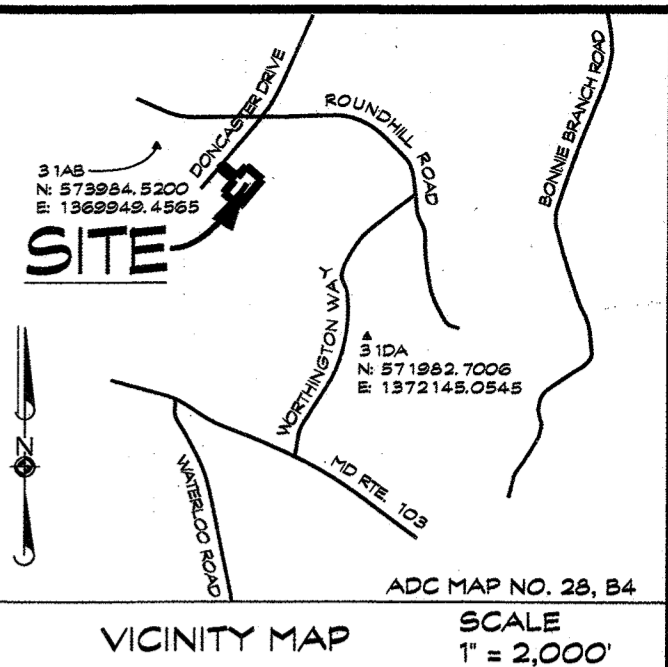


GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY CLSI IN JULY, 2011.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 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 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 31 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THE FOREST CONSERVATION EASEMENTS AND FEE-IN-LIEU HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 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 AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/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 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 LIABILITY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND WILL BE COMPLETED AT THE SDP STAGE.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PROVIDING 14,841 S.F. OF FOREST CONSERVATION EASEMENTS IN PERPETUITY TO HOWARD COUNTY AND BY PAYING A FEE-IN-LIEU IN THE AMOUNT \$14.70 1.50 FOR THE 9,602 S.F. OF FOREST CONSERVATION OBLIGATION REQUIRED.
- ALL AREAS ARE MORE OR LESS (±).
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 30, 31 & 32 WILL BE RECORDED TOGETHER WITH PLAT RECORDATION.
- THERE ARE NO WETLANDS, STREAMS, BUFFERS OR FLOODPLAINS ON THIS SITE.
- NO VISIBLE OR KNOWN BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- FOR THE OPEN SPACE REQUIREMENT A FEE-IN-LIEU WILL BE PROVIDED PER SECTION 16.121(a) & (b) OF THE SUBDIVISION REGULATIONS IN THE AMOUNT OF \$ 3,000.00 (\$1,500.00 PER LOT).
- PREVIOUS DEED FILE NUMBERS: ECP 13-022, F-90-088, S-889-054 & WP-14-070
- THE ARTICLES OF INCORPORATION FOR THE MAINTENANCE OF THE HOA OPEN SPACE AREAS WERE ESTABLISHED UNDER F-90-088 AND ARE RECORDED IN LIBER 2639, FOLIO 128.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31A8 AND NO. 31D4.
- DISTANCES SHOWN ARE BASED ON NAD 83/91.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING FILES ECP 13-022, F-90-088, S-89-054 AND WP-14-070.
- WAIVER PETITION FILE NUMBER WP-14-070 FOR ELLICOTT WOODS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON FEBRUARY 27, 2014. THE SPECIFICATIONS WAIVED WERE SECTIONS 16.120(B)(III)(B), 16.120(A)(7), AND 16.125(A)(10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. WAIVER APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE FOREST CONSERVATION EASEMENT AREA IS TO BE PROPERLY IDENTIFIED AND PROTECTED ON THE SUBJECT LOTS BY POSTING FOREST CONSERVATION EASEMENT SIGNS EVERY 50' AROUND THE PERIMETER OF THE EASEMENT AREA. THE FOREST CONSERVATION EASEMENT SIGNS ARE TO REMAIN POSTED AND VISIBLE IN PERPETUITY.
 - THE FOREST CONSERVATION EASEMENT IS TO BE PROTECTED BY FENCING SUCH AS A SPLIT RAIL FENCE ALONG THE PERIMETER FACING INTERNALLY TO THE SUBJECT LOTS.
 - THE PROPERTY OWNER/DEVELOPER MUST ENSURE THAT ALL FUTURE RESIDENTS OF THE 3 LOTS USE THE LOTS IN WAYS THAT DO NOT VIOLATE THE FOREST CONSERVATION EASEMENT RESTRICTIONS. THEY MUST BE EDUCATED ABOUT THE PERMITTED AND PROHIBITED ACTIVITIES WITHIN OR AFFECTING THE FOREST CONSERVATION EASEMENT.
 - THE PROPOSED SINGLE FAMILY DWELLINGS ON LOTS 30 & 32 MUST BE LOCATED AS CLOSE TO THE FRONT BRL AS POSSIBLE TO PERMIT A USEABLE BACK YARD ON BOTH LOTS AND TO PROVIDE ADEQUATE ROOM FOR A DECK, PATIO OR FUTURE ADDITION. PLEASE NOTE THAT THE HOUSE SETBACK WILL BE EVALUATED AS PART OF THE SITE DEVELOPMENT PLAN REVIEW AND APPROVAL PROCESS FOR LOTS 30 AND 32.
 - THE FINAL PLAT MUST PROVIDE THE REQUIRED 35' SETBACK FROM THE EDGE OF THE FOREST CONSERVATION EASEMENT AS DEPICTED ON THE WAIVER PETITION PLAN EXHIBIT IN ACCORDANCE WITH SECTION 16.120(B)(4)(II) OF THE SUBDIVISION REGULATIONS.
 - THE REMAINING PORTION OF THE FOREST CONSERVATION OBLIGATION WILL BE ADDRESSED AT AN OFF-SITE PROPERTY, FOREST MITIGATION BANK CREDITS OR A FEE-IN-LIEU PAYMENT.
 - NO, GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT.
- IN ACCORDANCE WITH WAIVER DATED APRIL 17, 2014 GRAVITY SEWER SERVICE, FIRST FLOOR ONLY, BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- THE NEW MIHU REQUIREMENT, PER CB-35-2013, IS BEING OVERSEEN BY THE DEPT. OF HOUSING. A FEE-IN-LIEU WILL BE PAID TO THE DEPARTMENT ON EACH UNIT IN THE DEVELOPMENT AS ALTERNATIVE COMPLIANCE TO SATISFY THE MIHU REQUIREMENT, AND PURSUANT TO SECTION 13.402C(6) OF THE ACT, THE DEVELOPER SHALL PAY THE FEE-IN-LIEU BEFORE A USE AND OCCUPANCY PERMIT MAY BE ISSUED FOR ANY UNIT IN THE DEVELOPMENT.
- THE ARTICLES OF INCORPORATION FOR THE MAINTENANCE OF THE HOA OPEN SPACE AREAS ARE RECORDED IN LIBER 2639, FOLIO 128.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 BUILDABLE: 3
 NON-BUILDABLE: 0
 OPEN SPACE: 0
 PRESERVATION PARCELS: 0
 TOTAL AREA OF LOTS AND/OR PARCELS
 BUILDABLE: 2.0324 AC.
 NON-BUILDABLE: 0
 OPEN SPACE: 0
 PRESERVATION PARCELS: 0
 TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.0324 AC.



COORDINATES

Point No.	Northing	Easting
LC1	573491.8649	1370682.0206
LC2	573788.7605	1370638.2972
LC3	573771.9062	1370882.3612
LC4	573633.9748	137047.5878
LC5	573350.1470	1370814.5010
LCF5	573662.2210	1370792.1457
LCF6	573623.7158	1370780.4872
LCF7	573750.2513	1370606.8236

INGRESS/EGRESS EASEMENT LINE DATA

NUMBER	BEARING	DISTANCE
E1	S 50°33'46" E	24.09'
E2	S 80°30'39" E	43.46'
E3	S 55°27'27" E	41.04'
E4	S 34°32'33" W	35.62'
E5	S 84°26'14" W	55.97'
E6	N 50°33'46" W	66.11'

FOREST CONSERVATION EASEMENT LINE DATA

NUMBER	DIRECTION	DISTANCE
FC1	N 69°04'39" E	38.38'
FC2	N 16°12'59" E	7.93'
FC3	S 57°28'40" E	80.01'
FC4	N 40°49'35" E	22.60'
FC5	N 22°41'59" E	79.08'
FC6	N 40°50'18" E	51.70'
FC7	S 13°30'42" W	138.01'
FC8	S 39°23'37" W	144.94'
FC9	N 48°54'16" W	80.15'
FC10	N 13°30'42" E	141.15'
FC11	S 50°08'41" E	61.62'
FC12	S 39°23'37" W	126.50'

LEGEND

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PRIVATE VARIABLE WIDTH USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR LOTS 30, 31 & 32
- EX. UTILITY EASEMENT L. 467, F. 445
- EX. 20' DRAINAGE EASEMENT L. 467, F. 445

NOTE: Fee-in-lieu will be paid for Lots 30 & 32 at the building permit application

PIPESTEM LOTS CALCULATIONS

LOT #	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
30	25,426 S.F.	4,238 S.F.	21,188 S.F.
31	31,899 S.F.	4,362 S.F.	27,604 S.F.
32	31,206 S.F.	2,988 S.F.	28,218 S.F.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5-31-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 6-6-19
 DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 5/28/19
 HOWARD COUNTY HEALTH OFFICER

OWNER'S CERTIFICATE
 WE, THOMAS J. SHANLEY, JOSEPH P. SHANLEY AND MATTHEW SHANLEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.
 "WITNESS OUR HANDS THIS 9TH DAY OF 2019"

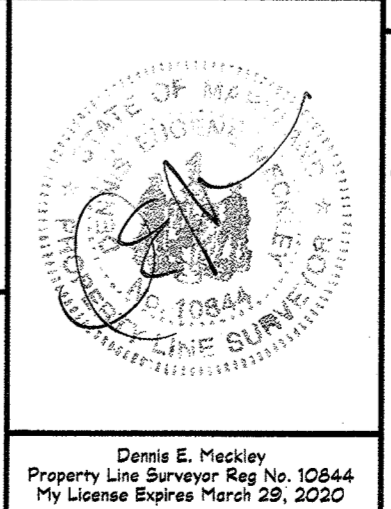
THOMAS J. SHANLEY 3/9/19
 JOSEPH P. SHANLEY 3/10/19
 MATTHEW SHANLEY 3/9/19

[Signatures]
 WITNESSES: [Signatures] 3/10/19, [Signatures] 3/10/19, [Signatures] 3/10/19

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PATRICIA ANN KING, SOLE OWNER TO THOMAS J. SHANLEY AND JOSEPH P. SHANLEY AND MATTHEW SHANLEY, JOINT TENANTS PARTIES OF THE SECOND PART BY DEED DATED JULY 18, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 14212, FOLIO 84 AND THAT ALL THE 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.
 Dennis E. Meekley 3/7/19
 Property Line Surveyor reg.no. 10844

HOWARD COUNTY FILES
 WATER CONTRACT NO. 147-W
 SEWER CONTRACT NO. 419-S

OWNER/DEVELOPER
 MATTHEW SHANLEY
 4633 DONCASTER DRIVE
 ELLICOTT CITY, MD 21043
 (443) 786-1583



Engineers • Surveyors
CLSI
 www.clsi-civileng.com
 Land Planning & Environmental Consultants

439 East Main Street Westminster, MD 21157-5539
 (410) 848-1790 FAX (410) 848-1791

Surveyed By: CLSI | Drawn By: BM
 Computed By: BM | Checked By: LDA
 Date: JUNE, 2013 | Scale: 1" = 50'
 Drawing No.: 2012032 | Sheet 1 of 1

RECORDED AS PLAT NO. 25039 ON 6/7/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELLICOTT WOODS
 LOTS 30, 31 & 32
 A RESUBDIVISION OF LOT 28.
 PREVIOUSLY RECORDED PLAT #10730 DEED 14212/84
 TAX MAP: 31 BLOCK: 8 PARCEL: 22
 2nd ELECTION DISTRICT HOWARD COUNTY, MD