

**GENERAL NOTES**

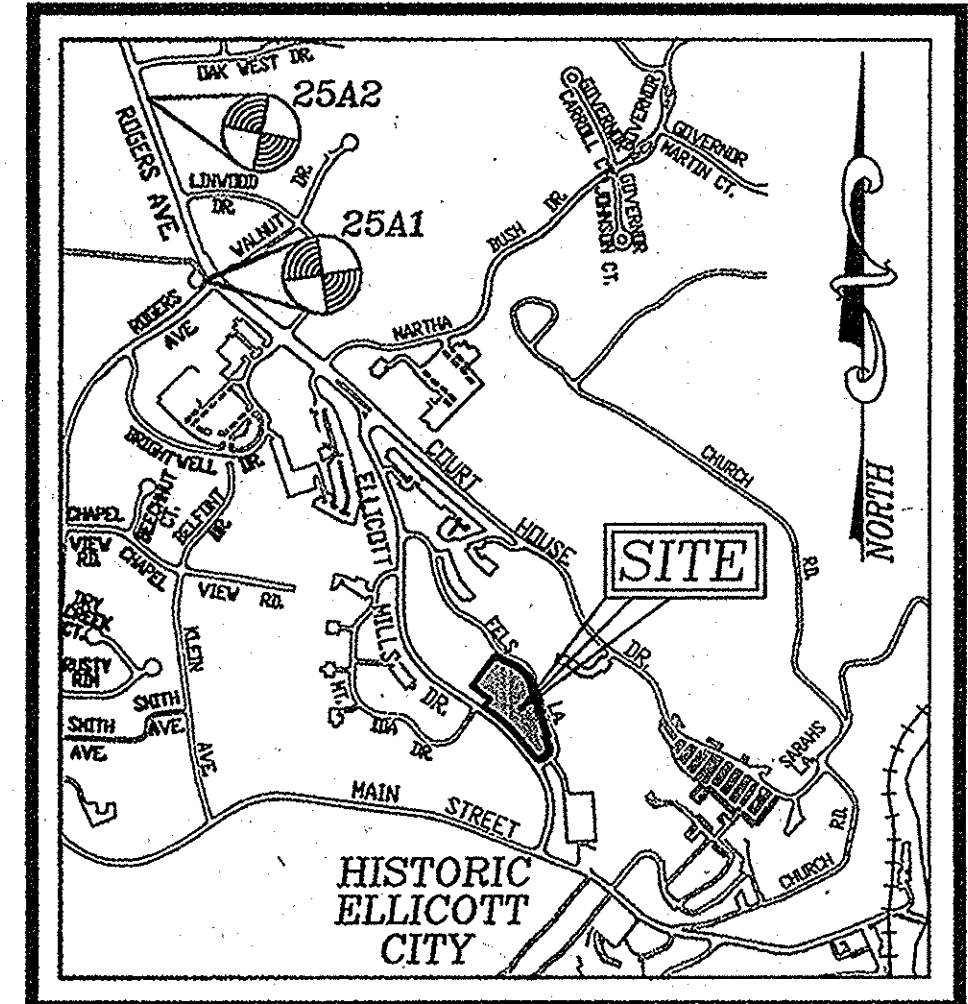
1. THE PROPERTY LINES SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON FEBRUARY 2011.
2. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS No. 25A1 AND 25A2.  
25A1 N 586,557.503 E 1,366,847.149  
25A2 N 587,502.680 E 1,366,556.401
3. BRL DENOTES BUILDING RESTRICTION LINE.
4. # DENOTES REBAR WITH CAP SET MARKED (PROP.MARK 21204).
5. Ø DENOTES IRON PIPE OR IRON BAR FOUND.
6. @ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
7. □ DENOTES STONE OR MONUMENT FOUND.
8. AREAS SHOWN HEREON ARE MORE OR LESS.
9. THE SUBJECT PROPERTY IS ZONED R-VH PER THE OCT. 4, 2013 COMPREHENSIVE ZONING PLAN MAP AMENDMENTS.
10. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON SITE.
11. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
12. WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER IS AVAILABLE UNDER CONTRACT NO. 14-4709-D. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 14-4709-D.
13. A DECLARATION OF INTENT FOR REAL ESTATE TRANSACTIONS ADDRESSING FOREST CONSERVATION OBLIGATIONS FOR THIS PLAT HAS BEEN SUBMITTED.
14. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOT 1 AND PARCEL A. ANY CONVEYANCES OF THE AFORESAID LOT 1 AND PARCEL A SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOT 1 AND LOT 2. 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 RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
16. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT APPLICATIONS.
17. THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
18. DPZ REFERENCES : SDP-95-045, ECP-13-030, WP-13-195
19. THIS SITE IS LOCATED IN A HISTORIC DISTRICT. THERE IS A HISTORIC HOUSE TO REMAIN ON PROPOSED LOT 1. THERE WAS AN HOC MEETING ON DECEMBER 6, 2012 (HDC-12-45). THE HISTORIC HOUSE NAME IS "THE WILLIAM AND ELIZABETH ROBINSON HOUSE", HISTORIC SITES INVENTORY NUMBER HO-979.
20. THERE ARE EXISTING STRUCTURES LOCATED ON SITE. THE EXISTING DWELLING ON LOT 1 AND THE BUILDINGS ON LOT 2 SHALL REMAIN.
21. ALL ENVIRONMENTAL, FOREST CONSERVATION, STORMWATER MANAGEMENT, LANDSCAPING, APFO TRAFFIC STUDY, AND OTHER REQUIREMENTS WILL BE ADDRESSED AT THE TIME OF A NEW SITE DEVELOPMENT PLAN FOR LOT 2.
22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, OR 100 YEAR FLOODPLAIN AREAS.
23. WETLAND REPORT PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED OCT. 2112.
24. WAIVER PETITION WP-13-195 HAS BEEN SUBMITTED AND APPROVED, DATED JULY 30, 2013. TO WAIVE :  
SECTION 16.119(g)(1)(i),  
TO ALLOW A 40' RIGHT-OF-WAY WIDTH AT THE ONE WAY TRAFFIC SECTION OF FELS LANE  
SECTION 16.119(g)(1)(ii),  
TO ALLOW RESERVING THE REQUIRED RIGHT-OF-WAY DEDICATION FOR LOT 1 AS A FUTURE DEDICATION  
SECTION 16.120(b)(4)(iii),  
TO ALLOW STREAM AND ITS BUFFER (WITHIN LOT 2) WITHIN A LOT LESS THAN 10 ACRES  
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1.) APPROVAL OF FINAL PLAN F-13-044 AND SUBJECT TO PLAT REVIEW COMMENTS.  
2.) A 15' SETBACK PROVIDED ON FINAL PLAT (LOT 2) FROM 75' STREAM BUFFER.  
3.) INCLUDE FUTURE ROAD WIDENING RESERVATION (80 SF OR 0.0018 AC) ON PROPOSED LOT 1.  
4.) INCLUDE A LAND DEDICATION OF RIGHT-OF-WAY FOR THE FRONTAGE OF PROPOSED LOT 2 (5,113 SF OR 0.1174 AC).  
5.) FUTURE DEVELOPMENT OF PROPOSED LOT 2 WILL BE SUBJECT TO THE CONDITIONS OF THIS WAIVER APPROVAL.
25. THE "RESERVATION LINE FOR FUTURE WIDENING", SHOWN ON LOT 1, WILL BE UTILIZED IF/AND WHEN FUTURE ROAD IMPROVEMENTS CREATE THE NECESSITY FOR RIGHT-OF-WAY WIDENING.

**CURVE DATA TABLE**

NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	50.00'	66.72'	39.39'	76°27'08"	S19°02'35"W 61.88'
C2	25.00'	35.82'	21.77'	82°05'46"	N81°28'38"W 32.83'
C3	480.00'	129.26'	65.02'	15°25'44"	N46°48'01"W 128.87'
C4	110.00'	24.91'	12.51'	12°58'21"	S60°04'16"E 24.85'
C5	110.00'	39.30'	19.86'	20°28'05"	S25°31'39"E 39.09'
C6	1020.00'	70.47'	35.25'	03°57'31"	S17°16'23"E 70.46'
C7	45.37'	60.50'	35.70'	76°24'08"	S18°56'56"W 56.12'

**COORDINATE TABLE**

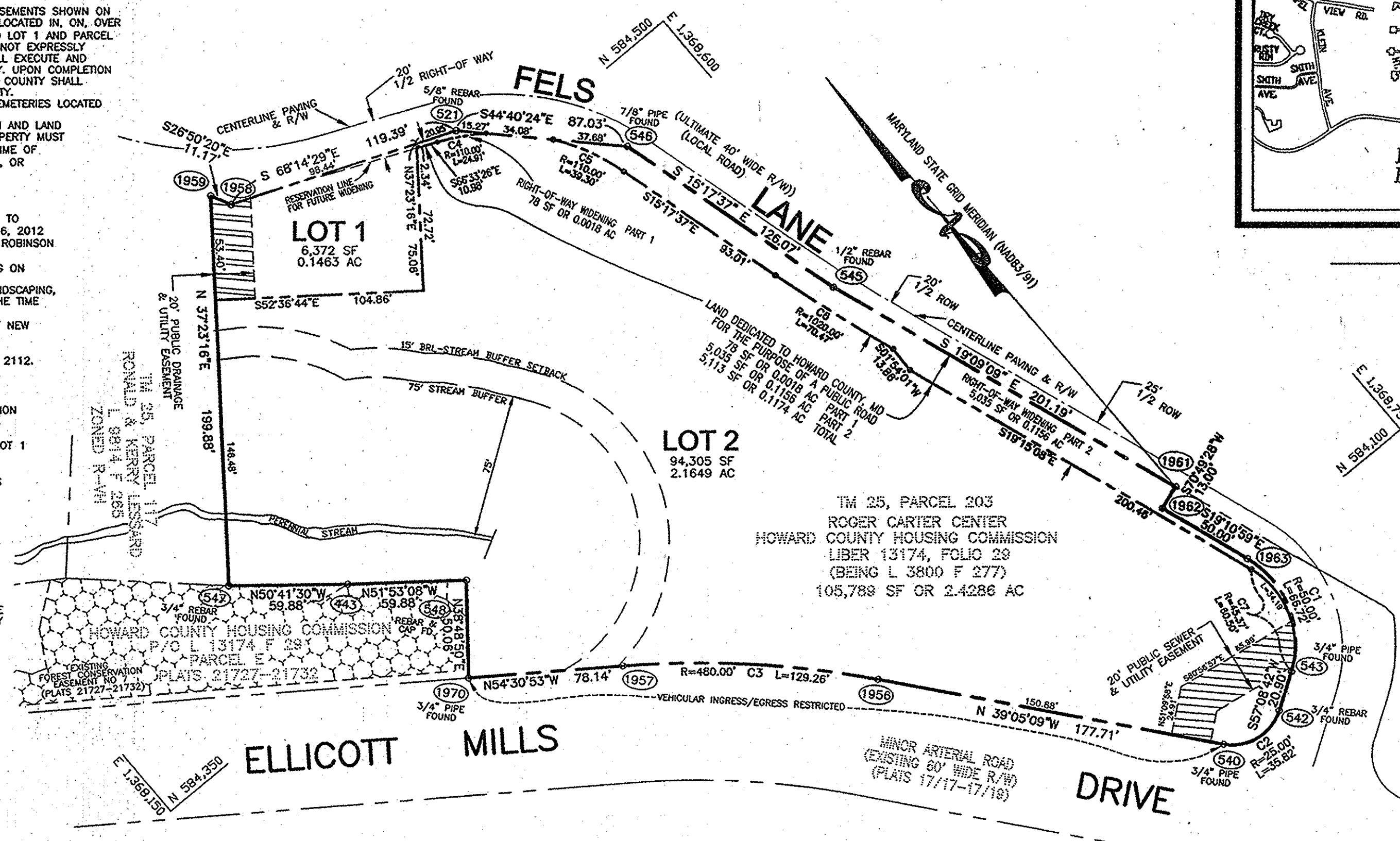
NO	NORTH	EAST
443	584381.5368	1368292.7292
521	584524.0814	1368483.6910
540	584034.0520	1368578.0771
542	584028.1859	1368610.5491
543	584040.5220	1368628.1024
545	584340.5628	1368578.1339
546	584462.1694	1368544.8809
547	584419.4720	1368246.3953
548	584344.5794	1368339.8383
1956	584171.9936	1368468.0315
1957	584260.2083	1368372.0913
1958	584578.2854	1368367.7639
1959	584569.3186	1368374.8059
1961	584150.5093	1368644.1416
1962	584146.2393	1368631.8629
1963	584099.0158	1368648.2924
1970	584305.5716	1368308.4598



**VICINITY MAP**  
SCALE: 1" = 1000'  
ADC MAP: 21 B-8

**LEGEND**

- EXISTING FOREST CONSERVATION EASEMENT PLATS 21727-21732
- 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT



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.  
*Thomas M. Hoffman, Jr.* 8-6-13 DATE  
THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, MD. REG. NO. 267  
*Thomas Carbo* 8/16/13 DATE  
THOMAS CARBO, EXECUTIVE DIRECTOR HOWARD COUNTY HOUSING COMMISSION

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	2.3112 AC
AREA OF ROADWAY WIDENING TO BE RECORDED	0.1174 AC
TOTAL AREA TO BE RECORDED	2.4286 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT CITY, MD 21043 TEL: 410.461.2666

**OWNER**  
HOWARD COUNTY HOUSING COMMISSION  
6751 COLUMBIA GATEWAY DR.  
3RD FLOOR  
COLUMBIA, MD 21046  
(410) 313-6320

**DEVELOPER**  
STAVROU ASSOCIATES, INC.  
2661 RVA ROAD  
BUILDING 300, SUITE 320  
ANNAPOLIS, MARYLAND 21401  
C/O STEPHEN J. MOORE  
(410) 571-6610

**PURPOSE**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX MAP 25, PARCEL 203 INTO LOTS 1 AND 2 FOR THE ESTABLISHMENT OF A LOT AROUND THE MILES HOUSE FOR SALE PURPOSES AND TO CREATE A 20' PUBLIC SEWER & UTILITY EASEMENT AND A 20' PUBLIC DRAINAGE & UTILITY EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*B. Wilson for Maria Rossignol* 5/8/2014  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 4-30-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kate Shalvick* 5/13/14  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

HOWARD COUNTY HOUSING COMMISSION, BY THOMAS CARBO, OWNER 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, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 8TH DAY OF AUGUST, 2013.

*Thomas Carbo* 8/16/13  
THOMAS CARBO, EXECUTIVE DIRECTOR DATE  
*Megan Brett* 8/16/13  
MEGAN BRETT DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM HOWARD COUNTY, MARYLAND TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED APRIL 7, 2011 AND RECORDED IN LIBER 13174, FOLIO 29.  
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, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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, 2014.

*Thomas M. Hoffman, Jr.* 8-6-13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267



RECORDED AS PLAT No. 22821 ON 5/15/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT OF MILES PROPERTY**

LOTS 1 & 2  
A SUBDIVISION OF  
TAX MAP 25, PARCEL 203  
P/O LIBER 13174, FOLIO 29  
ZONED R-VH  
TAX MAP 25, BLK. 7, PARCEL 203  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE 1" = 50' AUGUST 6, 2013  
GRAPHIC SCALE  
SHEET 1 OF 1