

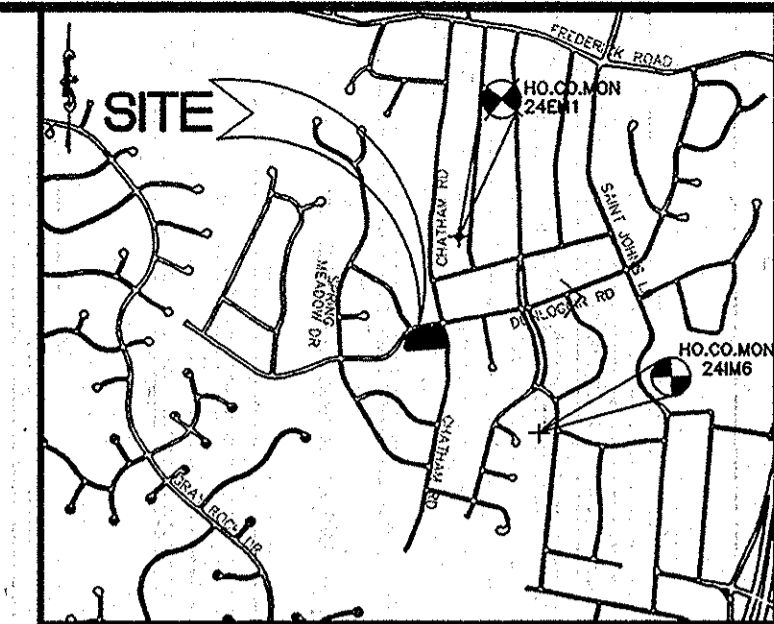
GENERAL NOTES:

- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument No. 24EM1 was used for this project. Elevations shown hereon are tied to NAVD88 vertical datum.
- This plan is based on a field run monumented boundary survey performed in March, 2011 by KCE Engineering, Inc.
- B.R.L. indicates building restriction line.
 - Denotes rebar with FWA4 cap set iron pipe found.
 - Denotes stone or monument found.
- All areas shown hereon have been rounded off and are more or less.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum.
 - 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 one foot depth over driveway surface;
 - f) Structure clearances minimum 12 feet.
 - g) Maintenance = sufficient to insure all weather use.
- The Forest Conservation obligation for this subdivision will be fulfilled by payment of a fee-in-lieu of afforestation for 0.27 acres (11,761.2 sq.ft.) in the amount of \$8,821.00 in accordance with Section 16.1200 of the Howard County Code and Forest Conservation Act.
- Open space requirements for the creation of the new lots will be satisfied by the payment of a fee-in-lieu in the amount of \$3,000 to Howard County.
- Landscaping will be provided for Lots 2 & 3 at the site development plan stage in accordance with Section 16.124 of the Subdivision and Land Development Regulations and the Landscape Manual.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- This subdivision is subject to Section 18.122B of the Howard County Code. Public water and/or sewer service has been granted under the terms and provisions, thereof, effective 12/14/15 on which date developer agreement was filed and accepted with F-12-017.
- This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003 effective 10/2/03 and the Zoning Regulations amended by Council Bill 75-2003.
- The subject property is zoned "R-20" per the 2/2/04 Comprehensive Zoning Plan and the Comp-Lite Zoning Amendments dated July 28, 2006.
- Stormwater Management for Lots 2 and 3 is provided through two micro-bioretenention facilities (M-6) each. Owners of Lots 2 and 3 will own and maintain the proposed micro-bioretenention facilities on Lots 2 and 3. SWM for Lot 1 is not required since there is an existing dwelling on the Lot, which is to remain. A Declaration of Covenants will be recorded simultaneously with the plat.
- Approval of a site development plan is required for the development of residential Lots 2 and 3 within this subdivision prior to issuance of any grading or building permits for new house construction in accordance with Section 16.155 of the Subdivision and Land Development Regulations.
- There is an existing dwelling located on Lot 1, to remain. If an SDP is submitted for Lot 1 in future, stormwater management will need to be provided for this lots at that time. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulations require. The existing house on lot 1 was constructed in compliance with the minimum setback requirements in effect at the time of construction. If an SDP is submitted for Lot 1 in the future, current setback requirements must be upheld and stormwater management will need to be provided for this lot at that time.
- No historic structures or cemeteries exist on the subject property.
- There are no floodplains, wetlands, streams or their buffers located on-site as certified by KCE Engineering, Inc. on date April 6, 2011.
- The contiguous area of on-site and off-site steep slopes is less than 20,000 square feet.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plot for sewer, and all other public utilities located in, over, and through any lot or parcel shown on this plat. Any and all conveyances of the aforesaid lots and parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying the said lot(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of the easement among the land records for Howard County.

20. Waiver Petition WP-12-082 was approved on December 1, 2011 to waive following sections,
- Section 16.132(a)(2)(i)-Construct road improvements up to one-half of the full designated pavement width for local or minor collector roads, or contribute to the County the funds necessary to do such construction.
 - Section 16.134(a)(1)(ii)-Construct sidewalks along the portion of the development that fronts on a County road, or pay a fee-in-lieu of sidewalk construction.
 - Section 16.135(a)-Provide street lighting in accordance with the Design Manual.
- Approval of waiver is subject to following conditions.
- The applicant shall provide the required street trees along the property frontage in accordance with Section 16.136 of the Subdivision and Land Development Regulations. Preservation of existing trees located along the road right-of-way can be taken as street tree credit.
 - Compliance with the comments issued for final plat, F-12-017.

LEGEND

- EXISTING PRIVATE EASEMENT
- EXISTING PRIVATE EASEMENT HEREBY RELEASED
- PROPOSED UTILITY EASEMENT
- PROPOSED & EXISTING EASEMENTS

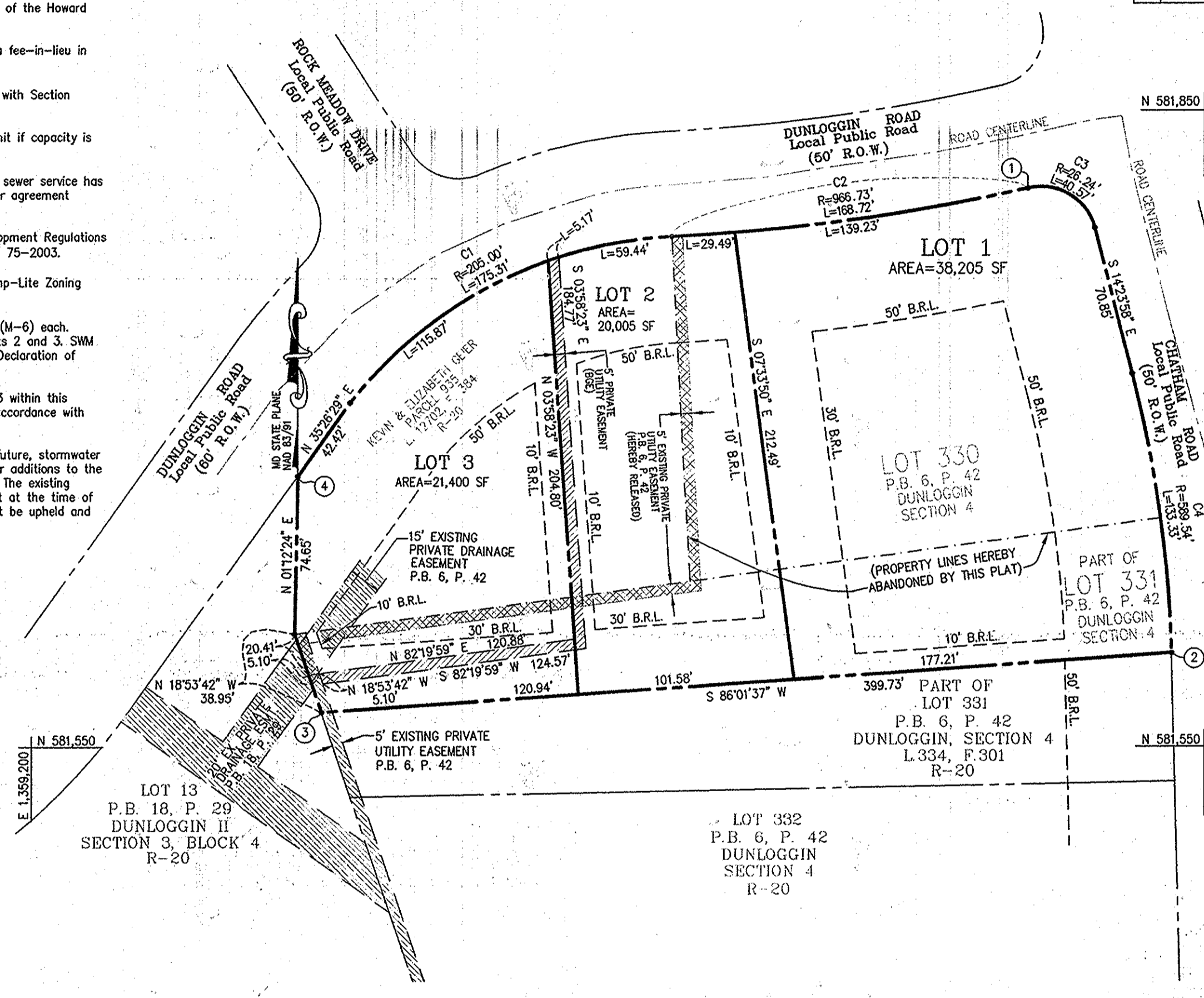


VICINITY MAP
SCALE: 1" = 2000'
ADC MAP NO. 4815 GRID G8

COORDINATE LIST		
No.	NORTH	EAST
1	581,813.379	1,359,667.303
2	581,593.929	1,359,734.567
3	581,566.234	1,359,335.795
4	581,677.717	1,359,324.752

BENCHMARKS			
#	ELEVATION	NORTHING	EASTING
24EM1	128.021'	N 582,752.1754	E 1,359,883.3381
24IM6	381.632'	N 580,649.0916	E 1,360,728.8445

CURVE TABLE					
No.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	DELTA
C1	205.00'	175.31'	N 62°39'17" E	170.02'	48°59'56"
C2	966.73'	168.72'	N 82°09'15" E	168.51'	10°00'00"
C3	26.24'	40.57'	S 58°41'24" E	36.65'	88°35'28"
C4	589.54'	133.33'	S 07°55'11" E	133.05'	12°57'32"



AREA TABULATION	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS TO BE RECORDED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	1.8276 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
AREA OF LOTS TO BE RECORDED	1.8276 AC
AREA OF ROADWAY TO BE RECORDED	0 AC
AREA TO BE RECORDED	1.8276 AC

SURVEYOR'S CERTIFICATE

"Professional Certification. I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 11049, Expiration Date 2/10/2017"



THE REQUIREMENTS SECTION 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.

(SURVEYOR) DATE
Kevin J. Geier 12/17/15
KEVIN J. GEIER (OWNER) DATE
Elizabeth P. Geier 12/17/15
ELIZABETH P. GEIER (OWNER) DATE

OWNER/DEVELOPER
KEVIN J. GEIER
3902 CHATHAM ROAD
ELLCOTT CITY, MD 21042
443-604-5791

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 935 AND RESUBDIVIDE PARCEL 598, LOT 330 AND PART OF LOT 331 OF THE DUNLOGGIN, SECTION 4 SUBDIVISION TO CREATE 3 BUILDABLE LOTS AND TO ABANDON AN EXISTING 5' UTILITY EASEMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

W. Wilson for Maria Rossman 1/6/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Neil Johnson 1-8-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION. DATE

Keith S. ... 1-13-16
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 935, AND A RESUBDIVISION OF DUNLOGGIN, SECTION 4, PARCEL 598, LOT 330 AND PART OF LOT 331 CONVEYED BY DONNA HOLMAN SCOTT, JAMES E. SCOTT, AND CHRISTINA I. SCOTT TO KEVIN J. GEIER AND ELIZABETH P. GEIER BY DEED DATED 10TH OF SEPTEMBER 2010, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12702, FOLIO 384, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

M. Najib Roshan 12/15/15
M. NAJIB ROSHAN DATE
PROFESSIONAL LAND SURVEYOR #11049

OWNER'S CERTIFICATE

WE, KEVIN J. GEIER AND ELIZABETH P. GEIER (OWNER) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 17th DAY OF December, 2015

Kevin J. Geier 12/17/15 DATE
Elizabeth P. Geier 12/17/15 DATE
KEVIN J. GEIER (OWNER) DATE
ELIZABETH P. GEIER (OWNER) DATE

RECORDED AS PLAT NUMBER 23589 ON 11/15/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF SUBDIVISION
GEIER SUBDIVISION
LOTS 1-3
A SUBDIVISION OF PARCEL 935 AND A RESUBDIVISION OF DUNLOGGIN, SECTION 4, PARCEL 598, LOT 330 AND PART OF LOT 331
(P.B. 6,P.42 & L. 12702, F. 384)
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED: R-20, TAX MAP 24, GRID 16, SHEET 1 OF 1
NOV. 24, 2015 SCALE: 1" = 50'

KCE ENGINEERING, INC.
EXECUTIVE CENTER
3300 NORTH RIDGE ROAD, SUITE 315
ELLCOTT CITY, MARYLAND 21043
TEL: (410)203-9800 FAX: (410)203-9228