

GENERAL NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 026A & 07AD.
- SUBJECT PROPERTY ZONED 'RC-DEO' PER 1988 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125' LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 NOT BE NECESSARY.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THE REQUIREMENTS OF 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY SHANBERGER & LANE IN APRIL, 2012.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- 100-YEAR FLOODPLAIN STUDY WAS SUBMITTED WITH ECP-13-027 WHICH WAS APPROVED ON DECEMBER 13, 2012.
- LANDSCAPING FOR LOTS 1 AND 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS PLAT IS EXEMPT FROM REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.120(B)(1)(V) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- THERE ARE NO WETLANDS OR STREAMS ON THIS SITE PER A REPORT DATED 4/5/2012 BY EXPLORATION RESEARCH, INC.
- WATER AND SEWER SERVICE TO BOTH LOTS IS PRIVATE.
- STORMWATER MANAGEMENT IS PROVIDED BY ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL AND WILL CONSIST OF ROOFTOP AND NON-ROOFTOP DISCONNECTIONS, RAIN GARDEN, AND MICROBIORETENTION, PRIVATELY MAINTAINED.
- THERE ARE NO KNOWN OR VISIBLE CEMETERIES OR HISTORIC STRUCTURES ON THE LOTS.
- DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY.
- FOR FLAG OR PIPESTEM LOTS, TRASH AND RECYCLING COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE WILL BE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- ON JULY 26, 2012 THE PLANNING DIRECTOR GRANTED A WAIVER OF THE FOLLOWING SECTIONS OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS IN WP-12-182: SECTION 16.120.(C)(2) -- TO ALLOW REDUCING THE REQUIRED 20-FOOT PIPESTEM WIDTH TO 7.72 FEET. SECTION 16.120.(C)(2) -- TO ALLOW PUBLIC ROAD FRONTAGE AND DRIVEWAY ENTRANCE TO BE IN DIFFERENT LOCATIONS. SECTION 16.120.(B)(4)(iii)(D) -- TO ALLOW ENVIRONMENTAL FEATURES (100-YEAR FLOODPLAIN) TO BE ON A RESIDENTIAL LOT OF LESS THAN 10 ACRES. WAIVER APPROVAL WAS GRANTED SUBJECT TO 1) SUBMISSION OF A FINAL SUBDIVISION PLAT, 2) COMPLIANCE WITH MINIMUM 'RC' LOT SIZE REQUIREMENTS INCLUDING USE OF SUBSECTION 16.120.(2)(ii) TO ALLOW FOR A 10% REDUCTION IN LOT SIZE FOR A MINOR SUBDIVISION DEDICATING PUBLIC ROAD RIGHT-OF-WAY, AND 3) PROVIDING A 10-FOOT LANDSCAPE BUFFER BETWEEN THE WARD PROPERTY AND THE USE-IN-COMMON DRIVEWAY EASEMENT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE 100-YEAR FLOODPLAIN EXCEPT AS SHOWN ON THIS SUBMISSION WHICH IS A NECESSARY DISTURBANCE TO PROVIDE ACCESS TO THE LOTS.
- OPEN SPACE REQUIREMENTS WILL BE SATISFIED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1500.00 TO BE DEPOSITED IN INTO ACCOUNT #4030090010-1300-422000.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE.....	2
NON-BUILDABLE.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE.....	6.0505 ACRES±
NON-BUILDABLE.....	0.0000 ACRES±
OPEN SPACE.....	0.0000 ACRES±
PRESERVATION PARCELS.....	0.0000 ACRES±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED:	
INCLUDING WIDENING STRIPS.....	0.0420 ACRES ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	6.0925 ACRES

APPROVED: FOR PRIVATE WATER & SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.

for *M. J. O'Brien* 3/24/14
COUNTY HEALTH OFFICER DATE

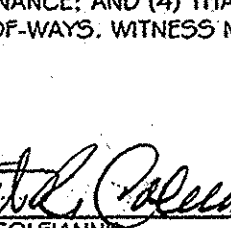
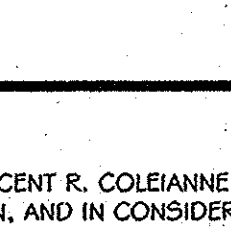
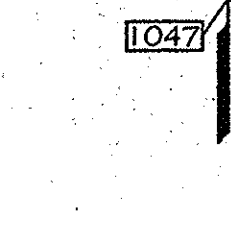
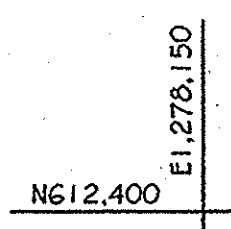
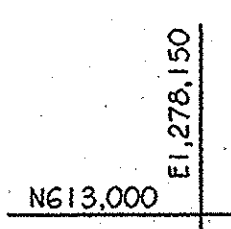
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Chad Edwards 3-26-14
CHIEF, DEVELOPMENT ENGINEERING DATE
DIVISION J.P.

V. Shalash 3-27-14
DIRECTOR DATE

LEGEND:

- DESIGNATES PUBLIC 100-YEAR FLOODPLAIN AND DRAINAGE AND UTILITY EASEMENT.
- DESIGNATES PRIVATE 24' USE-IN-COMMON EASEMENT FOR INGRESS, EGRESS, AND MAINTENANCE FOR LOTS 1 AND 2.
- DESIGNATES PRIVATE SEWAGE EASEMENT.



KAY WARD
TAX MAP 2, GRID 19,
PARCEL 100
13115/93
ZONED RC-DEO

LOT 1
130,680 SQ. FT. ±
3.0000 ACRES ±

LOT 2
132,881 SQ. FT. ±
3.0505 ACRES ±

STELLAS CHOICE
PLAT # 12109
PRESERVATION PARCEL A
ZONED RC-DEO

APPARENT GAP

EASEMENT CURVE DATA

CURVE	RADIUS	ARC	DELTA	TAN	CHORD BEARING	CHORD
1	44.00'	34.03'	44°18'53"	17.92'	S 42°54'24" W	33.19'
2	34.00'	22.05'	37°09'22"	11.43'	S 46°29'10" W	21.66'
3	58.00'	37.61'	37°09'22"	19.49'	N 46°29'10" E	36.96'
4	36.00'	27.84'	44°18'53"	14.66'	N 42°54'24" E	27.15'

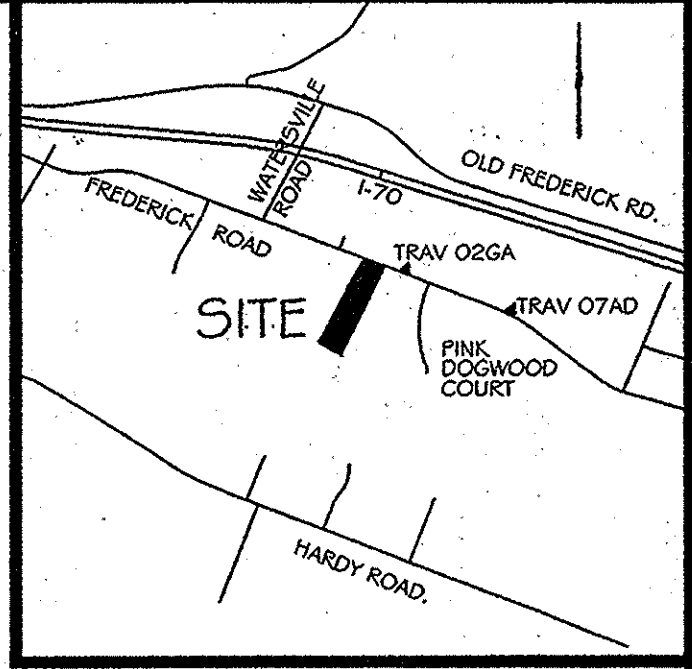
MINIMUM LOT-SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.0505 AC.	0.0925 AC.	2.9580 AC.*
2	3.0505 AC.	0.0925 AC.	2.9580 AC.*

* THE MINIMUM LOT SIZE FOR LOT 2 IS REDUCED BASED ON SECTION 16.120.(2)(ii) THAT ALLOWS UP TO A 10% LOT SIZE REDUCTION FOR A MINOR SUBDIVISION FOR ROAD DEDICATION.

GENERAL NOTES: (CONT.)

- DESIGN MANUAL CHAPTER OF VOLUME III, SECTION 2.6.B, WAS APPROVED BY THE CHIEF DEVELOPMENT ENGINEERING DIVISION ON JULY 11, 2012 TO ALLOW A SHARED DRIVEWAY INSTEAD OF A PUBLIC ACCESS PLACE TO CROSS A 100-YEAR FLOODPLAIN, SUBJECT TO PROVIDING A DRIVEWAY THAT WILL PASS THE 100-YEAR STORM IN ACCORDANCE WITH TRANSFORMATIONAL SPECIAL PROJECTS DIVISION COMMENTS, AND SUBJECT TO PROVIDING A MINIMUM TURNING RADIUS FOR DRIVEWAY AS REQUIRED BY FIRE & RESCUE SERVICES.
- ANY CHANGE TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
- THE WELLS MUST BE DRILLED AND THE WELL COMPLETION REPORTS RECEIVED BY THE HEALTH DEPARTMENT AND APPROVED PRIOR TO BUILDING PERMIT APPROVALS.
- DESIGNATES SUCCESSFUL PERC TEST.
- DESIGNATES 100-YEAR FLOODPLAIN ELEVATION
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES THE RIGHT TO INSTALL, MAINTAIN, OPERATE AND ASSIGN, 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 AFORESAID 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 EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD FEBRUARY 6, 2013.



VICINITY MAP

SCALE: 1" = 200'
ADC MAP 4693B4

COORDINATES

PT #	NORTHING	EASTING
1010	613107.7228	1278629.9771
1041	613020.1742	1278859.6356
1041	613020.1742	1278859.6356
1044	613100.6811	1278626.2475
1046	613013.8939	1278856.5719
1047	612225.9105	1278162.9254

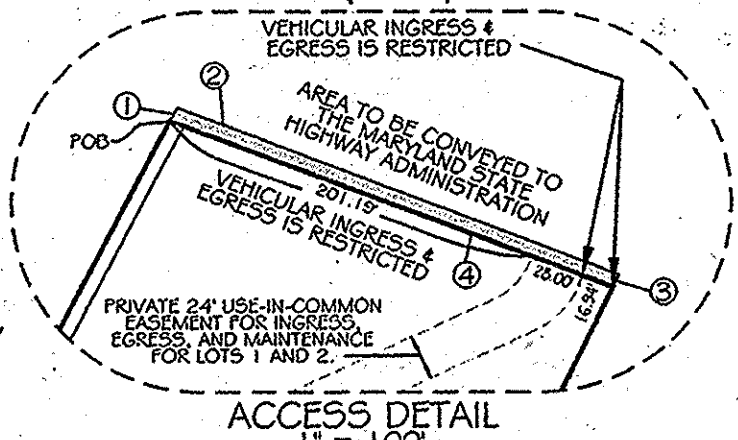
EASEMENT LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 20°44'58" E	2.30'	FP1	S 62°55'23" E	72.62'
2	N 69°21'12" W	28.00'	FP2	N 52°31'13" W	32.68'
3	N 20°44'58" E	4.77'	FP3	N 38°39'38" W	31.29'
4	N 65°03'51" E	295.46'	FP4	N 26°09'40" E	22.38'
5	S 27°54'29" W	256.32'	FP5	N 05°13'35" W	7.88'
6	N 64°18'54" W	24.02'	FP6	N 27°09'49" W	83.59'
7	S 27°54'29" W	257.25'	FP7	S 35°58'23" E	47.15'
8	S 65°03'51" W	283.21'	FP8	N 26°03'38" E	104.66'
			FP9	N 06°31'58" W	52.02'
			FP10	S 24°44'45" E	7.80'
			FP11	N 45°01'28" W	21.22'
			FP12	S 34°18'03" E	16.23'
			FP13	N 21°24'37" W	20.54'
			FP14	S 21°10'53" E	81.15'
			FP15	N 65°31'19" E	127.81'
			FP16	N 39°01'06" W	30.00'
			FP17	S 27°54'29" W	180.53'

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

LINE	BEARING	DISTANCE
1	N 27°54'29" E	7.97'
2	S 69°07'57" E	245.78'
3	S 26°03'38" W	6.99'
4	N 69°21'12" W	246.13'

FEE SIMPLE AREA
1,828 SQ. FT. ± OR 0.0420 ACRES ±
SHOWN THUS: [Symbol]



OWNER'S CERTIFICATE

"I, VINCENT R. COLEIANNE, OWNER OF THE 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 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 RIGHT-OF-WAYS. WITNESS MY HAND THIS 17th DAY OF JANUARY, 2014.

Vincent R. Coleianne 1/17/14
VINCENT R. COLEIANNE DATE

Megan Brath 1/17/14
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY HAZEL P. ANNIS, KNOWN AS HAZEL PARRY TO VINCENT R. COLEIANNE BY DEED DATED MARCH 29, 2012, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 14059, FOLIO 437; 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.

G. Scott Shanaberger 1/17/2014
G. SCOTT SHANABERGER DATE
PROFESSIONAL L.S. # 10849
EXP. DATE 4/2/2014



RECORDED AS PLAT # 22714 ON 3/28/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT
COLEIANNE PROPERTY
LOTS 1 & 2
SHEET 1 OF 1

PREVIOUS COUNTY FILES: WP-12-182, ECP-13-027
4TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 7, BLOCK 1, PARCEL 349
ZONING: RC-DEO
SCALE: 1" = 100' DATE: 9/26/13