

**GENERAL NOTES:**

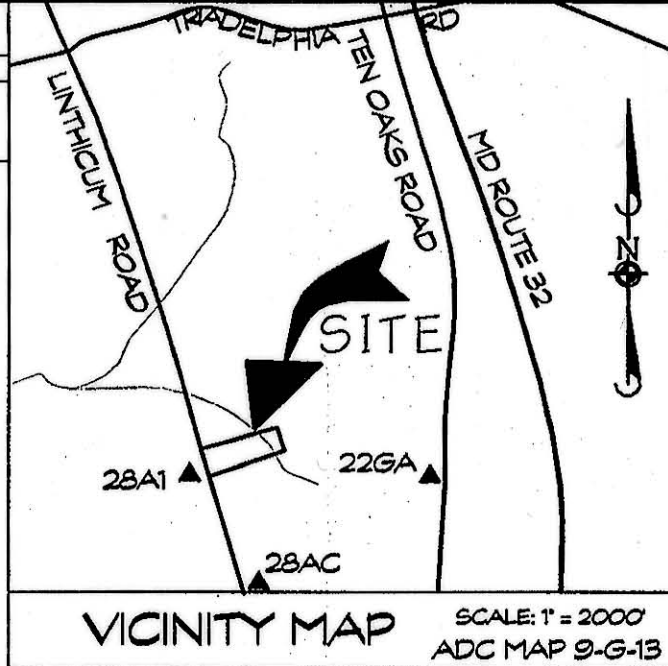
- Coordinates based on NAD83/91 Maryland Coordinate System as projected by Howard County Geodetic Control Stations 28AC, 28A1, 22GA.
- ⊙ Denotes iron pipe found.  
□ Denotes stone found.
- This plat is based on a field run boundary survey performed in November, 2006 by CLSI.
- All areas provided on this plat are to be taken as "more or less".
- BRL denotes building restriction line.
- The Subject property zoned RR per the 2/2/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/28/06
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements 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 easements. Recordation of modified sewage easement shall not be necessary. Percolation test holes, as shown hereon, have been field located.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream (s), or their required buffers, floodplain and forest conservation easement areas.
- Driveways shall be constructed prior to residential occupancy to insure safe access for Fire and Emergency Vehicles per the following (minimum) requirements:
  - Width - 12 feet (16 feet serving more than one residence)
  - Surface - 6 inches of compacted crusher run base with tar & chip coating - 1-1/2" min. depth
  - Geometry - maximum of 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
  - Structures (culvert/bridge) - 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 surfaces.
  - Structure clearances - minimum 12 feet
  - Maintenance - sufficient to insure all weather use.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only and not onto the flag or pipestem lot driveway.
- This project is subject to compliance with provisions of MDE Water Appropriations Permit No. H099G013 (1).
- Floodplain delineation is not required in reference to Howard County DMV chapter 6 section 4.
- Wetland delineation is based on a study prepared by CLSI. No wetlands will be disturbed.
- The lots shown on this plat are subject to the Middle Patuxent Drainage Area supplemental in-aid-of-construction charge created by section 20.311B of the Howard County Code.
- There is an existing dwelling located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than zoning regulation requirements.
- Landscaping for Lot 2 is provided in accordance with a certified landscape plan in the minor subdivision construction plans in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- Land dedicated to Howard County, Maryland for purposes of a public road 0.238 ac.
- A fee in lieu of open space for this subdivision in the amount of \$1,500.00 has been paid to satisfy Section 16.121 of the Subdivision and Land Development Regulations.
- Water Quality Volume (WQV) and Groundwater Recharge Volume (Rev) requirements will be met by applying the rooftop disconnect, non-rooftop disconnect credits along with level spreading devices in accordance with the criteria contained in Chapters 3 & 5 of The 2000 Maryland Stormwater Management Design Manual (Manual). Channel Protection Volume (Cpv) is not required because the computed discharge for the Cpv storm for each design point is less than 2.0 cfs as mandated in the above referenced Manual.
- This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation as per section 16.1202 (b)(1)(vii) since it is a minor subdivision creating one additional lot and having no additional subdivision potential.
- Waiver petition File Number WP-08-096 for the Levine Property was approved by the Director of the Department of Planning and Zoning on June 2, 2008. The specifications waived were Sections 16.120 (b)(4)(ii)(b) and 16.144(r)(3) of the Subdivision and Land Development Regulations. Waiver approval is subject to the following conditions:
  - The Final Plan shall place all environmental features on Lot 2.
  - Final Plan shall comply with applicable regulations, unless waivers have been approved, and with Subdivision Review Committee agency comments.
  - Final Plan shall provide a 35' environmental setback from the stream bank buffer on Lot 2.
  - Final Plan shall enlarge the proposed stream buffer enhancement area to include the area between the existing forest and proposed level spreaders.
  - Final Plan shall include a Forest Conservation Easement over the proposed stream buffer enhancement planting area. The area shall be appropriately planted and signage erected.
  - Final Plan and Plat shall change the Lot 1 setback to 60', and to relocate the rear property boundary of Lot 1 and front setback of Lot 2 to the west in order to increase the area of the Lot 2 building envelope.
  - Approval of this petition does not sanction any disturbance to the environmental features, or their restrictive buffers or setbacks.

WETLAND CERTIFICATION:  
THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED AND REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.  
*Cynthia K. Baxter* 4/29/09  
CYNTHIA K. BAXTER  
PROFESSIONAL LAND SURVEYOR # 10786

THE REQUIREMENTS §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.  
*Cynthia K. Baxter* 4/29/09  
CYNTHIA K. BAXTER  
PROFESSIONAL LAND SURVEYOR # 10786  
*Jon Levine* 5/1/09  
JON LEVINE, (OWNER) DATE

HOWARD COUNTY GEODETIC CONTROL STATION COORDINATES

ID	NORTHING	EASTING
28 AC	574679.3067	1314971.7633
28 A1	576723.5447	1314261.7198
22 GA	576646.7555	1316993.4827



**FOREST CONSERVATION EASEMENT LOCATION**

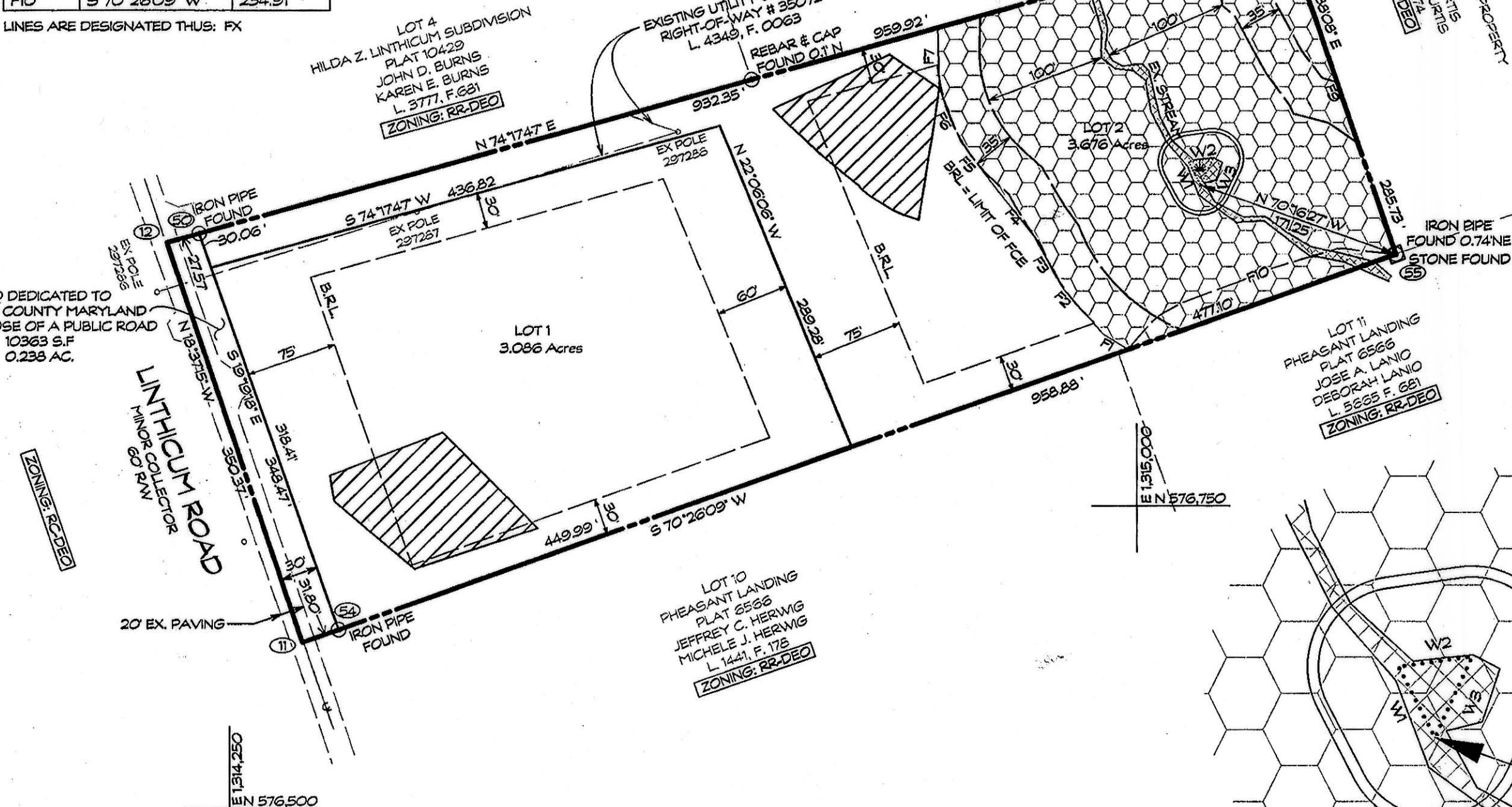
NUMBER	DIRECTION	DISTANCE
F1	N 58°31'33" W	23.60'
F2	N 41°05'49" W	50.00'
F3	N 29°08'11" W	50.00'
F4	N 38°04'24" W	50.00'
F5	N 36°37'23" W	50.00'
F6	N 21°44'24" W	48.06'
F7	N 01°30'50" W	50.88'
F8	N 74°17'47" E	298.32'
F9	S 18°38'08" E	285.73'
F10	S 70°26'09" W	234.91'

**WETLANDS LOCATION**

NUMBER	DIRECTION	DISTANCE
W1	N 27°10'20" W	21.98'
W2	N 82°03'24" E	20.56'
W3	S 24°44'40" W	24.66'

LINE ARE DESIGNATED THUS: WX

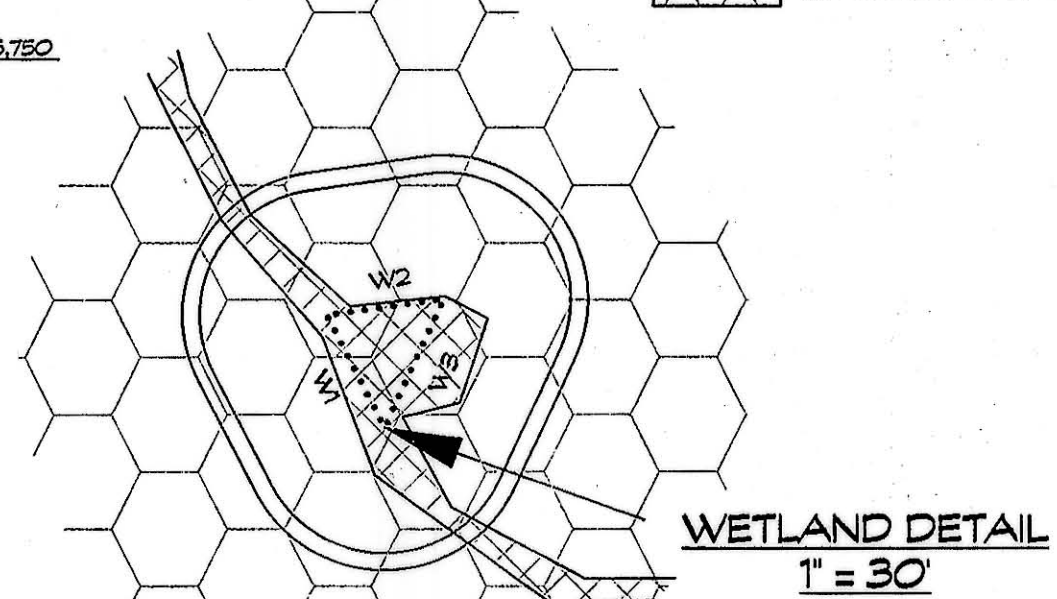
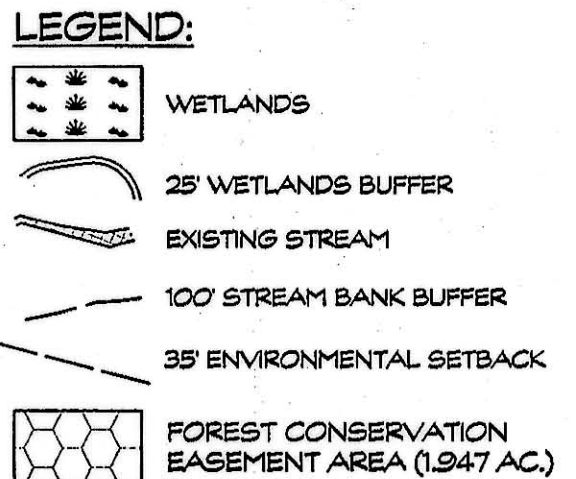
LINE ARE DESIGNATED THUS: FX



**COORDINATES**

NUMBER	NORTHING	EASTING
11	576638.4367	1314310.2505
12	576970.4656	1314198.3780
50	576977.9271	1314224.9166
52	577230.2787	1315122.4667
54	576649.0843	1314340.2153
55	576959.5294	1315213.7710

COORDINATES ARE DESIGNATED THUS: ⓧ



**AREA TABULATION**

- A. TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED  
- BUILDABLE: 2  
- NON-BUILDABLE: 0  
- OPEN SPACE: 0  
- PRESERVATION PARCELS: 0
- B. TOTAL AREA OF LOTS OR PARCELS  
- BUILDABLE: 6.762 AC.  
- NON-BUILDABLE: 0  
- OPEN SPACE: 0  
- PRESERVATION PARCELS: 0
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS - 0.238 AC.
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 7.100 AC.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.086 AC.	0	3.086 AC.
2	3.676 AC.	0.300 AC.	3.376 AC.

**RESERVATION OF FOREST CONSERVATION EASEMENT**

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN. FOR FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOT 2. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

**OWNER/DEVELOPER**

JON LEVINE  
4305 PLEASANT PATH  
ELLCOTT CITY, MARYLAND 21043  
(410) 312-7970

SHEET 1 OF 1

RECORDED AS PLAT NO. 20574 ON 5/29/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

**MINOR SUBDIVISION PLAT**

**LEVINE PROPERTY**

TAX MAP 22, GRID 19, PARCEL 217  
ZONING: RR-DEO  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT

*Michael J. Davis* 5/16/09  
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Wendy Vanmanus* 5/21/09  
Chief, Development Engineering Division  
*Condy Hamilton* 5/21/09  
Director

**OWNER'S CERTIFICATE**

I, JON LEVINE, OWNER 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:

- 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.
- 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.
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSES OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS DAY OF 2008  
*Jon Levine* 5/1/09  
JON LEVINE DATE

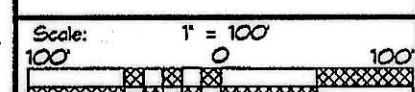
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY DANIELLE H. COOK TO JON LEVINE BY A DEED DATED DECEMBER 20, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN BOOK 9157 PAGE 497, 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.

*Cynthia K. Baxter* 4/29/09  
CYNTHIA K. BAXTER  
Professional Land Surveyor No. 10786 DATE

Date of Revision By

- 07/08 - REVD PER CMTS
- 11/08 - REVD PER CMTS ddd
- 12/08 - REVD PER CMTS ddd
- 4/09 - REVD PER CMTS TLR



FREDERICK OFFICE: 8445 Progress Drive, Suite BB Frederick, MD 21701-4879 (301) 662-1799 FAX (301) 662-8004  
WESTMINSTER OFFICE: 439 East Main Street Westminister, MD 21157-5539 (410) 848-1790 FAX (410) 848-1791

Surveyed By: CLSI  
Computed By: GKB  
Drawn By: BSG  
Checked By: GKB



Date: 1/3/08  
Drawing No.: 2006208  
County File No.: F-08-116