

COORDINATE LIST		
NO.	NORTH	EAST
1	534,370.1468	1,345,732.6773
2	534,394.6307	1,345,867.9697
3	534,398.1296	1,345,876.5109
4	534,312.2770	1,345,845.2960
5	534,228.8340	1,345,779.1370
6	534,122.3979	1,345,776.8818
7	534,037.2526	1,345,757.5438
8	534,113.9554	1,345,601.0303

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	23,560	2,965	20,595

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

LEGEND

- EX. 20' PRIVATE SEWER, WATER & UTILITY EASEMENT (F-03-217) PLAT NO. 18682 AND PRIVATE INGRESS AND EGRESS RIGHT-OF-WAY (L.1699.F.225)
- PROPOSED USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 1, 2

OWNER/DEVELOPER

JAMES & KATHLEEN CHEAK
10695 HARDING ROAD
LAUREL, MARYLAND 20723

THE REQUIREMENTS OF § 3-103, 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.

Gary E. Lane 12/09/13
GARY E. LANE, PROP. LS DATE

James J. Cheak Sr. 12/12/13
JAMES CHEAK SR., OWNER DATE

Kathleen V. Cheak 12/12/13
KATHLEEN V. CHEAK, OWNER DATE

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.16AC±
AREA OF ROADWAY	0AC±
AREA	1.16AC±

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

Barbara Ann Rossman 1/27/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 1-9-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Beardsley 1-31-14
DIRECTOR DATE

OWNER'S STATEMENT

WE, JAMES AND KATHLEEN CHEAK, 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 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-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 12 DAY OF December, 2013

James J. Cheak Sr.
JAMES CHEAK SR., OWNER

Kathleen V. Cheak
KATHLEEN V. CHEAK, OWNER

Chad Edwards
WITNESS

Kurt Beardsley
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED FROM WILLIAM H. COON TO JAMES AND KATHLEEN CHEAK BY DEED DATED MAY 05, 2003 AND RECORDED IN LIBER 10457, FOLIO 289 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND IT IS A RESUBDIVISION OF LOT 1 "HICKORY PARK LOTS 1 AND 2", AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 10457, FOLIO 289, PLAT NUMBER 18683; AND THAT ALL MONUMENTS, MARKERS 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.

Gary E. Lane
GARY E. LANE, PROP. LS MD REG. NO. 616 LINE SURVEYOR DATE
EXPIRATION 03/21/15

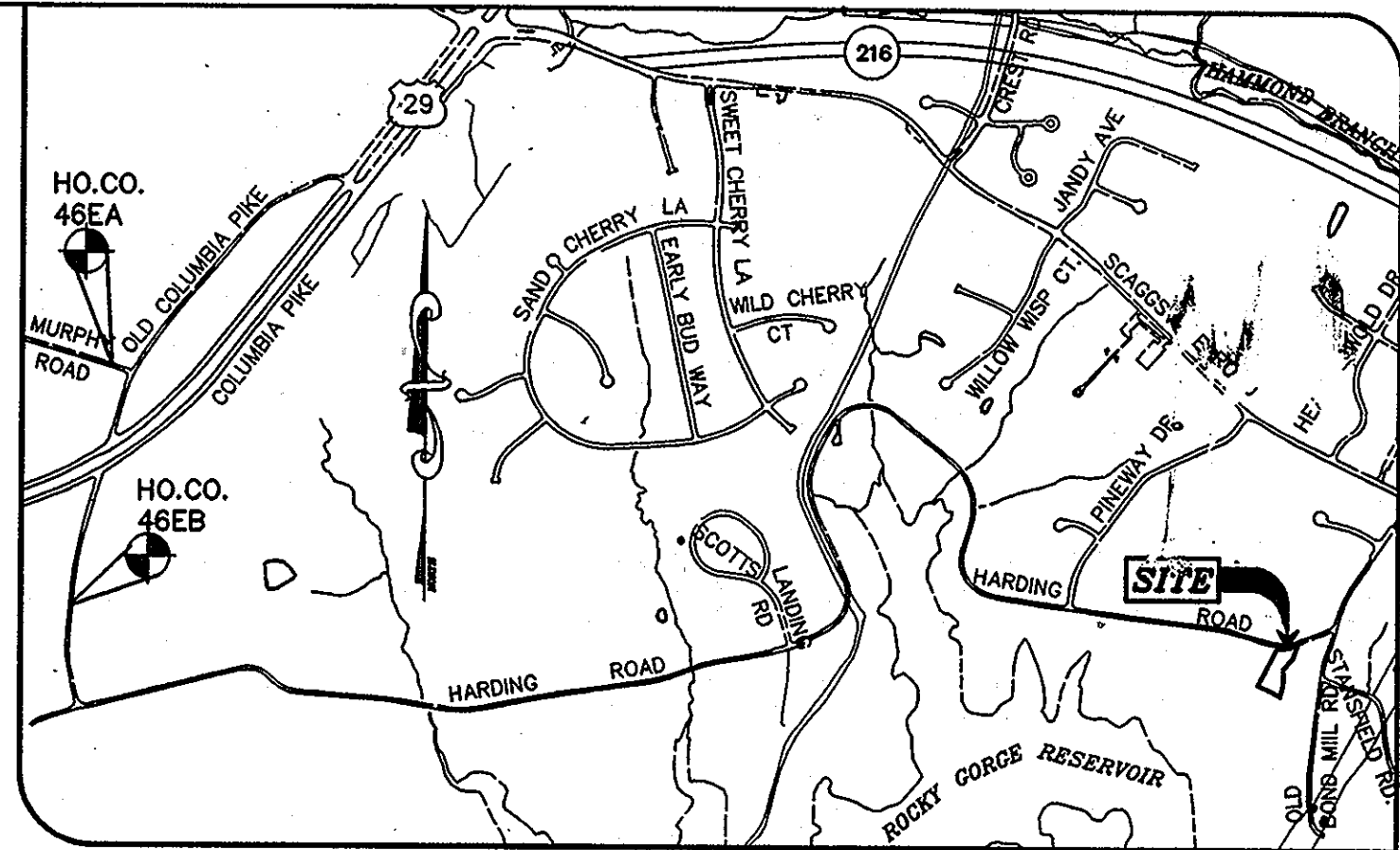
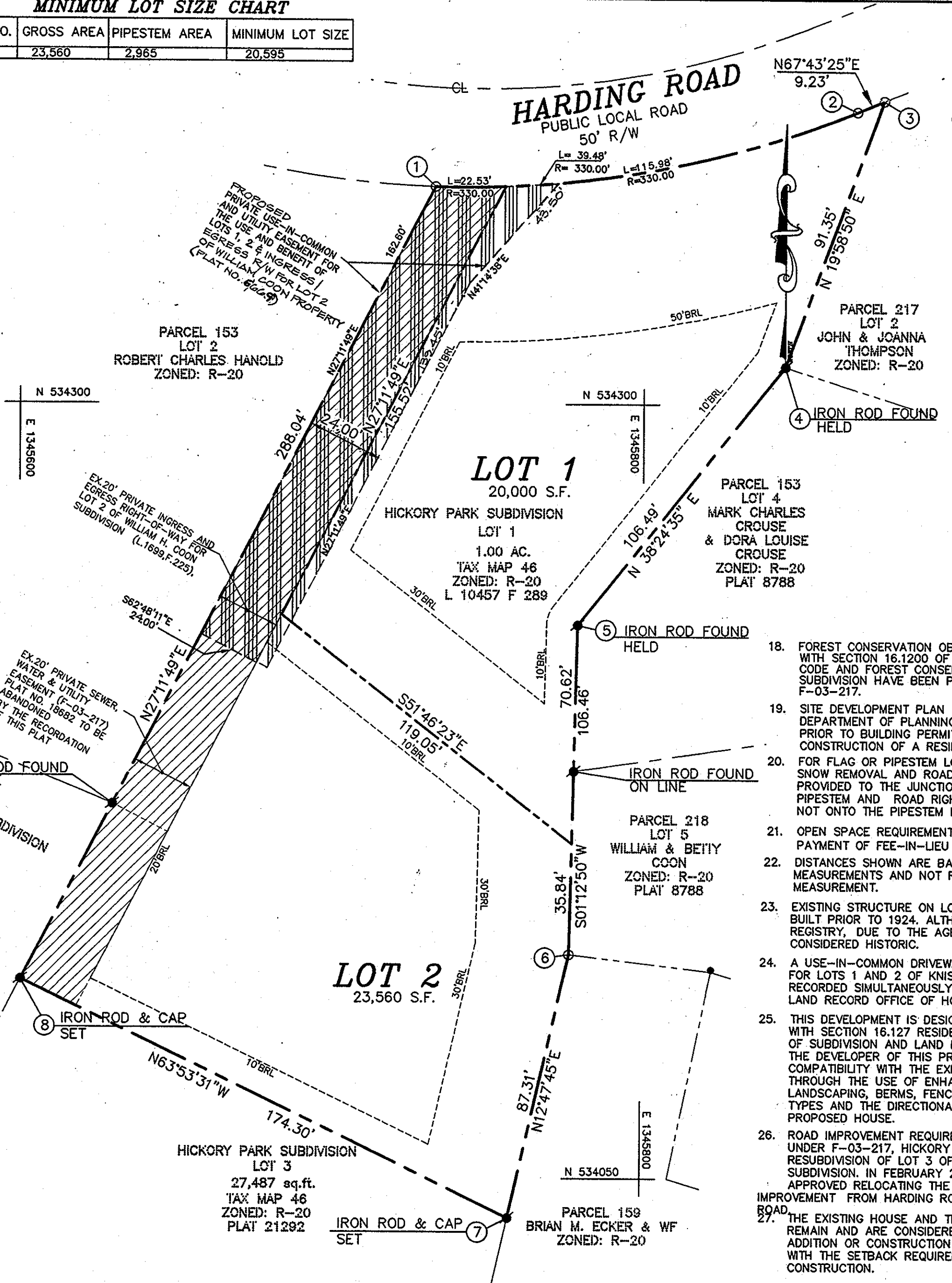
THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOT 1 OF HICKORY PARK, LOTS 1 AND 2 PLAT# 18682-3 INTO KNISLEY PROPERTY LOTS 1 AND 2.

RECORDED AS PLAT 22605 ON 2/7/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

KNISLEY PROPERTY
LOTS 1 AND 2
A RESUBDIVISION OF HICKORY PARK, LOTS 1 AND 2
PLAT 18682-18683 SHEET 1 OF 1

TAX MAP 46 6TH ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 388 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2013
GRID 2 EX. ZONING R-20 DPZ FILE NOS. ECP-13-052
F-03-217, PLAT# 18682-3

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
(410) 997-0286 Balt. (410) 997-0288 Fax.



GENERAL NOTES VICINITY MAP

- LOCATION: TAX MAP : 46 PARCEL: 388 LOT: 1
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENT EFFECTIVE 7/28/06.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT DECEMBER 2012.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 46EA AND 46EB.
STA. No. 46EA: N 536,185.423 E 1,338,091.710 ELEV. 415.10
STA. No. 46EB: N 534,750.221 E 1,337,742.800 ELEV. 413.24
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET.
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS (±)
- NO WETLANDS OR FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED JANUARY 2013.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 354-W AND 719-S).
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICROBIORETENTION FACILITIES AND NON-ROOFTOP DISCONNECTIONS. SWM PRACTICES FOR LOT 2 ARE SUBJECT TO THE RECORDATION OF A DECLARATION OF COVENANTS WITH RECORDATION OF THIS PLAT.
- LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN PROVIDED UNDER F-03-217.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF A RESIDENTIAL DWELLING ON LOT 2.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- OPEN SPACE REQUIREMENTS WILL BE SATISFIED VIA PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENTS AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- EXISTING STRUCTURE ON LOT 1 IS TO REMAIN. IT WAS BUILT PRIOR TO 1924. ALTHOUGH NOT ON THE HISTORIC REGISTRY, DUE TO THE AGE OF THE STRUCTURE IT IS CONSIDERED HISTORIC.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 OF KNISLEY PROPERTY WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MARYLAND.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE.
- ROAD IMPROVEMENT REQUIREMENTS WERE SATISFIED UNDER F-03-217, HICKORY PARK LOTS 1 AND 2, RESUBDIVISION OF LOT 3 OF THE WILLIAM COON SUBDIVISION. IN FEBRUARY 2012, A REDLINE WAS APPROVED RELOCATING THE REQUIRED ROAD IMPROVEMENT FROM HARDING ROAD TO OLD BOND MILL ROAD.
- THE EXISTING HOUSE AND THE GARAGE ON LOT 1 WILL REMAIN AND ARE CONSIDERED NON-CONFORMING. ANY ADDITION OR CONSTRUCTION ON THIS LOT MUST COMPLY WITH THE SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

P: 2004\12-037 KNISLEY PROPERTY DWG\MINOR SUB.DWG