

**Continuation of General Notes**

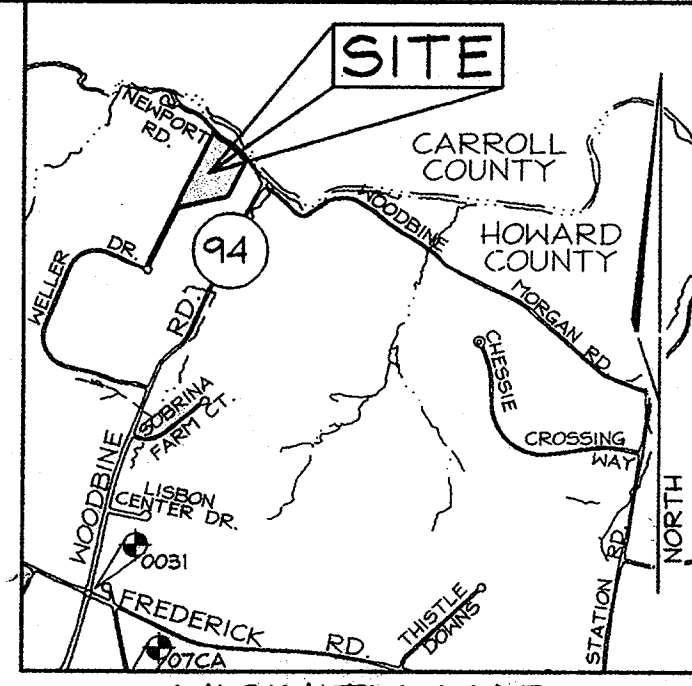
- The required landscaping will be planted at the time of house construction.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 1.87 acres of forest in Forest Conservation Easement I, which also includes 0.38 acres of natural regeneration, for a total of 2.25 acres. The forest conservation obligations are subject to the requirements of waiver WP-06-008 which allow the easement on these lots which are less than 10 acres. Surety in the amount of \$15,856.00 will be posted with the Developers Agreement.
- Stormwater management for this site is provided as follows: The site is exempt from providing CPV. WQV and Rev is provided by non-rooftop disconnects and sheet flow to buffer credit.
- There is an existing Dwelling on Lot 49 to remain. No new new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulations require.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream, or their buffers and forest conservation easement areas.
- 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.
- Plat is subject to waiver petition WP-06-008 on 9/19/2005. The planning director approved a waiver from Section 16.120.(6).(4).(iii).(b) of the Subdivision and Land Development Regulations to allow environmental features such as forest conservation easements, 100 year floodplain and a stream buffer to be placed on lots less than 10Ac. in size.
- A fee-in-lieu of \$1,500.00 was paid with the recording of this subdivision to satisfy the open space requirements for the new lot.
- 100 year floodplain based on FIRM MAP # 24-0044-0002B.

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
100	615,810.7738	1,293,330.7669
101	615,809.9159	1,293,358.2727
102	616,402.2071	1,293,651.9561
103	616,520.1713	1,294,171.3998
104	616,894.8275	1,294,361.2226
105	616,914.0204	1,294,347.5588
106	617,039.6159	1,294,215.0918
107	617,095.6658	1,294,126.7563
108	617,158.4383	1,294,051.2113
109	617,195.0384	1,294,017.1447

**Reservation Of Public Utility And Forest Conservation Easements**

"Developer reserves into 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 49 & 50, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."



**VICINITY MAP**

SCALE: 1=2000'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	Chord Bearing and Length
C1	98.49'	385.00'	14°39'26"	S50°16'33"E 98.22'
C2	183.68'	475.00'	22°09'24"	N46°31'31"W 182.54'
C3	27.88'	50.00'	31°56'56"	N88°13'17"W 27.52'

**BENCHMARKS**

Sta.	North	East	Elevation
07CA	N 186,151.2743	E 393,870.7608	EL: 188.9977 (meters)
	N 610,731.305	E 1,292,224.321	EL: 620.070 (feet)
0031	N 186,662.3750	E 394,046.4440	EL: 192.9296 (meters)
	N 612,408.142	E 1,292,800.708	EL: 632.970 (feet)

**GENERAL NOTES**

- Subject property zoned "RC-DEO" per 02/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 07CA and no. 0031. ♦ Denotes approximate location (see location map).
- Denotes iron pipe found.
- Denotes rebar and cap set.
- ◇ Denotes rebar and cap found.
- Denotes concrete monument found.
- Denotes concrete monument set.
- ▨ This area designates a private sewage easement, of at least 10,000 SF, 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 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 sewage easement. Recordation of a modified sewage easement shall not be necessary.
- This plat is based on field run Monumented Boundary Survey performed on or about March 2, 2005 By FSH Associates. All lot areas are more or less (+/-).
- BRL Denotes Building Restriction Line.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
  - Width - 12 feet (14 feet serving more than one residence);
  - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
  - Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
  - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
  - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
  - Structure clearances - minimum 12 Feet;
  - Maintenances - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement. Areas shown are more or less.
- There are no historic structures or cemeteries on-site.
- Wetlands delineation and report and forest stand delineation and report prepared by Exploration Research Inc.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$2,400.00 (8 shade trees at \$300 per tree) provided with the grading permit.

General Notes Continued See This Sheet

**FSH Associates**

Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: info@fsha.biz

**OWNER/DEVELOPER**

James B. & Norene Parker  
745 Weller Drive  
Mount Airy, Maryland 21771-3442

The purpose of this Plat is to resubdivide Existing Lot 41 into Lots 49 & 50.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	36.82'	S83°49'20"E
L2	51.38'	S62°42'38"E
L3	43.03'	N88°07'26"E
L4	19.37'	S70°54'48"E
L5	44.78'	N29°35'54"E
L6	37.09'	S27°26'39"E
L7	39.59'	S15°46'34"E
L8	34.76'	N68°27'19"E
L9	53.98'	S83°51'31"E

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
49	147,095.03 sf ± 3.38 ac ±	8,806.30 sf ± 0.20 ac ±	138,288.74 sf ± 3.18 ac ±
50	160,428.05 sf ± 3.68 ac ±	21,183.62 sf ± 0.48 ac ±	139,244.43 sf ± 3.20 ac ±

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 7.060 Acres ±
- Total area of subdivision to be recorded: 7.060 Acres ±

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

*C. Brooke Miller* 1-30-2006  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date  
*James B. Parker* 1-30-2006  
James B. Parker Date  
*Norene Parker* 1-30-2006  
Norene Parker Date

**OWNER'S CERTIFICATE**

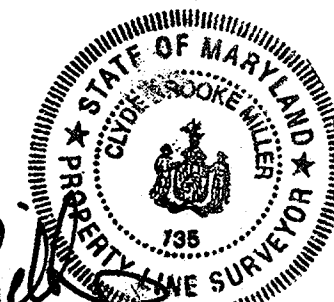
We, James B. Parker and Norene Parker, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 30<sup>th</sup> day of January, 2006

*James B. Parker*  
James B. Parker  
*Norene Parker*  
Norene Parker  
*Eckhart J. - Fisich*  
Witness  
*Eckhart J. - Fisich*  
Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Earl H. Heckman and Bettie J. Heckman, his wife to James B. Parker and Norene Parker, his wife by deed dated December 9, 1987 and recorded in the land records of Howard County in liber 1761 folio 311, and that all monuments are 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.



*C. Brooke Miller* 1-30-2006  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

**SUBDIVISION PLAT OF PATAPSCO OVERLOOK SECTION 3**

LOTS 49 AND 50  
(A RESUBDIVISION OF LOT 41 PATAPSCO OVERLOOK PLAT #6898)  
PARCEL 81  
TAX MAP 2 GRID 18  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: As Shown  
Date: January 30, 2006  
Sheet 1 of 1  
F-86-147; S-81-16; WP-85-141; P-82-06

Howard County Health Department  
APPROVED: For Private Water and Sewage Systems

*Robert J. Walsh* 3/10/06  
Robert J. Walsh (Howard County Health Officer #38) Date

APPROVED: Howard County Department of Planning and Zoning

*John P. ...* 2/27/06  
Chief, Development Engineering Division Date  
*John P. ...* 3/14/06  
Director Date