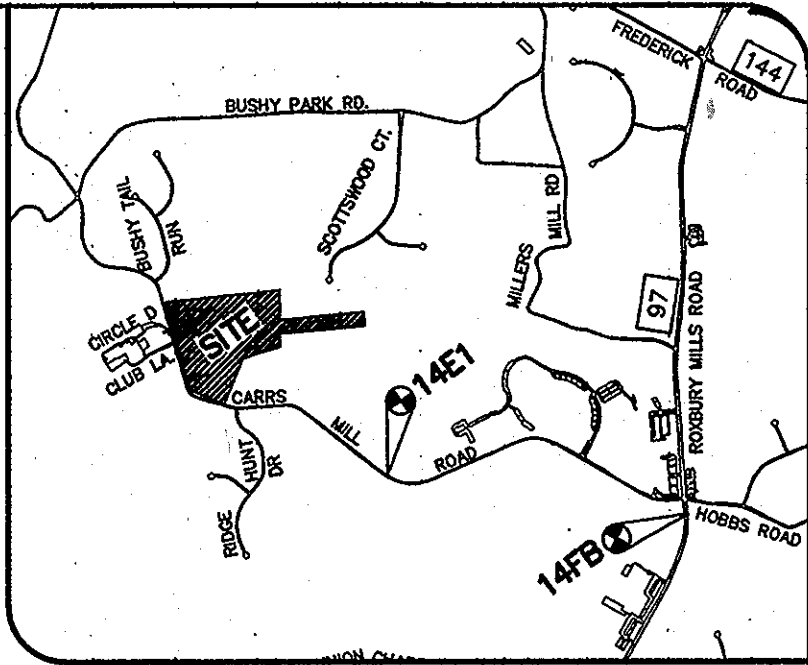


COORDINATES TABLE		
POINT #	NORTHING	EASTING
1	598481.086	1298839.772
2	598504.870	1299052.418
3	598719.388	1298991.138
4	598695.604	1298778.491



**GENERAL NOTES**

- SUBJECT PROPERTY ZONED RC-DEO RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/2008.
- PROJECT BACKGROUND:  
TAX MAP: 14  
PARCEL: 188  
GRID: 2  
DEED REFERENCE: LIBER 4056 FOLIO 111  
ELECTION DISTRICT: FOURTH  
ZONING: RC-DEO  
AREA: 50.00 ACRES  
ADDRESS: 15300 CARRS MILL ROAD, WOODBINE, MD 21797
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT APRIL 2011. THE CURRENT DEED REFERENCE IS LIBER 4056 FOLIO 111.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:  
14E1 - N 596213.6330 E 1301991.9257 ELEV- 590.175  
14FB - N 596557.2788 E 1306552.2017 ELEV- 619.695
- ⊙ DENOTES AN IRON PIN, OR IRON PIPE FOUND.
  - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
  - DENOTES CONCRETE MONUMENT FOUND
  - ▨ EXISTING PRIVATE SEWAGE DISPOSAL AREA
  - ▩ PROPOSED PRIVATE SEWAGE DISPOSAL AREA
  - ▧ LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- PRIVATE WELL & SEPTIC WILL BE UTILIZED.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
- LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, AND WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING OF 10 SHADE TREES IN THE AMOUNT OF \$3,000.00 WILL BE PAID AT TIME OF GRADING PERMIT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
  - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

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 AND THE SETTING OF MARKERS HAVE BEEN

COMPILED WITH:  
 Gary E. Lane, Surveyor, 10/12/11  
 William R. Becker, Owner, 10/20/11  
 Joan M. Becker, Owner, 10/25/11

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS TO BE RECORDED:

BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PARCELS	1

TOTAL AREA OF LOTS TO BE RECORDED:

BUILDABLE	0.953 AC±
NON-BUILDABLE	0
OPEN SPACE	0
PARCELS	48.919 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.128 AC±
TOTAL AREA OF SUBDIVISION	50.000 AC. ±

- 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, FLOOD-PLAIN AND FOREST CONSERVATION EASEMENT AREA.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT FILE NUMBER HO-90-10-E.
- LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OR 105.E.6 OF THE ZONING REGULATIONS.
- TRASH AND RECYCLABLES SHALL BE COLLECTED ALONG CARRS MILL ROAD WITHIN 5 FEET OF THE PUBLIC RIGHT-OF-WAY.
- THE LOT AND THE RIGHT-OF-WAY DEDICATION AREA ARE BEING RELEASED FROM THE EASEMENT PROPERTY PER SECTION 15.514(b) OF THE HOWARD COUNTY CODE.

- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON PARCEL A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(v) WHICH STATES "AGRICULTURAL PRESERVATION SUBDIVISIONS AND ANY AGRICULTURAL ACTIVITY, INCLUDING AGRICULTURAL SUPPORT BUILDINGS AND STRUCTURES BUILT USING ACCEPTED BEST MANAGEMENT PRACTICE UNLESS IT INVOLVES THE CLEARING OF 40,000 SQ FT, (20,000 SQ FT PER A STATE BILL) OR GREATER OF FOREST WITHIN A 1- YEAR PERIOD". THERE IS NO FOREST ON LOT 1.
- NO FOREST EXISTS ON LOT 1 AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 06/01/11.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF PROVIDING STORMWATER MANAGEMENT PER SECTION 5.1.2.B.2 OF THE HOWARD COUNTY DESIGN MANUAL 1, UNLESS THE LOD EXCEEDS 5,000 SQ.FT. WITH THE ASSOCIATED BUILDING PERMIT.
- THIS SUBDIVISION IS EXEMPT FROM THE DELINEATION OF FLOODPLAIN LIMITS PER SECTION 16.115.(d) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. ANY POTENTIAL FLOODPLAIN IS OBVIOUSLY NOT CRITICAL TO LOT 1 WHICH IS MORE THAN 40' HIGHER THAN THE STREAM AND MORE THAN 800' IN DISTANCE AWAY FROM IT.
- THIS SUBDIVISION IS EXEMPT FROM THE DELINEATION OF WETLANDS PER SECTION 16.116.(c)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. ANY POTENTIAL WETLANDS WOULD BE IN VICINITY OF THE STREAMS, WHICH ARE HUNDREDS OF FEET AWAY FROM LOT 1. NO WETLANDS EXIST ON LOT 1.
- NO STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON LOT 1.
- THIS RECORD PLAT IS EXEMPT FROM REQUIRING TO SHOW THE ENTIRE PARCEL BEING SUBDIVIDED UNDER SECTION 16.102(C)(2) OF THE ZONING MANUAL PER SECTION 16.102(C)(2), SUBMISSIONS SHALL COVER THE ENTIRE PARCEL BEING SUBDIVIDED, EXCEPT FOR AGRICULTURAL PRESERVATION SUBDIVISIONS OR PARCELS OF 50 ACRES OR MORE THAT HAVE NOT BEEN PREVIOUSLY INCLUDED ON A RECORDED PLAT. ROAD DEDICATION PROVIDED AT LOT 1 FRONTAGE ONLY.

**OWNER**  
 WILLIAM R. BECKER  
 JOAN M. BECKER  
 15300 CARRS MILL ROAD  
 WOODBINE, MD 21797  
 (410) 442-5000

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE AGRICULTURAL PRESERVATION PARCEL 188 TO CREATE LOT 1 AND PARCEL A

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 [Signature] 12/19/11  
 HOWARD COUNTY HEALTH OFFICER (DATE)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 12/20/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION (DATE)  
 [Signature] 12/20/11  
 DIRECTOR (DATE)

**OWNER'S STATEMENT**

WE, WILLIAM R. BECKER AND JOAN M. BECKER, 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 SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 THE SUD EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 25th DAY OF OCTOBER 2011

[Signature] WILLIAM R. BECKER, OWNER  
 [Signature] JOAN M. BECKER, OWNER  
 [Signature] WITNESS  
 [Signature] WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS COVERED BY ELIZABETH B. REITLER, TO WILLIAM R. BECKER AND JOAN M. BECKER BY DEED DATED SEPTEMBER 8, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4056 FOLIO 111, 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.

[Signature] GARY E. LANE, PROP. L.S. NO. 574  
 EXPIRATION: 3/21/13  
 DATE 10/15/11

RECORDED AS PLAT 2775 ON 12/20/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AGRICULTURAL PRESERVATION SUBDIVISION**  
**BECKER PROPERTY**  
 LOT 1  
 AND PARCEL A

SHEET 1 OF 1

TAX MAP 14  
 PARCEL 188  
 GRID 2  
 DPZ FILE#S: PRESERVATION EASEMENT #HO-90-10-E

4TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 EX. ZONING RC-DEO

SCALE: 1"=100'  
 DATE: OCTOBER 2011

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6800 Deerpath Road, Suite 150, Elbridge, MD 21075  
 (410) 997-0298 Fax. (410) 997-0298

H:\11-005 BECKER.DWG SUPPLEMENTAL-RP.DWG