

Donald T. F. L. May

Const U. Kean &

ERNEST M. FERRON

3-30-05

DATE

3/80/65

CHIEF, DEVELOPMENT ENGINEERING DIVISION

PROFESSIONAL LAND SURVEYOR MD REGISTRATION No. 10886

HO.CO. MON. 38A4

<u>VICINITY MAP</u>

SCALE: 1" = 2000'

## **GENERAL NOTES**

1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 37C3 AND 38A4. 2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS. 3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 3, 2002 BY PATTON HARRIS RUST & ASSOCIATES, PC.

4. THE SUBJECT PROPERTY IS ZONED R-20 AS PER 02-02-04 COMPREHENSIVE ZONING 5. THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY. 6. THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
7. NOISE STUDIES ARE DEFERRED UNTIL SUCH TIME ON LOTS 2, 3 AND 4 ARE SUBDIVIDED

8. 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.

9. THERE ARE EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOTS 1, 2 & 4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

10. THIS SUBDIVISION MEETS THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY FILING A DECLARATION OF INTENT FOR A REAL ESTATE TRANSACTION.

11. WAIVER WP-04-95 DATED JULY 27, 2004 WAS APPROVED TO WAIVE SECTION 16.116, PROTECTION OF WETLANDS, STREAMS, STEEP SLOPES; SECTION 16.117, FOREST CONSERVATION AND PRESERVATION OF NATURAL COVER; SECTION 16.1105, PROCESSING OF PLANS, SUBJECT TO TEST FOR ADEQUATE ROAD FACILITIES AND/OR TESTS FOR ADEQUATE SCHOOL FACILITIES AND/OR TEST FOR HOUSING UNIT LOCATIONS; SECTION 16.131, SEWAGE DISPOSAL AND WATER SUPPLY; AND SECTION 16.120(c), ALL LOTS FOR SINGLE-FAMILY DETACHED DWELLINGS SHALL HAVE MINIMUM LOT FRONTAGES ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY. APPROVAL IS SUBJECT TO THE

a) WITHIN 1 YEAR OF THE DATE OF THIS WAVIER APPROVAL, THE APPLICANTS SHALL SUBMIT A PLAT FOR REVIEW BY THE AGENCIES OF THE SUBDIVISION REVIEW COMMITTEE. THIS PLAT SHALL CREATE LOT 1 AS A BUILDABLE ENTITY AND LOTS 2-4 AS NON-BUILDABLE ENTITIES

b) THE FILING OF A DECLARATION OF INTENT FOR A REAL ESTATE TRANSACTION WILL FULFILL THE FOREST CONSERVATION OBLIGATION ASSOCIATED WITH THIS SUBDIVISION, BUT THAT WHEN ANY OF THE NON-BUILDABLE LOTS ARE CONVERTED TO BUILDABLE STATUS, THE FOREST CONSERVATION REQUIREMENTS FOR THE ENTIRE 12+ ACRE SITE MUST BE

c) UPON SUBMISSION OF A PLAT TO CONVERT THE NON-BUILDABLE LOTS TO BUILDABLE LOTS, ALL COUNTY REGULATIONS IN EFFECT AT THAT TIME MUST BE SATISFIED. IN ADDITION, ALL ENVIRONMENTAL STUDIES, INCLUDING NOISE, MUST BE SUBMITTED WITH THE PLAT WHICH WILL CONVERT THE NON-BUILDABLE STATUS OF THESE LOTS. AT THAT TIME, THE REQUIREMENTS OF THE ADEQUATE PUBLIC FACILITIES ORDINANCE, RELATIVE TO THE ACQUISITION OF HOUSING UNIT ALLOCATIONS AND THE ADEQUACY OF SCHOOL CAPACITY,

d) COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED JULY 2, 2004 CONCERNING THE SIDE SETBACK ON LOT 1.

12. SINCE LOT 1 IS AN IMPROVED LOT, THIS LOT IS EXEMPT FROM THE LANDSCAPING

REQUIREMENTS. LANDSCAPING FOR NON-BUILDABLE LOTS 2-4 WILL BE REQUIRED WHEN THESE LOTS ARE CHANGED TO BUILDABLE STATUS. 13. OPEN SPACE FOR NON-BUILDABLE LOTS 2-4 WILL BE DEFERRED UNTIL THEY ARE

CHANGED TO BUILDABLE STATUS. 14. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND

LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB 75-2003. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFERS REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.

15. SEE PLANNING AND ZONING FILES: WP-99-139 & WP-04-095.

16. LOT 2 WILL REQUIRE A MINIMUM 24 FOOT (24') WIDE ACCESS EASEMENT TO THE PUBLIC RIGHT OF WAY UPON SUBMISSION OF A PLAT TO CONVERT IT FROM NON-BUILDABLE TO BUILDABLE.

STRUCTURE WILL BE PERMITTED ON THE UNAPPROVED LOTS SINCE THE PURPOSE OF THE PLAT IS TO LEGALLY CONVEY THE PARCELS WHICH WERE CREATED ILLEGALLY BY GIFT DEEDS.

## PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO LEGALLY RECORD TAX MAP PARCELS PREVIOUSLY RECORDED ILLEGALLY BY GIFT DEED. IT ESTABLISHES LOTS 1-4, NOTING LOTS 2-4 TO BE NON- BUILDABLE. IT ALSO ESTABLISHES AN ACCESS EASEMENT THRU LOT 3 FOR THE BENEFIT OF LOT 4 AND ADD 20' PUBLIC WATER AND UTILITY EASEMENT ON LOT 1.

ON MAY 13, 2005

AMONG THE LAND RECORDS OF HOWARD

FERRON PROPERTY

LOTS 1, 2, 3 & 4 (LOTS 2-4 NON-BUILDABLE)

WP-99-139 & WP-04-95 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND GRID NO. 12 TAX MAP NO. 37

ZONED: R-20

SCALE: 1" = 100' DATE: 03-28-05 SHEET: 1 OF 1 01273\1-0\SURVEY\FINAL\001PLAT.DWG F-05-040

NOTARY PUBLIC

BALTIMONE 30 V MARYLAND

My Commission Expires plantery 1, 2007 Imore County, Meryland Notary Public Seel Ommission Expires September 22, 2008 JOHN A. SAFFRAN, IH

PARCELS 102, 121, 169, 171 & 188

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