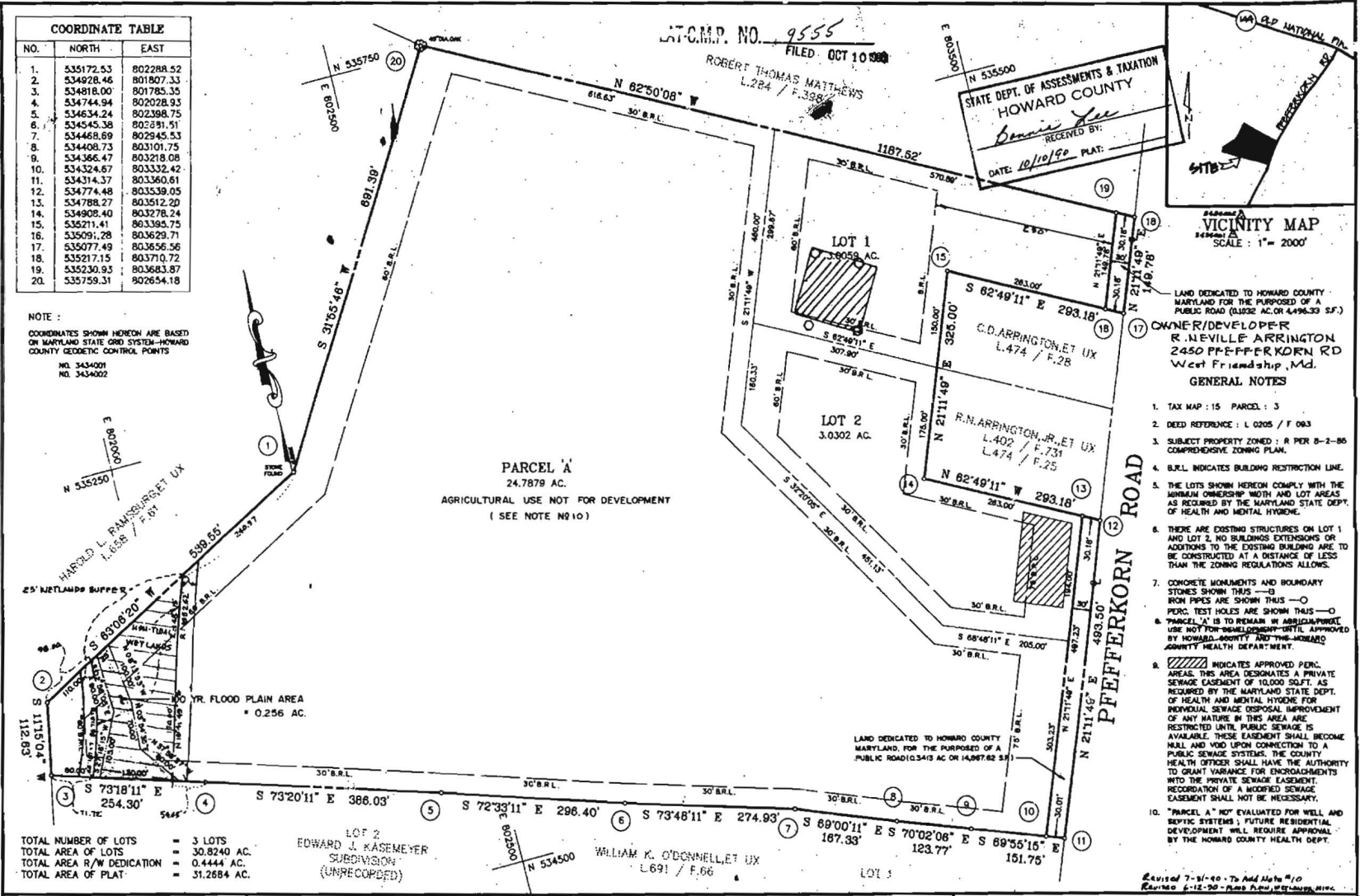


COORDINATE TABLE		
NO.	NORTH	EAST
1.	535172.53	802288.52
2.	534928.46	801807.33
3.	534818.00	801785.35
4.	534744.94	802028.93
5.	534634.24	802398.75
6.	534545.38	802891.51
7.	534468.69	802945.53
8.	534408.73	803101.75
9.	534386.47	803218.08
10.	534324.67	803332.42
11.	534314.37	803360.61
12.	534774.48	803539.05
13.	534788.27	803512.20
14.	534908.40	803278.24
15.	535211.41	803395.75
16.	535091.28	803629.71
17.	535077.49	803656.96
18.	535217.15	803710.72
19.	535230.93	803683.87
20.	535759.31	802654.18

NOTE:

COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE GRID SYSTEM-HOWARD COUNTY GEODETIC CONTROL POINTS

NO. 3434001
NO. 3434002



TOTAL NUMBER OF LOTS = 3 LOTS
TOTAL AREA OF LOTS = 30.8240 AC.
TOTAL AREA R/W DEDICATION = 0.4444 AC.
TOTAL AREA OF PLAT = 31.2684 AC.

LOT 2
EDWARD J. KASEMEYER
SUBDIVISION
(UNRECORDED)

WILLIAM K. O'DONNELLE ET UX
L.691 / F.66

APPROVED: FOR PRIVATE WATER & SEWERAGE SYSTEMS AND STORM DRAINAGE.
HOWARD COUNTY HEALTH DEPARTMENT
James M. ... 2/1/90
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 10.2.90
DATE

APPROVED: FOR PRIVATE WATER & SEWERAGE SYSTEMS, STORM DRAINAGE AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James ... 2/1/90
DATE

OWNER'S CERTIFICATE

L. R. NEVILLE ARRINGTON, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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 LINE AND 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 STREETS RIGHT-OF-WAYS 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 FLOOD PLANS AND OPEN SPACES 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 STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACES WHERE APPLICABLE AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 25 DAY of January 1990

R. Neville Arrington
R. NEVILLE ARRINGTON

William C. Arrington
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WALTON OLASKOCK & WIFE, F. OLASKOCK HIS WIFE, TO R. NEVILLE ARRINGTON & HAZEL H. ARRINGTON, HIS WIFE, BY A DEED DATED JULY 30, 1948 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 0203 AT FOLD 083 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

HAZEL H. ARRINGTON DEPARTED THIS LIFE.

Jack E. Clark
JACK E. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 4379

RECORDED AS PLAT ON
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**R. NEVILLE ARRINGTON SUBDIVISION
LOTS 1-2 & PARCEL A**

Third Election District
Howard County, Maryland.

PREPARED BY:
THE J.E. CLARK COMPANY
LAND SURVEYING AND ENGINEERING
P.O. BOX 147 LABEL, MARYLAND 20707
(301) 725-3442

ZONED: R
TAX MAP: 15
PARCEL: 1
SCALE: 1"=100'
DATE: NOV., 1989
DRN. BY: C.A.D.
CHK. BY: J.E.C.

SHEET 1 OF 1

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
115	596240.1228	1315594.2285	115	101734.352913	400993.922871
419	596507.8274	1315072.4452	419	101815.949455	400834.883001
681	595216.6550	1315362.3542	681	101422.399295	400923.247439
797	595920.9202	1314706.8448	797	101637.059779	400723.447769
817	595676.8038	1314225.8578	817	101562.652953	400576.842649
818	595566.2329	1314203.6961	818	101528.950863	400570.087767
852	595493.0098	1314446.4912	852	101506.632413	400644.091844
855	595382.9203	1314817.3823	855	101473.077086	400757.139688
860	595291.0000	1315100.0641	860	101445.059710	400843.301276
867	595157.1937	1315520.0039	867	101404.275477	400971.299174
868	595115.0655	1315636.5319	868	101391.434769	401006.816983
871	595073.2857	1315750.8693	871	101378.700266	401041.667097
872	595356.0834	1315860.5439	872	101464.897159	401075.095978
894	595011.0325	1315427.6333	894	101603.565927	400943.144570
897	595430.0839	1315669.3083	897	101487.452567	401016.807245

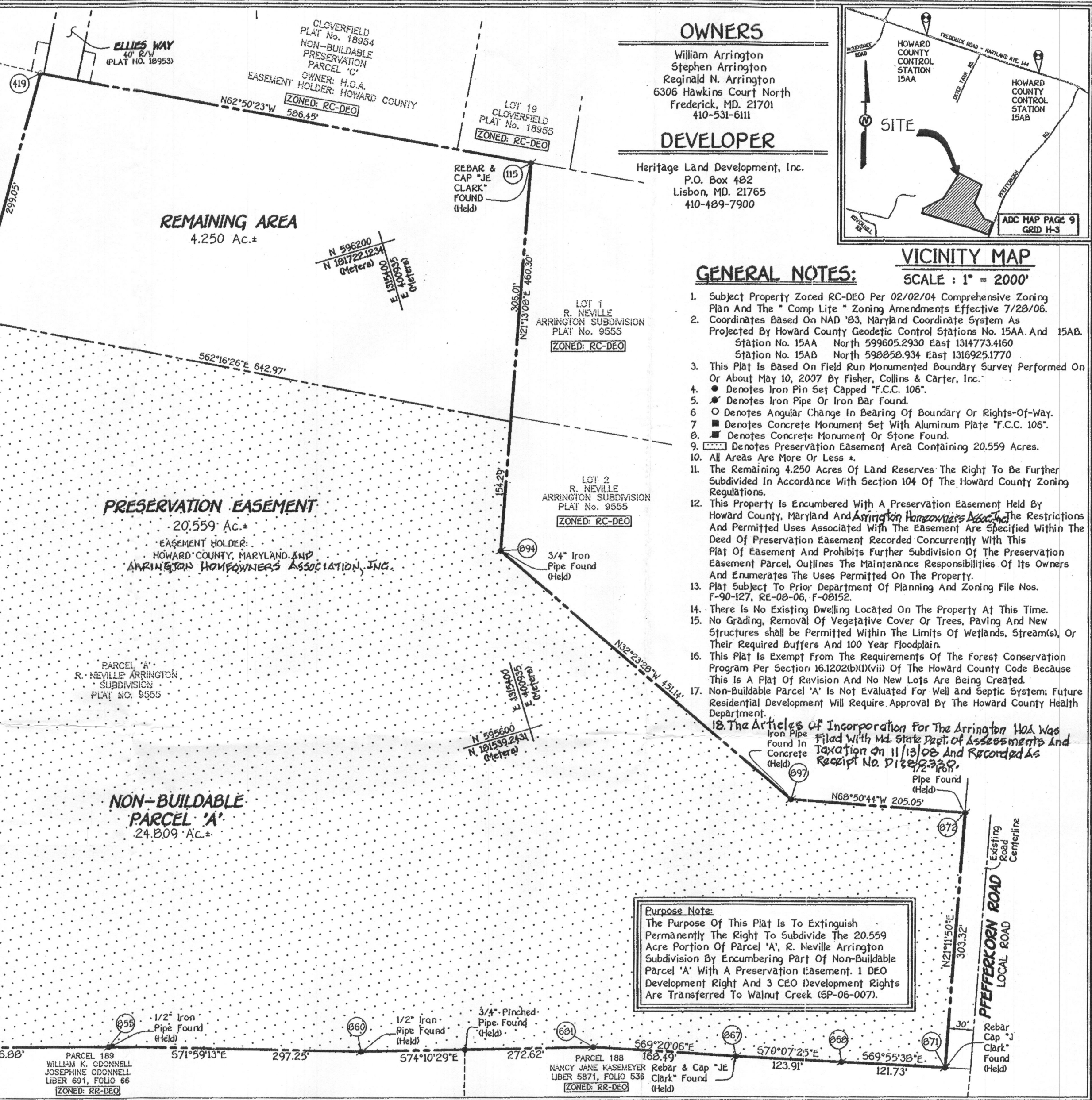
The Requirements §3-10B, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher, L.S. 10692
(Registered Land Surveyor)
Date: 9/23/08

William Arrington
Date: 10-9-08

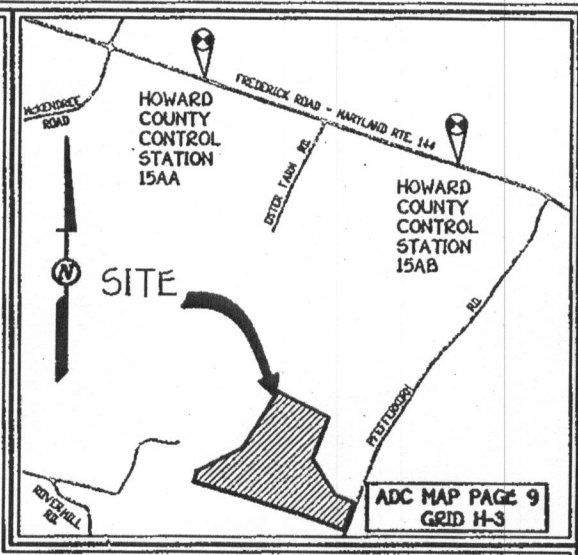
Stephen Arrington
Date: 9/25/08

Reginald N. Arrington
Date: 10/9/08



OWNERS
William Arrington
Stephen Arrington
Reginald N. Arrington
6306 Hawkins Court North
Frederick, MD. 21701
410-531-6111

DEVELOPER
Heritage Land Development, Inc.
P.O. Box 482
Lisbon, MD. 21765
410-489-7900



- GENERAL NOTES:** SCALE: 1" = 200'
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 7/28/06. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 15AA And 15AB. Station No. 15AA North 599605.2930 East 1314773.4160 Station No. 15AB North 598858.934 East 1316925.1770
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May 10, 2007 By Fisher, Collins & Carter, Inc.
 - Denotes Iron Pin Set Capped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Denotes Preservation Easement Area Containing 20.559 Acres.
 - All Areas Are More Or Less.
 - The Remaining 4.250 Acres Of Land Reserves The Right To Be Further Subdivided In Accordance With Section 104 Of The Howard County Zoning Regulations.
 - This Property Is Encumbered With A Preservation Easement Held By Howard County, Maryland And Arrington Homeowners Assoc. The Restrictions And Permitted Uses Associated With The Easement Are Specified Within The Deed Of Preservation Easement Recorded Concurrently With This Plat Of Easement And Prohibits Further Subdivision Of The Preservation Easement Parcel, Outlines The Maintenance Responsibilities Of Its Owners And Enumerates The Uses Permitted On The Property.
 - Plat Subject To Prior Department Of Planning And Zoning File Nos. F-90-127, RE-08-06, F-08152.
 - There Is No Existing Dwelling Located On The Property At This Time.
 - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers And 100 Year Floodplain.
 - This Plat Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(vii) Of The Howard County Code Because This Is A Plat Of Revision And No New Lots Are Being Created.
 - Non-Buildable Parcel 'A' Is Not Evaluated For Well And Septic System; Future Residential Development Will Require Approval By The Howard County Health Department.
 - The Articles Of Incorporation For The Arrington HOA Was Filed With Md. State Dept. Of Assessments And Taxation On 11/13/08 And Recorded As Receipt No. D18212-210.

DENSITY EXCHANGE TABULATION

INITIAL EXCHANGE	
SENDING PARCEL INFORMATION	PROPERTY OF WILLIAM AND STEPHEN ARRINGTON LIBER 10826, FOLIO 704 TAX MAP NO. 15, PARCEL NO. 3, GRID 7
TOTAL PARCEL ACREAGE	24.809 AC.±
PRESERVATION PARCEL EASEMENT	20.559 AC.±
CEO UNITS CREATED (4:25)	4 D.U. • 4.25 AC/D.U. = 17,000 AC.
CEO UNITS SENT (4:25)	3
DEO UNITS CREATED (3:0)	6 D.U. • 3.00 AC/D.U. = 18,000 AC.
DEO UNITS SENT (3:0)	1
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	20.559 AC (-) 1 x 3.00 AC (-) 3 x 4.25 AC = 4.809 AC.
RECEIVING PARCEL INFORMATION	WALNUT CREEK (SP-06-007) Tax Map 28, Parcel 49, Grid 11 Property Of Basslers, Inc. Liber 516 Folio 763

EXISTING PUBLIC 100 YEAR FLOODPLAIN Per Plat No. 9555

SYMBOL	BEARING & DISTANCE
FP-1	N63°05'27"E 25.00'
FP-2	S08°13'53"E 100.00'
FP-3	S03°54'35"W 70.00'
FP-4	S37°50'37"E 80.00'
FP-5	N73°13'03"W 129.96'
FP-6	N27°16'15"E 104.80'
FP-7	N02°58'05"W 89.99'

EXISTING WETLANDS

SYMBOL	BEARING & DISTANCE
WL-1	N10°50'17"E 22.38'
WL-2	N35°08'47"E 34.60'
WL-3	N07°51'09"E 37.02'
WL-4	N67°44'49"E 26.95'
WL-5	N26°16'20"E 50.43'
WL-6	N44°13'20"E 35.84'
WL-7	N43°49'09"E 85.73'
WL-8	N01°47'16"W 30.77'
WL-9	N23°36'41"E 23.28'
WL-10	N43°13'09"W 43.11'

* OF THE 4.809 ACRES THAT REMAIN, 1 UNIT AT A RATE OF 4.25 ACRES SHALL BE RESERVED FOR A FUTURE DWELLING WITHIN THE PRESERVATION EASEMENT AREA.
* AFTER THIS INITIAL EXCHANGE, NO DENSITY REMAINS TO BE EXCHANGED.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 RA THORPE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21722
(410) 461 - 2855

AREA TABULATION FOR SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED	24.809 Aca
TOTAL AREA OF LOTS TO BE RECORDED	24.809 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000
TOTAL AREA TO BE RECORDED	24.809 Aca

REVIEWED: Not for construction. No facilities proposed on Non-Buildable Preservation 'A'. See general note No. 17.

B. Wilson for Peter Seidenman 11/5/2008
Howard County Health Officer Date: 11/5/08

APPROVED: Howard County Department Of Planning And Zoning

William Arrington 11/7/08
Chief, Development Engineering Division Date: NY

Thomas G. Butler 11/18/08
Director, DEP. Date: KS

OWNER'S CERTIFICATE

William Arrington, Stephen Arrington And Reginald N. Arrington, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning, Establish The Preservation Easement To Be Considered A Sending Parcel For Transfer Of Development Rights. Witness My Hand This 9th Day Of OCTOBER, 2008.

William Arrington Witness
Stephen Arrington Witness
Reginald N. Arrington Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Defines A Preservation Parcel Easement Of 20.559 Acres On (1) All Of The Lands Conveyed By Florence Virginia Arrington, To Stephen Arrington And William Arrington By Deed Dated July 18, 2007 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 10826 Folio 704, And (2) All Of The Lands Conveyed By Reginald N. Arrington, Jr. Personal Representative Of The Estate Of R. Neville Arrington To Reginald N. Arrington And Charles D. Arrington By Deed Dated May 29, 1992 And Recorded In The Aforesaid Land Records In Liber 2589 At Folio 356 And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 9/23/08
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 20857 ON 12/12/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION AND PLAT OF EASEMENT DENSITY SENDING NON-BUILDABLE PARCEL 'A' R. NEVILLE ARRINGTON SUBDIVISION

AS REVISION TO PARCEL 'A' AS SHOWN ON A PLAT ENTITLED "R. NEVILLE ARRINGTON SUBDIVISION" - PLAT NO. 9555 Zoned: RC-DEO Tax Map: 15 Parcel: 3 Grid: 7 Third Election District Howard County, Maryland

Scale: 1" = 100'
Date: September 23, 2008 Sheet 1 of 1

F-08-154

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
115	596240.1228	1315594.2285	115	181734.352913	400993.922871
419	596507.8274	1315072.4452	419	181815.949455	400834.883001
681	595216.6550	1315362.3542	681	181422.399295	400923.247439
797	595920.9202	1314706.8448	797	181637.059779	400723.447769
817	595676.8038	1314225.8578	817	181562.652953	400576.824249
818	595566.2329	1314203.6961	818	181528.950863	400570.027767
852	595493.0098	1314446.912	852	181506.632413	400644.091844
855	595382.9203	1314817.3823	855	181473.077086	400757.139888
860	595291.0000	1315100.0641	860	181445.059710	400843.301276
867	595157.1937	1315520.0039	867	181404.275477	400971.299174
868	595115.0655	1315636.5319	868	181391.434769	401006.816983
871	595073.2857	1315750.8693	871	181378.700266	401041.667097
872	595056.0834	1315860.5439	872	181464.897159	401075.095978
894	595011.0325	1315427.6333	894	181603.565927	400943.144570
897	595430.0839	1315669.3083	897	181487.452567	401016.807245

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

Terrell A. Fisher 11/14/08
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

William C. Arrington 11-27-08
William C. Arrington (Owner) Date

Stephen Arrington 11/27/08
Stephen Arrington (Owner) Date

Reginald N. Arrington 11/27/08
Reginald N. Arrington (Owner) Date

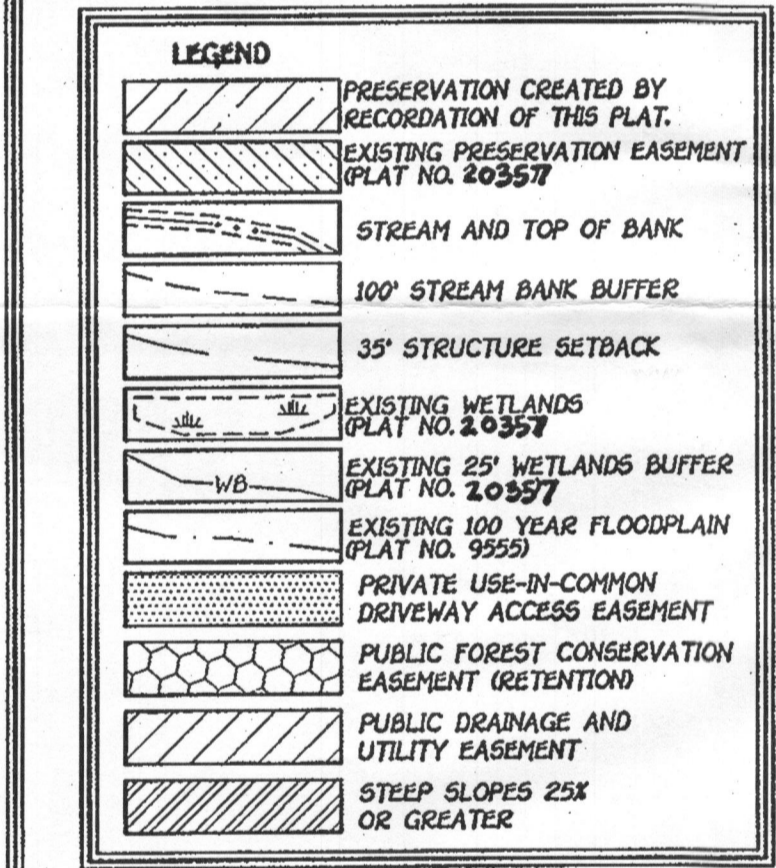
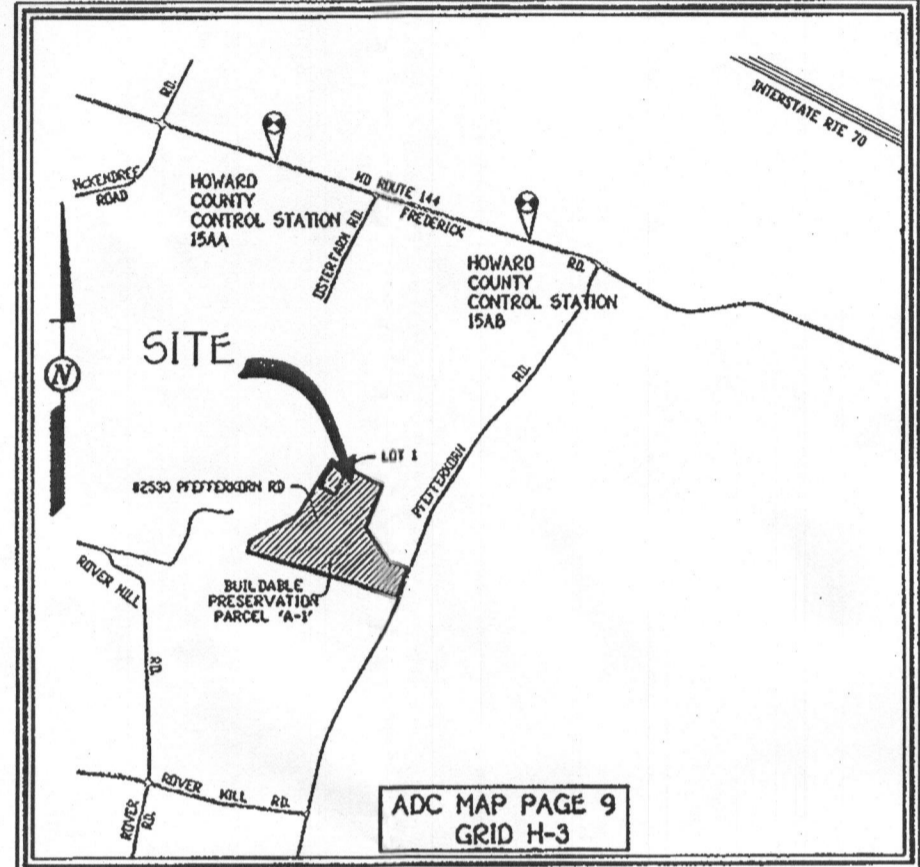
GENERAL NOTES:

- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/28/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31GA And 37AA.
Station No. 15AA North 599605.2930 East 1314773.4160
Station No. 15AB North 598858.934 East 1316925.1770
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May 10, 2007 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- O Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- 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.
- Driveways 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 Minimum Requirements:
a) Width - 12 Feet (16 Feet) Serving More Than One Residence;
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
c) Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (225-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Historic Structures Or Cemeteries Exist On The Subject Property.
- There Are No Existing Dwellings/Structures Located On This Site.
- The Use-In-Common Driveway Maintenance Agreements For Lots 1 And Buildable Preservation Parcel 'A-1' Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 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 Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2006.
- Previous Department Of Planning And Zoning File Number: F-90-127, F-08-154.
- Trash And Recycling Collection Will Be On The Pipestem Frontage Along Elies Way.
- Landscaping For Lot 1 And Buildable Preservation Parcel 'A-1' On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16-121 Of The Howard County Code And The Landscape Manual A Landscape Surety For 30 Evergreen Trees In The Amount Of \$4,500.00 Is Provided With The Grading Permit.
~~Reservation Parcel 'A-1' Surety - 30 Evergreen Trees - \$4500 Evergreen Trees - \$4,500.00~~
- Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated February, 2008. The Forest Stand Delineation And Wetland Report Was Updated On June 11, 2008.
- It Is Proposed To Implement The "Environmentally Sensitive Development Credit As Described In Chapter 5, Section 5.6 Of The Maryland Stormwater Management Design Manual (MSDE). In Addition, Water Quality Volume (WQV) And Groundwater Recharge Volume (GWV) Requirements Will Be Met By Applying Non Structural Practices In Accordance With The Criteria In Chapter 5, Section 5.2 "Disconnection Of Rooftop Runoff Credit" And Section 5.3 "disconnection Of Non Rooftop Runoff Credit" Found In The Above Mentioned MSDE Manual. Due To The 24.81 Acre Size Of The Property, All Stormwater Will Be Treated And Confined To The Site, therefore Cpv and Qp10 Requirements Do Not Need To Be Addressed.
- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 161200 Of The Howard County Code And 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. The Plat Complies With The Requirements Of Section 161200 Of The Howard County Code For Forest Conservation By Providing 7.4 Acres On-Site Forest Retention Within Buildable Preservation Parcel 'A-1'. No Forest Surety Is Required Since This Is A Minor Subdivision With On-Site Forest Retention Satisfying The Forest Conservation Obligation.
- This Area Designates A Private Sewerage 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 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 Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- The Property Is Located Outside Of The Metropolitan District.
- All Wells Shall Be Drilled Prior To Final Plat Recordation. It Is The Developers 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.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures shall be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
- Buildable Preservation Parcel 'A-1' Is Encumbered By An Easement Agreement With Howard County, Maryland And Arrington Homeowners Association, Inc. This Agreement Prohibit Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of Its Owner And Enumerates The Uses Permitted On The Property.
- The Purpose Of Buildable Preservation Parcel A-1 Is Environmental. Protective Covenants Are Outlined In The Amended Deed Of Preservation Easement Recorded Simultaneously With This Plat.

Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lot 1 And Buildable Preservation Parcel 'A-1' Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds/Of Easement In The Land Records Of Howard County.

DENSITY EXCHANGE TABULATION	
SENDING PARCEL INFORMATION	PROPERTY OF WILLIAM AND STEPHEN ARRINGTON LIBER 10826, FOLIO 704 TAX MAP NO. 15, PARCEL NO. 3, GRID 7
TOTAL PARCEL ACREAGE	24.809 AC.±
PRESERVATION PARCEL EASEMENT	20.559 AC.±
CEO UNITS CREATED (4:25)	4 D.U. @ 4.25 AC/D.U. = 17.000 AC.
CEO UNITS SENT (4:25)	3
DEO UNITS CREATED (3:0)	6 D.U. @ 3.00 AC/D.U. = 18.000 AC.
DEO UNITS SENT (3:0)	1
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	20.559 AC (-) 1 x 3.00 AC (-) 3 x 4.25 AC = 4.809 AC.
RECEIVING PARCEL INFORMATION	WALNUT CREEK (SP-06-007) Tax Map 28, Parcel 49, Grid 11 Property Of Basslers, Inc. Liber 516 Folio 763



- OF THE 4.809 ACRES THAT REMAIN, 1 UNIT AT A RATE OF 4.25 ACRES SHALL BE RESERVED FOR A FUTURE DWELLING WITHIN THE PRESERVATION EASEMENT AREA.
- WITH THE INITIAL EXCHANGE, NO DENSITY REMAINS TO BE EXCHANGED.
- THE INITIAL DENSITY EXCHANGE CREATES A PRESERVATION EASEMENT CONTAINING 20.559 ACRES WHICH IS ENLARGED BY THE PRESERVATION EASEMENT NEEDED FOR THE SUPPORT OF LOT 1 OR (4.25 ACRES - 1.142 ACRES) = 3.100 ACRES TO CREATE AN AMENDED PRESERVATION EASEMENT AREA OF 23.667 ACRES.

OWNERS

William Arrington
Stephen Arrington
Reginald N. Arrington
6306 Hawkins Court North
Frederick, Md. 21701
301-631-9227

DEVELOPER

Heritage Land Development, Inc.
P.O. Box 482
Lisbon, MD. 21765
410-489-7900

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.142 AC.
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	23.667 AC.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	24.809 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	24.809 AC.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
ELLICOTT CITY, MARYLAND 21042
4107 461 - 2855

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

B. N. ... 1/5/09
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmonson acting: 1-8-9
Chief, Development Engineering Division Date

Cindy ... 1/9/09
Director Date

William Arrington, Stephen Arrington And Reginald N. Arrington, 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 Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, 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-Way.

Witness My Hand This 27th Day Of Nov. . 2008

William C. Arrington
William Arrington
Stephen Arrington
Stephen Arrington
Reginald N. Arrington
Reginald N. Arrington

Debbie Tinkle
Debbie Tinkle
Debbie Tinkle
Debbie Tinkle
Debbie Tinkle
Debbie Tinkle

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Stephen D. Arrington, Personal Representative Of The Estate Of Florence Virginia Arrington, To Stephen Arrington And William Arrington By Deed Dated July 18, 2007 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 10826 Folio 704, And (2) All Of The Lands Conveyed By Reginald N. Arrington, Jr. Personal Representative Of The Estate Of R. Neville Arrington To Reginald N. Arrington And Charles D. Arrington By Deed Dated May 29, 1992 And Recorded In The Aforesaid Land Records In Liber 2589 At Folio 356 And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Of The Boundary Survey In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
11/14/08
Date

Purpose Note:
The Purpose Of This Plat Is To Resubdivide Non-Buildable Parcel 'A', As Shown On A Plat Entitled "Non-Buildable Parcel 'A', R. Neville Arrington Subdivision" - Plat No. 20357 Into 1 Buildable Lot And 1 Buildable Preservation Parcel.

RECORDED AS PLAT NO. 20439 ON 2/4/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ARRINGTON ESTATES

LOT 1 AND BUILDABLE PRESERVATION PARCEL 'A-1'

(A Resubdivision Of Non-Buildable Parcel 'A' As Shown On A Plat Entitled "Non-Buildable Parcel 'A', R. Neville Arrington Subdivision" - Plat No. 20357)

Zoned RC-DEO

Tax Map 15 Parcel 3 Grid 7
Third Election District
Howard County, Maryland

Scale: 1" = 100'

Date: November 14, 2008
Sheet 1 of 2

F-90-127 F-08-154

F-08-152
O's only

The Requirements S3-108, 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

Terrell A. Fisher 11/14/08 Date
 Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor)
William C. Arrington 11-27-08 Date
 William Arrington (Owner)
Stephen Arrington 11/27/08 Date
 Stephen Arrington (Owner)
Reginald N. Arrington 11/27/08 Date
 Reginald N. Arrington (Owner)

Reservation of Public Utility And Forest Conservation Easements

*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lot 1 And Buildable Preservation Parcel "A-1" Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County.

LEGEND

- PRESERVATION CREATED BY RECORDATION OF THIS PLAT.
- EXISTING PRESERVATION EASEMENT PLAT NO. 20357
- STREAM AND TOP OF BANK
- 100' STREAM BANK BUFFER
- 35' STRUCTURE SETBACK
- EXISTING WETLANDS PLAT NO. 20357
- EXISTING 25' WETLANDS BUFFER PLAT NO. 20357
- EXISTING 100 YEAR FLOODPLAIN PLAT NO. 9555
- PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC DRAINAGE AND UTILITY EASEMENT
- STEEP SLOPES 25% OR GREATER

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1142.00 Ac.
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	23.667 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	24.809 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	24.809 Ac.

PUBLIC FOREST CONSERVATION EASEMENT NO. 1

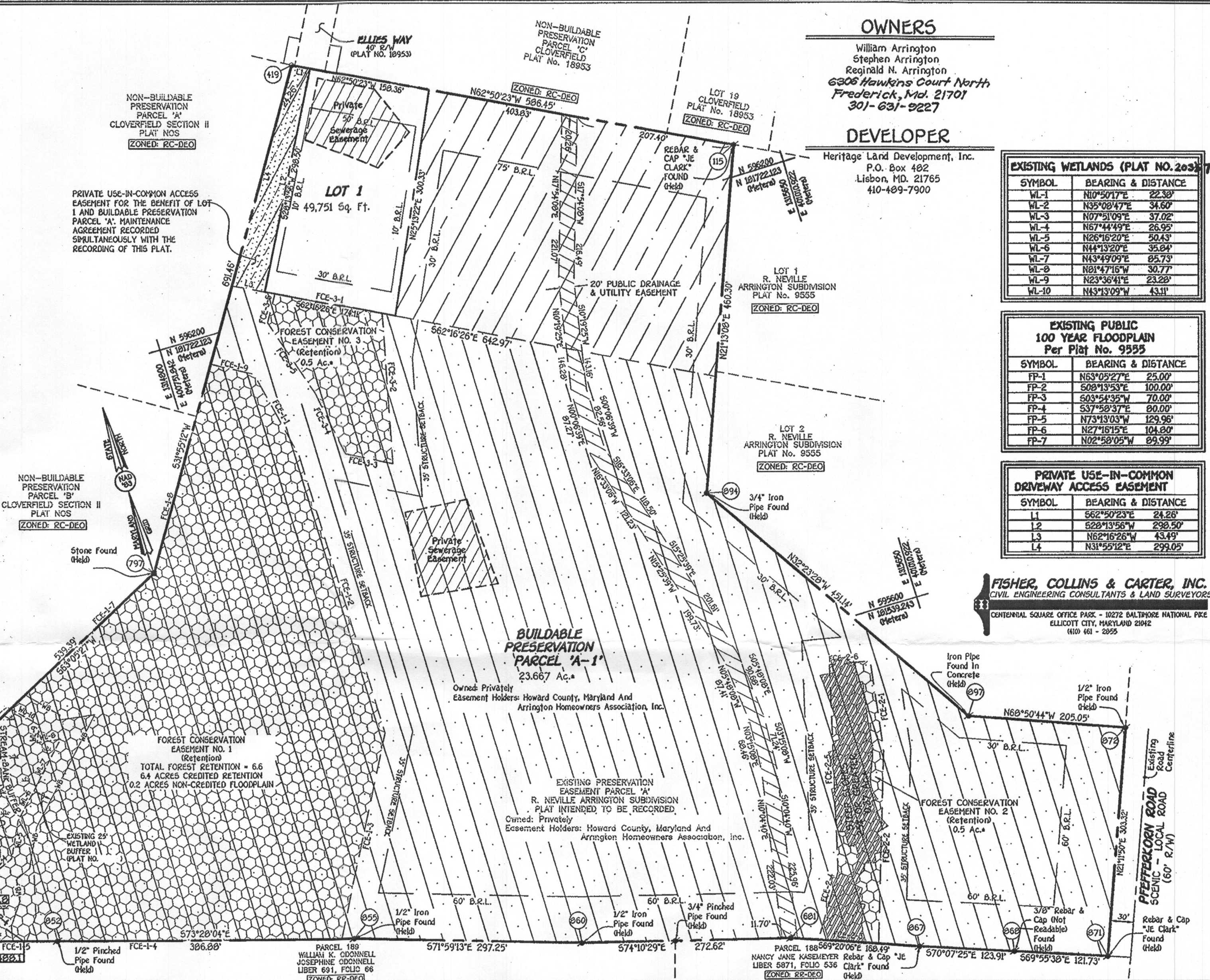
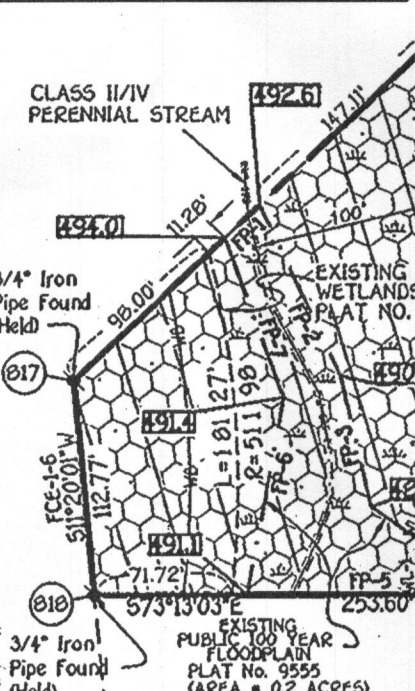
LINE	BEARING & DISTANCE	
FCE-1-1	S11°49'57"E	122.39'
FCE-1-2	S00°14'07"E	383.32'
FCE-1-3	S28°42'12"W	277.41'
FCE-1-4	N73°28'04"W	370.59'
FCE-1-5	N73°13'03"W	253.60'
FCE-1-6	N11°20'01"E	112.77'
FCE-1-7	N63°05'27"E	539.39'
FCE-1-8	N31°55'12"E	285.59'
FCE-1-9	S59°49'50"E	58.39'

PUBLIC FOREST CONSERVATION EASEMENT NO. 2

LINE	BEARING & DISTANCE	
FCE-2-1	S08°28'52"W	119.27'
FCE-2-2	S18°20'21"W	255.22'
FCE-2-3	N89°20'06"W	78.47'
FCE-2-4	N32°51'26"E	92.39'
FCE-2-5	N14°29'04"E	274.57'
FCE-2-6	S78°15'23"E	53.64'

PUBLIC FOREST CONSERVATION EASEMENT NO. 3

LINE	BEARING & DISTANCE	
FCE-3-1	N62°16'26"W	143.20'
FCE-3-2	N12°54'15"E	198.33'
FCE-3-3	S61°31'54"E	63.31'
FCE-3-4	S09°06'50"E	89.35'
FCE-3-5	S16°55'24"E	112.78'
FCE-3-6	S30°56'01"W	39.24'



OWNERS
 William Arrington
 Stephen Arrington
 Reginald N. Arrington
 6305 Hawkins Court North
 Frederick, Md. 21701
 301-631-9227

DEVELOPER
 Heritage Land Development, Inc.
 P.O. Box 482
 Lisbon, MD. 21765
 410-489-7900

EXISTING WETLANDS (PLAT NO. 20357)

SYMBOL	BEARING & DISTANCE	
WL-1	N10°50'17"E	22.38'
WL-2	N35°08'47"E	34.60'
WL-3	N07°51'09"E	37.02'
WL-4	N67°44'49"E	26.95'
WL-5	N26°16'20"E	50.43'
WL-6	N44°13'20"E	35.64'
WL-7	N43°49'09"E	85.73'
WL-8	N81°47'16"W	30.77'
WL-9	N23°36'41"E	23.28'
WL-10	N43°13'09"W	43.11'

EXISTING PUBLIC 100 YEAR FLOODPLAIN Per Plat No. 9555

SYMBOL	BEARING & DISTANCE	
FP-1	N63°05'27"E	25.00'
FP-2	S08°13'53"E	100.00'
FP-3	S03°54'35"W	70.00'
FP-4	S37°58'37"E	80.00'
FP-5	N73°13'03"W	129.96'
FP-6	N27°16'15"E	104.80'
FP-7	N02°58'05"W	89.99'

PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT

SYMBOL	BEARING & DISTANCE	
L1	S62°50'23"E	24.26'
L2	S28°13'56"W	238.50'
L3	N62°16'26"W	43.49'
L4	N31°55'12"E	299.05'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 661-2855

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

Bridgette Peter Bilenski 11/5/09 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmondson acting: 1-8-9 Date
 Chief, Development Engineering Division
Cindy Hamilton 11/9/09 Date
 Director

OWNER'S CERTIFICATE

William Arrington, Stephen Arrington And Reginald N. Arrington, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 27th Day Of Nov. 2008

William C. Arrington
 William Arrington
Stephen Arrington
 Stephen Arrington
Reginald N. Arrington
 Reginald N. Arrington

Debbie Turkle
 Debbie Turkle
Debbie Turkle
 Debbie Turkle
Debbie Turkle
 Debbie Turkle

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Stephen D. Arrington, Personal Representative Of The Estate Of Florence Virginia Arrington, To Stephen Arrington And William Arrington By Deed Dated July 18, 2007 And Recorded In The Land Records Of Howard County, Maryland In Liber 10026 Folio 704, And (2) All Of The Lands Conveyed By Reginald N. Arrington, Jr. Personal Representative Of The Estate Of R. Neville Arrington To Reginald N. Arrington And Charles D. Arrington By Deed Dated May 29, 1992 And Recorded In The Aforesaid Land Records In Liber 2589 At Folio 356 And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, And Monumentation Of The Boundary Survey In Accordance With County Subdivision Regulations.

Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 11/14/08 Date

RECORDED AS PLAT NO. 20440 ON 2/4/09
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ARRINGTON ESTATES
LOT 1 AND BUILDABLE PRESERVATION PARCEL 'A-1'
 A Resubdivision Of Non-Buildable Parcel 'A' As Shown On A Plat Entitled "Non-Buildable Parcel 'A', R. Neville Arrington Subdivision" - Plat No. 20357
 Zoned: RC-DEO
 Tax Map: 15 Parcel 3 Grid 7
 Third Election District
 Howard County, Maryland
 Scale: 1" = 100'
 Date: November 14, 2008
 Sheet 2 of 2

11/14/2008 11:19:18 AM, 1:1

F-08-152

SCHEDULE A - PERIMETER LANDSCAPE EDGE							
PERIMETER	P-1	P-2	P-3	P-4	P-5	P-6	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LINEAR FEET OF PERIMETER	303.32 LF.	116.49 LF.	566.45 LF.	425.87 LF.	1561.94 LF.	1000.29 LF.	
NUMBER OF PLANTS REQUIRED							
SHADE TREES	N/A	008.49/60' = 16.0	19 (086.45/60' = 9.77) = 10	(405.87/60' = 6.78) = 7	(1561.94/60' = 26.03) = 26	(1000.29/60' = 16.67) = 17	79
SMALL/MEDIUM DECIDUOUS TREES	0	0	0	0	0	0	0
CREDIT FOR WALL, FENCE OR BERM	N/A	0	0	0	0	0	0
CREDIT FOR EXISTING VEGETATION							
SHADE TREES	N/A	0	3	7	26	4	40
SMALL/MEDIUM DECIDUOUS TREES	0	0	0	0	0	0	0
OR SUBSTITUTION							
NUMBER OF PLANTS PROVIDED							
SHADE TREES	N/A	19	10 REQUIRED - 3 CREDIT = 7	7 REQUIRED - 7 CREDIT = 0	26 REQUIRED - 26 CREDIT = 0	17 REQUIRED - 4 CREDIT = 13	39
SMALL/MEDIUM DECIDUOUS TREES	0	0	0	0	0	0	0

A Total Landscape Surety For 39 Shade Trees @ \$300/each = \$11,700.00 is provided With Building/Grading Permit.
 Lot 1 = \$0.00
 Buildable Preservation Parcel 'A-1' (39 Shade Trees @ \$300/each) = \$11,700.00

At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department Of Planning And Zoning. Any Deviation From The Approved Landscape Plan May Result In Denial Or Delay In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/or Revision Are Made To The Applicable Plans.

The Owner, Tenant's And/or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including, But Not Limited To, Pruning, Watering, Fertilizing, Weeding, Mowing, Fencing And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

Developer/Builder's Certificate
 I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscaping Installation accompanied by a written one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Name	Date

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	Acres	24.8			
A. TOTAL TRACT AREA		24.8			
B. AREA WITHIN 100 YEAR FLOODPLAIN		0.2			
C. AREA TO REMAIN IN AGRICULTURE PRODUCTION		0			
D. NET TRACT AREA		24.6			
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)					
AREA	MDR	IDA	HRP	MPD	CIA
INFORMATION FOR CALCULATIONS:					
E. AFFORESTATION THRESHOLD	15% x D =	4.9			
F. FOREST CONSERVATION THRESHOLD	25% x D =	6.2			
G. EXISTING FOREST COVER:					
H. AREA OF FOREST ABOVE REAFFORESTATION THRESHOLD		10.0			
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD		5.1			
J. AREA OF FOREST ABOVE CONSERVATION THRESHOLD		3.8			
BREAK EVEN POINT:					
K. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION		0.9			
L. FOREST RETENTION ABOVE THRESHOLD WITH MITIGATION		7.1			
M. CLEARING PERMITTED WITHOUT MITIGATION		2.9			
PROPOSED FOREST CLEARING:					
N. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE		2.6			
O. TOTAL AREA OF FOREST TO BE RETAINED IN FCE		7.4			
PLANTING REQUIREMENTS:					
P. REAFFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD		0.65			
Q. REAFFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD		0			
R. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD		1.2			
S. TOTAL REAFFORESTATION REQUIRED		0			
T. TOTAL AFFORESTATION REQUIRED		0			

- FCP NOTES**
1. Forested Areas Occurring Outside Of The Fce Shall Not Be Considered Part Of The Fce And Shall Not Be Subject To Protective Land Covenants.
 2. Limits Of Disturbance Shall Be Restricted To Areas Outside The Limit Of Temporary Fencing Or The Shown Lot, Whichever Is Greater. Forest Clearing Post Development Will Be Allowed At The Discretion Of Each Future Lot Owner.
 3. No Stockpiles, Parking Areas, Equipment Clearing Areas, Etc. Shall Occur Within Areas Designated As Forest Conservation Easements.
 4. Temporary Fencing Shall Be Used To Protect Forest Resources During Construction. The Fencing Shall Be Placed Along All Lot Boundaries Which Occur Within 50 Feet Of The Proposed Forest Retention Limits. Fencing Will Also Be Utilized To Protect The Critical Root Zone Of Specimen Trees To Be Retained Outside The Fce.
 5. Permanent Protective Signage Shall Be Placed Along The Outer Edge Of The Fce Limits. This Fencing Shall Be Spaced At 50-100 Foot Intervals And At All Angles In The Fce Boundary.
 6. The Retention Of 6.93 Acres Of Forest Will Meet The Forest Conservation Act Requirements For This Subdivision.

SOILS LEGEND		
SOIL	NAME	CLASS
BaA	Baile silt loam, 0 to 3 percent slopes	D
GaD	Gailla loam, 15 to 25 percent slopes	B
GgB	Glenelg loam, 3 to 8 percent slopes	B
GgC	Glenelg loam, 8 to 15 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C
MaB	Manor loam, 3 to 8 percent slopes	B
MaD	Manor loam, 15 to 25 percent slopes	B

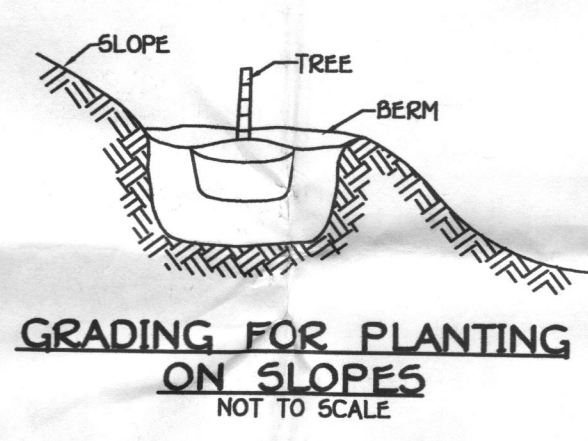
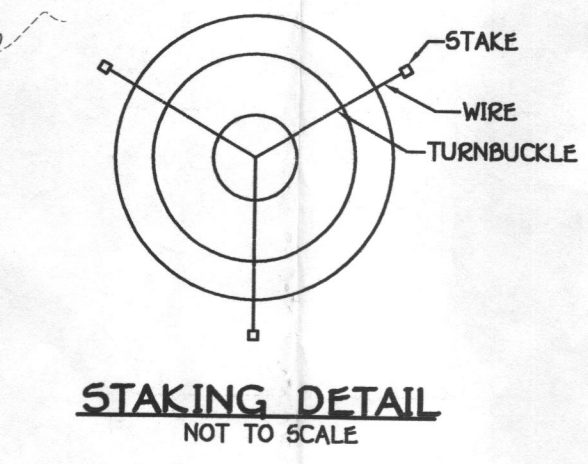
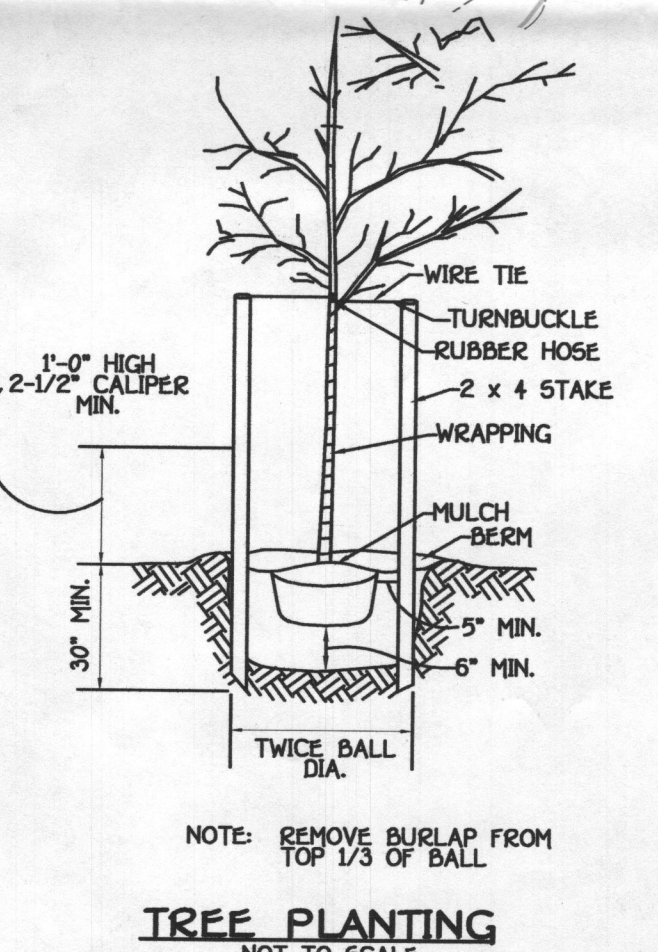
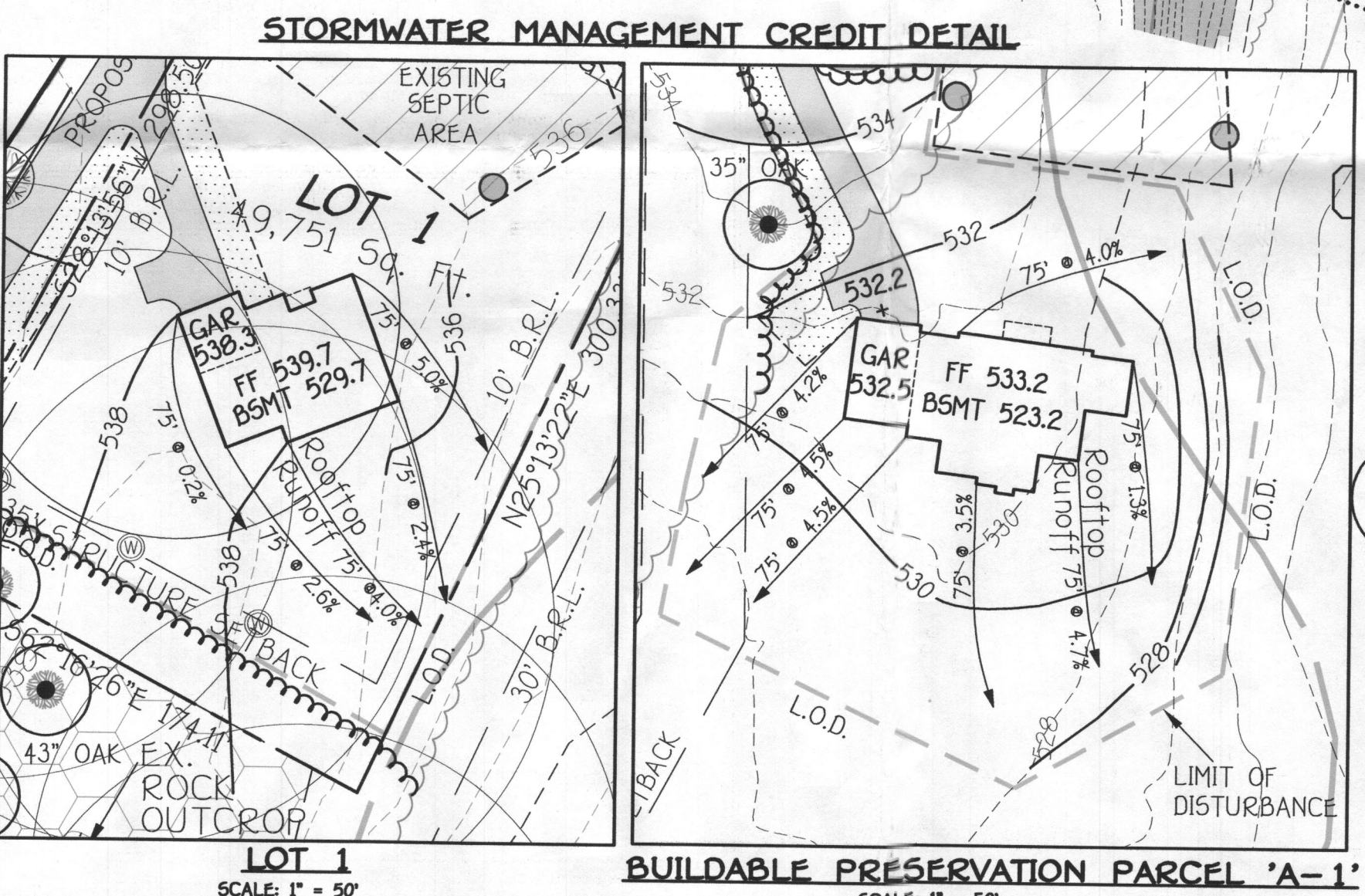
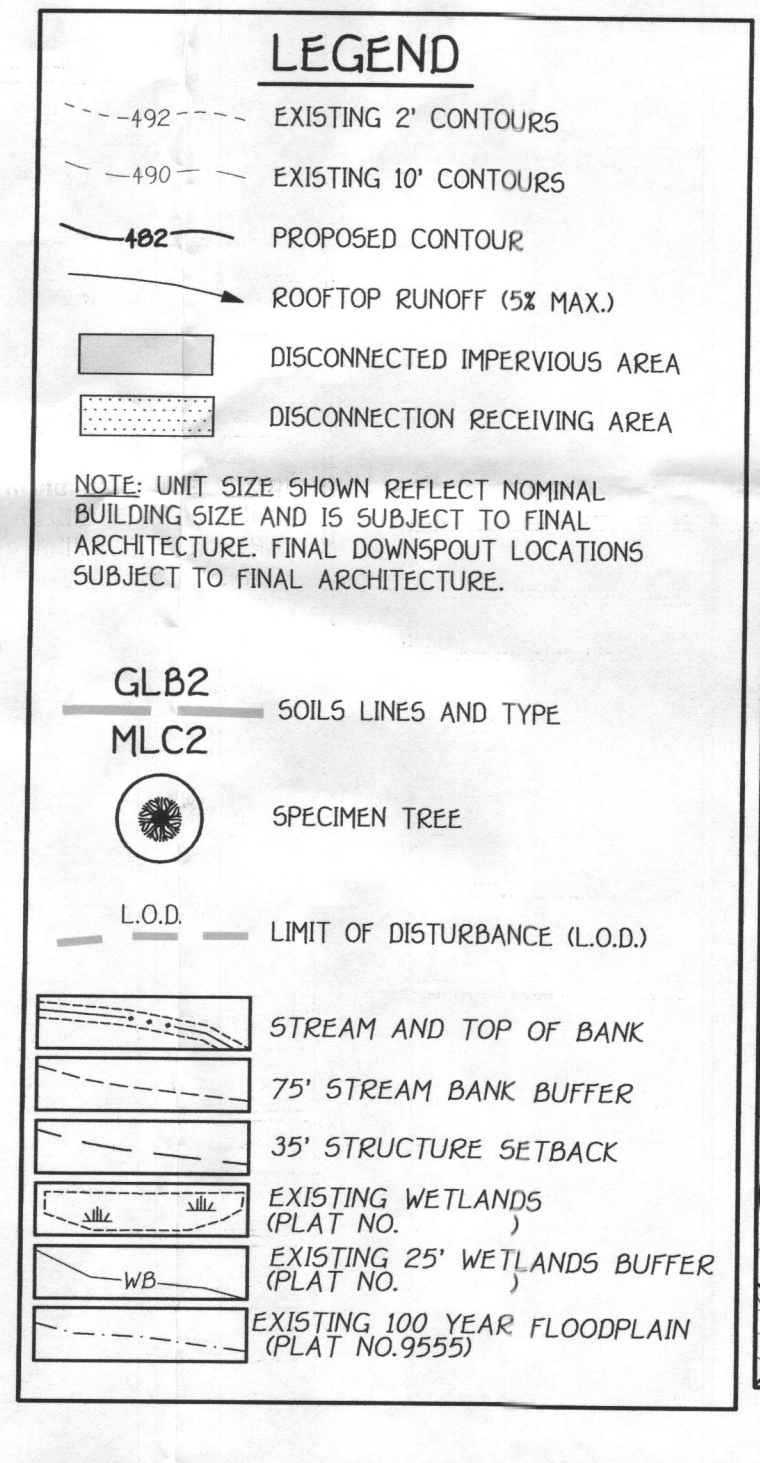
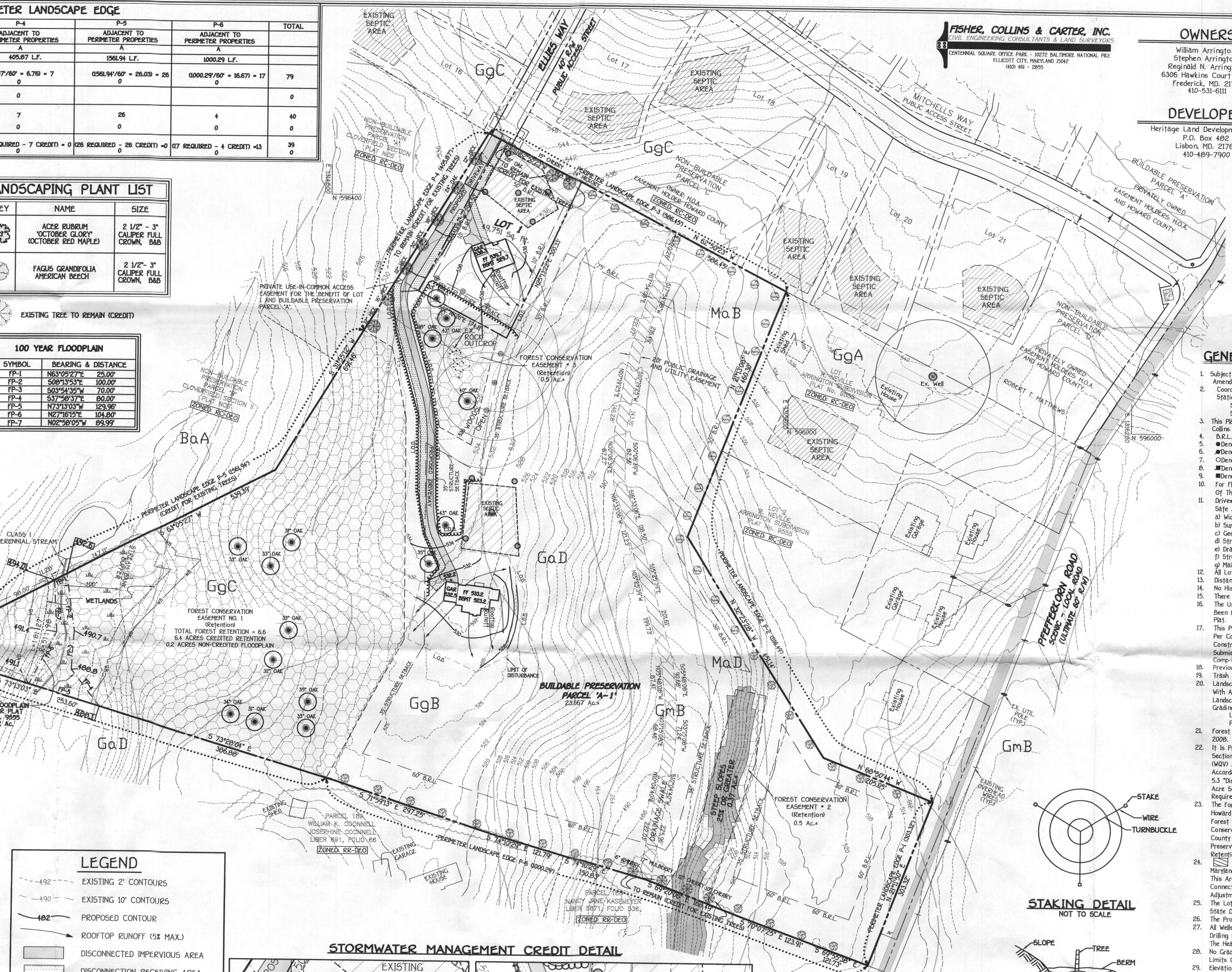
NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
20		ACER RUBRUM "OCTOBER GLORY" (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPEE FULL CROWN, BAB
19		FAGUS GRANDIFOLIA AMERICAN BEECH	2 1/2" - 3" CALIPEE FULL CROWN, BAB

EXISTING TREE TO REMAIN (CREDIT)

100 YEAR FLOODPLAIN	
SYMBOL	BEARING & DISTANCE
FP-1	N63°09'27"E 25.00'
FP-2	S09°13'55"E 100.00'
FP-3	S04°34'35"W 70.00'
FP-4	S37°58'37"E 80.00'
FP-5	N7°13'03"W 129.96'
FP-6	N2°18'15"E 104.80'
FP-7	N02°50'10"W 83.99'

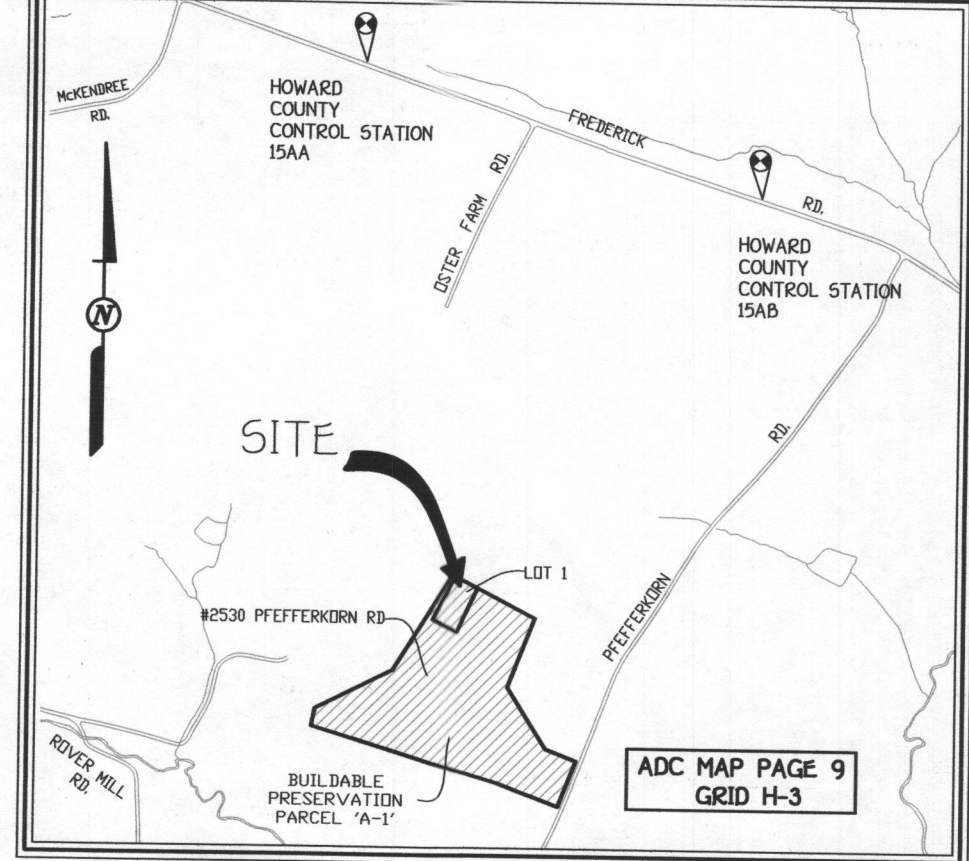


SUPPLEMENTAL PLAN
LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS
ARRINGTON ESTATES
 LOT 1 AND BUILDABLE PRESERVATION PARCEL 'A-1'
 (RESUBDIVISION R. NEVILLE ARRINGTON SUBDIVISION - PARCEL 'A' - PLAT No. 9555)
 TAX MAP #15 PARCEL: 3 GRID: 7
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1" = 100'
 DATE: JUNE 25, 2008

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1827 BALTIMORE NATIONAL FREEWAY
 ELKLOFT CITY, MARYLAND 21042
 410-481-2895

OWNERS
 William Arrington
 Stephen Arrington
 Reginald N. Arrington
 6306 Hawkins Court North
 Frederick, MD. 21701
 410-531-6111

DEVELOPER
 Heritage Land Development, Inc.
 P.O. Box 482
 Lisbon, MD. 21765
 410-489-7900



- GENERAL NOTES:**
1. Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Life" Zoning Amendments Effective 07/25/08.
 2. Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 31GA And 37AA.
 Station No. 15AA North 599605.2930 East 134773.4160
 Station No. 15AB North 599698.534 East 134625.1770
 3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May 10, 2007 By Fisher, Collins & Carter, Inc.
 4. "B" Denotes Building Restriction Line.
 5. "C" Denotes Concrete Monument Set With Aluminum Plate "Y.C.C. 100".
 6. "D" Denotes Iron Pipe Or Iron Bar Found.
 7. "E" Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 8. "F" Denotes Concrete Monument Set With Aluminum Plate "Y.C.C. 100".
 9. "G" Denotes Concrete Monument Or Stone Found.
 10. 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.
 11. Drivers 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 Minimum Requirements:
 a) Width - 12 Feet (6 Feet) Serving More Than One Residence;
 b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum);
 c) Geometry - Minimum 14% Grade, Minimum 10% Grade Change And 45-Foot Turning Radius;
 d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (RTS-Loading);
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f) Maintenance - Sufficient To Ensure All Weather Use.
 12. All Lot Areas Are More Or Less (±).
 13. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
 14. No Historic Structures Or Cemeteries Exist On The Subject Property.
 15. There Are No Existing Dwellings/Structures Located On This Site.
 16. The Use-In-Common Driveway Maintenance Agreements For Lot 1 And Buildable Preservation Parcel 'A-1' Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.
 17. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003, Development Of 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/Grading Permit And Per The Comp-Life Zoning Regulations Dated July 29, 2006.
 18. Previous Department Of Planning And Zoning File Number: F-90-127, F-08-154.
 19. Trash And Recycling Collection Will Be On The Pipestem Frontage Along Elles Way.
 20. Landscaping For Lot 1 And Buildable Preservation Parcel 'A-1' On File With This Plat Is Provided In Accordance With A Certified Landscape Plan, In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual A Landscape Surety For 39 Shade Trees In The Amount Of \$11,700.00 Is Provided With The Grading Permit.
 Lot 1 Surety = \$0.00
 Preservation Parcel 'A-1' Surety = 39 Shade Trees @ \$300/each = \$11,700.00
 21. Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated February, 2008. The Forest Stand Delineation And Wetland Report Was Updated On JUNE 11, 2008.
 22. It Is Proposed To Implement The "Environmentally Sensitive Development Credit" As Described In Chapter 5, Section 5.6 Of The Maryland Stormwater Management Design Manual (MSDM). In Addition, Water Quality Volume (WQV) And Groundwater Recharge Volume (GRV) Requirements Will Be Met By Applying Non Structural Practices In Accordance With The Criteria In Chapter 5, Section 5.2 "Disconnection Of Roof Top Runoff Credit" And Section 5.3 "Disconnection Of Non Roof Top Runoff Credit" Found In The Above Mentioned MSDM. Due To The 24.81 Acre Size Of The Property, All Stormwater Will Be Treated And Confined To The Site, therefore Gp1 and Gp2 Requirements Do Not Need to be Addressed.
 23. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.120 Of The Howard County Code And Forest Conservation Practices As Defined In The Deed Of Forest Conservation Easement. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed. The Plat Complies With The Requirements Of Section 16.120 Of The Howard County Code For Forest Conservation By Providing 7.4 Acres On-Site Forest Retention Within Buildable Preservation Parcel 'A-1'. No Forest Surety Is Required Since This Is A Minor Subdivision With On-Site Retention Satisfying The Forest Conservation Obligation.
 This Area Designates A Private Sewerage 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 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 Sewerage Easement, Recordation Of A Modified Easement Shall Not Be Necessary. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 The Property Is Located Outside Of The Metropolitan District.
 24. All Wells Shall Be Drilled Prior To Final Plat Recordation. It Is The Developers 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.
 25. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures shall be Permitted Within The Limits Of Wetlands, Streambeds, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas. Elevations Are Based On Field Run Topographic Survey Performed On Or About October 2007 By Fisher, Collins & Carter, Inc. Supplemented With Howard County GIS Topography.
 26. Limit Of Disturbance: 2.9 Acres
 27. Should Any Tree Designated For Preservation For Which Landscaping Credit Is Given, Die Prior To Release Of Bonds, The Owner Will Be Required To Replace The Tree With The Equivalent Species Or With A Tree Which Will Obtain The Same Height, Spread And Growth Characteristics. The Replacement Tree Must Be A Minimum Of 3 Inches In Caliper And Installed As Required In The Howard County Landscape Manual.