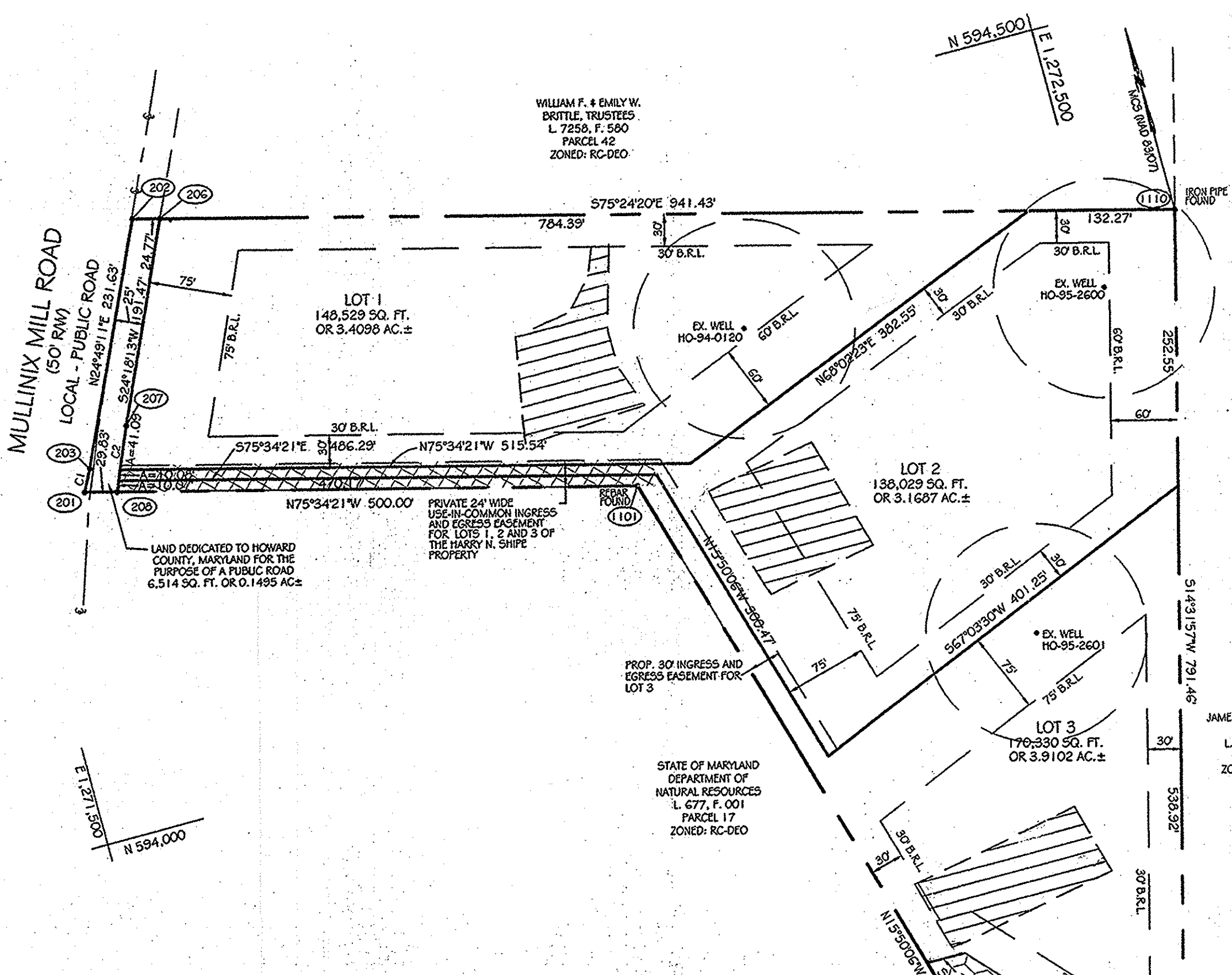
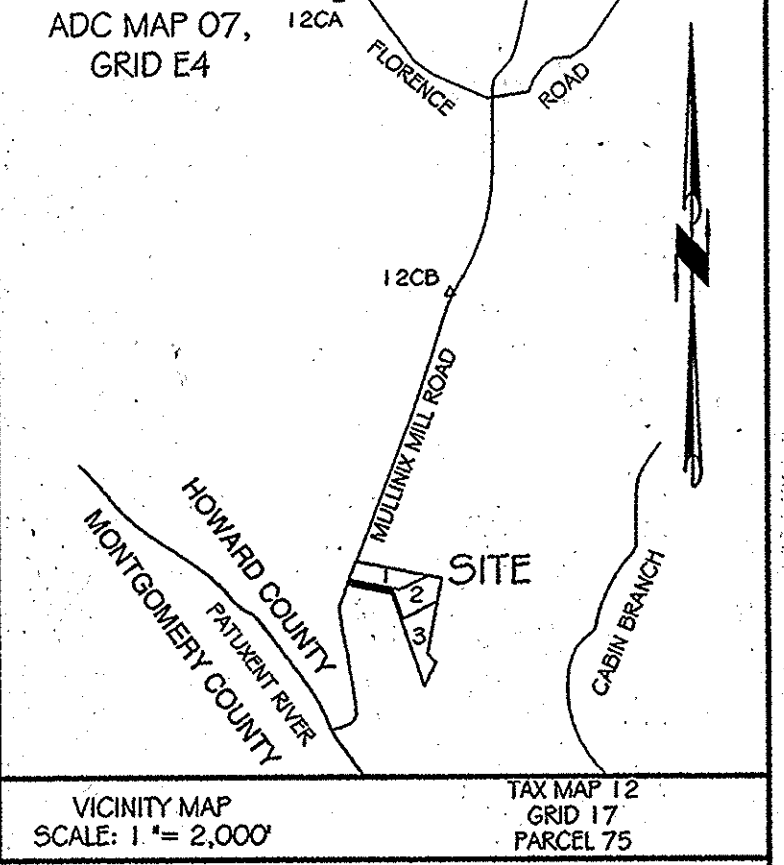


CURVE	RADIUS	ARC LENGTH	CURVE DATA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	653.78'	22.03'	01°55'43"	S27°15'59"W	22.03'	11.01'
C2	1072.00'	61.24'	03°16'24"	S22°40'01"W	61.23'	30.63'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM	MIN. LOT SIZE
2	138,029	4,856	133,173
3	170,330	10,793	159,537

Coordinates		
Point#	Northing	Easting
201	594315.4051	1271563.7960
202	594545.2180	1271671.1177
203	594334.9832	1271573.8872
206	594538.9770	1271695.0966
207	594364.4774	1271616.2837
208	594307.9730	1271592.6856
1101	594190.8279	1272048.0287
1107	593541.8594	1272383.5705
1108	593434.0945	1272463.5326
1110	594307.9986	1272502.1707
1157	593201.6977	1272326.5791

OWNER/DEVELOPER:  
HOWARD HORSE, LLC  
c/o JOHN CONGEDO  
163 CARRIAGE HOUSE WAY  
ACCIDENT, MD 21520  
443-463-2717



- 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.
  - COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/07) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 12CA AND 12CB.
  - 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 SYSTEM. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL BE NECESSARY.
  - B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
  - REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
  - REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
  - PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THIS ○
  - EXISTING WELLS INDICATED THIS ●
  - PUBLIC WATER AND SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE.
  - THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
  - 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 - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
    - STRUCTURES (CULVERTS / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 15, 2013 VANMAR ASSOCIATES, INC.
  - AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE 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 PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE 2004 ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
  - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
  - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH LOT 3, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENT(S) HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
  - PERIMETER LANDSCAPING FOR LOTS 1-3 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$6600.00 FOR 22 SHADE TREES (AT \$300.00 EACH, \$3300 PER LOT) WILL BE POSTED WITH THE BUILDERS GRADING PERMIT. LOT 1 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS BECAUSE IT HAS AN EXISTING HOUSE WITH AN ESTABLISHED LOT.
  - STORMWATER MANAGEMENT REQUIREMENTS FOR LOTS 2-3 ARE PROVIDED UNDER CHAPTER 5, OF THE 2009 REVISIONS TO THE 2000 MD STORMWATER DESIGN MANUAL. THESE REQUIREMENTS ARE BEING MET BY THE USE OF ROOFTOP DISCONNECTION (N-1), NON-ROOFTOP DISCONNECTION (N-2), SHEETFLOW TO CONSERVATION AREAS (N-3) AND MICRO-BIORETENTION (M-6). AT THE BUILDING PERMIT STAGE, LOT GRADING AND SITE OF IMPERVIOUS AREAS INCLUDING THE LOCATION OF THE PROPOSED HOUSE AND DRIVEWAY SHALL BE PER THE APPROVED STORMWATER MANAGEMENT EXHIBIT. IF CHANGES ARE MADE, A NEW STORMWATER MANAGEMENT EXHIBIT SHALL BE REQUIRED.
  - THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 1 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.
  - THERE IS NO FLOODPLAIN ON THIS SITE.
  - THERE ARE NO WETLANDS, STREAMS OR BUFFERS ON THIS SITE.
  - FOREST CONSERVATION OBLIGATIONS WILL BE MET BY PROVIDING MITIGATION OF 1.18 ACRES OF ON-SITE RETENTION AND 0.95 ACRES OFF-SITE PLANTING OBLIGATION AT THE QUARTZ HILL III FOREST MITIGATION BANK UNDER F-13-070. TOTAL MITIGATION IS 2.13 ACRES.
  - THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSES ON LOTS 2 AND 3.
    - DISTANCE TO WELL: 30'
    - DISTANCE TO SEPTIC: 20'
  - THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.

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.

*T. Michael Vansant* 3/4/2014  
T. MICHAEL VANSANT, Prof. L.S. NO. 21266 DATE  
*Howard C. Menditch* 3/5/2014  
HOWARD HORSE, LLC, OWNER DATE  
BY: HOWARD C. MENDITCH, MANAGING MEMBER

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded	3
• Buildable	3
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or parcels	10,487 Ac.±
• Buildable	0
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0.1495 Ac.±
d. Total area of subdivision to be recorded	10.6382 Ac.±

- General Notes: (Cont.)
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY VANMAR ASSOCIATES, INC. DATED MAY, 2013 AND WAS APPROVED SEPTEMBER, 2013.
  - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
  - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
  - WAIVER PETITION WP-13-191 TO WAIVE SECTIONS 16.120(b)(4)(i), (b) AND ALLOW 1.18 ACRES OF ON-SITE RETENTION WAS APPROVED ON JULY 22, 2013, SUBJECT TO THE FOLLOWING CONDITIONS:
    - THE DIVISION OF LAND DEVELOPMENT APPROVES THE EXISTING 1.18 ACRES OF HARDWOOD FOREST TO BE USED AS ON-SITE RETENTION. THE REMAINING 0.91 ACRES OF OBLIGATION WILL REQUIRE OFF-SITE AFFORESTATION PLANTING, FEE-IN-LIEU OR PURCHASE OF FOREST CREDITS FROM A FOREST MITIGATION BANK.
    - PROVIDE WITH FINAL PLAN SUBMISSION A FSD AND FCP ALONG WITH THE PROPOSED OFF-SITE PLANTING LOCATION IF APPLICABLE.
    - COMPLIANCE WITH ALL COMMENTS GENERATED WITH THE REVIEW OF THE ECP-13-039.
    - THE APPLICANT SHALL PREPARE AND SUBMIT A FINAL SUBDIVISION PLAT FOR THE SUBJECT PROPERTY FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING FOR ESTABLISHMENT OF LOTS 1-3.
    - ON THE FINAL PLAT, PROVIDE A BRIEF DESCRIPTION OF THE WAIVER PETITION (WP-13-191), AS A GENERAL NOTE TO INCLUDE WAIVER REQUEST, SECTION OF THE REGULATIONS, ACTION, DATE OF ACTION AND ALL CONDITIONS OF APPROVAL.
    - A PRESUBMISSION COMMUNITY MEETING SHALL BE HELD PRIOR TO THE SUBMISSION OF THE FINAL PLAT FOR THIS PROPERTY IN ACCORDANCE WITH SECTION 16.128.
    - THE FOREST CONSERVATION EASEMENT MUST BE ESTABLISHED AND CONSERVATION MANAGEMENT PRACTICES MUST BE ADHERED TO IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL.
    - AT THE FINAL PLAT SUBMISSION, THE APPLICANT SHOULD MAKE ALL PRACTICAL EFFORTS TO KEEP THE DISTANCE BETWEEN THE PROPOSED HOUSE SITES AND THE FOREST RETENTION EASEMENT AREAS AT A MAXIMUM TO AVOID FUTURE ENCROACHMENTS BY HOMEOWNERS INTO THE FOREST CONSERVATION EASEMENT AREAS.
    - AT THE FINAL PLAT SUBMISSION, THE APPLICANT SHALL PROVIDE THE REQUIRED 35-FOOT BRL FROM THE FOREST CONSERVATION EASEMENTS.
  - THE SUBJECT PROPERTY IS A MINOR SUBDIVISION AND IS LOCATED IN THE GROWTH TIER AREA IV IN ACCORDANCE WITH THE PLAN HOWARD 2030 AND THE MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
  - THE USE-IN-COMMON ACCESS AGREEMENT WILL BE RECORDED WITH THE RECORDATION OF THIS PLAT.
  - OPEN SPACE FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00 WAS PAID FOR THE CREATION OF THE 2 NEW LOTS FOR THIS NON-CLUSTER SUBDIVISION PER SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS.

APPROVED  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Blank* 4.3.14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*T. Menditch* for KS/PM 4-3-14  
DIRECTOR DATE

APPROVED  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*Maureen Rosemary* 3/27/2014  
HOWARD COUNTY HEALTH OFFICER DATE  
MS DATE 9/19/18

OWNER'S CERTIFICATE

WE, HOWARD HORSE, LLC, 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 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 5th DAY OF March, 2014.

*Howard C. Menditch*  
HOWARD HORSE, LLC.  
BY: HOWARD C. MENDITCH, MANAGING MEMBER

*Severin K. Vasel*  
WITNESS

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 HARRY N. AND BARBARA SHIFE UNTO HOWARD HORSE, LLC. BY DEED DATED NOVEMBER 15, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN UBER 14475 FOLIO 376; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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 9, 2015, IN ACCORDANCE WITH COMAR 09.13.06.12

*T. Michael Vansant* 3/4/2014  
T. MICHAEL VANSANT, PROF. LAND SURVEYOR DATE  
MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 2273 ON 4/11/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT  
LOTS 1 THRU 3  
HARRY N. SHIFE PROPERTY  
(LIBER 14475 AT FOLIO 376)

TAX MAP: 12 ELECTION DISTRICT: No. 4 SCALE: 1" = 100'  
GRID NO: 17 HOWARD COUNTY, MARYLAND DATE: JUNE, 2013  
PARCEL NO: 75 EX. ZONING: RCDEO 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  
varmar.com

County File # F-13-115