

GENERAL NOTES CONTINUED...

- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 1.21 ACRES OF FOREST ON-SITE, AFFORESTATION PLANTING OF 1.04 ACRES AND A FEE-IN-LIEU OF 0.52 ACRES. SURETY IN THE AMOUNT OF \$33,194 (RETENTION= 1.21 ACRES OR 52,708 SF X \$0.20= \$10,542 + AFFORESTATION= 1.04 ACRES OR 45,303 SF X \$0.50= \$22,652) AND A FEE-IN-LIEU IN THE AMOUNT OF \$16,988 (0.52 ACRES OR 22,651 SF X \$0.75) WILL BE PAID WITH THE DEVELOPER'S AGREEMENT.
- A WETLAND STUDY WAS PERFORMED BY SILL, ADCKOCK AND ASSOCIATES, LLC., IN JANUARY 2008. NO WETLANDS ARE LOCATED ON SITE.
- IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, THIS PROJECT REQUIRES WATER QUALITY AND RECHARGE VOLUME TREATMENT BUT IS EXEMPT FROM PROVIDING CHANNEL PROTECTION VOLUME TREATMENT. WATER QUALITY AND RECHARGE WILL BE TREATED BY ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS AND THE SHEET FLOW TO BUFFER CREDIT.
- THERE ARE NO CEMETERIES, HISTORIC STRUCTURES OR WETLANDS ON-SITE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- SEE THIS SHEET FOR CONTINUATION...

GENERAL NOTES CONTINUED...

- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- TRASH AND RECYCLABLES COLLECTION WILL BE AT FLORENCE ROAD, WITHIN 5 FEET OF THE COUNTY ROADWAY.
- THE PRIVATE USE-IN-COMMON EASEMENT WILL BE OWNED AND MAINTAINED BY THE USERS. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 2, 3, AND 4 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-10-101

GENERAL NOTES CONTINUED...

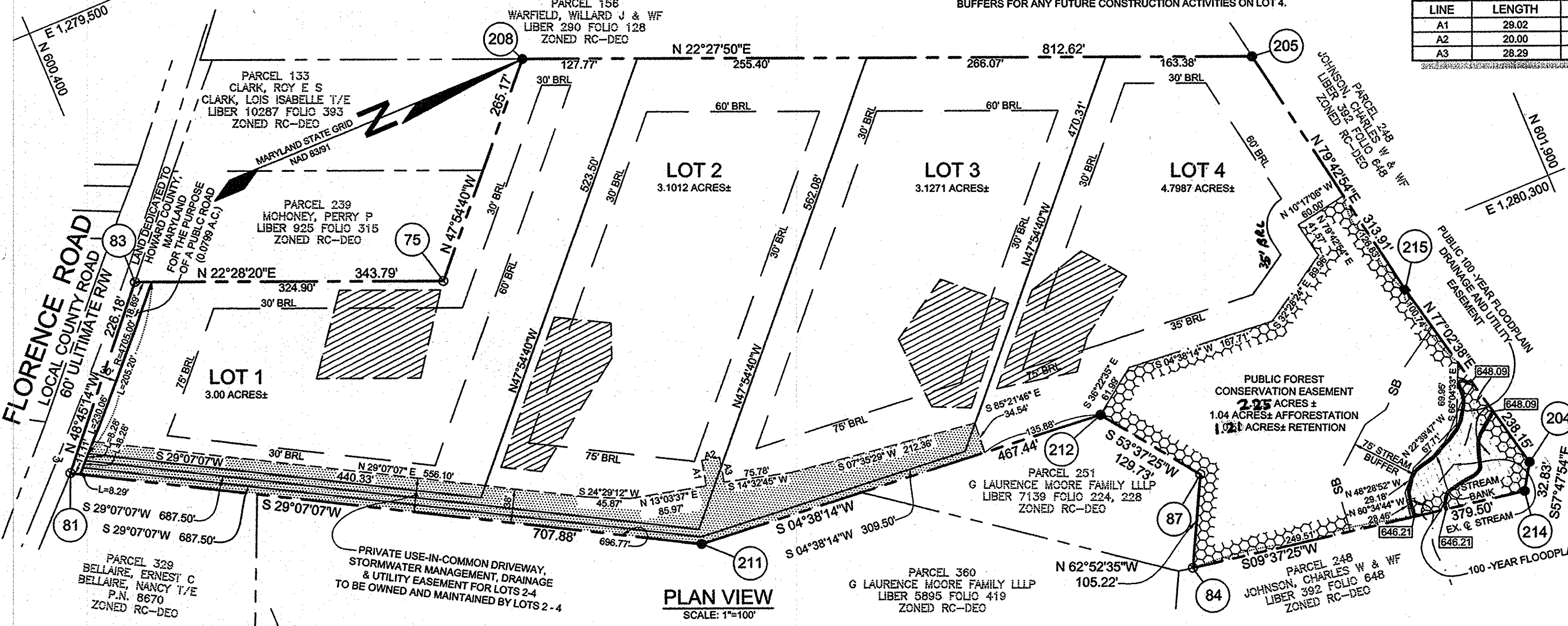
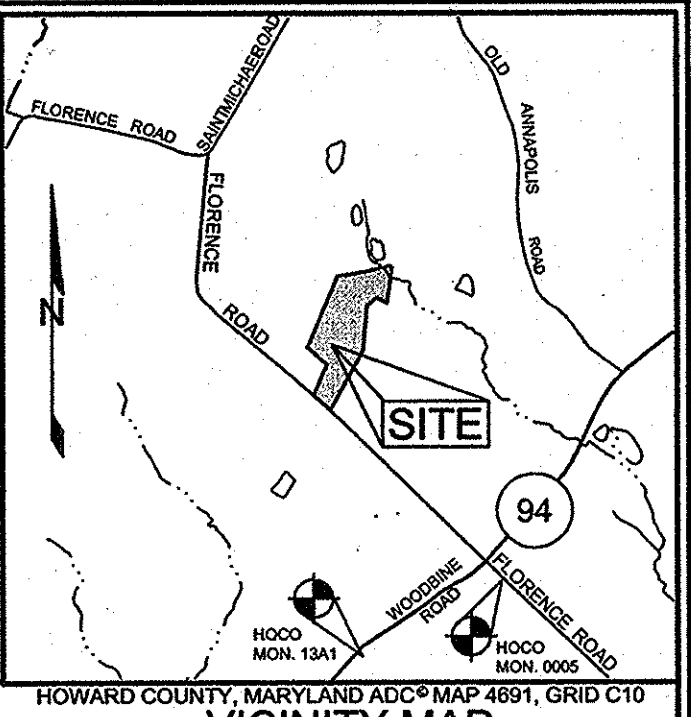
- A WAIVER PETITION (WP-10-101) TO WAIVE SECTION 16.120(b)(4)(iii)(b) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW FOREST CONSERVATION EASEMENTS (RETENTION AND AFFORESTATION), STEEP SLOPES, STREAMS, FLOODPLAINS AND THEIR BUFFERS TO BE ALLOWED ON LOTS LESS THAN 10 ACRES IN SIZE WAS APPROVED ON FEBRUARY 25, 2010 SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE CONSULTANT SHALL ADDRESS ALL COMMENTS ASSOCIATED WITH THE MINOR SUBDIVISION PLAN F-10-076, FLORENCE VISTA.
  - COMPLIANCE WITH THE ENCLOSED DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED FEBRUARY 1, 2010.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAN, THE STREAM BANKS, OR THE REQUIRED STREAM BUFFERS IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR LOT 4. THE BUILDING RESTRICTION LINES FOR LOT 4 MUST BE ESTABLISHED AS 35 FEET FROM THE EDGE OF THE FOREST CONSERVATION EASEMENT LOCATED WITHIN THE LOT IN ACCORDANCE WITH SECTION 16.120(b)(4)(iii) OF THE SUBDIVISION REGULATIONS. PLEASE BE ADVISED THAT NO WAIVER WILL BE GRANTED FOR IMPACTS TO THE 100 YEAR FLOOD PLAN, STREAM, OR REQUIRED BUFFERS FOR ANY FUTURE CONSTRUCTION ACTIVITIES ON LOT 4.

LEGEND

- PRIVATE USE-IN-COMMON DRIVEWAY, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENTS
- PUBLIC 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT

PRIVATE USE-IN-COMMON DRIVEWAY, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
A1	29.02	S77°18'37"E
A2	20.00	S12°41'23"W
A3	28.29	S77°18'37"E



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 13A1 AND NO. 0005.
  - DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP). STATION 0005 N 598,454.5446 E 1,281,750.8937 STATION 13A1 N 597,660.6492 E 1,280,301.9868
  - DENOTES IRON PIPE FOUND.
  - DENOTES REBAR AND CAP FOUND.
  - DENOTES CONCRETE MONUMENT OR STONE FOUND.
  - DENOTES REBAR AND CAP SET.
  - DENOTES CONCRETE MONUMENT SET.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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 EASEMENT. RECORDED OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE PROPERTY ADDRESS IS: 2901 FLORENCE ROAD, WOODBINE MARYLAND, 21797. THE LOT(S) SHOWN HEREON COMPLIES/COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 20, 2008, BY SILL, ADCKOCK & ASSOCIATES, LLC.
- THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT 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 ENSURE ALL WEATHER USE
- LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SEE THIS SHEET FOR CONTINUATION...

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
75	600,718.7465	1,279,935.0755
81	600,251.9397	1,279,973.7306
83	600,401.0613	1,279,803.6664
84	601,365.2319	1,280,554.0863
87	601,413.2028	1,280,460.4386
204	601,756.8844	1,280,589.7529
205	601,647.4414	1,280,048.7930
208	600,896.4851	1,279,738.2917
211	600,870.3513	1,280,318.1987
212	601,336.2632	1,280,355.9899
214	601,739.3912	1,280,617.5298
215	601,703.4889	1,280,357.6629

STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOL. I, P.11. IT WAS DETERMINED THAT THIS PROJECT MEET THE CRITERIA OBTAINED IN THE MDE STORMWATER MGMT. REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAT RECEIVED FINAL APPROVAL (F-10-076) ON MARCH 10, 2010. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL SWA. IS CONSTRUCTED BY 5/1/2017.

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.

*Michael D. Adcock*  
MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR  
DATE 10/4/10

*Ronald R. Clark*  
RONALD R. CLARK, ATTORNEY IN FACT FOR  
ROY E.S. CLARK  
LOIS ISABELLE CLARK  
JIMMIE L. CLARK  
DANIEL E. CLARK  
DATE 10/4/10

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (AC)	PIPESTEM AREA (AC)	MINIMUM LOT SIZE (AC)
1	3.1012±	0.0809±	3.0023±
2	3.1012±	0.0809±	3.0023±
3	3.1271±	0.1263±	3.0042±
4	4.7987±	0.1840±	4.7028±

AREA TABULATION CHART

- 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: 14.0277 AC
  - NON-BUILDABLE: 0.0000 AC
  - OPEN SPACE: 0.0000 AC
  - PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0789 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 14.1076 AC

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

*Peter Beilenson* 10/28/10  
HOWARD COUNTY HEALTH OFFICER DATE 10/28/10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael D. Adcock* 11/5/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 11/5/10

*Jeffery H. ...* 11/09/10  
DIRECTOR DATE 11/09/10

DEDICATION FOR INDIVIDUALS

WE, ROY E.S. CLARK, LOIS ISABELLE CLARK, RONALD R. CLARK, JIMMIE L. CLARK AND DANIEL E. CLARK, 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 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 ROAD 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 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; (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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 4th DAY OF OCT., 2010.

*Ronald R. Clark* 10/4/10  
RONALD R. CLARK, ATTORNEY IN FACT FOR  
ROY E.S. CLARK  
LOIS ISABELLE CLARK  
JIMMIE L. CLARK  
DANIEL E. CLARK

*Michael D. Adcock* 10/4/10  
MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR  
DATE 10/4/10

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 ROY E. CLARK TO ROY E.S. CLARK, RONALD R. CLARK, JIMMIE L. CLARK, AND DANIEL E. CLARK BY DEED DATED THE 10TH OF AUGUST, 1993 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2992, FOLIO 580, AND DEED DATED THE 28TH DAY OF FEBRUARY, 2006, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9909, FOLIO 309, BETWEEN ROY E.S. CLARK AND LOIS ISABELLE CLARK, HIS WIFE, 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.

*Michael D. Adcock* 10/4/10  
MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21257  
DATE 10/4/10

RECORDED AS PLAT NUMBER 21364 ON 11/10/10  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT  
**FLORENCE VISTA**  
LOTS 1 THRU 4

A SUBDIVISION OF PARCEL 117  
TAX MAP 7 GRID 20  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: RC-DEO

SCALE: AS SHOWN  
DATE: OCTOBER 4, 2010

SHEET 1 OF 1