

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
20	555658.4055	1343394.1073	20	169365.020740	409467.342891
28	555376.3331	1343829.2063	28	169279.044904	409599.961326
51	555532.6970	1344007.8005	51	169326.704721	409654.396931
409	555824.2457	1343569.3164	409	169415.568931	409520.746726

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* 7/28/12  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

*Shirley Ann Banks* 1/8/13  
Howard F. Banks  
(OWNER)

*Shirley Ann Banks* 1/8/13  
Shirley Ann Banks  
(OWNER)

**Legend**

- 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 1 And 2
- 10' Public Water & Utility Easement
- Existing Public Stormwater Management And Utility Easement (Liber 1952, Folio 322)
- Unmitigated 65 dBA Noise Contour Line

**24' Private Use-In-Common Driveway Access Easement**

SYMBOL	BEARING & DISTANCE
UIC-1	N46°34'25"E 24.27'
UIC-2	S51°56'10"E 173.76'
UIC-3	S75°27'00"E 41.02'
UIC-4	S54°51'33"E 32.89'
UIC-5	S40°56'18"E 32.61'
UIC-6	S38°20'22"E 42.37'
UIC-7	S43°22'42"W 24.39'
UIC-8	N36°20'22"W 45.76'
UIC-9	N40°56'16"W 28.72'
UIC-10	N54°51'33"W 25.60'
UIC-11	N75°27'09"W 41.66'
UIC-10	N51°56'10"W 182.34'

**General Notes Continued:**

33. 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 Sewerage 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 Sewerage Easement Shall Not Be Necessary.

34. Adjustments To Septic Easement Area Are Not Permitted Without Additional Testing.

35. The Lot Shown Hereon Complies With The Minimum Ownership Width And Lot Area As Required By The Maryland Department Of The Environment.

36. Property Subject To Waiver Of Section 1.44 Of Volume II, Water And Sewer Of The Howard County Design Manual Which On January 27, 2012 The Bureau Of Engineering Approved A Waiver To Lot 1 And Lot 2 To Connect To The Public Sewer System With The Following Condition:  
a. Lots 1 And 2 Of The Cedarview Development Must Connect To The Public Sewer System Within One Year After The Public Sewer Abutting The Lots is Constructed And Placed In Service.

37. Lots 1 And 2 Of The Cedarview Development Will Connect To Public Water. The Well On Lot 1 Of The Cedarview Development Will Be Sealed Prior To The Record Plat Signature.

38. A Community Meeting Was Conducted On November 28, 2007 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.12(d), Of The Subdivision Regulations.

**Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.780 Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac
TOTAL AREA OF LOTS TO BE RECORDED	2.780 Ac
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac
TOTAL AREA TO BE RECORDED	2.780 Ac

**Stormwater Management Practice Chart**

Lot No.	Address	Disconnection Of Non-Rooftop Runoff (Y/N)	Micro Bio-Retention M-6 (Number)
1	6549 Cedar Lane	N	0
2	6555 Cedar Lane	N	0
UIC DRIVE		Y	0

**General Notes Continued:**

30. The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Has Been Fulfilled By Providing A Fee In Lieu Payment Of \$13,721.40 Based On 0.42 Acres x 43,560 Sq.Ft./Acre x \$0.75/Sq.Ft.

31. This Development Is Designed To Be In Accordance With Section 16.127 -Residential Infill Development -Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.

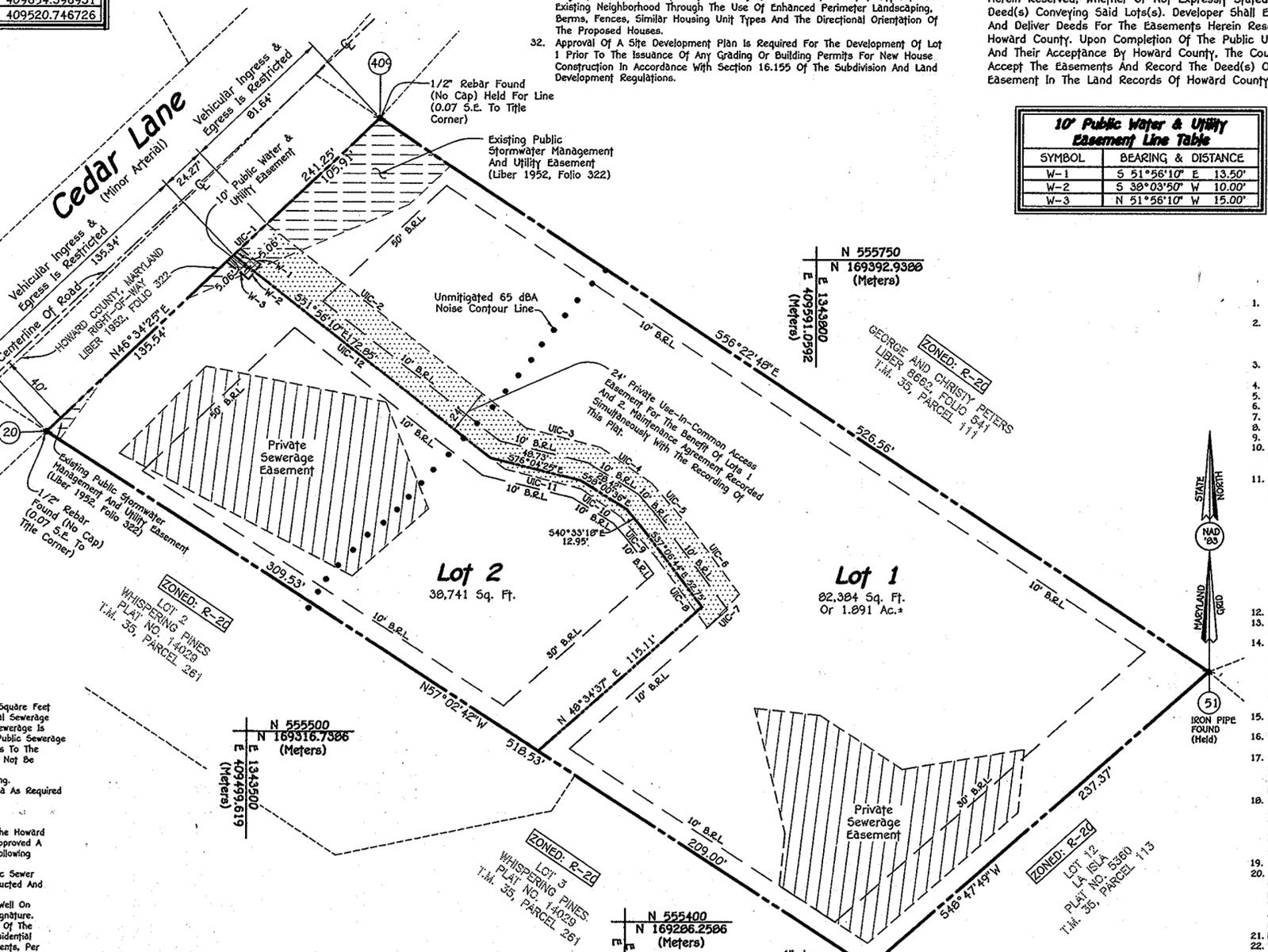
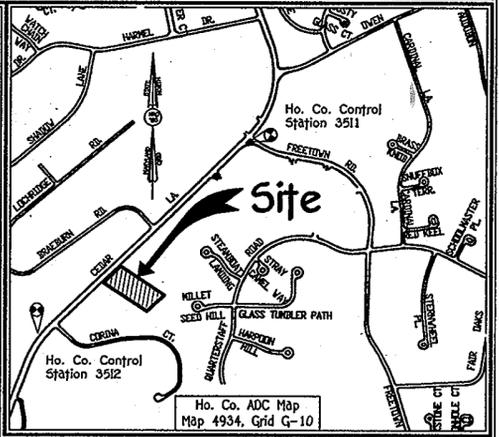
32. Approval Of A Site Development Plan Is Required For The Development Of Lot 1 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.

**Reservation Of Public Utility Easement**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**10' Public Water & Utility Easement Line Table**

SYMBOL	BEARING & DISTANCE
W-1	S 51°56'10" E 13.50'
W-2	S 38°03'50" W 10.00'
W-3	N 51°56'10" W 15.00'



**General Notes:**

- Subject Property Zoned R-20 Per 2/02/04 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. 3511 GA And No. 3512. Station No. 3511 North 557110.4055 East 1344893.6769 Station No. 3512 North 555100.7760 East 1342733.0493
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 7, 2007 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem 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 Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Buildings 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 - "Minimum);  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25 Loading);  
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
f) Structure Clearance - 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.
- The BMPs Used To Achieve The Requirements For WQV And RVV Have Been Designed In Accordance With The Design Criteria Contained In Chapter 3 "Performance Criteria For Urban BMP Design" And Appendix C-2, Section C.2.4.1, "Bioretention Systems" Along With Chapter 5, Section 5.2 "Disconnection Of Rooftop Runoff Credits" And Section 5.3 "Disconnection Of Non Rooftop Runoff Credits" Found In The Manual. This Site Is Exempt From Providing Channel Protection Volume (CpV) Because The Cpv 1-Year Discharge Rate To Study Point "A" Is Less Than The 2.0 cfs Mandated By The Aforementioned Manual.
- No Cornerstones Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory Map.
- Forest Stand Delineation And Wetland Study Was Prepared By Eco-Science Professionals, Inc. Dated October 26, 2007. No Wetlands Or Streams Exist On Site.
- Landscaping For Lot 1 Is On File With This Plat And Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Landscape Surety For 1 Shade Tree In The Amount Of \$300.00 Is Provided For Lot 1. Landscape Surety Is Deferred And Provided With The Site Development Plan.
- 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.
- Noise Study Prepared By Hara Group Dated October, 2007
- The 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- No 100 Year Flood Plain Exists On Site.
- Previous Department Of Planning And Zoning File Number: None
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1,500.00.
- There Is An Existing Dwelling/Structure(s) Located On Lot 2 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- A 24' Private Use-In-Common Driveway Access And Maintenance Agreement For Lots 1 And 2 Is Recorded Simultaneously With This Plat.
- Property Is Located Within The Metropolitan District.
- No Historic Structures Exist On The Subject Property.

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

*Howard County Health Officer* 3/27/13  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 4/18/13  
Chief, Development Engineering Division J.R. Date

*Director* 4/19/13  
Director Date

**OWNER'S CERTIFICATE**

Howard F. Banks, Jr. And Shirley Ann Banks 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 8th Day Of January, 2013.

*Howard F. Banks, Jr.*  
Howard F. Banks, Jr. Witness

*Shirley Ann Banks*  
Shirley Ann Banks Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Howard F. Banks, Jr. And C. Genevieve Banks (Deceased) To Howard F. Banks, Jr. And Shirley Ann Banks By Deed Dated March 1987 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 1702 Folio 366, 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.

*Terrell A. Fisher*  
Terrell A. Fisher, L.S. #10692 Surveyor No. 10692  
Expiration Date: Dec 31, 2012  
Date 7/28/12

RECORDED AS PLAT No. 22364 ON 4/24/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Cedarview**  
Lots 1 And 2

Zoned: R-20  
Tax Map: 35 Parcel: 260 Grid: 23  
Fifth Election District  
Howard County, Maryland

Scale: 1" = 50'  
Date: July 18, 2012  
Sheet 1 of 1

F-08-185