

PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351 BENCH MARKS (NAD'83)

HO. CO. No.21E2 ELEV. 476.017
STAMPED BRASS DISK SET ON TOP OF
CONCRETE (3' DEEP) COLUMN. RT 97 0.15 NORTH OF ROXBURY ROAD

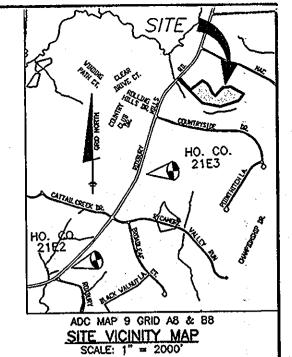
N 583065.326

E-1,300,868.44

ELEV. 515.164 HO. CO. No.21E3 STAMPED BRASS DISK SET ON TOP OF CONCRETE (3' DEEP) COLUMN. RT.97 3/4 MI. SOUTH OF BRENTWOODS ROAD

N 584559.494

E 1,302,074.54



GENERAL NOTES:

- O DENOTES IRON PIPE (IPF) OR REBAR AND CAP (RCF) FOUND, BRL DENOTES BUILDING RESTRICTION LINE.
- COORDINATES SHOWN HEREON ARE BASED ON NAD83 IN THE MARYLAND COORDINATE SYSTEM PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 21E2 AND 21E3.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY BY BENCHMARK ENGINEERING ON OR ABOUT JANUARY 16, 2007, OF PLAT 11652, WHICH IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY,
- THE WATER AND SEWER FOR THIS PROJECT ARE PRIVATE.
- THE SUBJECT AND ADJOINING PROPERTIES ARE ZONED RR-DEO PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
- 6. ALL AREAS ON THIS PLAT ARE "MORE OR LESS."
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT, BECAUSE THE EXISTING AND PROPOSED BUILDING/CURTILAGES ARE LOCATED OUTSIDE THE REQUIRED 250 FEET FROM A MINOR ARTERIAL RIGHT-OF-WAY.
- THIS PLAT IS EXEMPT FROM PROVIDING A TRAFFIC STUDY BECAUSE OF THE MINOR SUBDIVISION STATUS.
- NO GRADING REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, OR FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. THE EXISTING FLOODPLAIN SHOWN ADJACENT TO THIS SITE WAS APPROVED AND RECORDED UNDER F-84-168, F-95-46 AND PLAT NO. 4781, PLAT NO. 5858, AND PLAT NO.11652.
- THIS SYMBOL SHOWS APPROVED PERC AREAS AND DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- 11. THE EXISTING HOUSE ON LOT 5 WILL REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING HOUSE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 12. FOR FLAG OR PIPE STEM LOTS REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ON THE FLAG OR PIPE STEM DRIVEWAY.
- 13. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE HOWARD COUNTY ZONING REGULATIONS AND THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
- 14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

 - A) WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE).

 B) SURFACE 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.).

 C) GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.

 D) STRUCTURES(CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).

 E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER THE DRIVEWAY.

 F) STRUCTURE CLEARANCES MINIMUM 12 FEET.

 MAINTENANCE SUPPLICIPAT TO ENSURE ALL WEATHER LICE.

 - MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- 15. THE REQUIREMENT FOR FOREST CONSERVATION IS EXEMPT UNDER SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS IN THAT THIS MINOR SUBDIVISION CREATES ONE ADDITIONAL LOT AND HAS NO
- 16. STORMWATER MANAGMENT (SWM) FOR THE PROPOSED IMPROVEMENTS HAS BEEN APPROVED UNDER THIS PLAT. IMPLEMENTATION OF THE SWM SHALL OCCUR AT THE TIME OF THE PLOT PLAN/BUILDING PERMIT STAGE.
- 17. WP-08-030 WAS APPROVED ON DECEMBER 12, 2007 TO WAIVE SECTION 16.120(b)(4)(III)(b) OF THE SUBDIMISION REGULATIONS TO ALLOW ENVIRONMENTAL FEATURES ON LOTS LESS THAN 10 ACRES. THIS PERTAINS TO LOT 6 ONLY.
- 18. THE FLOODPLAIN LIMIT AS SHOWN WAS TAKEN FROM THE RECORDED PLAT No. 11652.
- THERE ARE EXISTING WETLANDS, WETLAND BUFFERS, STREAMS AND STREAM BUFFERS ON SITE AND HAVE BEEN VERIFIED BY ECO-SCIENCE PROFESSIONALS ON SEPTEMBER 10, 2007.
- 20. A PRIVATE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 4, 5, AND 6 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT ALONG WITH A PRIVATE 20' ACCESS EASEMENT ACROSS LOT 5 TO SERVE LOT 6. MAINTENANCE FOR THE ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 6.
- 21. LANDSCAPING FOR LOT 6 IS PROVIDED IN ACCORDANCE WITH A LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE SURETY AMOUNT OF \$600.00 FOR 2 SHADE TREES IS REQUIRED AND WILL BE POSTED WITH THE GRADING PERMIT.
- WELL TO BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED COVERNMENT DELAY IF THE WELL DRILL
- THE FOREST CONSERVATION EASEMENT SHOWN ON THIS PLAT WAS TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR THE RESUBDIVISION OF LOT 2, PLAT NO 11652.

THE EUGENE BEDFORD MOORE, JR. AND JANET MORROW MOORE FAMILY TRUST, BY ANN M. MOXLEY, TRUSTEE, OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 ROADS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE STREETS AND/OR ROADS, FLOODPLAINS. STORM DRAINAGE 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

THE PURPOSE OF THIS RESUBDIVISION IS TO CREATE ONE ADDITIONAL BUILDABLE LOT.

RECORDED AS PLAT 20443 ON 2/6/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MOORE PROPERTY EUGENE B. LOTS 5 AND 6 A RESUBDIVISION OF LOT 3 PLAT 11652

PREVIOUS FILES: F-95-40, F-84-168, WP-08-030 4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND TAX MAP No. 21, GRIDS 3 & 4 SCALE: AS SHOWN DECEMBER, 2008 PARCEL NO. 140 SHEET: 1 OF 1 ZONED: RR-DEO