

GENERAL NOTES

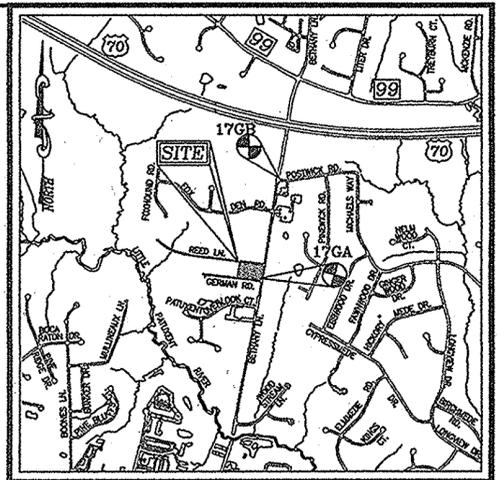
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS
No. 176A N: 591,048.564 E: 1,352,732.061 ELEV.: 432.039
No. 1708 N: 592,856.817 E: 1,353,019.927 ELEV.: 441.527
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JULY 15, 2014.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
○ DENOTES IRON PIPE OR IRON BAR FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
○ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN. DRIVWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE IS NO 100-YR FLOODPLAIN, WETLANDS, STREAM(S), ASSOCIATED BUFFERS OR STEEP SLOPES (25% OR GREATER) LOCATED ONSITE BASED ON AN ECO-SCIENCE PROFESSIONALS, INC. REPORT DATED AUGUST 2014.
- THE EXISTING HOUSE ON LOT 12 SHALL BE REMOVED PRIOR TO THE RECORDING OF THIS PLAT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- DPZ FILE REFERENCES: F-15-051, ECP-15-013, WP-15-128
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY 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 APPLICATIONS.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON STRUCTURAL PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE PRACTICES INCLUDE ROOFTOP (N-1) AND NON ROOFTOP (N-2) DISCONNECTS.
- THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED WITH THE BUILDER'S GRADING PERMIT, IN THE AMOUNT OF \$ 6,150.00 FOR 11 SHADE TREES, 15 EVERGREEN TREES AND 2 SHADE TREES (SPECIMEN TREE REPLACEMENT). FINAL REVIEW AND APPROVAL OF THIS LANDSCAPING PLAN WILL BE WITH THE SITE DEVELOPMENT PLAN.
- A FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 08/04/2014. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE.
TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY PURCHASE OF 0.558 ACRES OF APPROPRIATION CREDIT IN THE QUINCY HILL III FOREST BANK F-15-070, IN THE AMOUNT OF 0.558 ACRES.
- THERE IS NO DEVELOPMENT ON THE SUBJECT PROPERTY'S REMAIN AND 2 WILL BE REMOVED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 44-1787
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 20-1067.
- PUBLIC WATER & SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- DEVELOPER RESERVES THE RIGHT, 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 THE LOTS, 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, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- NO RARE, THREATENED OR ENDANGERED SPECIES OBSERVED ON THE PROPERTY.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DEVELOPMENT ENGINEERING DIVISION EMAIL DATED 4/3/2013.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT IS 6% OF THE GROSS AREA (6% X 1.95 AC = 0.117 AC). A FEE IN LIEU OF OPEN SPACE IN THE AMOUNT OF \$1500.00 SHALL BE PAID WITH THE SUBMISSION OF PLAT ORIGINALS.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROJECT IS EXEMPT FROM RECREATIONAL OPEN SPACE.
- IN ACCORDANCE WITH SECTION 108.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. - THE MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
- THIS PROJECT IS SUBJECT TO WP-15-128. ON MAY 13, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.132 (A)(2)&(3) ROAD IMPROVEMENTS ALONG REED LANE AND GERMAN ROAD, SECTION 16.134(A) SIDEWALK CONSTRUCTION ALONG REED LANE AND GERMAN ROAD, SECTION 16.135 STREET LIGHTING, SECTION 16.136 STREET TREES AND SECTION 16.1205(A)(7) SPECIMEN TREE RETENTION. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH DEED COMMENTS DATED MAY 6, 2015
-DEDICATE 10 FEET OF RIGHT-OF-WAY ALONG BETHANY LANE TO HOWARD COUNTY UNDER F15-051
-CONSTRUCT SIDEWALK, CURB & GUTTER ALONG THE BETHANY LANE FRONTAGE AS REQUIRED BY R-1-04
-WIDEN THE EXISTING TRAVEL LANE ALONG BETHANY LANE TO 12 FEET
2. REMOVAL OF TWO SPECIMEN TREES WILL REQUIRE MITIGATION, PLANTING 2 NEW TREES, PLANT PER REQUIREMENTS OF LANDSCAPE MANUAL AND BOND WITH PERIMETER LANDSCAPING
3. REFERENCE WAIVER ON ALL FUTURE PLANS
ON MAY 13, 2015, THE PLANNING DIRECTOR DENIED THE REQUEST TO WAIVE SECTION 16.132(A)(2)&(3) ROAD IMPROVEMENTS ALONG BETHANY LANE AND SECTION 16.134(A) SIDEWALK CONSTRUCTION ALONG BETHANY LANE. A REQUEST FOR RECONSIDERATION OF WP-15-128 WAS SUBMITTED AND ON JULY 22, 2015, THE DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.132(A)(2)&(3) ROAD IMPROVEMENTS ALONG BETHANY LANE AND SECTION 16.134(A) SIDEWALK CONSTRUCTION ALONG BETHANY LANE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. -COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED JULY 13, 2015:
-THE APPLICANT SHALL PAY A FEE-IN-LIEU IN THE AMOUNT OF \$45,775.00 FOR THE CONSTRUCTION OF SIDEWALKS AND CURB & GUTTER ALONG THE BETHANY LANE FRONTAGE AS REQUIRED BY DETAIL R-1-04 OF THE DESIGN MANUAL.
2. REFERENCE WAIVER PETITION FILE NUMBER, ACTION, DATE AND CONDITIONS ON ALL FUTURE PLANS FOR LOTS 12 AND 13, INCLUDING F-15-051.

- A 2ND REQUEST FOR RECONSIDERATION OF WP-15-128 WAS SUBMITTED AND ON OCTOBER 2, 2015, THE DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.132(A)(2)&(3) ROAD IMPROVEMENTS ALONG BETHANY LANE AND SECTION 16.134(A) SIDEWALK CONSTRUCTION ALONG BETHANY LANE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPLICANT SHALL PROVIDE A 20' PUBLIC DRAINAGE, SIDEWALK & UTILITY EASEMENT ALONG THE BETHANY LANE FRONTAGE UNDER F-15-051, INSTEAD OF THE REQUESTED 10' RIGHT-OF-WAY DEDICATION ALONG THE BETHANY LANE FRONTAGE (DEED COMMENTS DATED MAY 6, 2015).
2. THE APPLICANT SHALL PAY A FEE-IN-LIEU IN THE AMOUNT OF \$45,775.00 FOR THE CONSTRUCTION OF SIDEWALKS AND CURB & GUTTER ALONG THE BETHANY LANE FRONTAGE AS REQUIRED BY DETAIL R-1-04 OF THE DESIGN MANUAL.
3. REFERENCE THIS WAIVER PETITION FILE NUMBER, ACTION, DATE AND CONDITIONS ON ALL FUTURE PLANS FOR LOTS 12 & 13, INCLUDING F-15-051.
29. A NOISE STUDY WAS PREPARED FOR THIS PROJECT BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH 2015.
30. THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN 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.
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. THE SUBDIVISION WILL CREATE ONE (1) NEW LOT THAT WILL BE SUBJECT TO PAYMENT OF THE FEE-IN-LIEU. ONE (1) EXISTING LOT, LOT 12, IS NOT SUBJECT TO THE FEE-IN-LIEU. (MIHU)

LEGEND

- 20' PUBLIC DRAINAGE, SIDEWALK & UTILITY EASEMENT
- EXISTING COLONIAL PIPELINE COMPANY - 60' WIDE GAS LINE EASEMENT L 1018 F 216

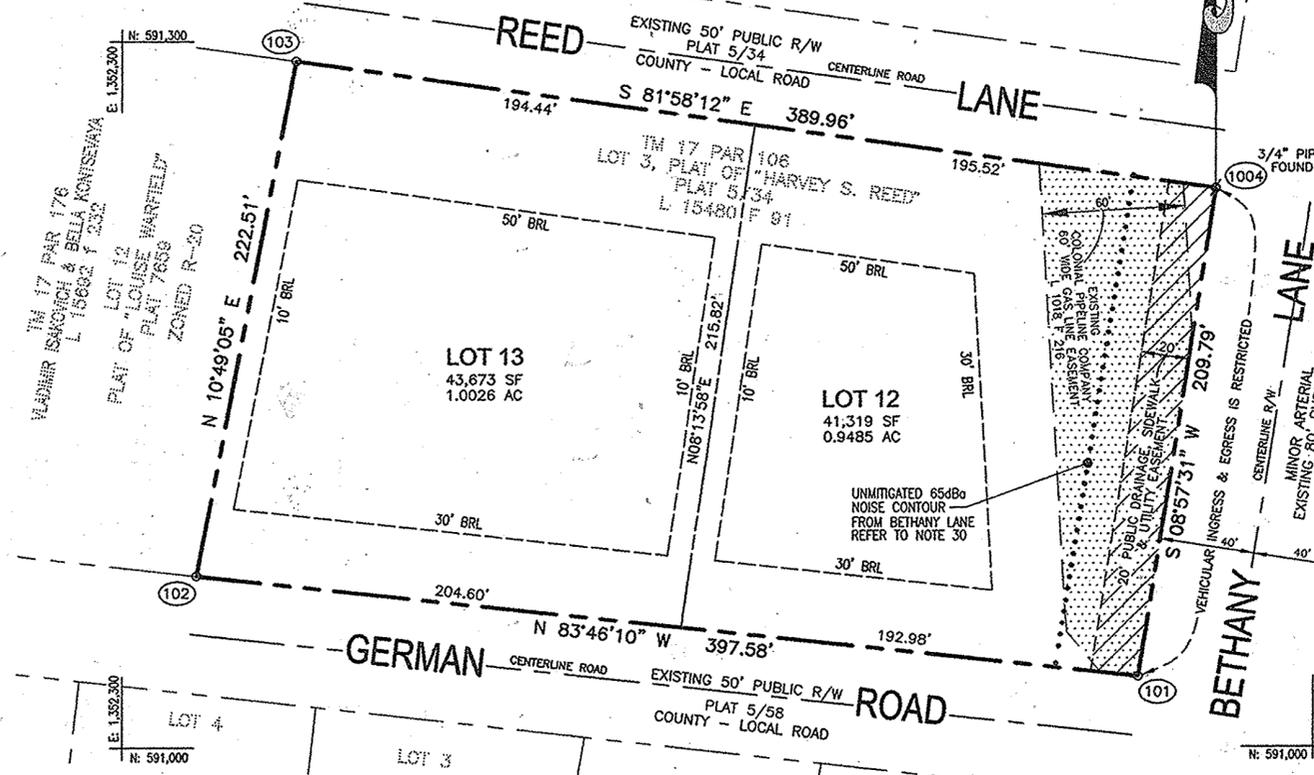


VICINITY MAP

1"=2000'
ADC MAP : 20 B-5

COORDINATE TABLE

NO.	NORTH.	EAST
101	591029.8603	1352726.5467
102	591073.0107	1352331.3111
103	591261.5663	1352373.0741
1004	591237.0916	1352759.2153



THE REQUIREMENT OF § 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.

Thomas M. Hoffman Jr. 11-16-15
THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 276

Diana Van Stone 11/18/15
DIANA VAN STONE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.9511 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	1.9511 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	1.9511 AC

OWNER/DEVELOPER

DIANA VAN STONE
11619 PRINCESS LANE
ELLCOTT CITY, MD. 21042
443-472-1582

MIHU NOTE

PLEASE NOTE THAT LOT 13 IN THIS SUBDIVISION IS SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
BLUETT CITY, MD 21043 TEL: 410.481.2666

PURPOSE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE EXISTING LOT 3 AS SHOWN ON A PLAT OF HARVEY S. REED INTO LOTS 12 AND 13.

OWNER'S CERTIFICATE

I, DIANA VAN STONE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 18 DAY OF NOVEMBER, 2016.

Diana Van Stone
DIANA VAN STONE

Megan Ruggie
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY CYNTHIA MARIE LOPATA AND RAYMOND LOPATA TO DIANA VAN STONE BY A DEED DATED JANUARY 20, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15480, FOLIO 91.

I ALSO CERTIFY 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRES 07/28/2016.

Thomas M. Hoffman Jr. 11-16-15
THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 267



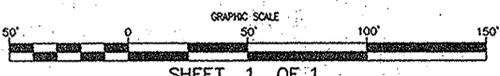
RECORDED AS PLAT No. 23638 ON 2/19/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

HARVEY S. REED LOTS 12 AND 13

A RESUBDIVISION OF LOT 3, PLAT OF HARVEY S. REED PLAT BOOK 5, FOLIO 34
ZONED R-20

TAX MAP 17 - BLK 20 - PARCEL 106
SECOND ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 50' NOVEMBER 16, 2015



SHEET 1 OF 1