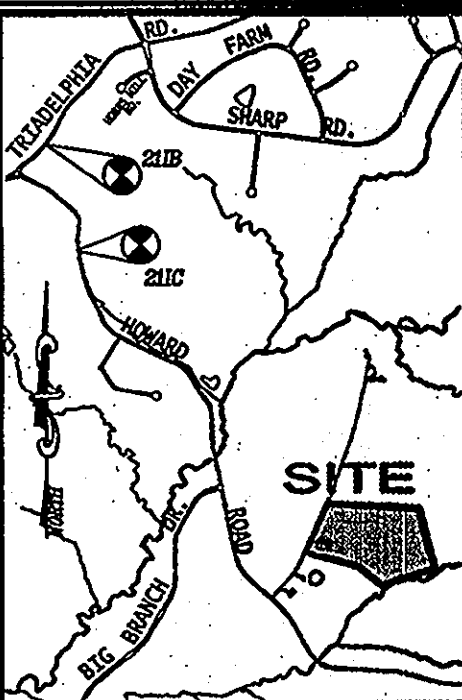
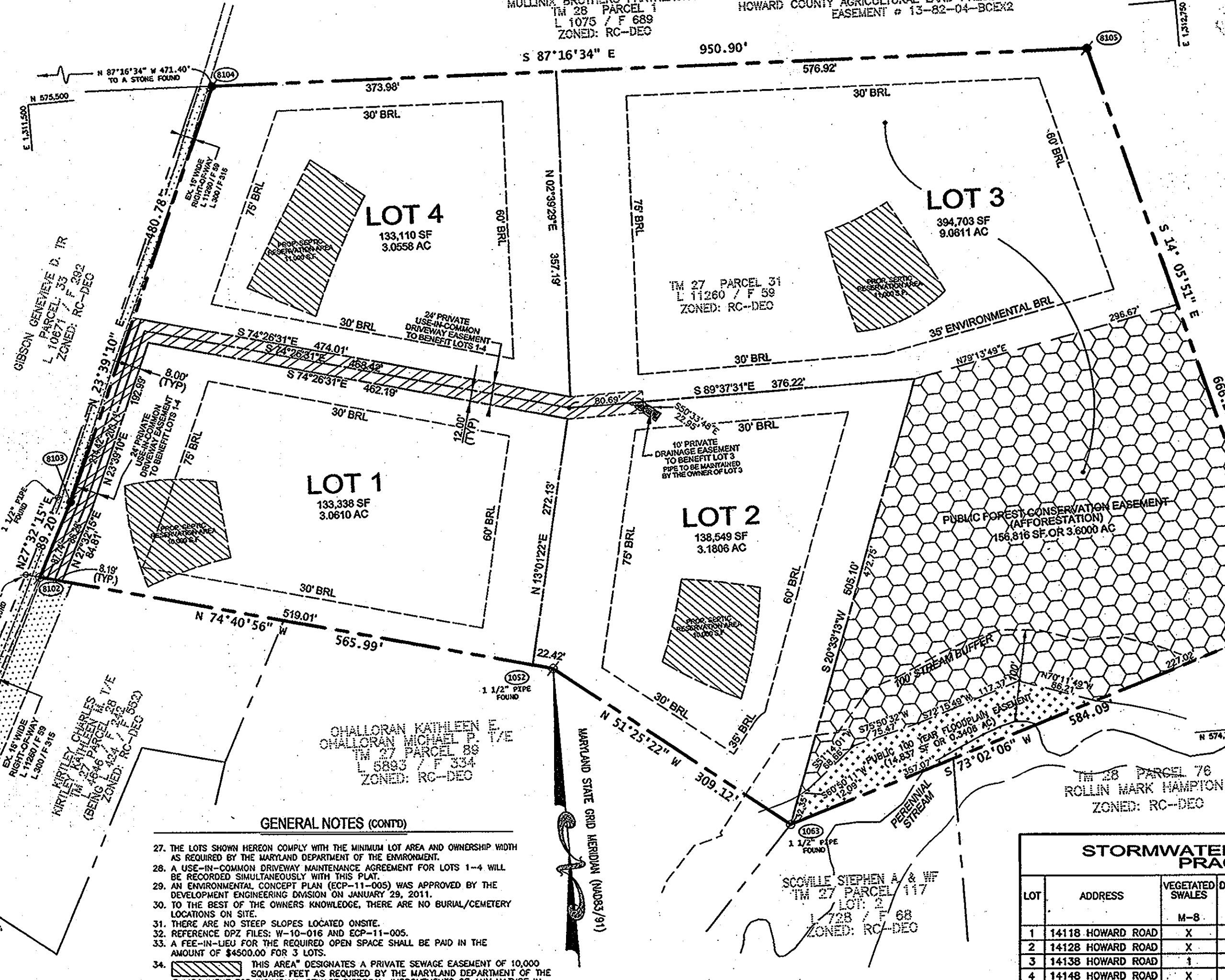


GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS:
2118 N 579,255.46 E 1,308,799.16
2119 N 579,255.48 E 1,309,107.30
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. APRIL 2009.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGLAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊙ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH -- 12' (16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- 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 TO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER WILL BE PROVIDED THROUGH PRIVATE WELL AND SEPTIC. THE HEALTH DEPARTMENT'S HEALTH OFFICER APPROVED THE PERCOLATION CERTIFICATION PLAN ON AUGUST 12, 2009.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 4, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDARIES OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE FOREST CONSERVATION EASEMENTS, 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 EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR THIS DEVELOPMENT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE SUPPLEMENTAL PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THERE ARE WETLANDS OR WETLAND BUFFERS ON THIS SITE AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON APRIL 21, 2010. THERE IS A PERENNIAL STREAM CHANNEL LOCATED ON PROPOSED LOT 3.
- THIS PROJECT IS NOT LOCATED IN A HISTORIC DISTRICT, AND THERE ARE NO HISTORIC STRUCTURES ON-SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS COUNCIL BILL 45-2003.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-10-016 APPROVED SEPTEMBER 23, 2009. THE WAIVER INCLUDES:
a) SECTION 16.120(c)(2)(ii) WHICH REQUIRES ALL LOTS, PRESERVATION PARCELS OR BULK PARCELS FOR SINGLE-FAMILY DETACHED DWELLINGS TO HAVE MINIMUM FRONTAGES ON APPROVED STREETS WITHIN A PUBLIC RIGHT OF WAY WHICH PROVIDES ACCESS TO THE PROPERTY AS FOLLOWS:
LOTS OR PRESERVATION PARCELS WHICH SHARE ACCESS SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL.
b) SECTION 16.120(d)(4)(ii), WHICH PROHIBITS ENVIRONMENTAL FEATURES ON LOTS OR BUILDABLE PRESERVATION PARCELS LESS THAN 10 ACRES IN SIZE.
FOR A LOT OR BUILDABLE PRESERVATION PARCEL OF 10 ACRES OR GREATER IN SIZE -- FLOODPLAINS, WETLANDS, STREAMS, THEIR BUFFERS, AND FOREST CONSERVATION EASEMENTS FOR AFFORESTATION, REFORESTATION, OR RETENTION MAY BE LOCATED ON THE LOT OR PARCEL IF THE BUILDING ENVELOPE IS NO CLOSER THAN 35 FEET FROM THESE ENVIRONMENTAL FEATURES, PROVIDED THAT A DECK MAY PROJECT 20 FEET BEYOND THE BUILDING ENVELOPE.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1) A NOTE SHALL BE PROVIDED ON ANY AND ALL ASSOCIATED SUBDIVISION PLAT AND SITE DEVELOPMENT PLANS STATING NO FURTHER SUBDIVISION OF PARCEL 31 IS PERMITTED WITHOUT DIRECT ACCESS ONTO A COUNTY RECOGNIZED PUBLIC ROAD.
2) IN ORDER TO MAINTAIN THE EXISTING TREELINE ALONG THE PROPERTY LINE OF PARCEL 83, THE EXISTING DRIVEWAY IS PERMITTED TO MAINTAIN A 12' WIDTH ONLY FOR THE EXTENT OF EXISTING PARCEL 83 (-270'). THE REMAINDER BE IMPROVED TO A MINIMUM OF 16' FROM THE PROPERTY LINE OF PARCEL 83 UP TO AND INCLUDING ALL NEWLY PROPOSED LOTS ON PARCEL 31.
3) A 24' USE-IN-COMMON DRIVEWAY EASEMENT (CONTAINING THE 16' DRIVEWAY) SHALL BE CREATED AT THE JUNCTURE OF PARCELS 28 AND 31. THIS EASEMENT SHALL CONTINUE UP TO NEWLY PROPOSED LOTS 2 AND 3.
4) A MAINTENANCE AGREEMENT FOR THE IMPROVED DRIVEWAY SHALL BE RECORDED PRIOR TO OR CONCURRENTLY WITH THE ASSOCIATED SUBDIVISION PLAT. THE MAINTENANCE OF THE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OF PROPOSED LOTS 1-4.
5) ALL REQUIRED FOREST CONSERVATION SHALL BE MET ON SITE. REQUIRED FOREST CONSERVATION EASEMENTS SHALL BE PLACED ADJACENT TO AND NOT INCLUDE THE STREAM AND STREAM BUFFER AREAS.
6) ALL DEVELOPMENT ENGINEERING DIVISION CONDITIONS OF APPROVAL MUST BE MET.
7) THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
8) THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY THE AFFORESTATION OF 3.60 AC. WHICH MEETS THE BREAK-EVEN POINT OBLIGATION OF 3.60 ACRES FOR THE SITE. THE TOTAL FINANCIAL SURETY AMOUNT IS \$78,408.00 (158,816 SF X 0.50 = \$78,408.00).
9) STORM WATER MANAGEMENT WAS ADDRESSED FOR THIS SITE UNDER ECP-11-005 AND VIA VEGETATED SWALES (M-8), ROOFTOP DISCONNECTS (N-1), NON-ROOFTOP DISCONNECTS (N-2) AND MICRO BIORETENTION FACILITIES (M-6).
10) FLOODPLAIN LIMITS SHOWN HEREON ARE BASED ON "OBVIOUSLY NOT CRITICAL" ANALYSIS.
11) LEGAL ACCESS RIGHTS FOR SHARED DRIVEWAY-EXISTING USERS FOR INGRESS/EGRESS: TAX MAP 27, PARCEL 29 (UBER 332, FOLIO 51(15' & 35')), PARCEL 83 (UBER 879, FOLIO 507(15' & 35')), TAX MAP 21, PARCEL 217 (UBER 4616, FOLIO 1)(15'); PROPOSED ADDITIONAL USERS FOR INGRESS/EGRESS: TAX MAP 27, PARCEL 33 (UBER 12137, FOLIO 123(15' & 35')) (PROPOSED SUBDIVISION EXISTING USER FOR NON-INGRESS/EGRESS: TAX MAP 27, PARCEL 33 (UBER 300, FOLIO 315)(15')) -- ALTERNATE ACCESS AVAILABLE.
12) REFERENCE WAIVER: DESIGN MANUAL VOLUME 3, SECTIONS 2.6.A AND 2.6.B. APPROVAL DATED AUGUST 24, 2009, TO CONTINUE USING AN EXISTING PAVED DRIVEWAY TO FACILITATE A PROPOSED SUBDIVISION. CONDITIONS OF APPROVAL ARE AS FOLLOWS:
1) A NEW DRIVEWAY AGREEMENT SHALL BE RECORDED AND SIGNED BY ALL CURRENT USERS.
2) A RECORD PLAT SHALL BE RECORDED ILLUSTRATING THE NEW LOTS AND THE SHARED DRIVEWAY. A NOTE SHALL BE INCLUDED ON THE PLAT SPECIFYING THE ACCESS RIGHTS FOR CURRENT USERS FOR THE SHARED DRIVEWAY.
3) THE MINIMUM RADIUS OF 45 FEET SHALL BE MET FOR ALL CURVES ALONG THE SHARED DRIVEWAY.
4) THE EXISTING DRIVEWAY SHALL BE IMPROVED TO A MINIMUM WIDTH OF 16'. THE WAIVER SPECIFIED THAT "AN EXISTING USER OF THE SHARED DRIVEWAY HAS REQUESTED THAT THE DRIVEWAY REMAIN 12 FEET WIDE AS TO AVOID THE REMOVAL OF TREES. THE DEED DOES NOT OBJECT TO THIS REQUEST, BUT ALL OTHER AREAS SHALL BE WIDENED TO 16 FEET."
13) EXISTING HOUSE ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
14) PERMETER LANDSCAPING PROVIDED BY 46 TREES. LANDSCAPING FINANCIAL SURETY IS \$ 13,000.00 (46 TREES @ \$300/TREE) AND WILL PAID IN CONNECTION WITH THE GRADING PERMIT.



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: 4932 K1

GENERAL NOTES (CONT'D)

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1-4 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- AN ENVIRONMENTAL IMPACT STATEMENT (ECP-11-005) WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION ON JANUARY 29, 2011.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- THERE ARE NO STEEP SLOPES LOCATED ON-SITE.
- REFERENCE DPZ FILES: W-10-016 AND ECP-11-005.
- A FEE-IN-LIEU FOR THE REQUIRED OPEN SPACE SHALL BE PAID IN THE AMOUNT OF \$4500.00 FOR 3 LOTS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.

MINIMUM LOT SIZE CHART

LOT #	NET AREA SQ. FT.	PIPESTEM AREA SQ. FT.	TOTAL AREA SQ. FT.
2	3,0003 AC.	0.1803 AC.	3.1806 AC.
3	8,8769 AC.	0.1842 AC.	9.0611 AC.
4	3,0003 AC.	0.0555 AC.	3.0558 AC.

OWNER / DEVELOPER
JONATHAN STUDDARD
AMY B. STUDDARD
14118 HOWARD ROAD
DAYTON, MARYLAND 21036
443-364-8075

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

STORMWATER MANAGEMENT PRACTICES

LOT	ADDRESS	VEGETATED SWALES	DISCONNECTION OF ROOFTOP RUNOFF	DISCONNECTION OF NON-ROOFTOP RUNOFF	MICRO BIO RETENTION RUNOFF
1	14118 HOWARD ROAD	M-8	N-1	N-2	M-6
2	14128 HOWARD ROAD	X	1	X	1
3	14138 HOWARD ROAD	1	4	X	X
4	14148 HOWARD ROAD	X	4	X	X

LEGEND

- EXISTING RIGHT-OF-WAY RECORDED IN LIBER 300 FOLIO 315, LIBER 424 FOLIO 552 LIBER 438 FOLIO 280 AND LIBER 11280 FOLIO 59
- 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
- 10' PRIVATE DRAINAGE EASEMENT TO BENEFIT LOT 3
- PUBLIC 100 YEAR FLOODPLAIN EASEMENT

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 MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffmann, Jr. 8-02-11
DATE
Jonathan Studdard 11/3/11
DATE
Amy B. Studdard 11/3/11
DATE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	18.3586 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	18.3586 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	18.3586 AC

OWNER'S CERTIFICATE

WE, JONATHAN STUDDARD AND AMY B. STUDDARD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, I 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 3RD DAY OF NOVEMBER 2011.

Jonathan Studdard
Amy B. Studdard
WITNESS
Amy B. Studdard

Megan Brett
Megan Brett
WITNESS
Megan Brett

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY WILLIAM EDWARD BROWN, SHIRLEY JUNE KENDALL AND PATRICIA DIANE METZGER TO JONATHAN STUDDARD AND AMY B. STUDDARD, BY DEED DATED MAY OCTOBER 9, 2009, RECORDED IN LIBER 12137 FOLIO 123 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffmann, Jr. 8-02-11
DATE
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

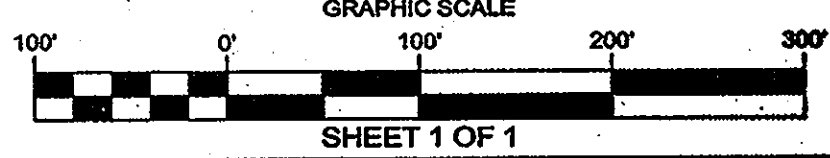


PROFESSIONAL CERTIFICATION; I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

RECORDED AS PLAT No. 21838 ON 2/24/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

STUDDARD PROPERTY LOTS 1-4

A SUBDIVISION OF THE PROPERTY OF JONATHAN STUDDARD AND AMY B. STUDDARD
TAX MAP 27, GRID 6, PARCEL 31
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED RC-DEO
SCALE: 1"= 100'
JULY 21, 2011



Barbara for Peter Bilsenon 2/13/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 12/14/11
DATE

Director 2-15-12
DATE