems within the lot 2 easement.
3. All standard notes from the original percolation plat (done in 1998) have been added to the plat.

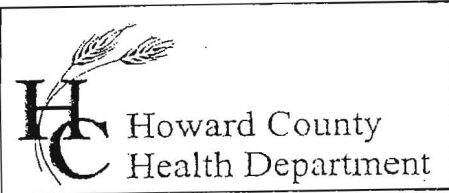
We believe the above response adequately addresses your comment. If you have any questions, please call our office.

Sincerely,



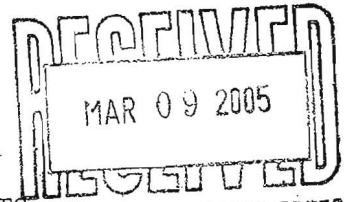
Steve Heiss
Project Manager

Mitchhealthresp1.doc



7178 Columbia Gateway Drive, Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer
March 8, 2005



Mr. Mitchell
4451 Ten Oaks Road
Clarksville MD 21029

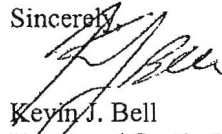
RE: PERCOLATION TEST RESULTS
Tax Map 28, Parcel 243
Mitchell Property, conformation holes

To Whom It My Concern:

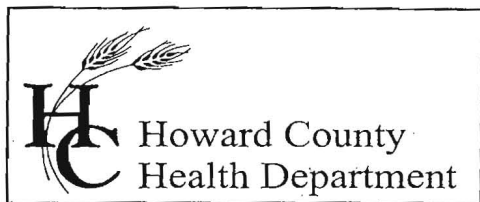
Percolation testing conducted March 7, 2005 on the referenced property indicated satisfactory soil conditions. Copies of the test results are enclosed.

If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-1771.

Sincerely,


Kevin J. Bell
Water and Septic Program
Development Coordination Section

KJB
Enclosures
Cc: LDE, Inc. (Steve Heiss)
File



7178 Columbia Gateway Drive, Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

February 3, 2005

TO: Bill Mitchell
4451 Ten Oaks Road
Dayton, MD 21036

FROM: John A. Boris, Jr., R.S. 
Director, Well and Septic Program

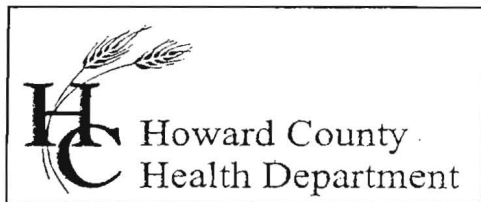
RE: SDA Approval

Dear Mr. Mitchell;

This letter is to inform you on the decision to perform additional percolation testing for the confirmation of the future septic system design specifications for the purpose of acquiring a building permit.

After consulting with the Bureau Director, Mr. Bob Weber, it was decided that at least 2 additional test pits would need to be dug prior to building permit approval. The locations chosen are shown on the plan provided in order to achieve the desired result without further delay. The application fee is being waived as well. You are to be responsible for filing out the application, also provided, and for rendering the services of a backhoe operator to dig the test pits. The test pits need to be at least 14' deep and the contractor is to provide water for the percolation test.

If you have further questions regarding this issue, you may contact me directly at (410) 313-2651.



7178 Columbia Gateway Drive, Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer
March 8, 2005

Mr. Mitchell
4451 Ten Oaks Road
Clarksville MD 21029

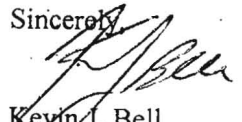
RE: PERCOLATION TEST RESULTS -
Tax Map 28, Parcel 243
Mitchell Property, conformation holes

To Whom It My Concern:

Percolation testing conducted March 7, 2005 on the referenced property indicated satisfactory soil conditions. Copies of the test results are enclosed.

If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-1771.

Sincerely,

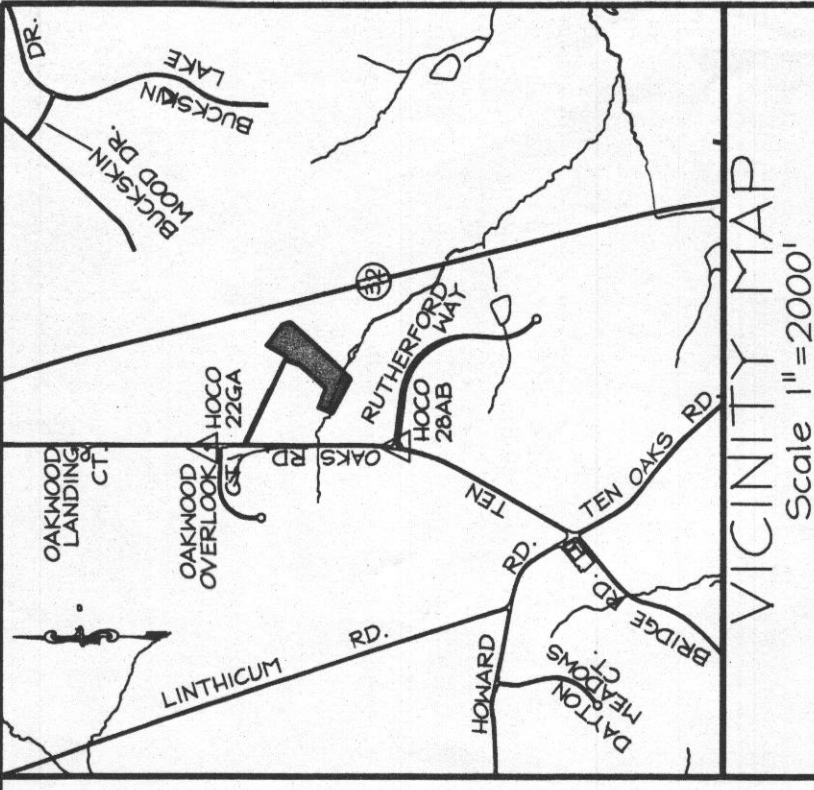

Kevin J. Bell
Water and Septic Program
Development Coordination Section

KJB
Enclosures
Cc: LDE, Inc. (Steve Heiss)
File

Reservation of Public Utility and Forest Conservation Easements
Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Easement") located in, on, over and through Lots 1 & 2, 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 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 the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation and the County, and maintenance agreement executed by the developer and the County, 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.

GENERAL NOTES CONT.

19. This plan is subject to WP-05-133. On October 14, 2005 the Planning Director approved the request to waive Section 16.120(b)(4)(iii)(b), for a lot greater than 10 acres in size; floodplains, wetlands, streams and their buffers, and forest conservation easements may be located on the lot or parcel if the building envelope is no closer than 35 feet from these features; Section 16.120(b)(6)(iv) to allow the front setback to be measured at an arc rather than a line parallel to the lot line and Section 16.120(c)(2)(ii) to allow lots which share access to have less than 24 feet of frontage collectively to meet the driveway easement requirement in the Design Manual.
20. This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of 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 modified sewage easement shall not be necessary.



VICINITY MAP

Scale 1"=2000'

GENERAL NOTES

- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated May, 2005.
- 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 22GA & 28AB Sta. 22GA N 576646.783 E 1316983.475 Sta. 28AB N 574608.766 E 1317002.056
- 3.) Stone or Concrete Monument Found or Set
- 4.) Deed References: Parcel 243 Liber 3965 Folio 128
- 5.) Subject property is zoned RR-DEO per 2/02/2004 Comprehensive Zoning Plan.
- 6.) BRL denotes Building Restriction Line.
- 7.) All areas shown on this plat are +/- more or less.
- 8.) 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 to the pipestem lot driveway.
- 9.) Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12' (14 feet 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 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 driveway surface. f) Structure Clearances - minimum 12 feet. g) Maintenance sufficient to insure all weather use.
- 10.) The Maintenance Agreements for all shared driveways will be recorded concurrently with the plat.
- 11.) There is an existing dwelling located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at distances less than the zoning regulations require.
- 12.) The Wetland delineation was completed by LDE, Inc. dated May, 2005.
- 13.) There are no wetlands on site that will be disturbed and that will require 401 & 404 wetlands permits from the State of Maryland.
- 14.) The onsite floodplain was taken from the latest Howard County Clyde's Branch Floodplain Study.
- 15.) Landscaping for Lot 2 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. The landscaping surety in the amount of \$2,400.00 will be paid with the builder's grading permit.
- 16.) This project is exempt from the forest conservation requirements under Section 16.120(b)(1)(iii) of the Howard County Forest Conservation Manual. This exemption applies to minor subdivisions that create only one new lot and do not have any remaining subdivision potential.
- 17.) This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 48-2005 effective October 2nd, 2005. 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 permit applications.
- 18.) Stormwater management for Lot 2 will be met via Sheetflow to Buffer Credit.

OWNER/DEVELOPER:
William J. Mitchell
4451 Ten Oaks Road
Dayton, MD 21036

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

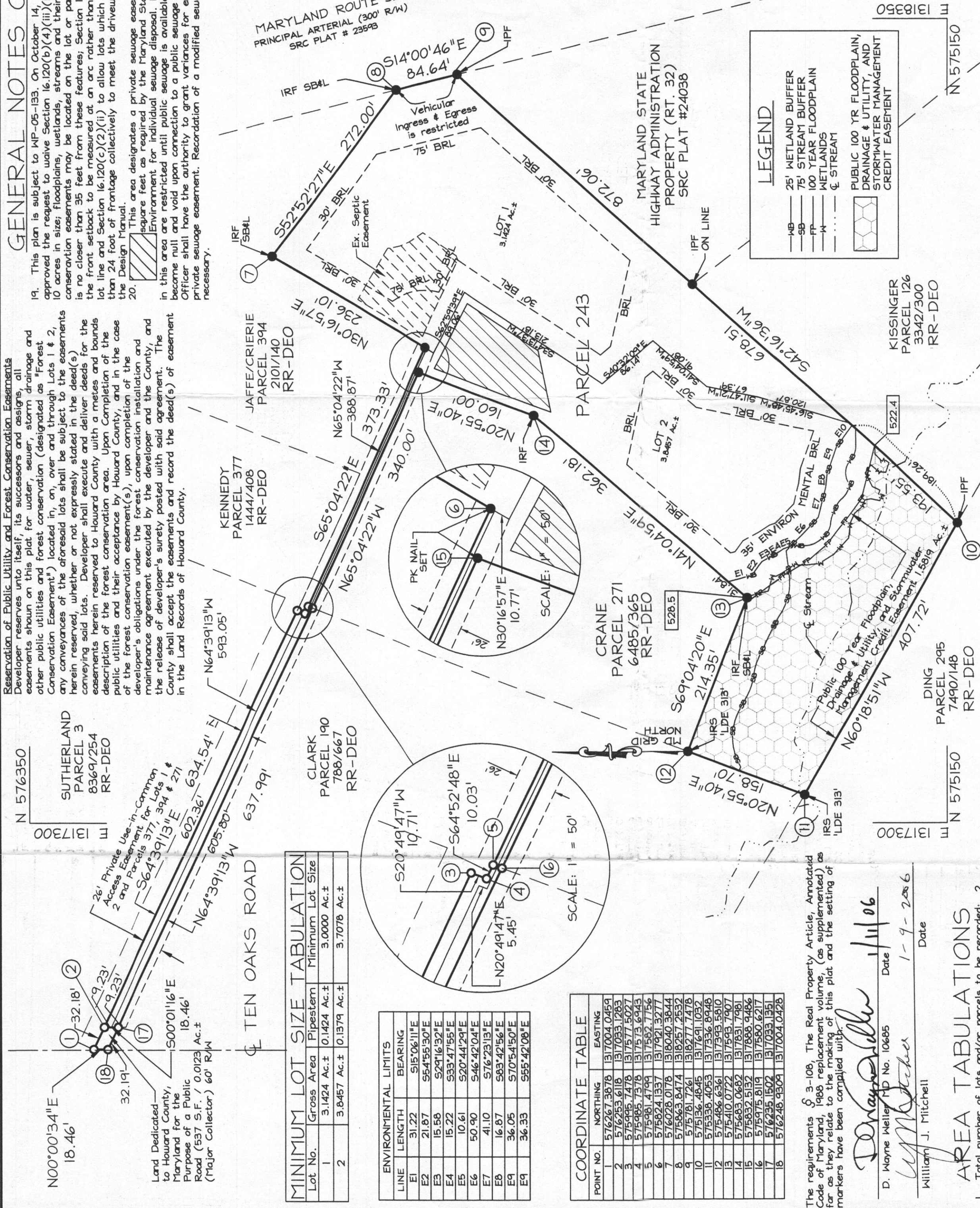
MITCHELL PROPERTY
Lots 1 - 2

Tax Map No. 28 - Grid No. 2 - Parcel 243
5th Election District - Howard County, Maryland Scale: 1"=100'
Date: January 2006 Sheet 1 of 1

Previous Submittals: NP-05-133
LDE Inc.
Engineers, Surveyors, Planners
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)566-3424 - FAX(410)715-5950

Job # 04-058

F 06 -



MINIMUM LOT SIZE TABULATION			
Lot No.	Gross Area	Pipestem	Minimum Lot Size
1	3.1424 Ac.±	0.1424 Ac.±	3.0000 Ac.±
2	3.8457 Ac.±	0.1379 Ac.±	3.7078 Ac.±

ENVIRONMENTAL LIMITS		
LINE	LENGTH	BEARING
E1	31.22	S15°06'11"E
E2	21.87	S54°58'30"E
E3	15.58	S29°16'32"E
E4	15.22	S33°47'55"E
E5	10.61	S20°44'29"E
E6	50.90	S46°42'04"E
E7	41.10	S76°23'13"E
E8	16.87	S93°42'56"E
E9	36.05	S70°54'50"E
E9	36.33	S55°42'08"E

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	516267.3978	17004.0459
2	516263.6118	17033.1263
3	515995.7478	17577.5027
4	515995.7378	17573.6943
5	515981.4799	17582.7156
6	515824.1337	17792.3277
7	515863.8474	18040.3044
8	515781.7261	18257.2532
9	515756.4845	18764.1032
10	515756.4053	18733.8948
11	515410.0772	18733.5810
12	515406.6361	18733.7907
13	515410.0772	18733.7907
14	515663.0682	18733.7907
15	515663.0682	18733.7907
16	515756.4053	18733.8948
17	515756.4053	18733.8948
18	516248.9504	18704.0428

The requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1989 replacement volume (as supplemented) as they relate to the making of this plat and the setting of markers have been complied with.

D. Wayne Weiler MD No. 10685
Date 1-9-2006
William J. Mitchell

AREA TABULATIONS

1. Total number of lots and/or parcels to be recorded: 2
a) Buildable: 2
b) Non-Buildable: 0
c) Open Space: 0
d) Preservation Parcels: 0
2. Total area of lots to be recorded: 6.9881 Ac.±
a) Buildable: 6.9881 Ac.±
b) Non-Buildable: 0
c) Open Space: 0
d) Preservation Parcels: 0
3. Total area of road right-of-way to be recorded: 0.0123 Ac.±
4. Total area of subdivision to be recorded: 7.0004 Ac.±

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

Howard County Health Officer
Date

APPROVED: Howard County Department of Planning and Zoning.

Director
Date

Chief, Development Engineering Division
Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by William J. Mitchell and Janice D. Mitchell to William J. Mitchell by deed dated May 1, 1997 and recorded among the Land Records of Howard County, Maryland in Liber 3965 Folio 128 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.

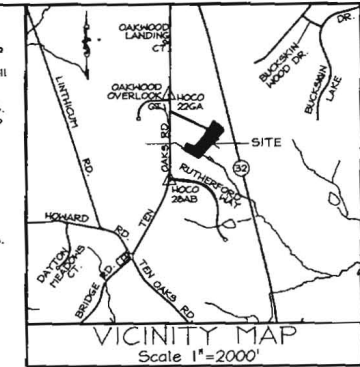


D. Wayne Weiler
Date 1/11/06

OWNER'S CERTIFICATE

1. William J. Mitchell, owner 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, in and under all roads and street right-of-ways 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, 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 rights-of-ways.
- Witness by my hand this 9th day of JAN, 2006.

William J. Mitchell
Date 1/11/06
Witness
LDE Inc.



GENERAL NOTES

- The boundary shown herein is based on a field run boundary survey performed by LDE, Inc. dated May, 2005.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 22GA & 28AB. Sta. 22GA N 57°44'48.78 E 131683.475 Sta. 28AB N 57°46'00.766 E 1317022.056
- Stone or Concrete Monument Found or Set
● Pipe or Rebar Found or Set
- Deed References: Parcel 24B Liber 3465 Folio 128
- Subject property is zoned RR-DEO per 2/02/2004 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/- . more or less.
- For flag or pipeline lots, refuse collection, snow removal and road maintenance are provided to the lot or pipeline and road right-of-way line and not to the pipeline lot driveway.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12' (14 feet 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 foot turning radius, d) Structures (culverts/bridges) capable of supporting 25 gross tons (425 loading), e) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface, f) Structure Clearances - minimum 12 feet, g) Maintenance sufficient to insure all weather use.
- The Maintenance Agreements for all shared driveways will be recorded concurrently with the plat.
- There is an existing dwelling located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at distances less than the zoning regulations require.
- The Wetland Investigation was completed by LDE, Inc. dated May, 2005.
- There are no wetlands on other that will be disturbed and that will require 401 & 404 wetlands permits from the State of Maryland.
- The onsite Floodplain was taken from the latest Howard County Clyde's Branch Floodplain Study.
- Landscaping for Lot 2 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. The landscaping survey in the amount of \$2,400.00 will be paid with the builder's grading permit for the (B) required shade trees.
- This project is exempt from the forest conservation requirements under Section 16.120(b)(1)(viii) of the Howard County Forest Conservation Manual. This exemption applies to minor subdivisions that create only one new lot and do not have any remaining subdivision potential.
- This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 effective October 2nd, 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, unless petition application or building permit applications.
- Stormwater management for Lot 2 will be met via Sheet/Pipe to Buffer Credit.
- Open space requirements for this subdivision have been addressed by a fee-in-lieu payment of \$1,500.00 per section 16.121 (c) (2) of the Subdivision Regulations.
- This plan is subject to HP-05-133. On October 14, 2005 the Planning Director approved the request to waive Section 16.120(b)(4)(ii)(b), for a lot greater than 10 acres in size; Floodplains, wetlands, streams and their buffers, and forest conservation easements may be located on the lot or parcel if the building envelope is no closer than 35 feet from these features; Section 16.120(b)(6)(iv) to allow the front setback to be measured at an arc rather than a line parallel to the front lot line and Section 16.120(c)(2)(ii) to allow lots which share access to have less than 24 foot of frontage collectively to meet the driveway easement requirement in the Design Manual.

GENERAL NOTES CONTINUED:
21.) This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of 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. Reconnection of a modified sewage easement shall not be necessary.
22.) A noise study for this subdivision was prepared by LDE, Inc. in March, 2006.
23.) This subdivision utilizes an existing common driveway for vehicular access to Ten Oaks Road. The following are the parcels/lots that are part of the Shared Driveway Maintenance Agreement to be recorded with this plat:
Lot 1 Bill Mitchell 4451 Ten Oaks Road
Lot 2 Bill Mitchell (address unknown)
Parcel 377 William & Arlene Kennedy 4491 Ten Oaks Road
Parcel 394 Marc Jaffe & Evan Crierle 4501 Ten Oaks Road
Parcel 271 Donald & Diane Crane 4511 Ten Oaks Road
Parcel 3 Curtis & Brenda Sutherland 4481 Ten Oaks Rd
24.) The owner will either add the address of lot 2 to the existing address sign located at intersection of the common drive with Ten Oaks Rd, or replace the sign.
25.) Private water and sewer facilities will be utilized for the subject lots.
26.) The lots shown herein comply with the minimum ownership width and lot area requirements specified by the Maryland Department of the Environment.
27. A FOUR(4) Bedroom Limit: 15 Required for Lot 2, PER NEARLY DEPT.

OWNER/DEVELOPER: N 575150
William J. Mitchell
4451 Ten Oaks Road
Dayton, MD 21036

OWNER'S CERTIFICATE

I, William J. Mitchell, 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 right-of-ways 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, 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 rights-of-ways.
Witness by my hand this 20th day of October, 2006.

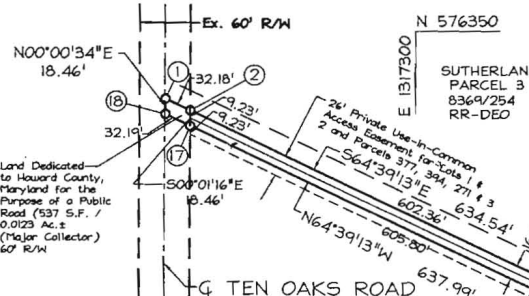
William J. Mitchell
LDE Inc.
Engineers, Surveyors, Planners
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21043
(410)715-1070 - (001)396-3424 - FAX (410)715-9340

Reservation of Public Utility and Forest Conservation Easements
Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Easement") located in, on, over and through Lots 1 & 2, 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 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 the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the 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.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by William J. Mitchell and Janice D. Mitchell to William J. Mitchell by deed dated April 24, 1997 and recorded among the Land Records of Howard County, Maryland in Liber 3465 Folio 128 and that all monuments 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 Heller Professional Land Surveyor MD Reg. No. 10665
10/17/06



MINIMUM LOT SIZE TABULATION

Lot No.	Gross Area	Pipestem	Minimum Lot Size
1	3.1424 Ac.±	0.1424 Ac.±	3.0000 Ac.±
2	3.8457 Ac.±	0.1379 Ac.±	3.7078 Ac.±

ENVIRONMENTAL LIMITS

LINE	LENGTH	BEARING
E1	31.22	S15°06'11"E
E2	21.87	S24°53'30"E
E3	15.58	S24°16'32"E
E4	15.22	S33°47'52"E
E5	10.61	S20°44'24"E
E6	50.90	S46°42'04"E
E7	41.10	S76°23'13"E
E8	16.87	S68°42'26"E
E9	36.05	S22°54'07"E
E10	36.33	S55°42'08"E

COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	57127.3978	131700.0454
2	57127.3978	131700.0454
3	57127.3978	131700.0454
4	57127.3978	131700.0454
5	57127.3978	131700.0454
6	57127.3978	131700.0454
7	57127.3978	131700.0454
8	57127.3978	131700.0454
9	57127.3978	131700.0454
10	57127.3978	131700.0454
11	57127.3978	131700.0454
12	57127.3978	131700.0454
13	57127.3978	131700.0454
14	57127.3978	131700.0454
15	57127.3978	131700.0454
16	57127.3978	131700.0454
17	57127.3978	131700.0454
18	57127.3978	131700.0454
19	57127.3978	131700.0454
20	57127.3978	131700.0454

The requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1986 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 Heller 10/17/06
Date
William J. Mitchell 10/24/06
Date

AREA TABULATIONS

- Total number of lots and/or parcels to be recorded: 2
a) Buildable: 2
b) Non-Buildable: 0
c) Open Space: 0
d) Preservation Parcels: 0
- Total area of lots to be recorded: 6.9881 Ac.±
a) Buildable: 6.9881 Ac.±
b) Non-Buildable: 0
c) Open Space: 0
d) Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.0123 Ac.±
- Total area of subdivision to be recorded: 7.0004 Ac.±

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

Robert J. Walker 12/19/06
Date
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning.

12/22/06
Date
12/22/06
Date
Chief, Development Engineering Division