

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ AP _____

AGENCY REVIEW: _____ 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 5 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) Coleman Carole

DAYTIME PHONE (410) 988-8155 CELL _____ FAX _____

MAILING ADDRESS 13104 WILLIAMFIELD DRIVE Ellicott city MD. 21042-1130
STREET CITY/TOWN STATE ZIP

APPLICANT FSH Associates 40 Zach Fish

DAYTIME PHONE (410) 750-2251 CELL _____ FAX (410) 750-7350

MAILING ADDRESS 8318 Forrest St. Ellicott city MD. 21043
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME 13104 WILLIAMFIELD DR. LOT NO. 2

PROPERTY ADDRESS 11 LOT 1 Block (c) section 3 Kingston
STREET TOWN/POST OFFICE

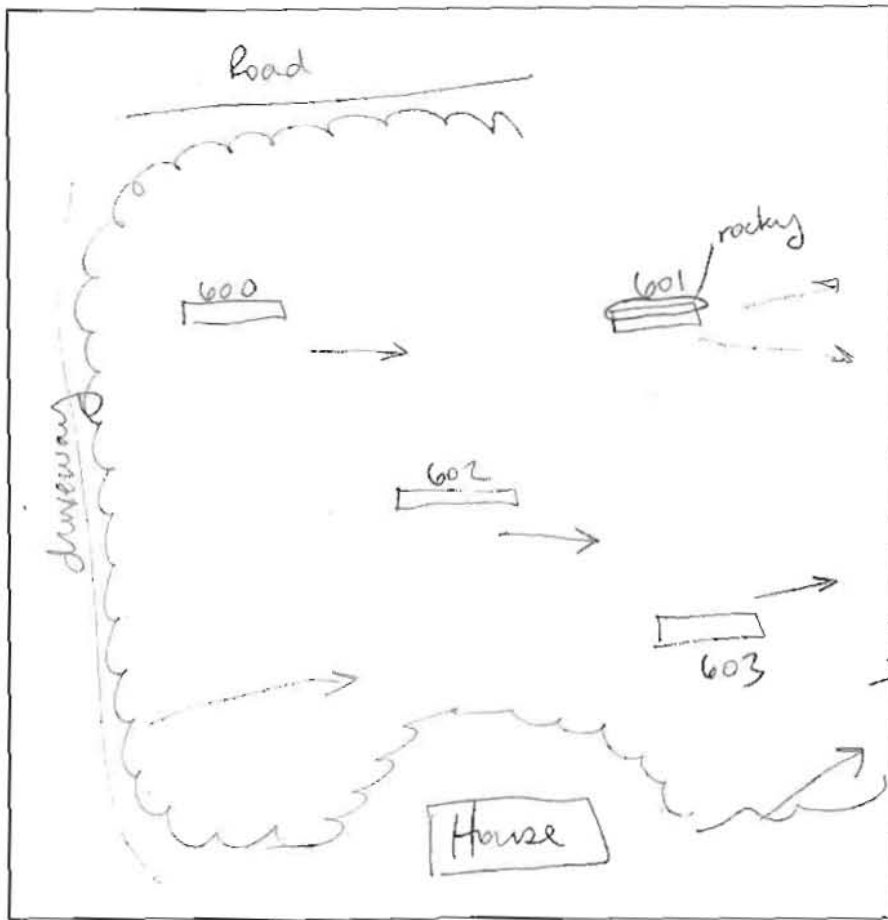
TAX MAP PAGE(S) 22 GRID 4 PARCEL(S) 205 PROPOSED LOT SIZE 2.84c.

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. Zach Fish
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

AP _____



600
 5" gray brown L
 yellow brown hl
 2' 9" orange brown
 d silt
 gritty
 5% rock chert
 7' gray yellow brown
 silt sg
 CW
 trace rock
 12' 5"

601
 6" brown L
 yellow brown hl sbk
 5% gravel
 2' 10" orange brown
 silt sbk
 granular
 45% gravel
 4' 8" yellow brown
 silt sg
 12' 5" 15% wobbly

603
 10" gray brown L
 yellow brown hl → cl
 3' 10" 5% cobble
 orange brown silt
 100% cobbles
 CW sbk - gr
 yellow brown
 silt sg
 ~5-10% granular gravel
 chert
 6' 2"

602
 4' gray brown L
 yellow brown hl ~ h silt sbk
 orange red brown
 silt
 5% cobbles/gravel
 7' yellow brown
 silt sg
 12'

DATE	TEST #	DEPTH	START	BREAK 1' DROP	STOP 2' DROP	TIME OF 2ND INCH	P/F/H
1-16-05	600	8' / 12.5"	9:16 ³⁰	9:18 ³⁰	9:20 ⁰⁷	2 ⁰⁷	P
	601	6' / 12.5"	9:30 ²⁸	9:37 ⁵¹	9:49 ³⁸	12	P
	603	7' / 12'	9:55 ³⁸	9:58	10:02 ³⁴	4 ³⁴	P
	602	8' / 12'	cut electric line		visual		VP

REMARKS Holes dug per plan
 SANITARIAN PAM/SF BACKHOE X+K OTHERS _____
 TEST HOLES USED IN SOA _____ AVG. PERC TIME 6.1 SQ. FT/BR _____
 FRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____

5"
 2' 9"
 7'
 12' 5"
 6"
 2' 10"
 4' 8"
 12' 5"

12'
 4'
 7'
 12'

SW side
 10% granular
 15% wobbly



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

A - 13401
P - 18897

TEST DATE(S) _____ TEST TIME _____

OAP 522506

AGENCY REVIEW: _____

DATE 6/2/05

TAX ID 03-282333

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
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CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
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- BUILD ON AN EXISTING LOT IN A SUBDIVISION
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IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
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- 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)

Existing House

PROPERTY OWNER(S) Coleman Carol

DAYTIME PHONE (410) 988-8155 CELL _____ FAX _____

MAILING ADDRESS 13104 WILLIAMFIELD DR. Ellicott city MD. 21042-1130
STREET CITY/TOWN STATE ZIP

APPLICANT FSH Associates c/o ZACH FISCH

DAYTIME PHONE (410) 750-2251 CELL _____ FAX (410) 750-7350

MAILING ADDRESS 8318 Forrest st. Ellicott city MD. 21043
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME Lot 4 Block 'c' Section 3 Kingstern LOT NO. 1

PROPERTY ADDRESS 13104 WILLIAMFIELD DR. Ellicott city MD. 21042
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 22 GRID 4 PARCEL(S) 205 PROPOSED LOT SIZE 1.8 Ac.

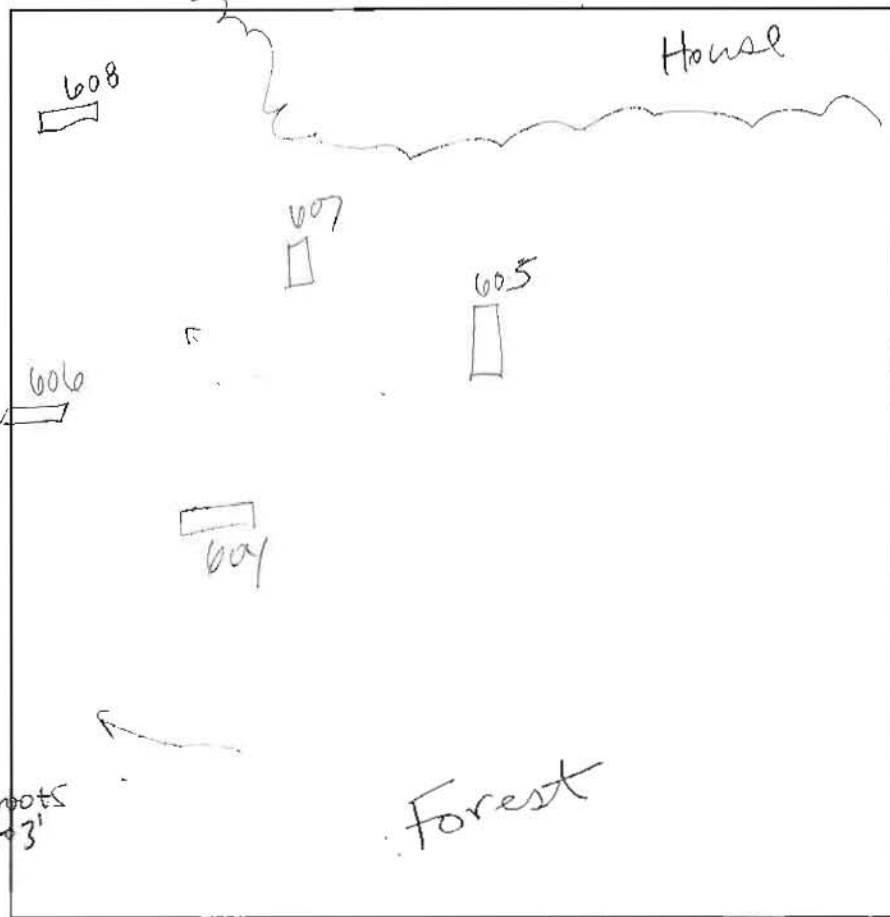
AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A.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

TEST RESULTS WILL BE MAILED TO APPLICANT.

Facharia Y. Glicks
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



605
 8" gray brown L
 yellow brown hl - sil
 2'6" sbk
 orange brown
 sil micaceous 5% gravel saporite
 3'5" gray yellow brown micaceous sil sg
 5% saporite cherty
 12' repair
 607
 4" gray brown L
 orange brown hl - sil sbk
 3' yellow brown sil sg
 cw
 12' trace rock

604
 5" gray brown L
 3'3" yellow brown hl - sil sbk 10% cobbles
 orange brown cw sil
 5' yellow brown sil sg 45% saporite cherty
 11'5"
 608
 2 gray brown L
 roots orange brown hl - sil
 5' 5% rck cobbles
 yellow brown sil sg micaceous 5% saporite cherty
 12'4"
 606
 ~10" gray brown L
 orange brown cw sil 5% cobbles micaceous
 5'5" yellow brown sil sg
 5% cobbles / saporite
 10'7"

DATE	TEST #	DEPTH	START	BREAK 1' DROP	STOP 2' DROP	TIME OF 2ND INCH	P/F/H
6-16-05	606	10'7"					VP
	604	6'5" / 11'5"	11:20 ²⁸	11:32	12:01	29	P
	607	5'2" / 12'	11:08 ⁵²	11:14 ⁴¹	11:14 ⁵⁵	3 ¹⁴	P
	605	6' / 12'	10:51 ⁴⁵	10:53 ⁰⁴	10:54 ¹⁵	2	P
	608	6' / 12'4"	11:44	11:47 ¹³	11:51	4	P

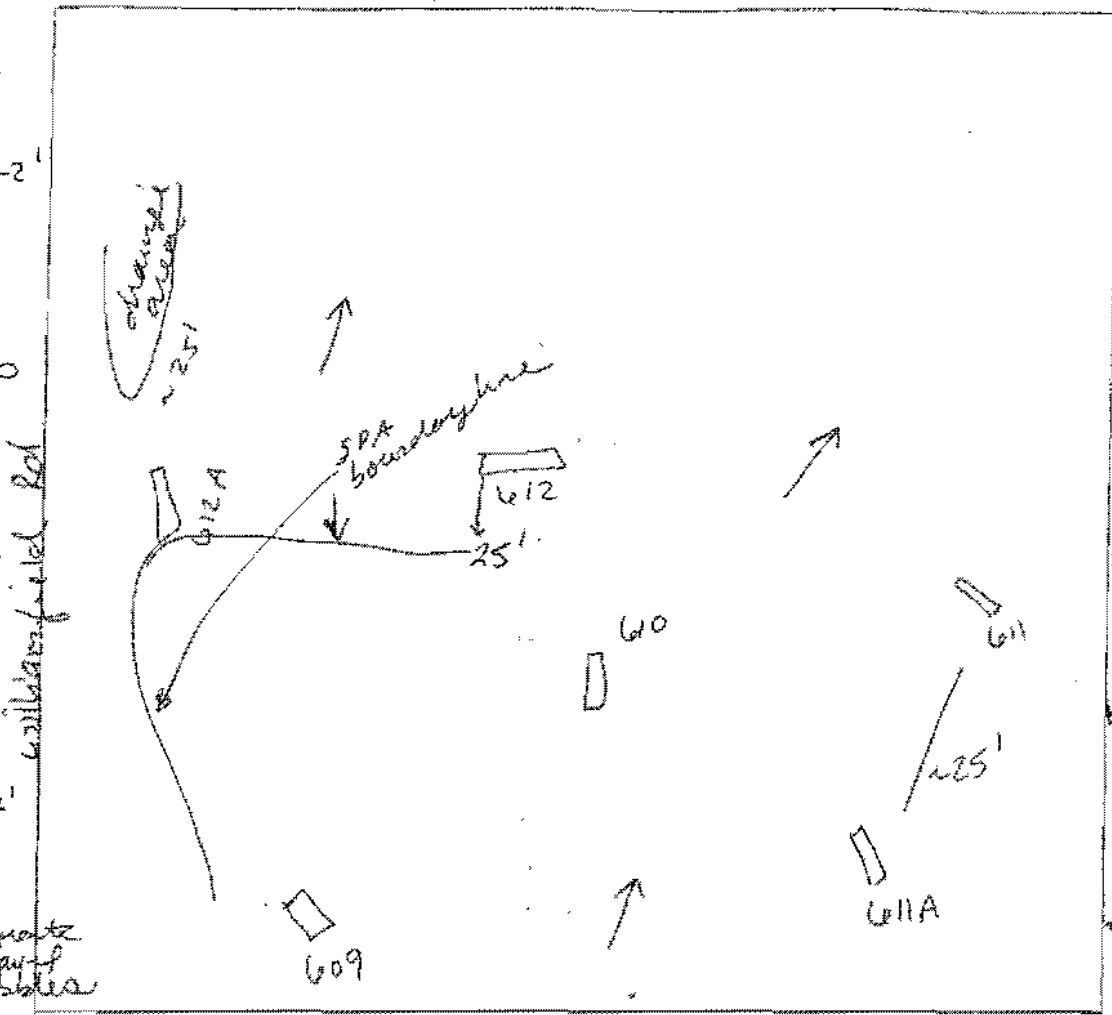
REMARKS Holes were field located
 SANITARIAN PAY / SF BACKHOE K+K OTHERS
 TEST HOLES USED IN SDA _____ AVG. PERC TIME 9.5 SQ. FT/BR
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____

611
brown L
1' roots
brownish yellow
scl ↓
dense SF
micaceous
10-15%
micaceous
chert
stones/cobbles
6' HB

612 A
dark brown L
1' roots
brown
scl m
micaceous
20-15% quartz
gravel
6' reddish yellow
fine s.e./ls
sg
micaceous

610
dark brown L roots
1' brown
scl m
micaceous
dense scl
10% gravel
sg
10-15%
stones/cobbles

5' brownish yellow
fine s.e./ls
dense in gravel
10% gravel
cw chert



612
brown L
1' roots
2' brownish yellow
scl dense
scl micaceous
15-20%
cobbles
quartz
4' reddish yellow
dense SF
25-30%
quartz
stones
5' micaceous
HB

611 A
dark brown L
1' reddish yellow
fine scl
micaceous
dense in gravel
6' brownish yellow
SF
micaceous
↓ 15%
ls quartz
micaceous

609
dark brown L
1' brown
scl m
micaceous
3' brown
scl dense
sg
15-20%
stones/cobbles
7' gray brown
s.e./ls
SF
dense
cw

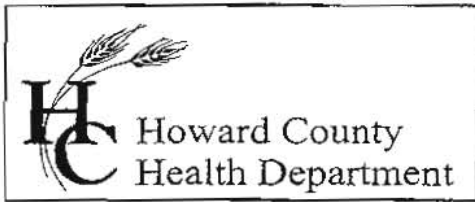
DATE	TEST #	DEPTH	START	BREAK 1' DROP	STOP 2' DROP	TIME OF 2nd INCH	P/E/H
5/1/00	612A	7'6" / 13'	10:17	10:17 ⁵⁰	10:19 ²⁰	2	P
	612	5'		Rock	visual		F
	610	6' / 14'	10:28	10:31	10:34	3	P
	611A	4'5" / 13'	10:39 ²⁰	10:41 ²⁷	10:44 ⁹	3	P
	609	5' / 13'	10:47	10:52	10:59	2	P
	611	6'		Rock	visual		F

REMARKS #609 moved up hill 30' from original location, do not extend downhill from 612A: Stay 25' from #612

SANITARIAN SF BACKHOE KTK OTHERS Zach Fisch

TEST HOLES USED IN SOA _____ AVG. PER TIME _____ SQ. FT. BR _____

TRENCH WIDTH _____ INLET DEPTH _____ MAX. DOT DEPTH _____ EFFECTIVE S/W _____



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

June 16, 2005

Carol Coleman
13104 Williamfield Dr.
Ellicott City, MD 21042

RE: PERCOLATION TEST RESULTS – A522506
Tax Map 22, Parcel 205
Lot 1 Block 'C' Section 3 Kingston
13104 Williamfield Dr.

Dear Ms. Coleman:

Percolation testing conducted June 16, 2005 on the referenced property indicated satisfactory soil conditions. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer/surveyor of a percolation certification plan showing the following:

- 1) Actual locations and elevations of all excavated test holes
- 2) Proposed house, well and septic system
- 3) Locations of any other relevant features such as streams, swales, or existing structures
- 4) A note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown
- 5) A note indicating that depicted topography reflects field-matched information
- 6) A health officer signature block stating "approved for private water and private sewer systems"
- 7) A MDE sewage disposal area statement is required
- 8) MDE minimum lot width statement

The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-1771.

Sincerely,

Peter A. Yencsik
Sara Fegel
Water and Septic Program
Development Coordination Section

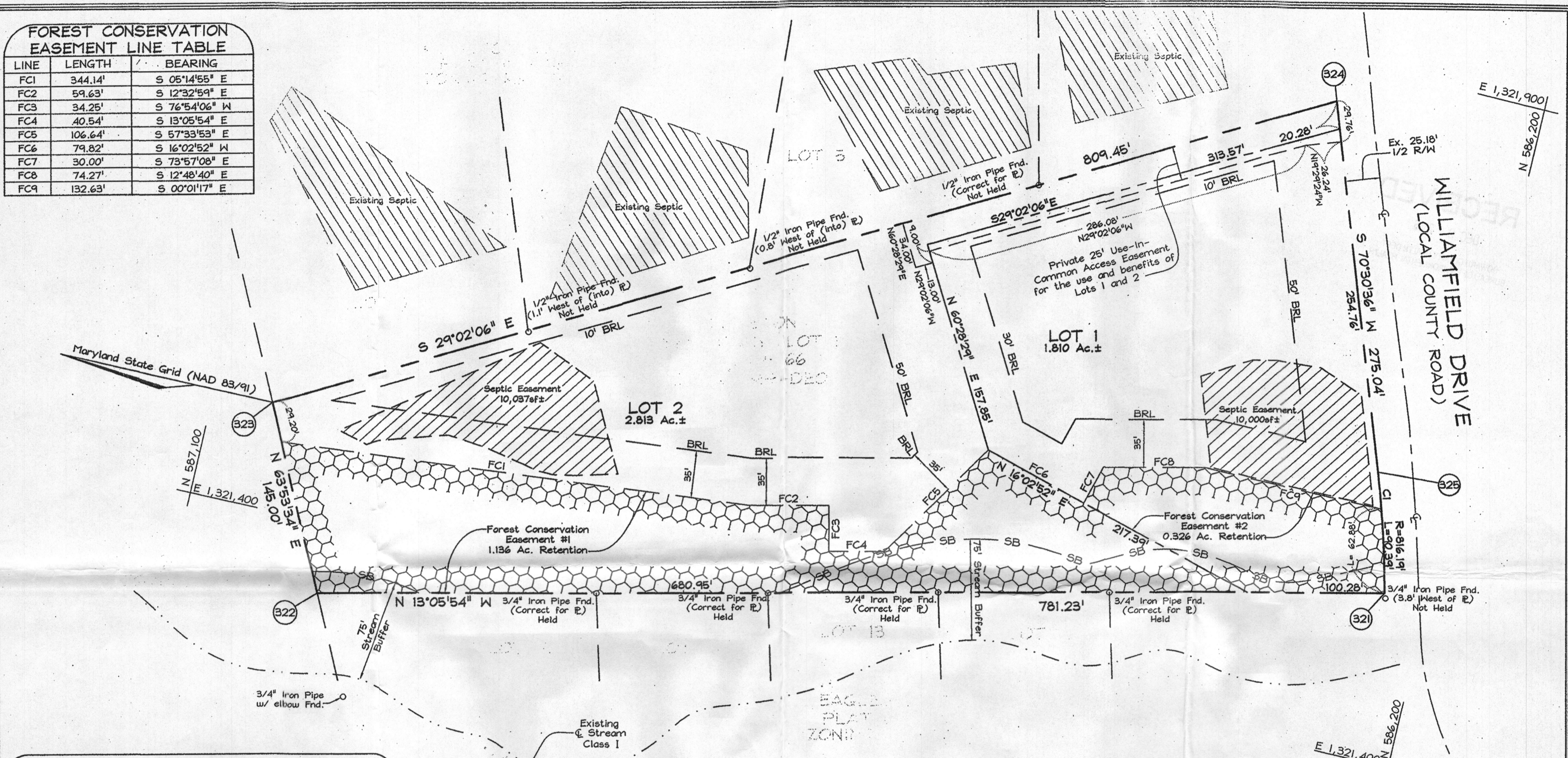
PAY/SF

Enclosures

Cc: FSH Associates c/o Zach Fisch

File

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
FC1	344.14'	S 05°14'55" E
FC2	59.63'	S 12°32'59" E
FC3	34.25'	S 76°54'06" W
FC4	40.54'	S 13°05'54" E
FC5	106.64'	S 57°33'53" E
FC6	79.82'	S 16°02'52" W
FC7	30.00'	S 73°57'08" E
FC8	74.27'	S 12°48'40" E
FC9	132.63'	S 00°01'17" E



The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 11-8-06
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Carole P. Coleman 11/8/06
 Carole P. Coleman Date

Michelle C. Coleman 11/8/06
 Michelle C. Coleman Date

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
CI	816.19'	90.39'	6°20'42"	45.24	973°47'06" W 90.34'

AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 2
 Total area of Buildable Lots to be recorded: 4.623 Acres±

2. Total area of subdivision to be recorded: 4.623 Acres±

OWNER/DEVELOPER
 CAROLE P. COLEMAN
 13104 WILLIAMFIELD DR.
 ELLICOTT CITY, MD 21042
 (410) 988-8155

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-798-1562
 E-mail: info@fsheri.com

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

Robert W. Wahn 11/3/06
 Howard County Health Officer Date

OWNER'S CERTIFICATE

We, Carole P. Coleman & Michelle C. Coleman, 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 sewers, drains, water pipes and other Municipal utilities and services in and under all road 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 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 said Easements and Rights-of-Way.

Witness my hand this 8th day of NOVEMBER, 2006

Carole P. Coleman
 Carole P. Coleman
Michelle C. Coleman
 Michelle C. Coleman

Zacharia V. Fisch
 Witness
Zacharia V. Fisch
 Witness

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 Carole P. Coleman (a/k/a Carole M. Coleman) to Carole P. Coleman and Michelle C. Coleman by deed dated November 30, 2001 and recorded in the land records of Howard County in liber 5896 folio 90, 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.

C. Brooke Miller 11-8-2006
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 18687 on 12-5-06
 Among the Land Records of Howard County, Maryland.

COLEMAN PROPERTY

LOTS 1 AND 2
 A RESUBDIVISION OF LOT 1
 KINGSTON SECTION 3 RECORDED IN
 PLAT BOOK 23, FOLIO 66
 TAX MAP 22 GRID 04 PARCEL 205
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=50'
 Date: Nov. 8, 2006
 Sheet 2 of 2

APPROVED: Howard County Department of Planning and Zoning

Mark J. Leuger 11/8/06
 Director Date

COORDINATE TABLE

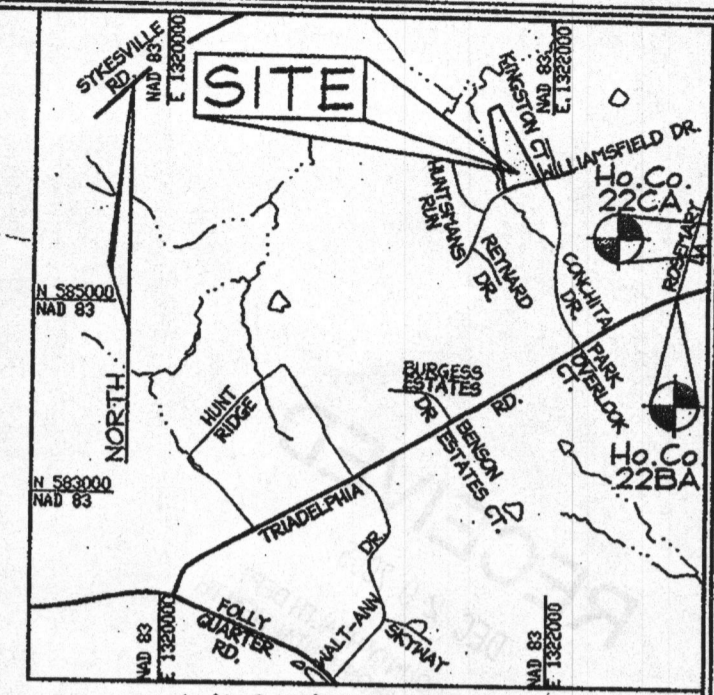
POINT	NORTHING	EASTING
321	586,231.7384	1,321,524.5483
322	586,992.6430	1,321,347.5045
323	587,056.4505	1,321,477.7105
324	586,348.7302	1,321,870.5735
325	586,256.9650	1,321,611.2934

MINIMUM LOT SIZE CHART

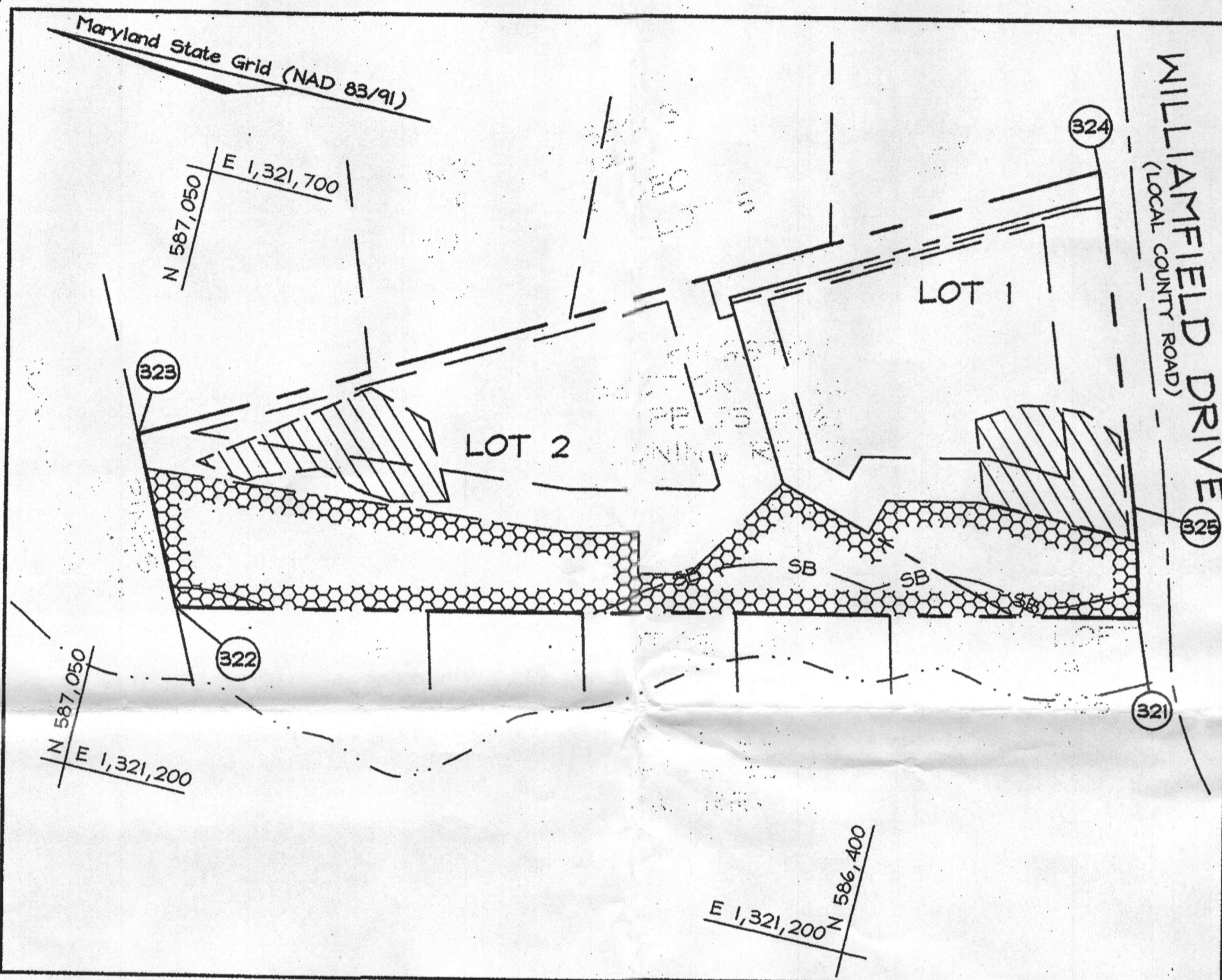
LOT NUMBER	GROSS AREA (ac)	PIPESTEM AREA (ac)	MINIMUM LOT SIZE(ac)
2	2.813±	0.289±	2.524±

Reservation Of Public Utility 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 1 and 2, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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."



- General Notes continued...
- Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$1,200.00 (4 shade trees at \$300 per tree) shall be provided with the grading permit.
 - Existing dwelling 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 regulations require.
 - No wetlands exist on-site.
 - The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
 - Stormwater management for this site is provided as follows: The site is exempt from providing CPV, WQv and Rev is provided by sheet flow to buffer credits and non rooftop disconnects.
 - This property is subject to BA case No. 02-56V, on December 9th, 2003. The Board of Appeals allowed to reduce the minimum lots size in the RR-DEO Zone from 3 ac. to 1.8 Ac. and 2.8 Ac.
 - No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of streams or their required buffers.
 - Open space obligation is fulfilled by the payment of a fee-in-lieu in the amount of \$1,500.
 - As per Section 16.120(c)(2)(v), an access and maintenance agreement for the Use-In-Common driveway is recorded among the Land Records of Howard County Maryland.
 - The wells on lots 1 and 2 to be drilled prior to final plat signature and well completion reports need to be on file with the Health Department. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
 - This property is subject to Waiver Petition WP-06-116 from section 16.120. (b). (4). (iii). (b). On June 16, 2006 the Planning Director approved the waiver to allow Lots 1 and 2 contain within their limits a stream buffer subject to the following conditions:
 - A Forest Conservation Retention Easement at least 50 feet wide shall be established along the stream buffer on the western side of lots 1 and 2.
 - A 35' structure setback shall be established along the edge of the Forest Conservation easement.
 - The department of Planning and Zoning determined that the existing driveway did not have to be shifted to accommodate a 10' setback for perimeter landscaping because retention of the existing trees constituted a more desirable alternative and existing conditions met the intent of the regulations.
 - All driveway widening needed to ensure compliance with Design Manual Standard, must be done on the west side of the existing driveway.
 - Existing well on lot 1 to be disconnected from the house and remain for agricultural use. A new well shall be drilled, prior to final plat signature.



GENERAL NOTES

- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 22BA and no. 22CA. Ⓢ Denotes approximate location (see location map).

Sta. 22BA	N 585,134.796 (feet)	E 1,323,322.66 (feet)
Sta. 22CA	N 585,783.304 (feet)	E 1,325,230.59 (feet)
- Ⓞ Denotes iron pipe found.
- Ⓛ Denotes rebar and cap set.
- Ⓛ Denotes rebar and cap found.
- Ⓛ Denotes concrete monument or stone found.
- Ⓛ Denotes concrete monument set.
- Ⓛ Denotes existing centerline of Stream Channel.
- Ⓛ Denotes Stream Buffer outline.
- This area designates a 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 (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage 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.
- BRL Denotes Building Restriction Line.
- Existing 2 foot Topography on site based on field run topographic survey provided by FSH Associates in September, 2005. Existing 2 foot Topography for Sight Distance Analysis provided by FSH Associates in October, 2005. Boundary provided by FSH Associates in September, 2005.
- This plan is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations and the Zoning Regulations as amended by Council Bill No. 45-2003 and 75-2003. 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, waiver petition, or building and grading permits.
- 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.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (14 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
 - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface;
 - Maintenance - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- There is no 100 Year Floodplain existing on-site.
- Lot areas are more or less.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 1.84 acres of forest. 0.37 Ac is retained on lots greater than 60,000 s.f. with no surety. 1.47 acres are placed into two Forest Conservation Easements. A surety in the amount of \$12,806.60 (64,033 s.f. x \$0.20/s.f.) will be posted prior to plat recordation. See this sheet for continuation...

LOCATION MAP

SCALE:1=100'

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

<i>C. Brooke Miller</i>	11-8-06
C. Brooke Miller (Maryland Property Line Surveyor #135)	Date
<i>Carole P. Coleman</i>	11/8/06
Carole P. Coleman	Date
<i>Michelle C. Coleman</i>	11/8/06
Michelle C. Coleman	Date

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 4.623 Acres±
- Total area of subdivision to be recorded: 4.623 Acres±

OWNER/DEVELOPER

CAROLE P. COLEMAN
18104 WILLIAMFIELD DR
ELLCOTT CITY, MD 21042
(410) 988-8155

FSH Associates

Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel:410-567-5200 Fax:410-796-1562
E-mail: info@fsheri.com

Purpose Note
The purpose of this plat is to resubdivide existing Lot 1 into two (2) residential lots.

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

Robert J. W. Jahn 11/30/06
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

David M. English 11/30/06
Director Date

OWNER'S CERTIFICATE

We, Carole P. Coleman & Michelle C. Coleman, 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 sewers, drains, water pipes and other Municipal utilities and services in and under all road 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 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 said Easements and Rights-of-Way.

Witness my hand this 8th day of NOVEMBER, 2006.

Carole P. Coleman
Carole P. Coleman
Michelle C. Coleman
Michelle C. Coleman

Zacharia D. Fisch
Zacharia D. Fisch
Zacharia D. Fisch
Zacharia D. Fisch

Witness
Witness

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 Carole P. Coleman (a/k/a Carole M. Coleman) to Carole P. Coleman and Michelle C. Coleman by deed dated November 30, 2001 and recorded in the land records of Howard County in liber 5896 folio 90, 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.

C. Brooke Miller 11-8-2006
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

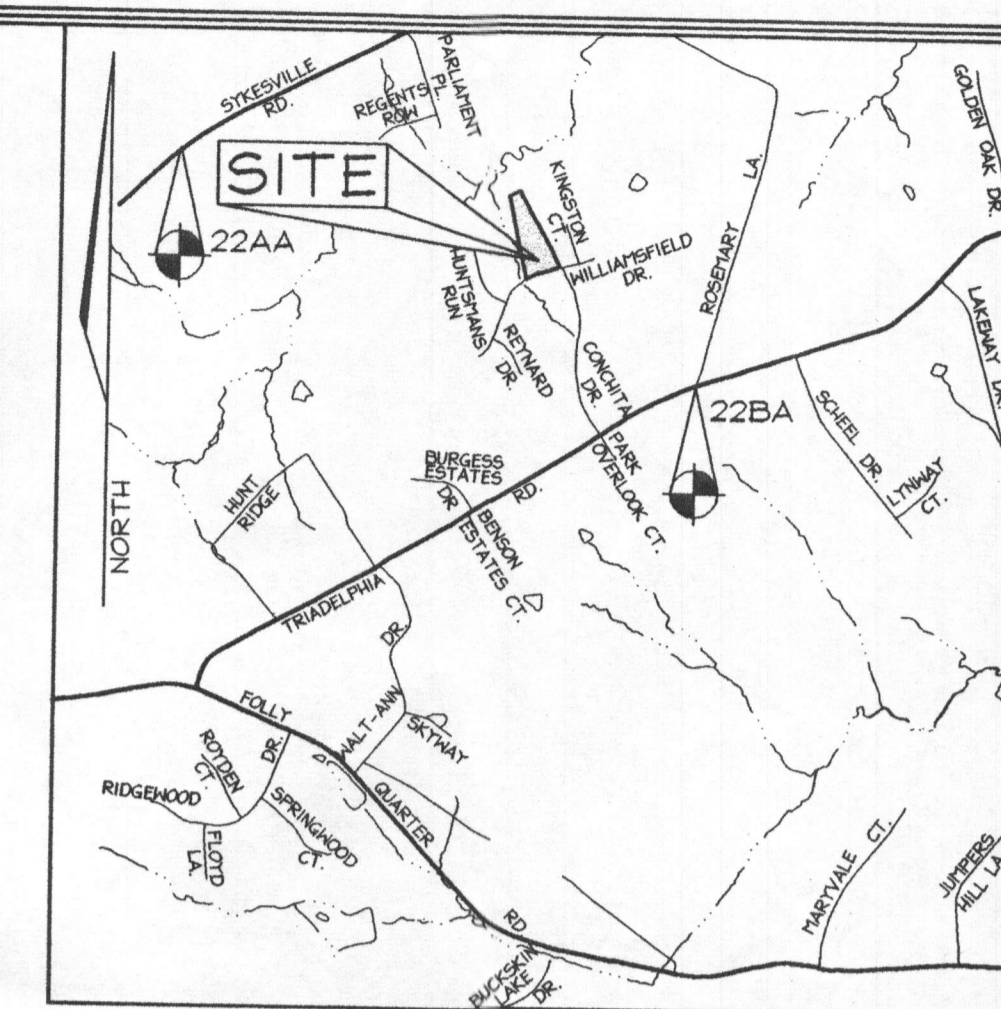
Recorded as Plat No. 18686 on 12-5-06
Among the Land Records of Howard County, Maryland.

COLEMAN PROPERTY

LOTS 1 AND 2
A RESUBDIVISION OF LOT 1
KINGSTON SECTION 23 RECORDED IN
PLAT BOOK 23, FOLIO 66
TAX MAP 22 GRID 04 PARCEL 205
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: Nov. 8, 2006
Sheet 1 of 2

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
ChD2	Chester silt loam, 15 to 25 percent slopes, moderately eroded	B
Cs	Cornus silt loam	B
MIE	Minor loam, 25 to 45 percent slopes	B
MnF	Minor very stony loam, 25 to 60 percent slopes	B

LEGEND	
Existing Contour	---382---
Existing Spot Elevation	382.3
Existing Trees to Remain	
Existing Stream Buffer	SB SB
Existing Septic Clean Out	O Co
Existing Septic Easement	
Proposed Septic Easement	
Existing Well	(W)
Proposed Well Area	
Proposed House	
Existing Perc Test (Passed)	+
Steep Slopes (Greater Than 25%)	



VICINITY MAP
SCALE 1"=2000'

BENCHMARKS			
Sta. 22AA	N 179,071.1931	E 401,696.1007	El. 173.6488 (meters)
	N 587,502.7391	E 1,317,897.957	El. 569.713 (feet)
Sta. 22BA	N 178,349.4478	E 403,349.5492	El. 175.8244 (meters)
	N 585,134.813	E 1,323,322.646	El. 576.851 (feet)

- GENERAL NOTES**
- Subject property zoned RR-DEO per 02/02/04 Comprehensive Zoning Plan.
 - Total area of property = 4.622 ac.±
 - Private water and sewer will be used within this site.
 - This area designates a private sewage easement, of at least 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 - All wells and septic fields within 100' of property's boundary have been shown.
 - Existing Topography based on Howard County Aerial Topography Flown in 1993 and has been field verified.
 - All wells to be drilled prior to submittal of record plot for signature. It is the developer's responsibility to schedule the well drilling prior to final plot submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plot.
 - Number of proposed lots: 2
 - Deed History: 1973-present: Clifton D. Coleman & Carole M. 1965-1973: James W. King & Audrey K.
 - The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.

PERC. CHART	
Number	Elevation
600	522.84
601	513.52
602	517.91
603	512.84
604	504.32
605	512.97
606	501.42
607	505.91
608	500.78

OWNER/DEVELOPER
 COLEMAN CLIFTON D & WIF
 13104 WILLIAMSFIELD DR
 ELLICOTT CITY, MD 21042
 Telephone: (410) 986-8155

PERCOLATION CERTIFICATION PLAN
COLEMAN PROPERTY

TAX MAP 22 GRID 04
 3RD ELECTION DISTRICT

PARCEL 205
 HOWARD COUNTY, MARYLAND

	DESIGN BY: PS	FSH Associates Engineers Planners Surveyors 8318 Forrest Street Ellicott City, MD 21043 Tel: 410-750-2251 Fax: 410-750-7350 E-mail: info@fsha.biz
	DRAWN BY: PS	
	CHECKED BY: ZYF	
	SCALE: 1"=50'	
DATE: July 05, 2005	W.O. No.: 3332	SHEET No. 1 OF 1

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Robert A. Walker 7/11/05
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT P.A.N. DATE

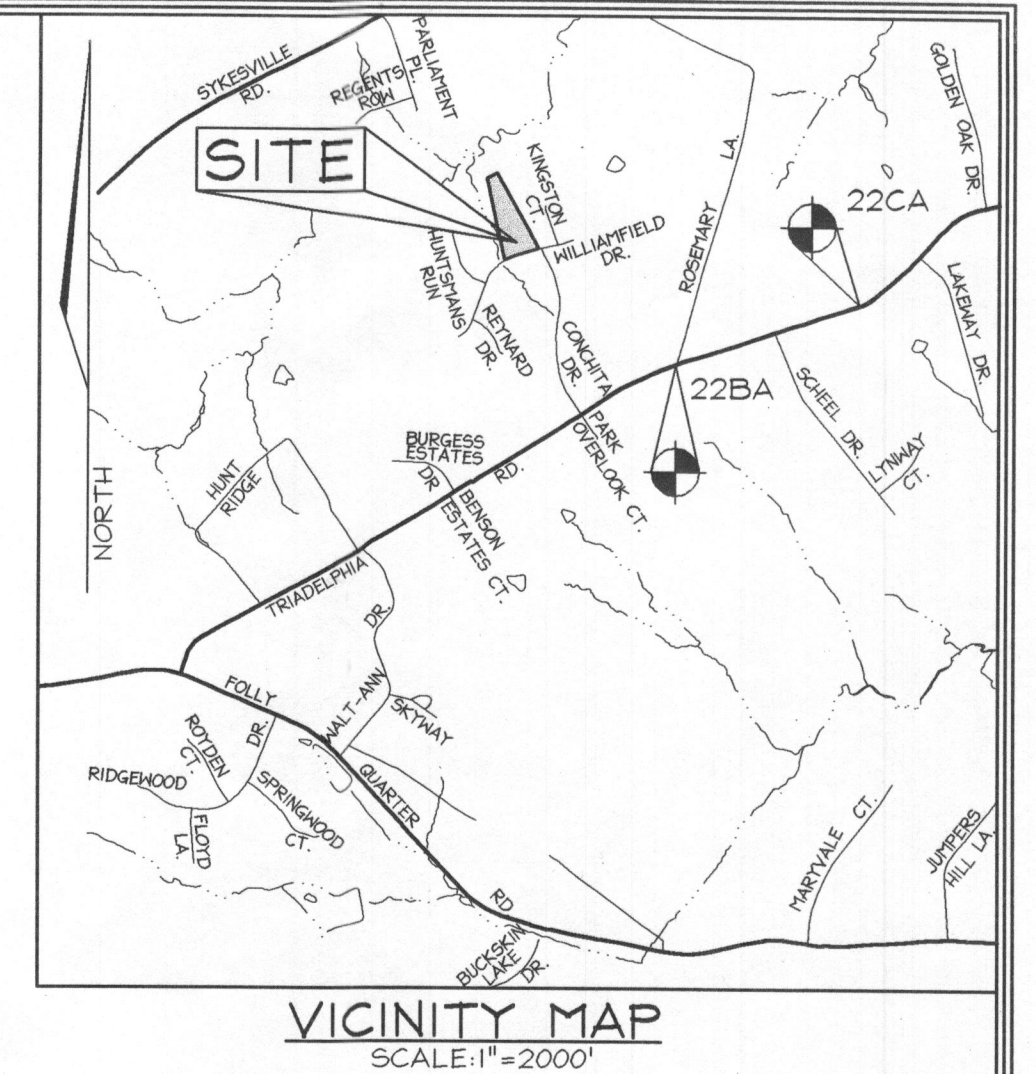


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
ChD2	Chester silt loam, 15 to 25 percent slopes, moderately eroded	B
Ca	Comus silt loam	B
MIE	Minor loam, 25 to 45 percent slopes	B
MnF	Minor very stony loam, 25 to 60 percent slopes	B

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
○	2	Quercus coccinea 'Scarlet Oak'	2 1/2"-3" Cal.	B # B
○	2	Acer rubrum 'October Glory Red Maple'	2 1/2"-3" Cal.	B # B

LEGEND

- 15% to 24.9% slopes
- Steep Slopes (Greater Than 25%)
- Prop. landscape trees
- Stabilized Construction Entrance
- Silt Fence
- Super Silt Fence
- Limit of Disturbance
- Erosion Control Matting
- Landscape Perimeter
- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Existing Stream Buffer
- Existing Septic Clean Out
- Existing Septic Easement
- Proposed Septic Easement
- Existing Well
- Proposed Well Area
- Proposed House
- Existing Perc Test (Passed)
- Existing Perc Test (Failed)

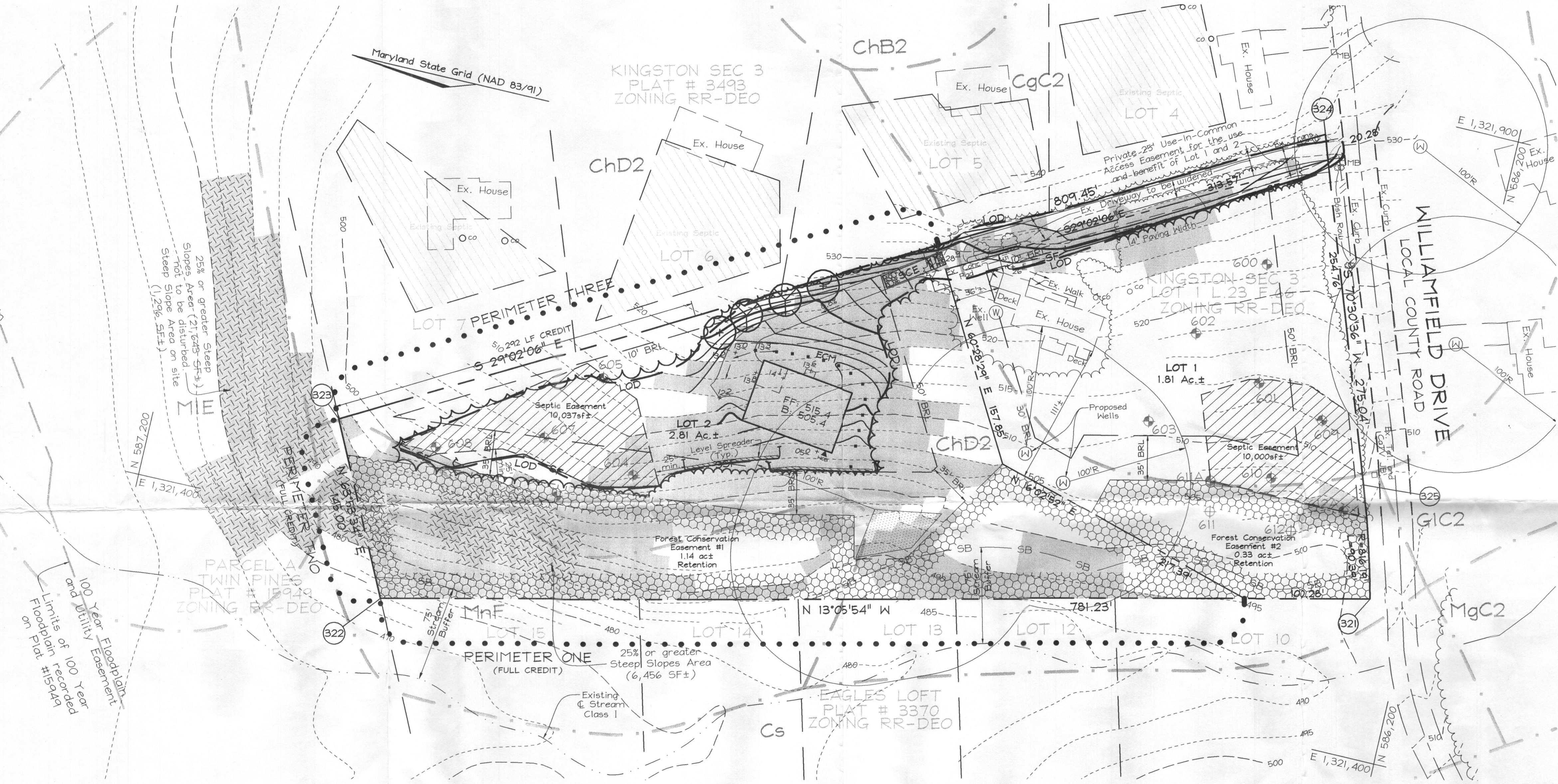


BENCHMARKS

Sta.	N	E	Elevation (meters)
22BA	178,349.4426	403,349.5541	175.615
22CA	178,547.1082	403,931.0928	175.031

GENERAL NOTES

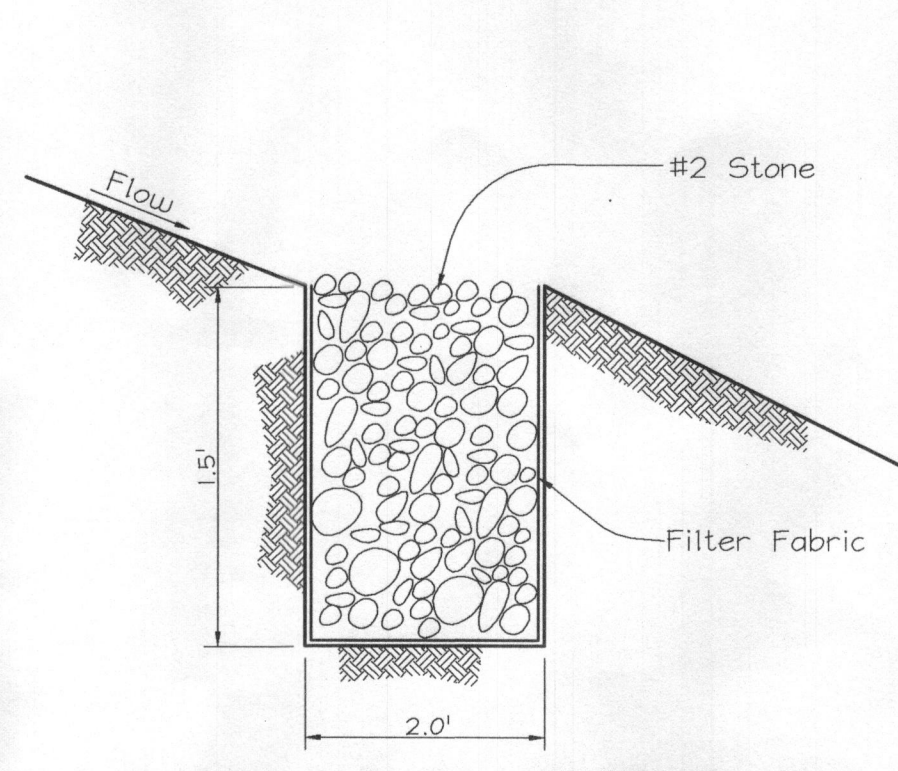
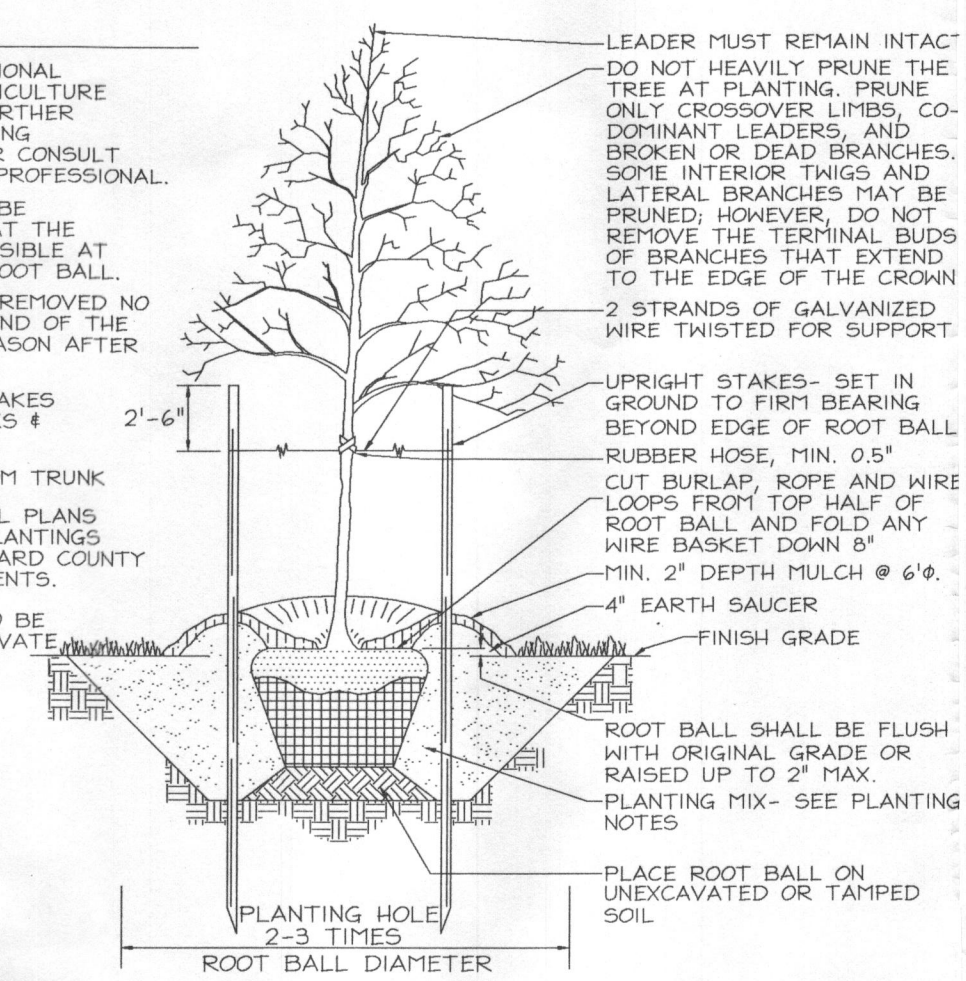
- Subject property zoned RR-DEO from 02/02/04 Comprehensive Zoning Plan.
- Total area of property = 4.62 Ac.±
- Number of Proposed Lots: 2
- Private water and sewer will be used within this site.
- This area designates a private sewage easement, of at least 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells & septic fields within 100' of property's boundary have been shown.
- Existing 2 foot Topography on site based on field run topographic survey provided by FSH Associates in September, 2005.
- Existing 2 foot Topography for Sight Distance Analysis provided by FSH Associates in October, 2005.
- Boundary provided by FSH Associates in September, 2005.
- Deed History:
 - July 1973 - Present: Clifton D. Coleman and Carole M. Coleman;
 - November 1965 - July 1973: James H. King and Audrey K. King;
 - July 1936 - November 1965: Lewis N. Burgess.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
- The well on lot 2 to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 1.84 acres of forest. 0.37 Ac is retained on lots greater than 60,000 s.f., with no surety. 1.47 acres are placed into two Forest Conservation Easements. A surety in the amount of \$12,006.60 (64,033 s.f. x \$0.20/s.f.) will be posted prior to plat recordation.
- Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$1,200.00 (4 shade trees at \$300 per tree) provided with the grading permit.
- Per the Landscape Manual Chapter 2 on page 3 Lot 1 has an existing house and is exempt from Perimeter Landscaping. Resubdivision involving an existing dwelling is required to provide landscaping for only the new buildable lot.
- As per Section 16.120(c)(2)(v), an access and maintenance agreement for Use-In-Common driveway is recorded among the Land Records of Howard County Maryland.
- This property is subject to waiver petition WP-06-116 from section 16.120. (b). (4). (iii). (b). On June 16, 2006 the planning director approved the waiver to allow Lots 1 and 2 contain within their limits a stream buffer subject to the following conditions:
 - A Forest Conservation Retention Easement at least 50 feet wide shall be established along the stream buffer on the western side of lots 1 and 2.
 - A 35' structure setback shall be established along the edge of the Forest Conservation easement.



PLAN VIEW
SCALE: 1"=50'

NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TYPICAL LEVEL SPREADER
NOT TO SCALE
See plan for level spreader lengths

TYPICAL TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		
	1	2	3
Perimeter/Frontage Designation	A	A	A
Landscape Type	A	A	A
Linear Feet of Roadway Frontage/Perimeter	681'	145'	492'
Credit for Existing Vegetation (Yes, No, Linear Feet)	681'	145'	292'
Remaining Perimeter Length	(0)	(0)	(200')
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	No	No	No
Remaining Perimeter Length			
Number of Plants Required			
Shade Trees	1160	0	1160
Evergreen Trees	0	0	0
Shrubs	0	0	0
Number of Plants Provided			
Shade Trees	0	0	4
Evergreen Trees	0	0	0
Other Trees (2:1 Substitution)	0	0	0
Shrubs (10:1 Substitution)	0	0	0
(Describe Plant Substitution Credits Below if needed)			

DEVELOPER'S BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER _____ DATE _____

OWNER/DEVELOPER
Revised
JUL 11 2006
CAROLE P. COLEMAN
1304 WILLIAMFIELD DR
ELLCOTT CITY, MD 21042
(410) 986-8155
DPZ - Land Dev

SUPPLEMENTAL GRADING, LANDSCAPING & SOILS PLAN
COLEMAN PROPERTY

TAX MAP 22 GRID 04
3RD ELECTION DISTRICT
PARCEL 205
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Ellicott City, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsh.com

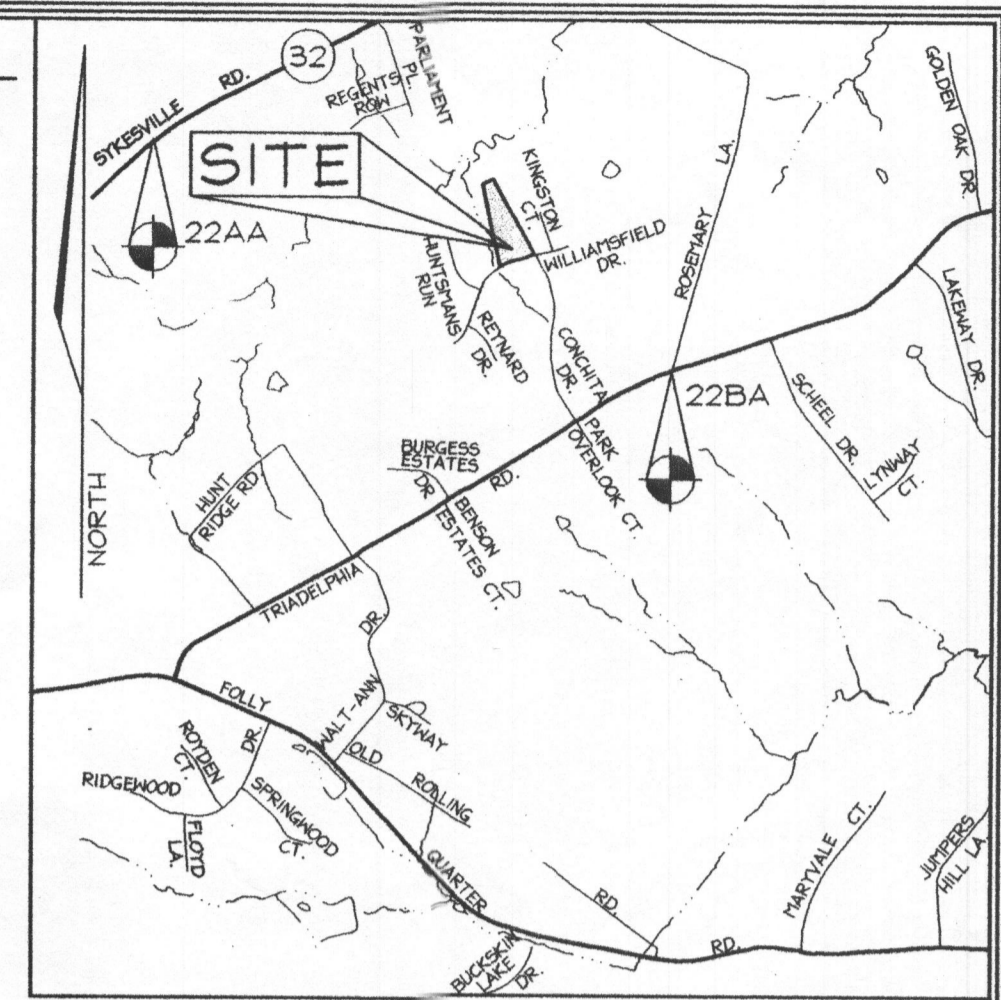
DESIGN BY: PS
DRAWN BY: MA & MY
CHECKED BY: ZYF
SCALE: As shown
DATE: July 10, 2006
W.O. No.: 3332
SHEET No.: 1 OF 1

Number	Elevation
600	522.84
601	513.52
602	517.94
603	512.84
604	504.32
605	512.97
606	501.42
607	505.94
608	500.78
609	512.22
610	506.96
611A	507.11
612A	504.64

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
ChD2	Chester silt loam, 15 to 25 percent slopes, moderately eroded	B
Cs	Conus silt loam	B
MIE	Manor loam, 25 to 45 percent slopes	B
MnF	Manor very stony loam, 25 to 60 percent slopes	B

LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Existing Stream Buffer
- Soil boundary line
- Existing Septic Clean Out
- Existing Septic Easement
- Proposed Septic Easement
- Well
- Proposed Well Area
- Proposed House
- Existing Perc Test (Passed)
- Existing Perc Test (Failed/Rock)
- Steep Slopes (Greater Than 25%)
- Forest Conservation Easement
- Proposed Access Easement
- Proposed Level Spreader



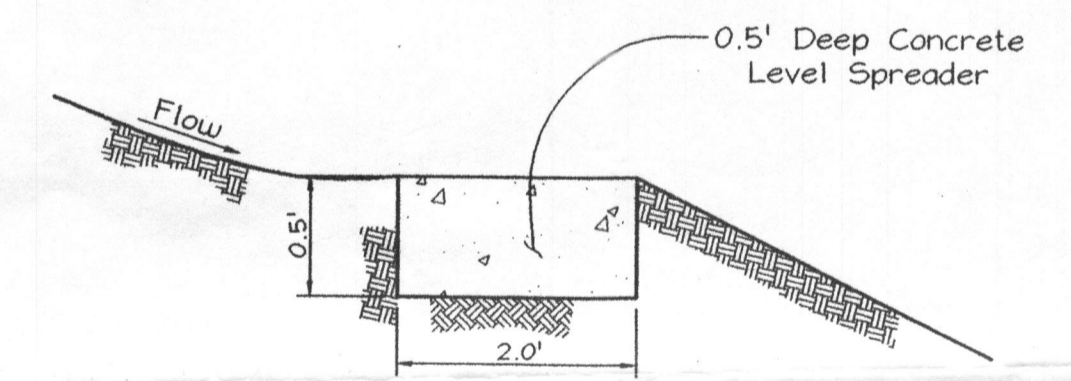
VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

Sta. 22AA	N 179,071.1931	E 401,646.1007	EI: 173.6488 (meters)
Sta. 22BA	N 587,502.7391	E 1,317,847.9571	EI: 569.713 (feet)
	N 178,349.4478	E 403,349.5492	EI: 175.8244 (meters)
	N 585,134.813	E 1,323,322.646	EI: 576.851 (feet)

GENERAL NOTES

- Subject property zoned RR-DEO per 02/02/04 Comprehensive Zoning Plan.
- Total area of property = 4.622 ac.±
- Private water and sewer will be used within this site.
- This area designates a private sewage easement, of at least 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells and septic fields within 100' of property's boundary have been shown.
- Existing Topography on site is based on field run survey by FSH Associates.
- All wells to be drilled prior to submittal of record plan for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plan.
- Number of proposed lots: 2
- Deed History:
November, 2001 - Present: Carole P. Coleman and Michelle C. Coleman
July, 1973 - November, 2001: Carole M. Coleman
July, 1973 - October, 1995: Clifton D. Coleman & Carole M. Coleman
November, 1965 - July, 1973: James W. King & Audrey K. King
July, 1936 - November, 1965: Lewis W. Burgess
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
- Existing well on lot 1 to be disconnected from house and remain for agricultural use. A new well shall be drilled prior to final plat signature.



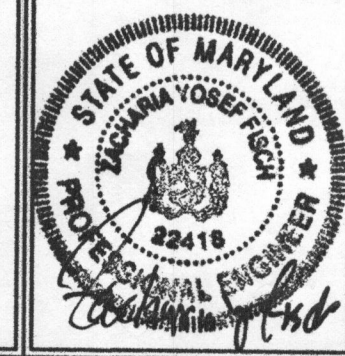
CONCRETE LEVEL SPREADER
NOT TO SCALE
See plan for level spreader lengths

OWNER/DEVELOPER

CAROLE COLEMAN
13104 WILLIAMSFIELD DR
ELLCOTT CITY, MD 21042
Telephone: (410) 986-8155

AMENDED PERCOLATION CERTIFICATION PLAN
COLEMAN PROPERTY
LOTS 1 & 2

TAX MAP 22 GRID 04
3RD ELECTION DISTRICT
PARCEL 205
HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsa.biz

DESIGN BY: ZTF
DRAWN BY: HK
CHECKED BY: ZTF
SCALE: As Shown
DATE: July 14, 2006
W.O. No.: 3392
SHEET No.: 1 OF 1

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY
Robert J. Dale
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT
8/8/06

PLAN VIEW
SCALE: 1"=50'

SIGNED PERC CERT 8/8/06

COORDINATE TABLE

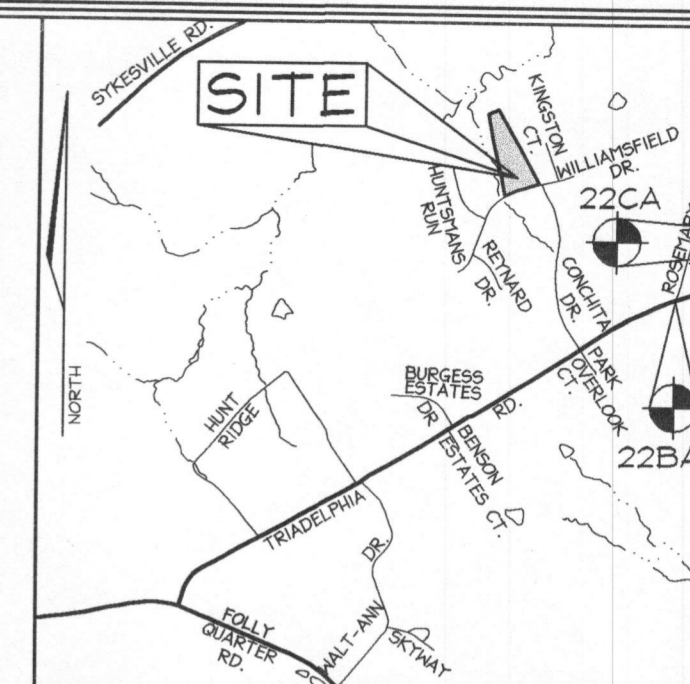
POINT	NORTHING	EASTING
321	586,231.7384	1,321,524.5483
322	586,992.6430	1,321,347.5045
323	587,056.4505	1,321,477.7105
324	586,348.7302	1,321,870.5735
325	586,256.9650	1,321,611.2934

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (ac)	PIPESTEM AREA (ac)	MINIMUM LOT SIZE(ac)
2	2.81±	0.14±	2.67±

Reservation Of Public Utility 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 1 and 2, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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."

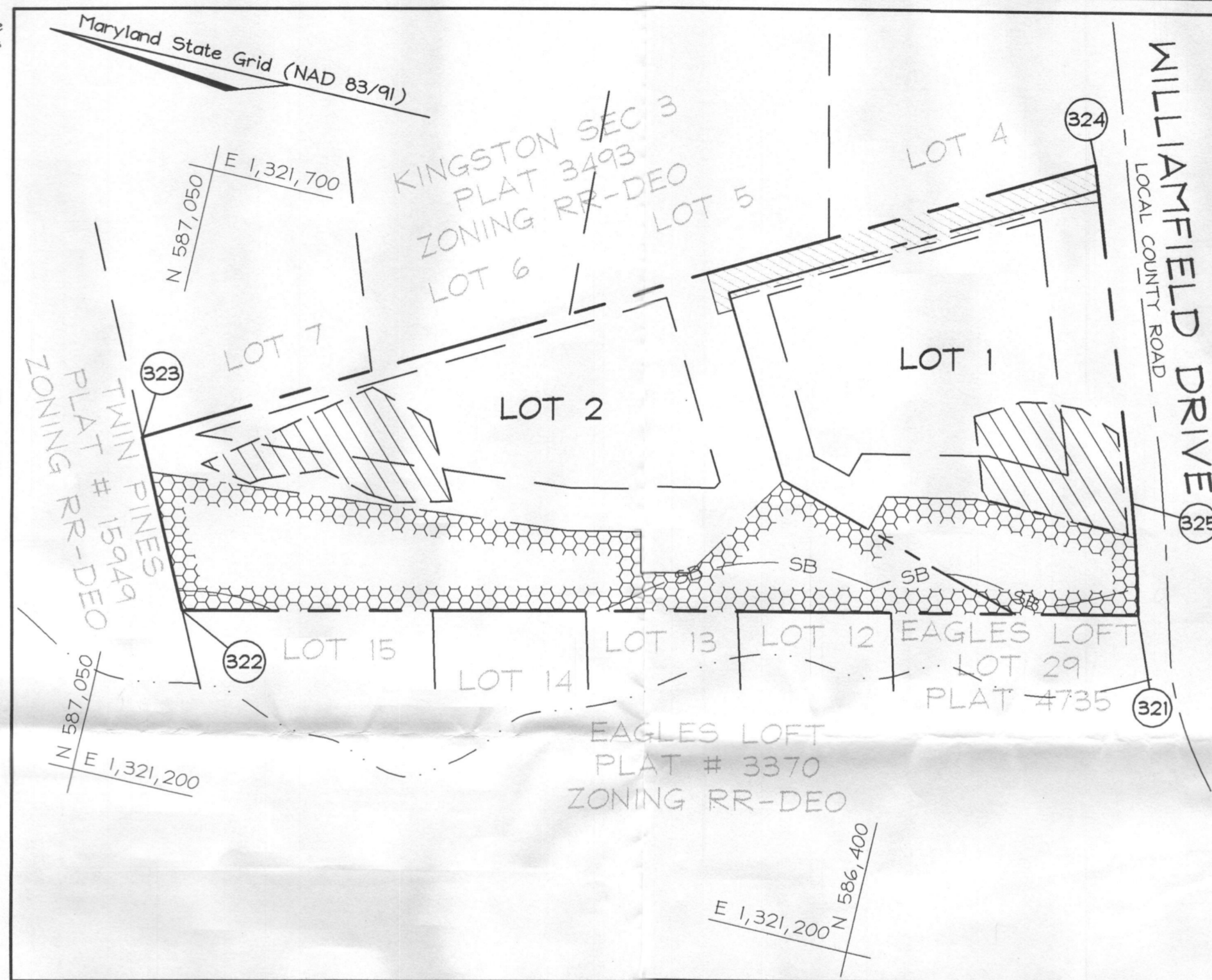


VICINITY MAP

SCALE:1=2000'

General Notes continued...

- Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$1,200.00 (4 shade trees at \$300 per tree) shall be provided with the grading permit.
- Existing dwelling 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 regulations require.
- No wetlands exist on-site.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- Stormwater management for this site is provided as follows: The site is exempt from providing CFS. WQV and Rev is provided by sheet flow to buffer credits and non rooftop disconnects.
- This property is subject to BA case No. 02-56V, on December 9th, 2003. The board of appeals allowed to reduce the minimum lots size in the RR-DEO Zone from 3 ac. to 1.8 Ac. and 2.8 Ac.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of streams or their required buffers.
- Open space obligation is fulfilled by the payment of a fee-in-lieu in the amount of \$1,500.
- As per Section 16.120(c)(2)(v), an access and maintenance agreement for the Use-In-Common driveway is recorded among the Land Records of Howard County Maryland.
- The wells on lots 1 and 2 to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
- This property is subject to wavier petition WP-06-116 from section 16.120. (b). (4). (iii). (b). On June 16, 2006 the planning director approved the wavier to allow Lots 1 and 2 contain within their limits a stream buffer subject to the following conditions:
 - A Forest Conservation Retention Easement at least 50 feet wide shall be established along the stream buffer on the western side of lots 1 and 2.
 - A 35' structure setback shall be established along the edge of the Forest Conservation easement.



GENERAL NOTES

- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 22BA and no. 22CA. ♦ Denotes approximate location (see location map).

Sta.	22BA	N 178,349.4426 (meters)	E 403,349.5541 (meters)
		N 585,134.796 (feet) <td>E 1,323,322.66 (feet) </td>	E 1,323,322.66 (feet)
Sta.	22CA	N 178,547.1082 (meters)	E 403,931.0928 (meters)
		N 585,783.304 (feet) <td>E 1,325,230.59 (feet) </td>	E 1,325,230.59 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- ◇ Denotes rebar and cap found.
- Denotes concrete monument or stone found.
- Denotes concrete monument set.
- Denotes existing centerline of Stream Channel.
- SB Denotes Stream Buffer outline.
- ▨ This area designates a 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 (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage 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.
- BRL Denotes Building Restriction Line.
- Existing 2 foot Topography on site based on field run topographic survey provided by FSH Associates in September, 2005. Existing 2 foot Topography for Sight Distance Analysis provided by FSH Associates in October, 2005. Boundary provided by FSH Associates in September, 2005.
- This plan is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations and the Zoning Regulations as amended by Council Bill No. 45-2003 and 75-2003. 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, waiver petition, or building and grading permits.
- 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.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (14 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2' Minimum);
 - Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
 - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface;
 - Maintenance - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- There is no 100 Year Floodplain existing on-site.
- Lot areas are more or less.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 1.84 acres of forest. 0.37 Ac is retained on lots greater than 60,000 s.f. with no surety. 1.47 acres are placed into two Forest Conservation Easements. A surety in the amount of \$12,806.60 (64,033 s.f. x \$0.20/s.f.) will be posted prior to plat recordation.

OWNER/DEVELOPER

CAROLE P. COLEMAN
13104 WILLIAMFIELD DR
ELLICOTT CITY, MD 21042
(410) 988-8155

FSH Associates

Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel:410-567-5200 Fax:410-796-1562
E-mail: info@fsheri.com

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (Maryland Property Line Surveyor #135) _____ Date _____

Carole P. Coleman _____ Date _____

Michelle C. Coleman _____ Date _____

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 4.62 Acres±
- Total area of subdivision to be recorded: 4.62 Acres±

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

Howard County Health Officer _____ Date _____

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

FOREST CONSERVATION EASEMENT TABLE

LINE	LENGTH	BEARING
FC1	344.14'	S 05°14'55" E
FC2	59.63'	S 12°32'59" E
FC3	34.25'	S 76°54'06" W
FC4	40.54'	S 13°05'54" E
FC5	106.64'	S 57°33'53" E
FC6	79.82'	S 16°02'52" W
FC7	30.00'	S 73°57'08" E
FC8	74.27'	S 12°48'40" E
FC9	132.63'	S 00°01'17" E

LOCATION MAP

SCALE:1=100'

OWNER'S CERTIFICATE

We, Carole P. Coleman & Michelle C. Coleman, 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 sewers, drains, water pipes and other Municipal utilities and services in and under all road 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 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 said Easements and Rights-of-Way.

Witness my hand this _____ day of _____, 200__.

Carole P. Coleman _____ Witness _____

Michelle C. Coleman _____ Witness _____

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 Carole P. Coleman (a/k/a Carole M. Coleman) to Carole P. Coleman and Michelle C. Coleman by deed dated November 30, 2001 and recorded in the land records of Howard County in Liber 5896 folio 90, 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.

C. Brooke Miller (Maryland Property Line Surveyor #135) _____ Date _____

Recorded as Plat No. _____ on _____
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF
COLEMAN PROPERTY**

LOTS 1 AND 2
A RESUBDIVISION OF LOT 1
KINGSTON SECTION 3 RECORDED IN
PLAT BOOK 23, FOLIO 66
TAX MAP 22 GRID 04 PARCEL 205
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: July 10, 2006
Sheet 1 of 2

KINGSTON SEC 3
PLAT # 3493
ZONING RR-DEO

Maryland State Grid (NAD 83/91)

PARCEL A
TWIN PINES
PLAT # 15949
ZONING RR-DEO

KINGSTON SECTION 3 LOT 1
L 23 F 66
ZONING RR-DEO

LOT 4

LOT 5

LOT 6

LOT 7

LOT 2
2.81 Ac.±

LOT 1
1.81 Ac.±

LOT 15

LOT 14

LOT 13

LOT 12

LOT 29
EAGLES LOFT
PLAT # 4735

EAGLES LOFT
PLAT # 3370
ZONING RR-DEO

WILLIAMFIELD DRIVE
LOCAL COUNTY ROAD

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (Maryland Property Line Surveyor #135) _____ Date _____

Carole P. Coleman _____ Date _____

Michelle C. Coleman _____ Date _____

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

Howard County Health Officer _____ Date _____

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
CI	816.19'	90.39'	6°20'42"	44.83, 45.63	973'47'06"W 90.34'

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SUBDIVISION PLAT OF
COLEMAN PROPERTY

LOTS 1 AND 2
A RESUBDIVISION OF LOT 1
KINGSTON SECTION 3 RECORDED IN
PLAT BOOK 23, FOLIO 66
TAX MAP 22 GRID 04 PARCEL 205
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=50'
Date: July 10, 2006
Sheet 2 of 2