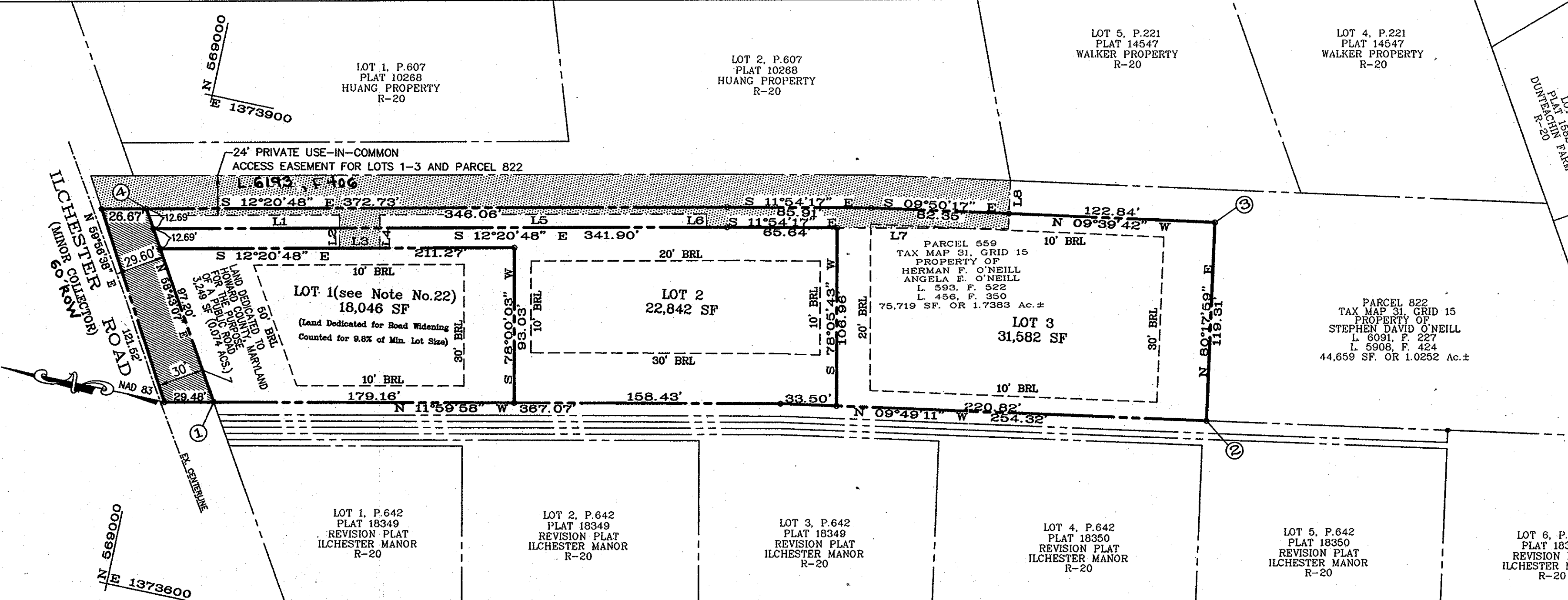
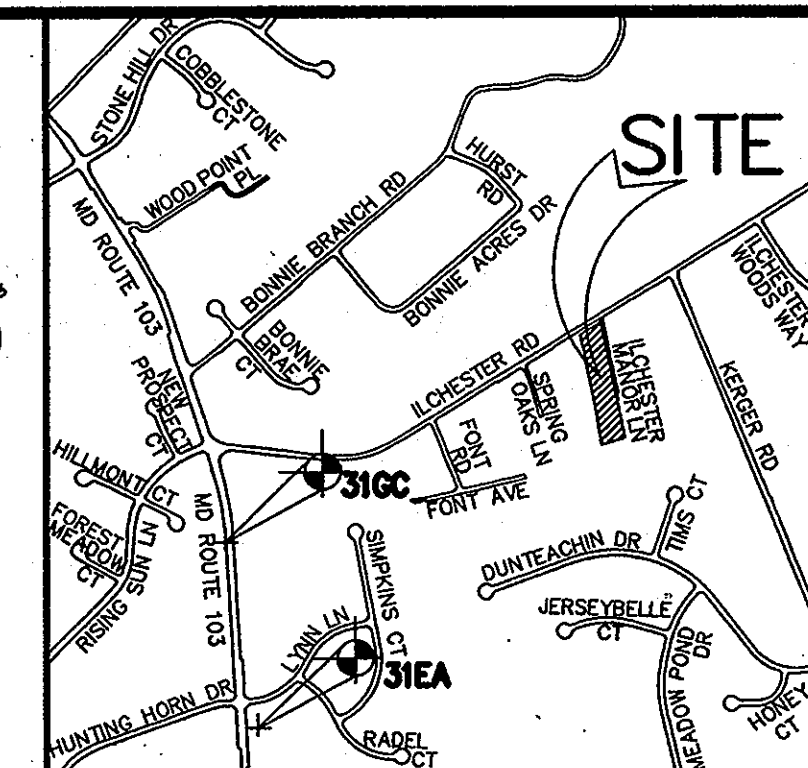


- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monuments 31GC & 31EA were used for this project.
- This plan is based on a field run monumented boundary survey performed on or about date October, 2006 by KCE Engineering, Inc.
- B.R.L. indicates building restriction line.
  - Denotes rebar with FWA4 cap set.
  - Denotes iron pipe or iron bar found.
  - Denotes angular change in bearing of boundary or right-of-way
  - Denotes stone or monument found.
- All areas shown hereon have been rounded off and are more or less.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum.
  - Width = 12', (16' serving more than one residence);
  - Surface = 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
  - Geometry = Max. 15% grade, max. 10% grade change and min. 45' 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 one foot depth over driveway surface;
  - Structure clearances minimum 12 feet.
  - Maintenance = sufficient to insure all weather use.

- Forest Conservation obligations in accordance with Section 16.1202 of the Howard County Code and Forest Conservation Manual shall be fulfilled by the payment of a fee-in-lieu in the amount of \$ 8,494.20 to the Forest Conservation Fund for 0.26 acres of required afforestation.
- Open space requirements for the creation of the new lots will be satisfied by the payment of a fee-in-lieu in amount of \$1,500 per lot or \$3,000 for the two (2) new lots to Howard County.
- Perimeter Landscaping shall be provided as shown on a certified landscape plan on file with this plat. Posting of surety in the amount of \$3,000 for 10 shade trees shall be deferred until site development plan approval.
- 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.
- Water & sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Development or construction on these lots 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.
- This property is zoned "R-20" per the 2/2/04 Comprehensive Zoning Plan and the "Comp-Lite" Zoning Regulation Amendments effective 7/28/06.

- Stormwater Management for Lots 1 and 2 is provided through stormwater management disconnection of rooftop and non-rooftop runoff credits (Section 5.5). Cpv is not required for this site because the one-year post development discharge rate is less than 2 cfs. Lot 3 is exempt from Stormwater Management because there is an existing dwelling on the Lot, which is to remain.
- Approval of a site development plan is required for the development of all residential lots within this subdivision prior to issuance of any grading or building permits for new house construction in accordance with Section 16.155 of the Subdivision and Land Development Regulations.
- There is an existing house located on lot 3, which is to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- No historic structures or cemeteries exist on the subject property.
- There are no floodplains, wetlands or streams located on-site as certified by Eco-Science Professionals, Inc. dated November 15, 2006.
- There are no steep slopes on-site with a contiguous area of 20,000 s.f. or greater.
- This Property is within the Metropolitan District.
- Lots 1, 2, 3 and P. 822 will share access through a 24' private use-in-common access easement. A Use-in-Common Maintenance Agreement for Lots 1 to 3 and Parcel 822 has been recorded in the Land Records Office of Howard County, MD at Liber 6193, Folio 406.
- Land dedicated to Howard County, Maryland, for purposes of a public road = 3,249 sf or 0.074 acres.
- In accordance with Section 16.120(b)(2)(ii) of the Subdivision and Land Development Regulations, an area of road dedication equal to 9.6% of the minimum lot in the R-20 Zoning District is applied to the acreage of Lot 1.



**VICINITY MAP**  
SCALE 1"=100'  
ADC MAP NO. 16 GRID J4

BENCHMARKS			
#	ELEVATION	NORTHING	EASTING
31GC	448.552	N567877.1992	E1371878.9595
31EA	468.888	N569541.124	E1374816.03

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA (SF.)	PIPESTEM AREA (SF.)	MINIMUM LOT SIZE
1	18,046	-	18,046
2	22,842	2,560	20,282
3	31,582	4,916	26,666

TOTAL AREA TABULATION	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS TO BE RECORDED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	1.67 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
AREA OF ROADWAY TO BE RECORDED	0.7 AC
TOTAL AREA TO BE RECORDED (AREA OF ROADWAY PLUS AREA OF LOTS)	1.74 AC

**LINE DATA**

No.	BEARING	DISTANCE
L1	S 12°20'48" E	113.98'
L2	S 77°39'12" W	20.00'
L3	S 12°20'48" E	24.00'
L4	N 77°39'12" E	20.00'
L5	S 12°20'48" E	194.62'
L6	S 77°39'12" W	8.00'
L7	S 11°54'17" E	102.19'
L8	N 80°15'00" E	29.04'

**COORDINATE LIST**

No.	NORTH	EAST
1	568960.39	1373719.94
2	568379.58	1373833.50
3	568399.68	1373951.10
4	569024.04	1373824.69

**OPEN SPACE TABULATION CHART**

AREA OF OPEN SPACE REQUIRED (6% GROSS AREA OF PARCEL)	4,348 SF (0.10AC.)
NUMBER OF PROPOSED OPEN SPACE LOTS	0
TOTAL OPEN SPACE AREA PROVIDED	0

**PURPOSE STATEMENT**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 559 INTO THREE NEW LOTS 1, 2 & 3

THE REQUIREMENTS SECTION 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.

OWNER: ANGELA E. O'NEILL, 5185 ILCHESTER ROAD, ELLICOTT CITY, MD 21043 (410) 744-7472

SURVEYOR: M. NAJIB ROSHAN, 11/01/12

ANGELA E. O'NEILL (OWNER), 11-5-12

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*B. Wilson for Monica Roseman* 12/14/12  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*M. Naajib Roshan* 11/14/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION. DATE

*Neil S. ...* 12/12  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PARCEL 559, GRID 15, CONVEYED TO HERMAN FRANK O'NEILL AND ANGELA ELEANOR O'NEILL BY DEEDS DATED JULY 13, 1966 AND MAY 24, 1972 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER AT FOLIO L456 F.350 & L593 F.522.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*M. Naajib Roshan* 11/01/2012  
M. NAJIB ROSHAN  
PROFESSIONAL LAND SURVEYOR

**OWNER'S CERTIFICATE**

I, ANGELA E. O'NEILL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS MY HAND THIS THE 5<sup>th</sup> DAY OF November 2012.

*Angela E. O'Neill* 11-5-12  
ANGELA E. O'NEILL (OWNER) DATE

*Julia O'Neill* 11/5/12  
WITNESS DATE

RECORDED AS PLAT NUMBER 20174 ON 12/19/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF SUBDIVISION  
O'NEILL SUBDIVISION  
LOTS 1 TO 3**

A SUBDIVISION OF P. 559, T.M. 31, GRID 15 -  
1st ELECTION DISTRICT HOWARD COUNTY, MD.

ZONED: R-20 SHEET 1 OF 1  
OCTOBER 19, 2012 SCALE: 1" = 50'

**KCE ENGINEERING, INC.**

EXECUTIVE CENTER  
3300 NORTH RIDGE ROAD, SUITE 315  
ELLICOTT CITY, MARYLAND 21043  
TEL: (410)203-9800 FAX: (410)203-9228