

# GENERAL NOTES

- COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 3711 AND 37CA.  
3711 N 565,004.699 E 1,381,586.920  
37CA N 564,321.638 E 1,382,742.840
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. NOVEMBER 2008.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP EMBOSSED "PROP. MARK 21204".
- DENOTES IRON PIPE OR IRON BAR FOUR (4) INCHES IN DIAMETER.
- DENOTES ANGULAR 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 R-ED PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN, AND THE COMPREHENSIVE LITE ZONING AMENDMENTS 07/26/2006.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE 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;  
F. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- WATER AND SEWER SERVICE FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4412-D. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4412-D.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR THE BENEFIT OF LOTS 18, 19, 37, LOT 3 - GEEHHAAR PROPERTY, NON-BUILDABLE BULK PARCEL "H" AND THE FUTURE RESUBDIVISION OF LOT 3 - GEEHHAAR PROPERTY WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS L 14673 F 433 UNDER F-13-054.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HISTORIC STRUCTURES EXISTING ON THIS SITE.
- THIS PROJECT IS USING THE R-20 OPTION OF THE R-ED REGULATIONS IN ACCORDANCE WITH SECTION 107.H.1.A. OF THE ZONING REGULATIONS.  
DENSITY TABULATION (PROJECT):  
- DWELLING UNITS PER NET ACRE = 6293 SF / 20,000 SF = 3.14 OR 3 ALLOWED  
- DWELLING UNITS PROPOSED = 3 (1 EXISTING TO REMAIN AND 2 PROPOSED)
- 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 AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. 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, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 EASEMENT(S) AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- PERIMETER LANDSCAPING FOR LOTS 4 TO 6 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL AND AS SHOWN ON THE SUPPLEMENTAL LANDSCAPING/FOREST CONSERVATION PLAN SHEETS FOR THIS SUBDIVISION, F13-091. REFER TO THE SUPPLEMENTAL PLAN SHEET FOR THE REQUIRED SURETY FOR EACH LOT. TRASH PAD SCREENING FOR LOTS ON THIS SHARED USE-IN-COMMON EASEMENT HAS BEEN PROVIDED UNDER SOP-12-024.
- FOREST CONSERVATION OBLIGATIONS FOR THE GROVEMONT OVERLOOK SUBDIVISION HAS BEEN FULFILLED UNDER F-09-122 BY PLACEMENT OF 1.00 ACRES OF RETENTION, 1.80 ACRES OF REFORESTATION AND 0.78 ACRES OF AFFORESTATION INTO ON-SITE EASEMENT AREAS. SURETY WAS POSTED WITH THE DEVELOPER AGREEMENT FOR F-09-122 (REFER TO PLATS 21469-21472)  
UNDER F13-056, THE GROVEMONT OVERLOOK SUBDIVISION FOREST CONSERVATION OBLIGATIONS WERE AMENDED WHICH PLACED 1.00 ACRE OF RETENTION [PLAT 21470, 0.45(SHEET 2) + PLAT 21472, 0.27(SHEET 4) + PLAT 21472, 0.28(SHEET 4)], 1.99 ACRES OF REFORESTATION [PLAT 22253] AND 0.66 ACRES OF AFFORESTATION [PLAT 22254].  
A FOREST STAND DELINEATION PLAN WAS PREPARED FOR LOTS 4 TO 6 BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 20, 2012.  
- REQUIRED OBLIGATION FOR THE ADDITION OF LOTS 4 TO 6 SHALL BE FULFILLED BY THE PAYMENT OF A FEE-IN-LIEU TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$6,524.00 FOR THE 0.29 ACRES OF REQUIRED AFFORESTATION (8172.5 SF x 0.75).
- OPEN SPACE REQUIREMENTS FOR THIS R-ED PROJECT SHALL BE MET THROUGH A PAYMENT OF FEE-IN-LIEU FOR THE TWO PROPOSED LOTS IN THE AMOUNT OF \$3,000.00.

THE REQUIREMENT 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

*Thomas M. Hoffman* 10-23-13 DATE  
THOMAS M. HOFFMAN JR. PROPERTY LINE SURVEYOR No. 276

*Robert J. Geelhaar* 8-10-2013 DATE  
ROBERT J. GEEHHAAR

*Terrri M. Geelhaar* 12 Aug 2013 DATE  
TERRI M. GEEHHAAR

*Donald R. Reimer, Jr.* 11/5/15 DATE  
ELLCOTT CITY LAND HOLDING INC. DONALD R. REIMER, JR., PRESIDENT

### AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.4440 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	1.4440 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	1.4440 AC

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

*William M. Rossman* 12/5/13 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad E. Howard* 11-15-15 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Keith S. ...* 1/26/14 DATE  
DIRECTOR

APPROVED: OWNER'S CERTIFICATE

*Robert J. Geelhaar*  
ROBERT J. GEEHHAAR

*Terrri M. Geelhaar*  
TERRI M. GEEHHAAR

ELLCOTT CITY LAND HOLDING, INC.  
DONALD R. REIMER, JR., PRESIDENT

### OWNERS

TM 31 - P/O PARCEL 749 - N.B. BULK PARCEL H  
ELLCOTT CITY LAND HOLDING INC.  
5300 DORSEY HALL DRIVE, SUITE 102  
ELLCOTT CITY, MARYLAND 21042-7819  
443-367-0422

### DEVELOPER

TM 31 - PARCEL 619 - LOT 3  
ROBERT J. GEEHHAAR AND TERRI M. GEEHHAAR  
5295 LANDING ROAD  
ELK RIDGE, MARYLAND 21075-5715  
443-367-0422

### OWNER'S CERTIFICATE

WE ROBERT J. GEEHHAAR AND TERRI M. GEEHHAAR AND ELLCOTT CITY LAND HOLDING INC., 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-WAY 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 PURPOSES 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-WAY. WITNESS OUR HANDS THIS 5TH DAY OF NOVEMBER 2013.

*Robert J. Geelhaar*  
ROBERT J. GEEHHAAR

*Terrri M. Geelhaar*  
TERRI M. GEEHHAAR

ELLCOTT CITY LAND HOLDING, INC.  
DONALD R. REIMER, JR., PRESIDENT

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF (1) PART OF THE LAND CONVEYED BY ROBERT T. GEEHHAAR TO ROBERT T. GEEHHAAR AND TERRI M. GEEHHAAR BY DEED DATED MAY 19, 1989 AND RECORDED IN LIBER 2014, FOLIO 198, (2) ALL OF THE LAND CONVEYED BY ELLCOTT CITY LAND HOLDING, INC. TO ROBERT T. GEEHHAAR AND TERRI M. GEEHHAAR BY DEED DATED MAY 5, 2012 AND RECORDED IN LIBER 14068, FOLIO 398, AND (3) PART OF THE LAND CONVEYED BY HARRY F. GEEHHAAR, JR. TO ELLCOTT CITY LAND HOLDING, INC. BY DEED DATED MARCH 30, 2011 AND RECORDED IN LIBER 13156, FOLIO 1, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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, 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* 10-23-13 DATE  
THOMAS M. HOFFMAN JR. PROPERTY LINE SURVEYOR No. 276

ROBERT H. VOGEL ENGINEERING, INC.  
8407 MAIN STREET, ELLCOTT CITY, MARYLAND 21043  
410-461-7666

RECORDED AS PLAT No. *202013* ON *11/14/13*  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### PLAT OF RESUBDIVISION

## GROVEMONT OVERLOOK - II

### LOTS 4-6

A RESUBDIVISION OF "GEEHHAAR PROPERTY", LOT 3 (PLAT 22248) AND "GROVEMONT OVERLOOK, PHASE 2", NON-BUILDABLE BULK PARCEL H (PLATS 22252-22254) TO CREATE "GROVEMONT OVERLOOK - II, LOTS 4-6"

ZONED R-ED

TAX MAP 31, BLK: 24 PARCELS 619 & 749  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: 1" = 50' GRAPHIC SCALE OCTOBER 23, 2013

SHEET 1 OF 1

### CURVE DATA TABLE

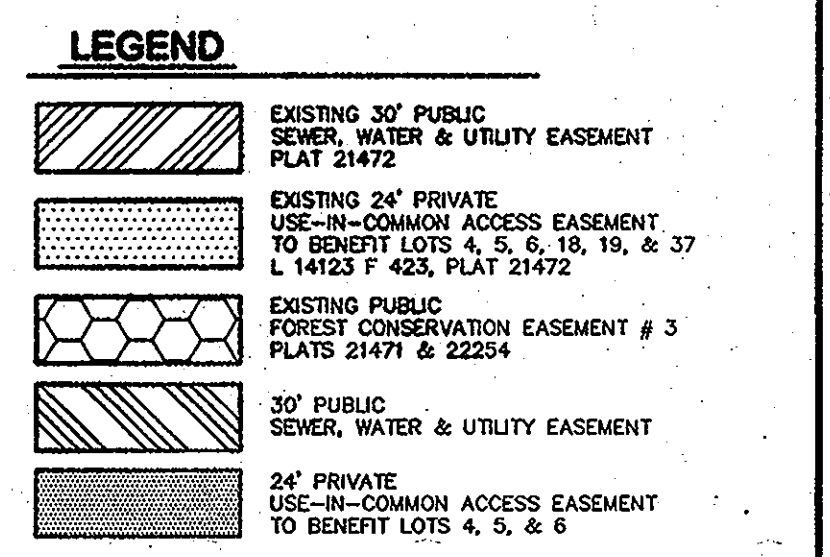
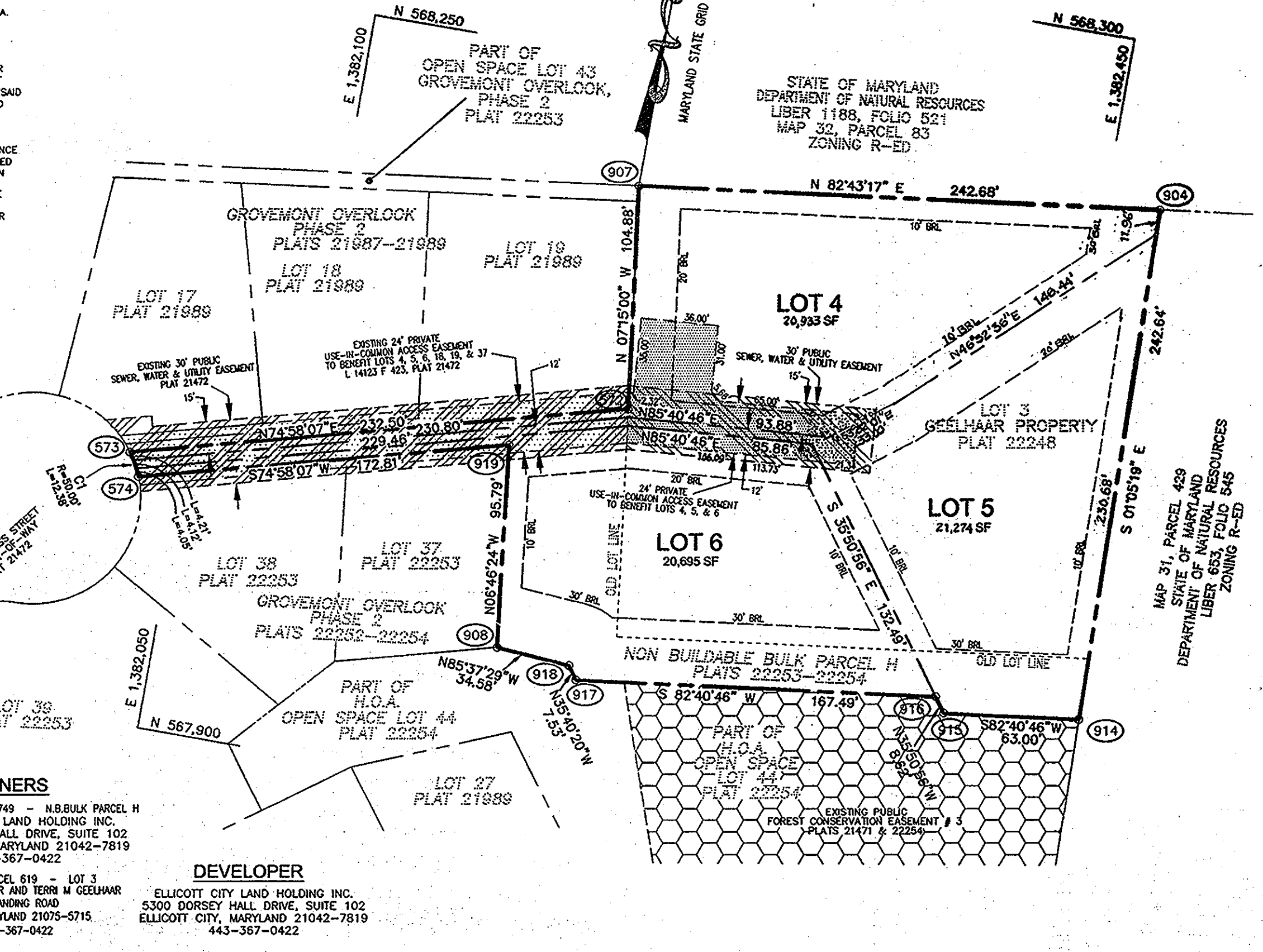
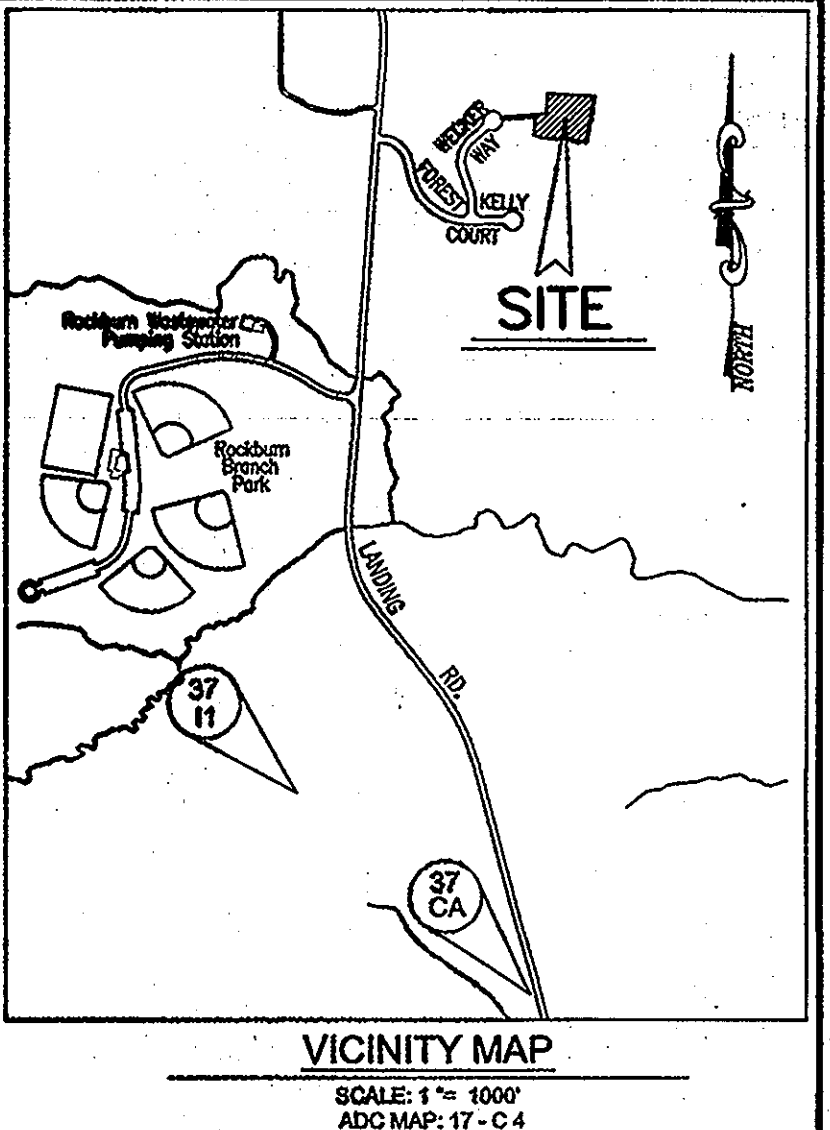
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	50.00'	12.38'	6.22'	14°11'03"	N28°38'05"W 12.35'

### MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA	MIN LOT SIZE
4	20,933 SF	926 SF	20,007 SF	20,000 SF
5	21,274 SF	1,265 SF	20,009 SF	20,000 SF
6	20,695 SF	692 SF	20,003 SF	20,000 SF

### COORDINATE LIST

POINT	NORTHING	EASTING
572	568087.4830	1382248.2509
573	568027.1861	1382023.7101
574	568016.3498	1382029.6268
904	568222.2742	1382475.7392
907	568191.5281	1382235.0147
908	567968.0505	1382207.8222
914	567979.6791	1382480.3493
915	567971.6517	1382417.8636
916	567976.6355	1382421.8177
917	567957.2935	1382246.8903
918	567963.4127	1382242.2977
919	568061.1677	1382196.5250



### PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PREVIOUSLY RECORDED "GEEHHAAR PROPERTY", LOT 3 (PLAT 22248) AND "GROVEMONT OVERLOOK, PHASE 2", NON-BUILDABLE BULK PARCEL H (PLATS 22252-22254) TO CREATE "GROVEMONT OVERLOOK - II, LOTS 4-6"

X:\PROJECTS\04-571 SURVEY RECORD\PLATS\GEEHHAAR LOTS 4-6\PLAT 14123