

LEGEND:

FOREST CONSERVATION EASEMENT (RETENTION)	
PUBLIC 100 YR. FLOODPLAIN, DRAINAGE & UTILITY EASEMENT	
SEPTIC AREA	

CURVE DATA

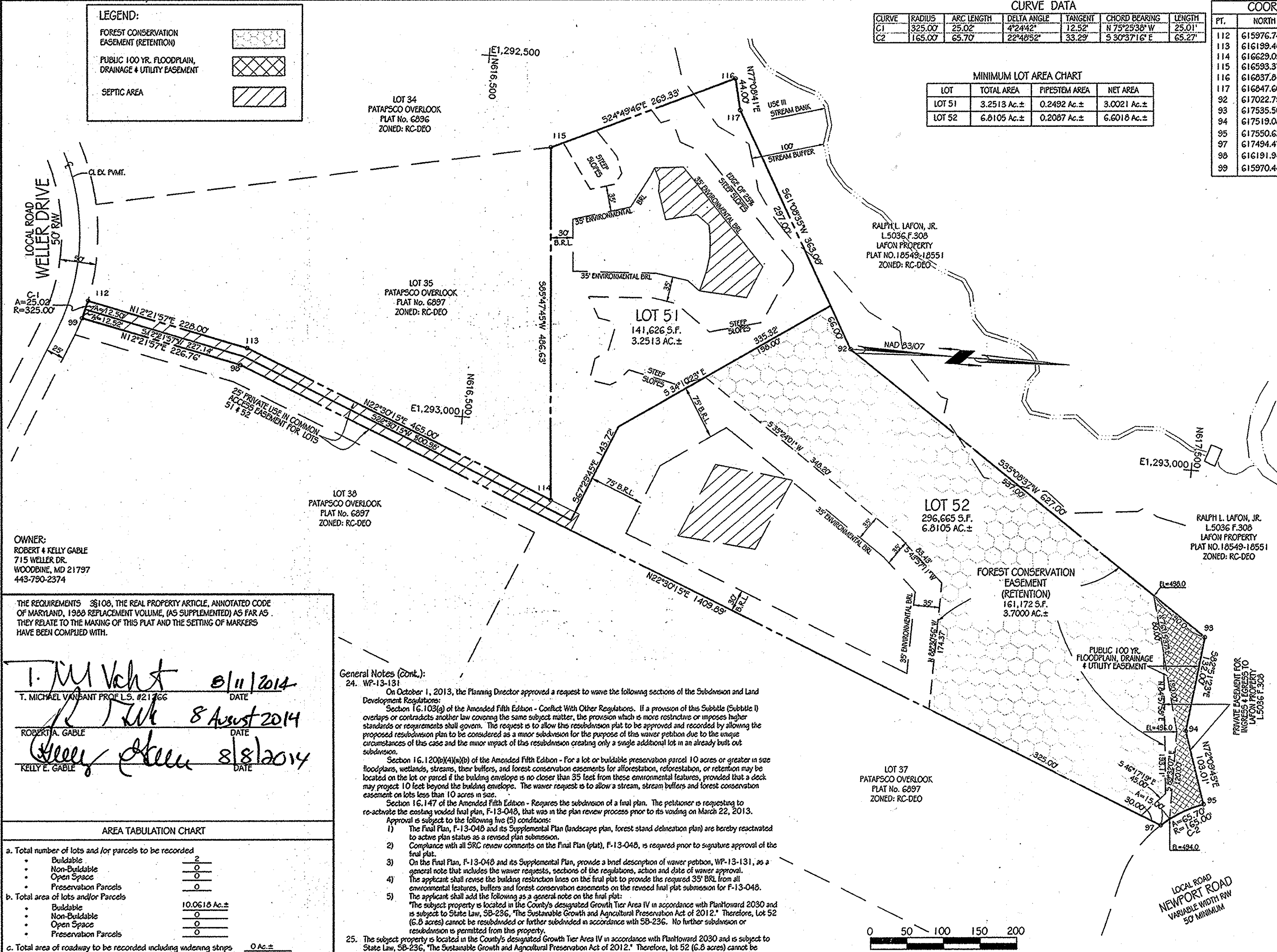
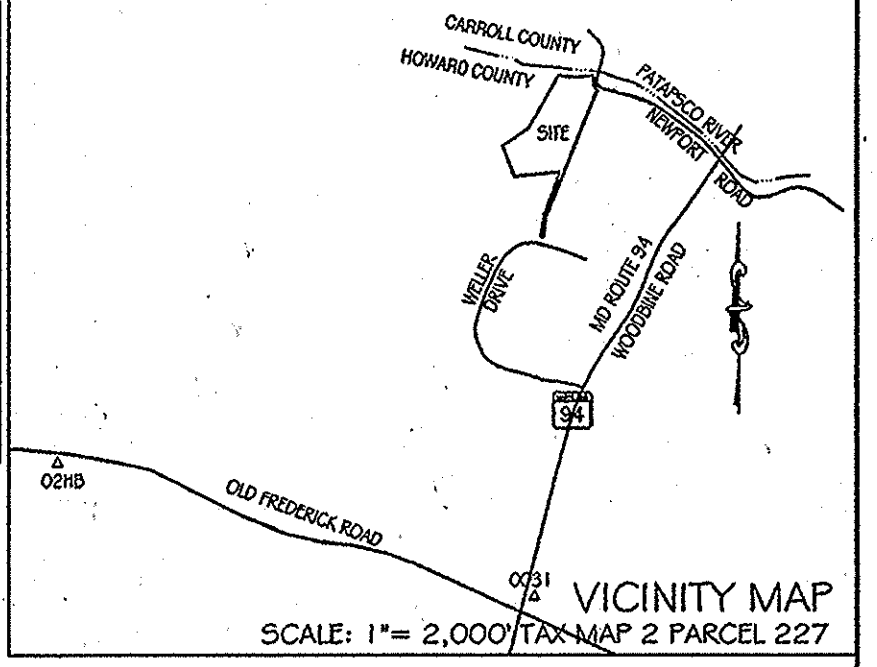
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	LENGTH
C1	325.00'	25.02'	4°24'42"	12.52'	N 75°25'36" W	25.01'
C2	165.00'	65.70'	22°48'52"	33.29'	S 30°37'16" E	65.27'

COORDINATES

PT.	NORTH	EAST
112	615976.7410	1292878.4108
113	616199.4635	1292927.2404
114	616629.0545	1293105.2196
115	616593.3795	1292619.8991
116	616837.8131	1292506.8025
117	616847.6026	1292549.6997
92	617022.7952	1292867.6251
93	617535.5003	1293228.5439
94	617519.0852	1293359.5193
95	617550.6390	1293457.5775
97	617494.4726	1293490.8223
98	616191.9435	1292951.1855
99	615970.4461	1292902.6245

MINIMUM LOT AREA CHART

LOT	TOTAL AREA	PIPESTEM AREA	NET AREA
LOT 51	3.2513 Ac.±	0.2492 Ac.±	3.0021 Ac.±
LOT 52	6.8105 Ac.±	0.2087 Ac.±	6.6018 Ac.±



- General Notes:**
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
 - The base of bearings for this plan is the Maryland coordinate system (NAD 83/07) per Howard County Survey Control stations shown below. Distances shown hereon are ground distances.
0031 N 612,408.1774 E 1,292,800.7066 5FT
02HB N 613,910.9536 E 1,287,573.2797 5FT
 - This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall be necessary.
 - B.R.L. - Represents building restriction line.
 - Represents concrete monument set (unless otherwise noted).
 - Represents iron rebar set (unless otherwise noted).
 - Public water and sewer are not available to this site. Well water and septic will be provided until public utilities are available.
 - The subject property zoned "RC-DEO" in accordance with the Comprehensive Zoning Regulations.
 - 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 requirements:
 - Width - 12' (16' serving more than one residence);
 - Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius;
 - Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading);
 - Drainage Elements - Capable of safely passing 100-yr flood with no more than one (1) foot depth over driveway surface;
 - Structure clearances - minimum 12 feet;
 - Maintenance - sufficient to insure all weather use.
 - Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
 - For flag or pipestem lots, release collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line only and not onto the flag or pipestem lot driveway.
 - 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.
 - This plan is subject to the 2nd Amendment of the Subdivision and Land Development Regulations effective 10/02/2003 and to the zoning regulations effective 10/07/2007.
 - This subdivision is in accordance with Section 16.124 of the Subdivision and Land Development Regulations and the Landscape Manual. Landscaping is provided by credit from existing forest along the perimeter of Lot 51 adjoining Lafon Property. Lot 52 has an existing house and is exempt from landscaping requirements.
 - There are no wetlands on this site. There is a floodplain on Lot 52 according to Howard County Flood Insurance Rate Map #2400440002B.
 - There are no historic sites or cemeteries on this property.
 - 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 (designated as "Forest Conservation Easement"), located in, on, over and through 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 forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case 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 deeds of easements in the Land Records of Howard County.
 - Stormwater Management requirements for Lot 51 will be addressed by using the 2000 MDE Stormwater Management Regulations as amended in 2009 to use ESD to the MEP. Onlot stormwater management practices for Lot 51 are subject to the recorded declaration of covenants.
 - There is an existing dwelling/structure located on Lot 52 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
 - This Subdivision is subject to the requirements of the Forest Conservation Program per Section 16.1202(a) of the Subdivision and Land Development Regulations. A 3.7 acre forest retention easement has been established on proposed Lot 52.
 - A use-in-common access easement maintenance agreement for Lots 51 & 52 was recorded with the recording of this plat.
 - The area represents Public 100 Year Floodplain, Drainage and Utility Easement. Building materials and other debris shall not be stored or discarded in floodplains. No clearing, excavation, filling, altering drainage, or impervious paving may occur on land located in a floodplain unless required or authorized by the Department of Planning and Zoning per Section 16.115(c)(1) and (2) of the Subdivision Regulations.

OWNER:
ROBERT & KELLY GABLE
715 WELLS DR.
WOODBINE, MD 21797
443-790-2374

THE REQUIREMENTS §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.

T. Michael Vansant 8/11/2014
T. MICHAEL VANSANT PROF. L.S. #21266 DATE
Robert A. Gable 8 August 2014
ROBERT A. GABLE DATE
Kelly E. Gable 8/8/2014
KELLY E. GABLE DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded	
• Buildable	2
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or parcels	10.0618 Ac.±
• Buildable	0
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0 Ac.±
d. Total area of subdivision to be recorded	10.0618 Ac.±

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Paul Edwards 9-4-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Ketzel 9-4-14
DIRECTOR DATE

APPROVED
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Wilton for Maureen Rossman 8/28/2014
HOWARD COUNTY HEALTH OFFICER DATE
9/2/2014

General Notes (Cont.):
24. WF-13-131
On October 1, 2013, the Planning Director approved a request to waive the following sections of the Subdivision and Land Development Regulations:
Section 16.103(g) of the Amended Fifth Edition - Conflict With Other Regulations. If a provision of this Subtitle (Subtitle I) overlaps or contradicts another law covering the same subject matter, the provision which is more restrictive or imposes higher standards or requirements shall govern. The request is to allow this subdivision plat to be approved and recorded by allowing the proposed subdivision plat to be considered as a minor subdivision for the purpose of the water petition due to the unique circumstances of this case and the minor impact of this subdivision creating only a single additional lot in an already built out subdivision.
Section 16.120(b)(4)(b) of the Amended Fifth Edition - For a lot or buildable preservation parcel 10 acres or greater in size floodplains, wetlands, streams, their buffers, and forest conservation easements for restoration, 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 10 feet beyond the building envelope. The waiver request is to allow a stream, stream buffers and forest conservation easement on lots less than 10 acres in size.
Section 16.147 of the Amended Fifth Edition - Requires the subdivision of a final plan. The petitioner is requesting to re-activate the existing waded final plan, F-13-048, that was in the plan review process prior to its voiding on March 22, 2013. Approval is subject to the following five (5) conditions:
1) The Final Plan, F-13-048 and its Supplemental Plan (landscape plan, forest stand delineation plan) are hereby reactivated to active plan status as a revised plan submission.
2) Compliance with all SRC review comments on the Final Plan (plat), F-13-048, is required prior to signature approval of the final plat.
3) On the Final Plan, F-13-048 and its Supplemental Plan, provide a brief description of waiver petition, WF-13-131, as a general note that includes the waiver requests, sections of the regulations, action and date of waiver approval.
4) The applicant shall revise the building restriction lines on the final plat to provide the required 35' BRL from all environmental features, buffers and forest conservation easements on the revised final plat submission for F-13-048.
5) The applicant shall add the following as a general note on the final plat:
"The subject property is located in the County's designated Growth Tier Area IV in accordance with Planforward 2030 and is subject to State Law, SB-236, 'The Sustainable Growth and Agricultural Preservation Act of 2012.' Therefore, Lot 52 (6.8 acres) cannot be resubdivided or further subdivided in accordance with SB-236. No further subdivision or resubdivision is permitted from this property."
25. The subject property is located in the County's designated Growth Tier Area IV in accordance with Planforward 2030 and is subject to State Law, SB-236, 'The Sustainable Growth and Agricultural Preservation Act of 2012.' Therefore, lot 52 (6.8 acres) cannot be resubdivided or further subdivided in accordance with SB-236. No further subdivision or resubdivision is permitted for this property.

OWNER'S CERTIFICATE
WE, ROBERT A. GABLE AND KELLY E. GABLE, 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. ALL EASEMENTS OR RIGHT-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.
(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 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.
WITNESS OUR HANDS THIS 28th DAY OF August, 2014
ROBERT A. GABLE
KELLY E. GABLE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DAMASCUS COMMUNITY BANK, A MARYLAND BANKING CORPORATION UNTO ROBERT A. GABLE AND KELLY E. GABLE BY DEED DATED DECEMBER 12, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3877 AT FOLIO 545; 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.
THAT THIS DOCUMENT WAS 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. 21266, EXPIRATION DATE SEPTEMBER 03, 2015.
T. Michael Vansant 8/11/2014
T. MICHAEL VANSANT PROF. L.S. #21266 DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 36 INTO NEW LOTS 51 & 52.
RECORDED AS PLAT NO. 22981 ON 9/12/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
FINAL SUBDIVISION PLAT
LOTS 51 & 52, SECTION 3
PATAPSCO OVERLOOK
(A RESUBDIVISION OF LOT 36)
PLAT NO. 6897
PREVIOUS DPZ FILE NUMBERS: 5-81-16, VP 85-141, P-82-06, F-86-147, ECP-13-040, WF-13-131
TAX MAP: 2 GRID NO: 24 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
PARCEL NO: 227 EX. ZONING: RC-DEO DATE: NOVEMBER, 2013 SHEET 1 OF 1
VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown
vanmar.com
County file # F-13-048 88-1954
F-13-048