## **GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-12 IN ACCORDANCE WITH THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP, LITE ZONING REGULATIONS EFFECTIVE 7-28-06, AND IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 PER COUNCIL BILL 75-2003.
- BEARINGS ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM AND ARE REFERRED TO HOWARD COUNTY GEODETIC CONTROL MONUMENTS 38R2 AND 38R3, AS PUBLISHED. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. STATION 38R2

GRID NORTH: 557,500.663 GRID EAST: 1,391,227.052

STATION 38R3 GRID NORTH: 557,417.823 GRID EAST: 1,391,983.177

- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC. DATED NOVEMBER, 2002.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR THE FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

MDTH-12' (16' IF SERVING MORE THAN ONE RESIDENCE):

- SURFACE-6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING GEOMETRY-MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- D. STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS
- E. DRAINAGE EASÉMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE:
- MAINTENANCE-SUFFICIENT TO ENSURE ALL WEATHER USE.
- 6. BRL DENOTES BUILDING RESTRICTION LINE.
- 7. DENOTES REBAR WITH CAP SET.
- Ø DENOTES IRON PIPE OR IRON BAR FOUND.
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- 10. DENOTES STONE OR MONUMENT FOUND.
- 11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND PUBLIC SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2003. FOREST CONSERVATION REQUIREMENTS FOR EAST POINT, PHASE 2 WERE MET BY THE RETENTION OF 2.10 ACRES OF FOREST AT THE CYPRESS SPRINGS, LLC FOREST BANK (SDP-09-061) REQUIRED FOR EAST POINT, PHASE 1 (F-09-087).

**OPEN SPACE TABULATION** 

RECREATIONAL OPEN SPACE = 200SF. X 12 (DWELLING UNITS)

RECREATIONAL OPEN SPACE PROVIDED = 2,486 SF. (OPEN SPACE LOT 5)

AREA TABULATION

TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED... O

TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED...

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT.

TOTAL AREA OF OPEN SPACE PROVIDED (LOTS 5 & 15) ...... 40,076 SF. (0.9200 AC.) 21%

OPEN SPACE CALCULATION .....

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED....

TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED.

TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.

TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.

TOTAL AREA OF LOTS & PARCELS TO BE RECORDED.

TOTAL AREA OF ROADWAY TO BE RECORDED...

TOTAL AREA TO BE RECORDED..

HOWARD COUNTY HEALTH OFFICER

RECREATIONAL OPEN SPACE REQUIRED = 2400 SF.

OPEN SPACE REQUIRED .....

APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON JUNE 11, 2004, AND WAS APPROVED BY HOWARD COUNTY DEVELOPMENT ENGINEERING DIVISION ON JULY, 2005.

20% OF GROSS AREA

. 1.9862 AC . 0.7473 AC

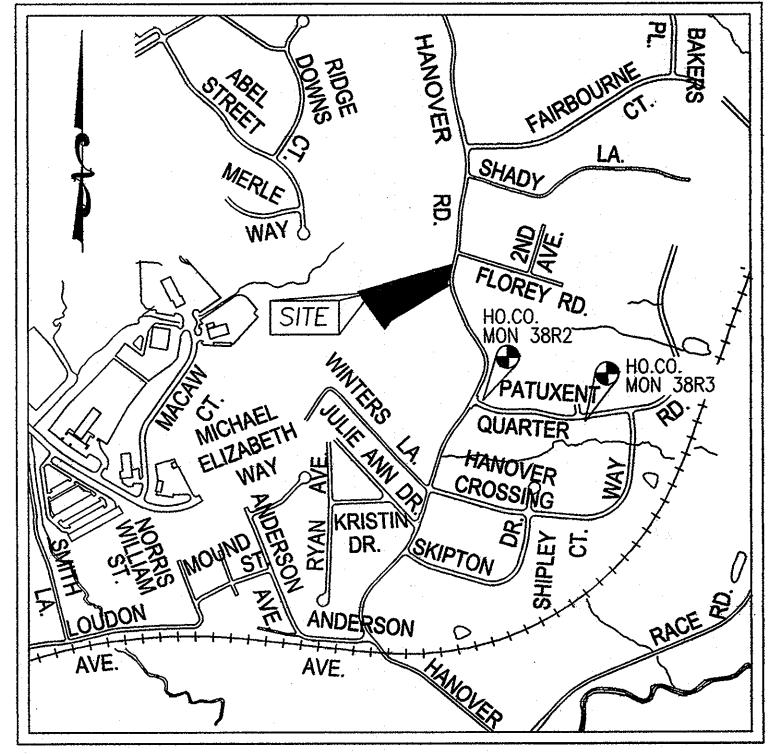
0.0000 AC

2.7335 AC

0.0000 AC

2.7335 AC

...... 37,748 SF. (0.8666 AC.)



# **VICINITY MAP**

ADC COORDINATE: 4937-E-9

#### MILESTONE CHART

THE DEPARTMENT OF PLANNING AND ZONING'S SP-05-13 LETTER DATED 07/10/09 GRANTED TENTATIVE ALLOCATIONS FOR THIS SUBDIVISION IN ACCORDANCE WITH THE FOLLOWING ALLOCATION SCHEDULE AND MILESTONES:

PHASE	no. Tentative Allocations	ALLOCATION YEAR	
PHASE I (PLAT 21105-21106)	1	2012	
PHASE II	9	2013	

SCALE 1"=1000'±

### DEVELOPER

TRINITY QUALITY HOMES 3675 PARK AVENUE ELLICOTT CITY, MARYLAND 21043-4511 410-480-0023

# OWNER

MICHAEL L. PFAU 3675 PARK AVENUE ELLICOTT CITY, MARYLAND 21043-4511 410-480-0023

## **OWNER'S CERTIFICATE**

I. MICHAEL L. PFAU. 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; 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 OF 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 FLOOD PLAINS, 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 OVER THE SAID EASEMENTS AND

is-of-ways. Witness our hands this 29 day of september, 2010.

ROBERT H. VOGEL ENGINEERING, INC.

8407 MAIN STREET

ELLICOTT CITY, MARYLAND

21043-4897

410-461-7666

Meanl

# MARYLAND.

AND I ALSO CERTIFY THAT ALL MONUMENTS ARE IN, OR WILL BE IN PLACE, PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION' ON OF MAN IS IN ACCORDANCE WITH THE HOWARD COUNTY

SURVEYOR'S CERTIFICATE

CONVEYANCES: 1) FROM JAMES C. BERGOLIOS AND DONNA L. BERGOLIOS TO MICHAEL L. PFAU ACCORDING TO THE DEED DATED JULY 21, 2005 AND

RECORDED IN LIBER 9383, FOLIO 158 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND 2) FROM YVONNE E. ZIMMERMAN TO MICHAEL L.

PFAU ACCORDING TO THE DEED DATED MARCH 1, 2007 AND RECORDED IN

LIBER 10575, FOLIO 243 OF THE LAND RECORDS OF HOWARD COUNTY,

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE AGGREGATE OF THE TWO FOLLOWING

SUBDIVISION REGULATIONS.

# PROPERTY LINE SURVEYOR, MD REG. NO. 267

# GENERAL NOTES (CONTINUED)

- 16. TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, THERE ARE NO BURIAL SITES OR HISTORIC SITES ON THE SUBJECT PROPERTY.
- 17. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 18. PERIMETER AND SWM LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE EAST POINT, PHASE 1 ROAD CONSTRUCTION PLAN SET (F-09-087).
- 19. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- 20. DPZ REFERENCE: S-05-01, SP05-013, SDP-09-061, SDP-11-001, WP-05-27. F-03-179, F-09-87, & PLAT 21105-21106.
- 21. RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OR OTHER PUBLIC UTILITIES LOCATED IN. ON, OVER OR THROUGH THE LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 22. NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, OR 100 YEAR FLOODPLAIN EXISTS ON SITE.
- 23. PROTECTIVE COVENANTS INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS, AND THE MAINTENANCE OF STREET TREES, WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS SIMULTANEOUSLY WITH THE RECORDING OF THIS SUBDIVISION PLAT.
- 24. THERE ARE NO STEEP SLOPES ONSITE.
- 25. STORMWATER MANAGEMENT WAS ADDRESSED FOR THIS DEVELOPMENT AS PART OF EAST POINT, PHASE 1. A POCKET POND EXISTS ON OPEN SPACE LOT 15 AND IS PRIVATELY OWNED BY THE H.O.A. AND JOINTLY MAINTAINED BY THE H.O.A. AND HOWARD COUNTY PER F-09-87, PLAT 21105-21106.
- 26. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS DEPT ID# 13311097 ON NOVEMBER 6, 2009.
- 27. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH ZOOD MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THE PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE ZOOD DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED FINAL APPROVAL (F-09-087) ON & NOV. 9, 2009. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER HANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.

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 HAVE BEEN COMPLIED WITH.

THOMAS M. HOPFMAN, JR. 9.28.10 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "OPEN SPACE LOT 4 AND NON-BUILDABLE BUILK PARCELS A & B. EASTPOINT, PHASE 1" INTO LOTS 6-14 AND OPEN SPACE LOT 15.

RECORDED AS PLAT No. 21345 ON 10/29/10

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

EAST POINT, PHASE 2 LOTS 6-14 AND OPEN SPACE LOT 15

A RESUBDIVISION OF OPEN SPACE LOT 4 AND

NON-BUILDABLE BULK PARCELS A & B, PLAT OF "EASTPOINT, PHASE 1" RECORDED AS PLAT NO. 21105-21106

ZONED R-12 TAX MAP 38 BLK: 15 PARCELS 237 & 238 FIRST ELECTION DISTRICT, HOWARD COUNTY, MD

SEPTEMBER 21, 2010

SHEET 1 OF 2

F-11-007

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

9.28.10

