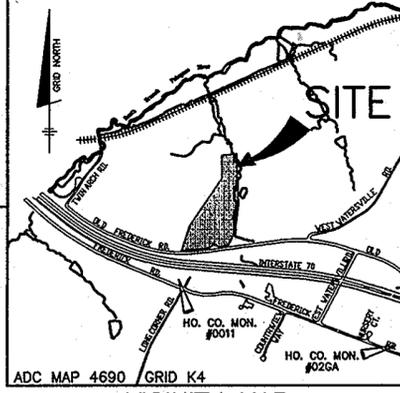


BENCHMARK NAD'83 HORIZONTAL
 HO. CO. #0011
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
 N 614192.383' E 1275272.715' ELEVATION: 796.134'
 HO. CO. #02GA
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
 N 612999.867' E 1279074.833' ELEVATION: 713.771'



- NOTES:**
1. DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 2. COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.0011 AND NO.02GA.
 3. SUBJECT PROPERTY ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
 4. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
 5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
 6. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING INC. DATED APRIL, 2011.
 7. PREVIOUS DPZ SUBMISSIONS: ECP-11-059
 8. THIS PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PROVIDED USING PRIVATE ON-LOT SYSTEMS.
 9. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.)
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 12. UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
 13. BRL INDICATES BUILDING RESTRICTION LINE.
 14. THIS PLAT IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
 15. 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/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS. 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 16. WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. AND DOCUMENTED IN A LETTER OF FINDINGS DATED MAY 16, 2011.
 17. 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 ONTO THE PIPESTEM LOT DRIVEWAY.
 18. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.

19. THE EXISTING DWELLING ON THE BULK PARCEL A WAS CONSTRUCTED CIRCA 1925, AND WILL REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
20. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
21. A SIMPLIFIED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN MAY, 2011.
22. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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.
23. LANDSCAPING FOR LOTS 1 AND 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$7,200 FOR 24 SHADE TREES WILL BE POSTED WHEN A GRADING PERMIT IS OBTAINED. ALTERNATIVE COMPLIANCE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL ARE APPLIED AS A RESULT OF THE LOTS' LOCATIONS WITHIN THE INTERIOR OF THE REMAINDER PARCEL. NO LANDSCAPING IS REQUIRED FOR PARCEL A BECAUSE IT CONTAINS AN EXISTING HOUSE.
24. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT, RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
25. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT FOR THE ONSITE PRACTICES SHOWN ON THE ATTACHED STORMWATER PRACTICES TABLE, ALONG WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
26. THE STORMWATER MANAGEMENT APPROVED WITH THIS PLAN IS BASED ON A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AT THE BUILDING PERMIT STAGE. ALL ASSOCIATED DECLARATIONS OF COVENANTS SHALL BE AMENDED, AS NEEDED, BASED ON ANY FUTURE DESIGN.
27. IN ACCORDANCE WITH SECTION 104.F.1.H OF THE HOWARD COUNTY ZONING REGULATIONS, THE RESTRICTIONS AND REQUIREMENTS FOR THE PRESERVED AREA SHALL NOT APPLY TO THE RESIDUAL LAND OF A MINOR SUBDIVISION (THREE OR FEWER LOTS PLUS A RESIDUAL PARCEL) IF THE BASE DENSITY OF ONE CLUSTER LOT PER 4.25 ACRES IS NOT EXCEEDED, BUT SHALL APPLY AT THE TIME THAT A MAJOR SUBDIVISION IS RECORDED. THIS PROPERTY RETAINS DEVELOPMENT RIGHT FOR ONE ADDITIONAL LOT (18.82/4.25=4.42 OR 4 TOTAL UNITS ALLOWED), AND THE PRESERVATION PARCEL ACREAGE NECESSARY TO SUPPORT CLUSTER LOTS 1 AND 2 (5.69 ACRES) WILL BE LOCATED WITHIN BUILDABLE BULK PARCEL A AND WILL BE CONVERTED TO A PRESERVATION PARCEL UPON FURTHER SUBDIVISION OF BUILDABLE BULK PARCEL A.
28. THERE ARE AREAS OF STEEP SLOPES (25% OR GREATER) ON THIS PROPERTY, HOWEVER THERE ARE NO SUCH AREAS WITHIN THE AREA OF PROPOSED LOTS 1 AND 2.
29. THE FLOODPLAIN SHOWN ON THIS PLAT WAS DETERMINED BY A NON-CRITICAL FLOOD STUDY USING TR-55, TR-20 AND MANNINGS CHANNEL COMPUTATIONS.
30. FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH ONSITE RETENTION OF ALL EXISTING FOREST, 4.4 ACRES. NO FOREST CLEARING OR CLEARING OF SPECIMEN TREES IS PROPOSED. THERE IS NO BREAK EVEN POINT FOR THIS PROJECT BECAUSE THE EXISTING FOREST IS BELOW THE CONSERVATION THRESHOLD.
31. THE USE IN COMMON RIGHT OF WAY MAINTENANCE AGREEMENT FOR LOTS 1, 2 AND PARCEL A IS TO BE RECORDED ALONG WITH THE FINAL PLAT IN THE HOWARD COUNTY LAND RECORDS.
32. ALL TRASH AND RECYCLABLES COLLECTION WILL BE AT FREDERICK ROAD, WITHIN 5' OF THE PUBLIC RIGHT OF WAY.

LEGEND

- EXISTING CL. STREAM
- APPROXIMATE 100-YEAR FLOODPLAIN
- 100' STREAM BUFFER
- PROPERTY BOUNDARY
- FOREST CONSERVATION EASEMENT
- PROPOSED SEPTIC EASEMENT AREA
- EXISTING SEPTIC EASEMENT AREA
- EXISTING REVERTIBLE SLOPE EASEMENT SHA PLAT 42668
- PRIVATE USE IN COMMON ACCESS EASEMENT.
- EXISTING WELL
- PROPOSED WELL
- TRAVERSE POINT
- COORDINATES
- TEST HOLE PASS
- TEST HOLE FAIL

TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST
3	615,808.4796	1,275,880.7120
4	614,807.9211	1,275,816.7049
6	615,700.8359	1,276,217.5578

LINE TABLE

LINE	LENGTH	BEARING
L1	14.50	S38°25'52"E
L2	105.01	S72°48'53"E
L3	13.97	N82°23'12"E
L4	25.37	S38°25'52"E
L5	97.67	S72°48'53"E
L6	12.03	N55°49'18"E
L7	29.97	S38°25'52"E
L8	90.32	S72°48'53"E

BOUNDARY COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES					
No.	NORTH	EAST	No.	NORTH	EAST
100	614806.7173	1275706.5856	107	616392.5738	1273199.4052
101	614869.5231	1275799.0771	108	616365.4596	1275944.6831
102	614871.1915	1275849.2994	109	615985.3515	1275946.0052
103	614838.1690	1275904.1570	110	615194.4930	1275409.4905
104	614858.4017	1276055.5269	111	614958.2581	1275334.6052
105	615084.5138	1276170.1373	112	614773.1915	1275270.2709
106	615603.3917	1276224.8746	113	614792.4870	1275600.1224

33. WAIVER PETITION WP-13-026 WAS APPROVED ON SEPTEMBER 6, 2012, WAIVING SECTION 16.14(9) TO GRANT A 180 DAY EXTENSION FOR THE SUBMISSION OF THE PLAT ORIGINAL ON THE CONDITION THAT THE PLAT IS SUBMITTED ON OR BEFORE FEBRUARY 6, 2013.

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	3
NON-BUILDABLE.....	0
OPEN SPACE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	18.82 AC.±
BUILDABLE LOTS.....	18.82 AC.±
NON-BUILDABLE.....	0 AC.
OPEN SPACE.....	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	18.82 AC.±

STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)	SWALES M-8 (NUMBER)
LOT 1	17690 OLD FREDERICK ROAD		1	1	
LOT 2	17698 OLD FREDERICK ROAD	2		1	1

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	55,821	5,199	50,622
2	66,838	7,835	59,003

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
CI	330.70	2291.83	8°18'09"	165.64	N86°33'08"E

OWNER:
 ROBERT H. PORTER, III
 17705 OLD FREDERICK ROAD
 MOUNT AIRY, MARYLAND 21771
 410-552-8210

ENGINEER:
 BENCHMARK ENGINEERING INC.
 SUITE 418
 8480 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21043
 410-465-8105

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.

Donald A. Mason 8-3-12
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Robert H. Porter, III 8/6/12
 ROBERT H. PORTER, III, OWNER
 DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
 HOWARD COUNTY HEALTH DEPARTMENT

B. Nelson for Maureen Rogman 12/7/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald A. Mason 12/13/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert H. Porter, III 12/13/12
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY ROBERT H. PORTER, III BY DEED DATED JUNE 15, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13296 AT FOLIO 355. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 8-3-12
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND LICENSE NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351
 DATE

OWNER'S DEDICATION

"ROBERT H. PORTER, III, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 6th DAY OF August 2012.

Robert H. Porter, III 8/6/12
 SIGNATURE OF OWNER DATE
 ROBERT H. PORTER, III

Beth Deason 8/6/12
 DATE

RECORDED AS PLAT 22174
 ON 12/17/12 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

MINOR SUBDIVISION PLAT

PORTER PROPERTY

LOTS 1 & 2, AND BULK PARCEL 'A'

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 1, GRID No. 24 SCALE: AS SHOWN
 PARCEL No. 41 DATE: AUGUST, 2012
 ZONED: RC-DEO SHEET: 1 OF 1