

PROFESSIONAL LAND SURVEYOR MD REGISTRATION No. 10886

MON.06CA MON.0606 LONG

## **GENERAL**

- 1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 06C6 AND 06CA.
- 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 SEPTEMBER, 2005 BY PATTON HARRIS RUST &
- 4. THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 02-02-04 COMPREHENSIVE
- 5. THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- 6. DEVELOPMENT OF THE LOTS REQUIRE STORMWATER MANAGEMENT AND IT WILL BE PROVIDED WITH THE FINAL PLANS FOR THIS PROJECT.
- 7. SEE DEPARTMENT OF PLANNING AND ZONING FILES Nos.: WP-06-022 AND
- 8. THE WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED AND DELINEATED BY BRAY HILL, LLC IN AUGUST 2005.
- 9. THERE IS FLOODPLAIN WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- 10. THERE ARE 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 REGULATIONS REQUIRE.
- 11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OK THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- 12. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENTAL FOR INDIVIDUAL SEWAGE DISPOSAL(COMAR 26.04.03.03). IMPROVEMENT OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENT 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, MAINTENANCE FOR THESE PRIVATE SEWAGE EASEMENTS ARE THE RESPONSIBILTY OF THE INDIVIDUAL LOT OWNERS.
- 13. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PLACING 8.0918 AC. OF ON-SITE FOREST IN AN ON-SITE FOREST RETENTION EASEMENT. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$70,480.08 WILL BE POSTED.
- 14. FUTURE SUBDIVISION POTENTIAL EXISTS FOR LOT 1. LOT 1 IS CURRENTLY A 6.22 ACRE LOT WHICH CAN BE SUBDIVIDED INTO TWO (2) 3 ACRE LOTS. THE PERCOLATION CERTIFICATION PLAT WAS SIGNED ON 07-29-05. ON THAT PLAT AND THESE PLATS, LOT 1 HAS A PROPOSED 12,693 SF. SEPTIC AREA.
- 15. THIS PROJECT MEETS THE MINIMUM OWNERSHIP REQUIREMENTS PURSUANT TO COMAR 26.04.03.03.
- 16. THESE LOTS WILL NOT BE REQUIRED TO PAY A FEE-IN-LIEU FOR OPEN SPACE, AS THESE PLATS ARE ONLY ADJUSTING THE LOT LINE BETWEEN THE LOTS, NOT

CONTINUED ON SHEET 2

## PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CONFIGURE TWO (2) EXISTING DEED LOTS, DD A FOREST CONSÉRVATION EASEMENT, A PIVATE USE-IN-COMMON EASEMENT AND A FATURAL CREDIT AREA EASEMENT.

CORDED AS PLAT No. -

MAY 31, 2007 AMONG THE LAND RECORDS OF HOWARD OUNTY, MARYLAND.

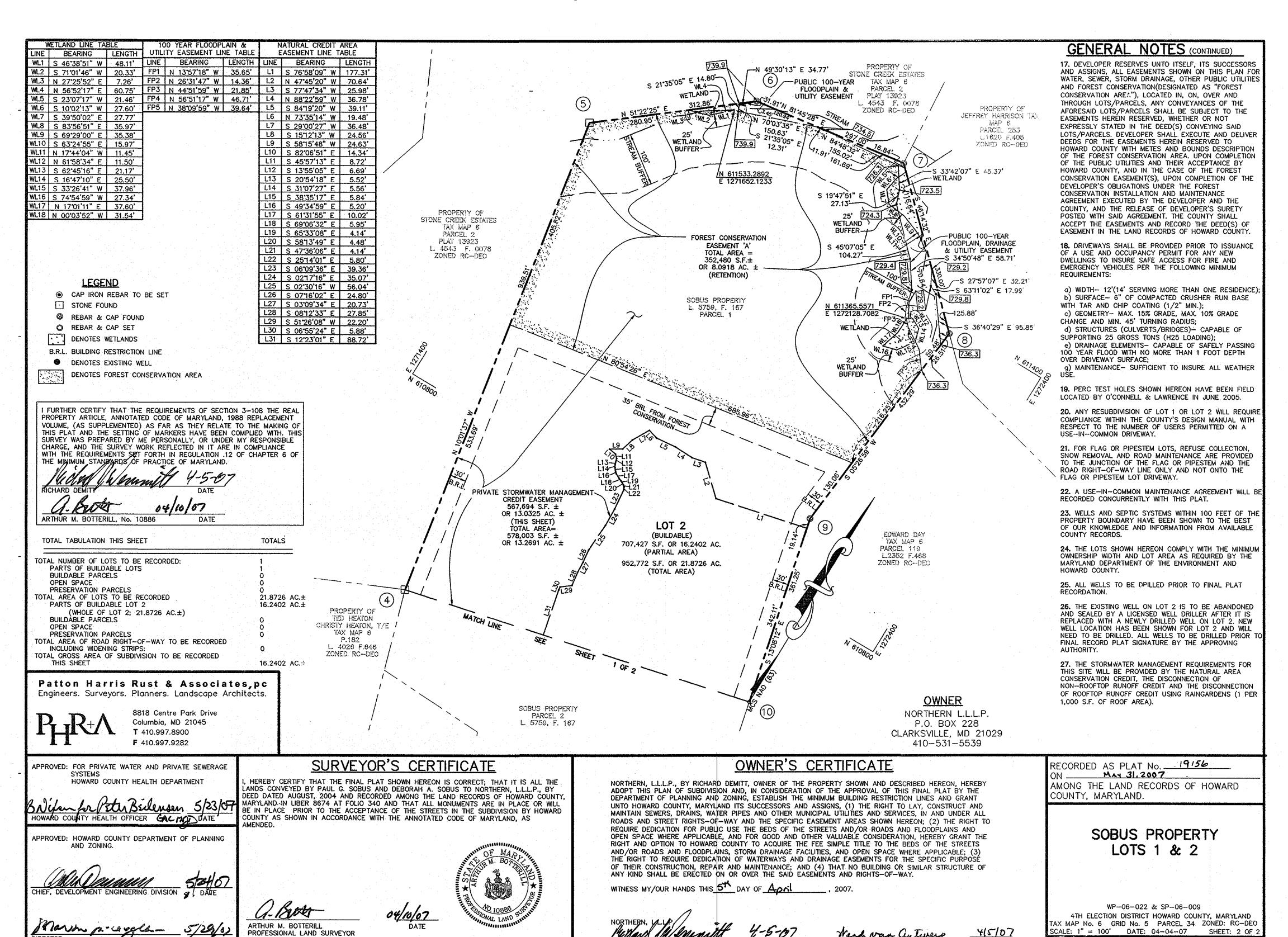
> SOBUS PROPERTY LOTS 1 & 2

WP-06-02? & SP-06-009 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND \* 4AP No. 6 GRID No. 5 PARCEL 34 ZONED: RC-DEO E: 1'' = 100' DATE: (4-04-07)SHEET: 1 OF 2

13953/1-0/SURVEY/WORK AREA/001 PLAT.DWG

F-06-148

415/07



MD REGISTRATION No. 10886

F-06-148

13953/1-0/SURVEY/WORK AREA/002 PLAT.DWG