

NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 36EA & 36HA.
- SUBJECT PROPERTY ZONED "R-20" PER 2/2/2004 COMPREHENSIVE ZONING PLAN, AND JULY 28, 2006 COMP LITE REZONING.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAX. 14% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 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 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE ARE EXISTING DWELLINGS ON LOT 1 (STANDAFAER), LOT 1 (DUGGAN), & ON LOT 2 (DUGGAN) 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.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THE REQUIREMENTS 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANBERGER & LANE IN DECEMBER, 2003 & MARCH, 2007.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRES.
- 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.
- LOTS 1 & 2, STANDAFAER PROPERTY ARE EXEMPT FROM FOREST CONSERVATION BECAUSE IT IS A MINOR SUBDIVISION THAT IS CREATING ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL PER SECT. 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE.
- THERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS ON THE STANDAFAER PROPERTY PER A SITE INSPECTION ON 5/23/2007 BY EXPLORATION RESEARCH, INC.
- THE PROPERTY IS SERVED BY PUBLIC WATER CONTRACT #710-D-W AND PUBLIC SEWER CONTRACT #519-W-S.
- STORMWATER MANAGEMENT FOR WOV AND Rev HAS BEEN PROVIDED WITH ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS. CPV IS NOT REQUIRED BECAUSE THERE IS NO INCREASE IN THE 1-YEAR STORM PEAK DISCHARGE AFTER THE CREDITS HAVE BEEN APPLIED. PLEASE REFER TO THE SWM REPORT AND SUPPLEMENTAL SWM PLAN PREPARED BY CIVIL DESIGN SERVICES, LC DATED MARCH 2, 2007 FOR MORE INFORMATION.
- PUBLIC WATER & SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER & SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- LANDSCAPING FOR LOT 2 WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE. A LANDSCAPE PLAN IS ON FILE WITH THIS PLAT.
- PLANS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
- A FEE-IN-LIEU OF OPEN SPACE PAYMENT IN THE AMOUNT OF \$1500.00 WILL BE PAID TO THE HOWARD COUNTY DEPT. OF RECREATION & PARKS CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.
- A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOT 2, STANDAFAER.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS, PER COUNCIL BILL NO. 45-200, EFFECTIVE 10/02/03, AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAPPER PETITION, OR BUILDING PERMIT.
- PREVIOUS COUNTY FILES: F-05-036, WP-05-063, AND SDP-07-100.
- ON MARCH 10, 2008, THE STANDAFAER PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT BY THE DIRECTOR OF PUBLIC WORKS.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	4
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.9413 ACRES±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	
INCLUDING WIDENING STRIPS	0.0699 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.0112 ACRES±

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

By Peter B. Sileman 2/2/09
COUNTY HEALTH OFFICER 50 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Chad Edwards 1-16-9
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

G. Scott Shanaberger 2/5/09
DIRECTOR DATE

OWNERS CERTIFICATE

WE, TRACY STANDAFAER AND FRANK STANDAFAER, AND WE, ROBERT M. DUGGAN AND SUSAN DUGGAN, 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 MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS,

- THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER 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 FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACES, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS BY OUR HANDS THIS 26th DAY OF AUGUST, 2008.

<i>Tracy Standafaer</i> 8-25-08 TRACY STANDAFAER (OWNER) DATE	<i>Deborah Davies</i> 8/25/08 WITNESS DATE
<i>Frank Standafaer</i> 8-25-08 FRANK STANDAFAER (OWNER) DATE	<i>Deborah Davies</i> 8/25/08 WITNESS DATE
<i>Robert M. Duggan</i> 8/24/08 ROBERT M. DUGGAN (OWNER) DATE	<i>Anna Blahel</i> 8/24/08 WITNESS DATE
<i>Susan Duggan</i> 8/24/08 SUSAN DUGGAN (OWNER) DATE	<i>Anna Blahel</i> 8/24/08 WITNESS DATE

OWNERS (Duggan Lots)
ROBERT DUGGAN
SUSAN DUGGAN
9840 OWEN BROWN ROAD
COLUMBIA, MD 21045

OWNERS (Standafaer Lots)
TRACY & FRANK STANDAFAER
9831 OWEN BROWN RD.
COLUMBIA, MD. 21045
(410) 740-9470

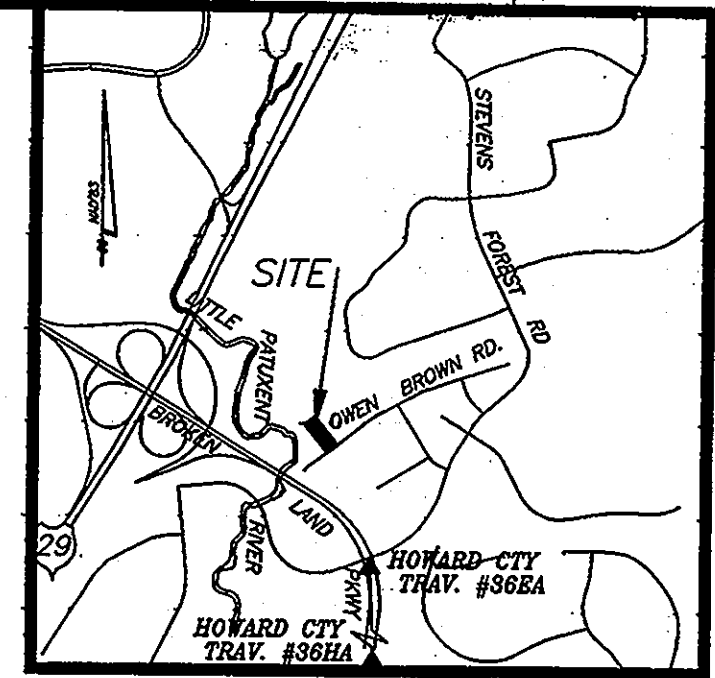
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY ANN M. RIVERA AND MARY R. WARD, PERSONAL REPRESENTATIVES OF THE ESTATE OF HELEN M. RIVERA, TO TRACY STANDAFAER AND FRANK STANDAFAER BY DEED DATED JANUARY 13, 2006, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 9860, FOLIO 35; AND A RESUBDIVISION OF PART OF THAT LAND WHICH WAS CONVEYED BY ROBERT M. DUGGAN UNTO ROBERT M. DUGGAN AND SUSAN DUGGAN BY DEED DATED AUGUST 27, 1993 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 2996, FOLIO 414; AND THAT 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.

G. Scott Shanaberger
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849 DATE

NOTES: (continued)

- A USE-IN-COMMOM DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 & 2 DUGGAN PROPERTY, AND FOR LOT 2, STANDAFAER PROPERTY, WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS ALONG WITH THE RECORDING OF THIS SUBDIVISION PLAT.
- LOTS 1 & 2, DUGGAN PROPERTY (F-05-036) COMPLY WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A FEE IN LIEU PAYMENT OF \$2178.00 FOR 0.10 AC± REFORESTATION OBLIGATION, AND RETENTION OF 0.26 AC± ON SITE IN A FOREST CONSERVATION EASEMENT ON OPEN SPACE LOT 3.
- STORMWATER MANAGEMENT FOR LOT 2, DUGGAN PROPERTY IS BEING OBTAINED BY USING STORMWATER MANAGEMENT CREDITS:
 - NATURAL AREA CONSERVATION CREDIT.
 - SHEET FLOW TO BUFFER CREDIT IN CONJUNCTION WITH A PROPOSED LEVEL SPREADER.
- LOTS 1 & 2, DUGGAN PROPERTY ARE SUBJECT TO THE CONDITIONS OF WP-05-063 WHICH ON 3/24/05 APPROVED WAIVERS OF SECTION 16.116(o)(3) (to permit part of the required 75' stream buffer on Lot 2) AND OF SECTION 16.120(b)(4)(iii)(c) (to permit a 17-foot setback from the stream buffer for house construction on Lot 2 rather than the required 35-foot setback to the building envelope).
- THE 65dBA 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 65dBA NOISE EXPOSURE. THE 65dBA 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.
- THERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS ON LOTS 1&2, DUGGAN PROPERTY PER SITE INSPECTION IN JANUARY, 2004 BY EXPLORATION RESEARCH, INC.
- OWEN BROWN ROAD IS A LOCAL HOWARD COUNTY ROAD AND DEAD ENDS AT A CUL-DE-SAC. THERE ARE NO ACCESS RESTRICTIONS ON THIS ROAD.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 15, GRID H9

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2 Standafaer	23,900 S.F.	3,899 S.F.	20,001 S.F.
2 Duggan	21,536 S.F.	3,105 S.F.	18,431 S.F.

EASEMENT LINES

LINE	BEARING	DISTANCE
L1	S 46°23'32" E	61.84'
L2	S 39°31'44" E	119.70'
L3	S 52°36'13" W	24.02'
L4	N 39°31'44" W	117.36'
L5	S 46°23'32" E	64.64'
L6	N 52°50'31" E	7.73'
L7	S 53°59'16" W	16.64'

COORDINATES

PT #	NORTH	EAST
16	558947.2728	1353744.8047
30	559023.4579	1353843.3963
43	558895.1685	1353689.3912
44	558874.8997	1353709.8709
45	558836.2856	1353733.3016
46	558806.7171	1353741.8168
47	558791.2602	1353748.5487
48	558761.7418	1353774.5682
49	558724.9130	1353777.1090
50	558663.6891	1353793.3310
51	558639.9147	1353811.5087
52	558596.5239	1353821.9852
53	558592.8298	1353820.4421
54	558575.1319	1353839.0158
55	558582.4868	1353828.7247
41	558671.8510	1353972.0785
106	558652.5590	1353987.9980
107	558729.0938	1354086.8835
109	558747.2373	1354071.8759

PURPOSE:

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE AN ADDITIONAL BUILDING LOT AND THE ABANDONMENT OF THE EXISTING RECORDED 24' PRIVATE ACCESS EASEMENT AND THE ESTABLISHMENT OF A NEW 24' PRIVATE ACCESS EASEMENT

RECORDED AS PLAT #20444 ON 2/16/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT STANDAFAER PROPERTY LOTS 1 & 2 AND A PLAT OF REVISION FOR DUGGAN PROPERTY LOTS 1 & 2 SHEET 1 OF 1

6TH ELECTION DISTRICT, HOWARD COUNTY, MD TAX MAP 36, GRID B, PARCELS 175 & 522 ZONED: "R-20" SCALE: 1"=50' FEBRUARY 5, 2008 PREVIOUS FILES: F-05-36, WP-05-63, SDP-07-100 (DUGGAN PROPERTY)

SHANBERGER & LANE
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ELLCOTT CITY, MD. 21043
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