

**GENERAL NOTES**

1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.  
DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.  
DENOTES STONE FOUND.  
DENOTES IRON PIPE FOUND.
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0066 AND 2585
3. 'BRL' INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED R-A-15 PER 10-06-13 COMPREHENSIVE ZONING PLAN.
5. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2012 BY BENCHMARK ENGINEERING, INC., AND PREVIOUSLY RECORDED PLAT NO. 5861.
6. A WETLAND DELINEATION AND FOREST STAND DELINEATION REPORT OF THIS PROPERTY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON AUGUST 27, 2012. THERE ARE NO WETLANDS ONSITE.
7. THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN MET BY PROVIDING 1.12 AC. OF CREDITED, ON-SITE RETENTION, FOREST CONSERVATION SURETY OF \$100.00 HAS BEEN POSTED AS PART OF THE LANDSCAPE SURETY FOR THE DISTURBANCE WITHIN THE FOREST CONSERVATION EASEMENT.
8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)  
b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1"-1 1/2" MIN)  
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.  
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (225 LOADING).  
e) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT DEPT OVER DRIVEWAY  
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION, LOCATED, IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY AND ALL 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 THE 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 FOREST CONSERVATION EASEMENTS, 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 POSTERIOR TO THE COUNTY'S ACCEPTANCE OF THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
10. PREVIOUS HOWARD COUNTY FILE NUMBERS: F-84-130, PLAT # 5861, WP-13-074, ECP-13-012, S-88-018, P-88-035, F-88-291, B-88-734, SDP-13-055, F-14-042.
11. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
12. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS BEING PROVIDED BY USE OF 2 MICRO-BIOTENTION FACILITIES, 6 AREAS OF PERVIOUS PAVEMENT AND 1 DRYWELL AS APPROVED UNDER SDP-13-055.
13. THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF HOWARD COUNTY AND THE ZONING REGULATIONS PER COUNCIL BILL 32-2013. DEVELOPMENT OF CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT AND PER THE ZONING REGULATIONS.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
15. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
16. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER IS PUBLIC UNDER CONTR. NO. 24-1784-D AND SEWER IS PUBLIC UNDER CONTR. NO. 24-1462-D.
17. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS) OR THERE REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA UNLESS WAIVERS HAVE BEEN APPROVED OR DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
18. THIS PLAN IS SUBJECT TO WAIVER PETITION WP-13-074, APPROVED NOVEMBER 14, 2012 TO SECTION 16.116(O)(10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION WHICH STATES: REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW CONSTRUCTION SHALL NOT BE PERMITTED WITHIN 75' OF A PERENNIAL STREAMBANK AND SECTION 16.1202(O)(7) & (10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF THE STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER SUBJECT TO THE FOLLOWING:  
1. APPROVAL OF THIS WAIVER IS FOR THE REMOVAL OF FIVE SPECIMEN TREES AS SHOWN ON THE WAIVER PETITION EXHIBIT. NO OTHER SPECIMEN TREES MAY BE REMOVED.  
2. REMOVAL OF THE FIVE SPECIMEN TREES WILL REQUIRE MITIGATION AT A RATIO OF ONE 3"-4" CALIPER TREE PER EACH SPECIMEN TREE REMOVED. THE MITIGATION PLANTING SHALL BE PROVIDED AS PART OF THE LANDSCAPE PLAN WITH THE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.  
3. ONCE CONSTRUCTION IS COMPLETE THE TEMPORARY LIMIT OF DISTURBANCE WITHIN THE ENVIRONMENTAL FEATURES SHALL BE STABILIZED AS NECESSARY WITH SEED, SOIL, FOREST RESOURCES OR SUITABLE GROUND COVER.  
4. PROVIDE ADEQUATE OUTLET PROTECTION FOR EACH BIOTENTION OUTLET TO PREVENT SOIL EROSION.  
5. OBTAIN ALL NECESSARY AUTHORIZATION OF REGULATED ACTIVITY FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
19. THE REQUIRED PERIMETER PLANTINGS AND PARKING LOT PLANTINGS ARE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT FOR SDP-13-055 IN THE AMOUNT OF \$20,410.00 (\$9,600.00 FOR 32 SHADE TREES, \$5,600.00 FOR 44 EVERGREEN TREES, \$1,800.00 FOR 12 ORNAMENTAL TREES AND \$2,550.00 FOR 75 SHRUBS). THE ADDITIONAL \$160.00 SURETY FEE IS FOR THE DISTURBANCE WITHIN THE FOREST CONSERVATION EASEMENT.
20. THE FLOODPLAIN SHOWN IS BASED ON A FLOODPLAIN STUDY PREPARED BY BENCHMARK ENGINEERING, INC. DATE AUGUST 28, 2012.
21. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED JANUARY 2013.
22. A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Mason* 5-1-14  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Susan Umstead* 5/2/14  
SUSAN UMSTEAD (MEMBER)  
LAKESHORE I, LLC  
BY: MEC ASSOCIATES, LLC

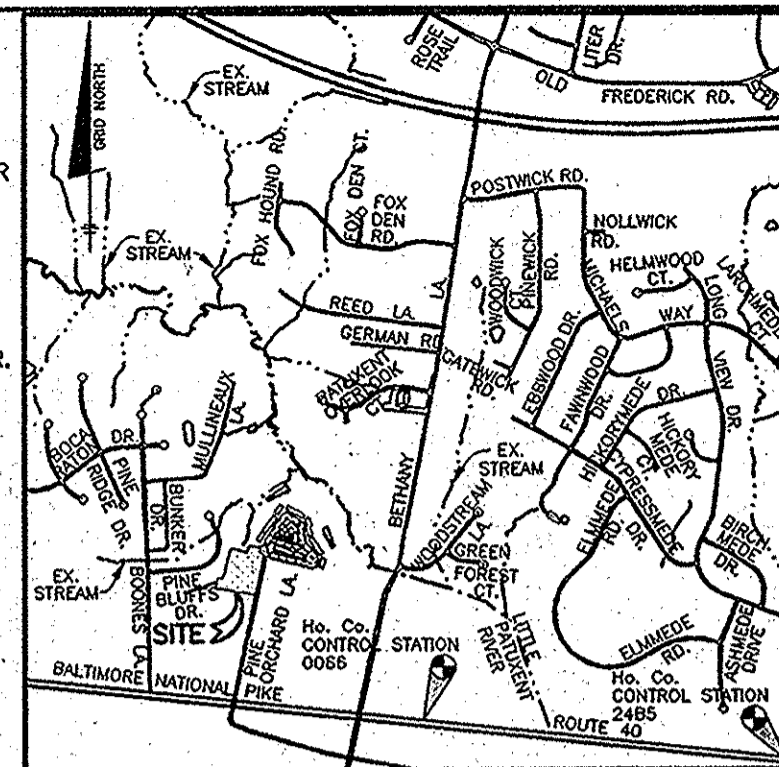
DENSITY EXCHANGE CHART	
RECEIVING PARCEL INFORMATION	TAX MAP 24, GRID 1, PARCEL 647
TOTAL AREA OF SUBDIVISION	3.01 AC
AREA OF FLOODPLAIN	0.27 AC
AREA OF STEEP SLOPES	0.26 AC
DENSITY UNITS PER NET AREA	2.48 * 15 = 37 D.U.
NUMBER OF UNITS PROPOSED	40
NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE RIGHTS REQUIRED	1 (APARTMENT UNITS = 0.33 RIGHTS PER UNIT = 0.33X3 = 0.99 UNITS)
SENDING PARCEL INFORMATION	PHELPS PROPERTY TAX MAP 18, GRID 1, PARCEL 357

BOUNDARY COORDINATE		
POINT	NORTH	EAST
1	N 588482.58	E 1350806.87
2	N 588543.26	E 1350429.17
3	N 588615.22	E 1350447.26
4	N 588618.50	E 1350501.43
5	N 588928.19	E 1350580.05
6	N 588928.43	E 1350580.21
7	N 588855.66	E 1350886.73

**BENCH MARKS**

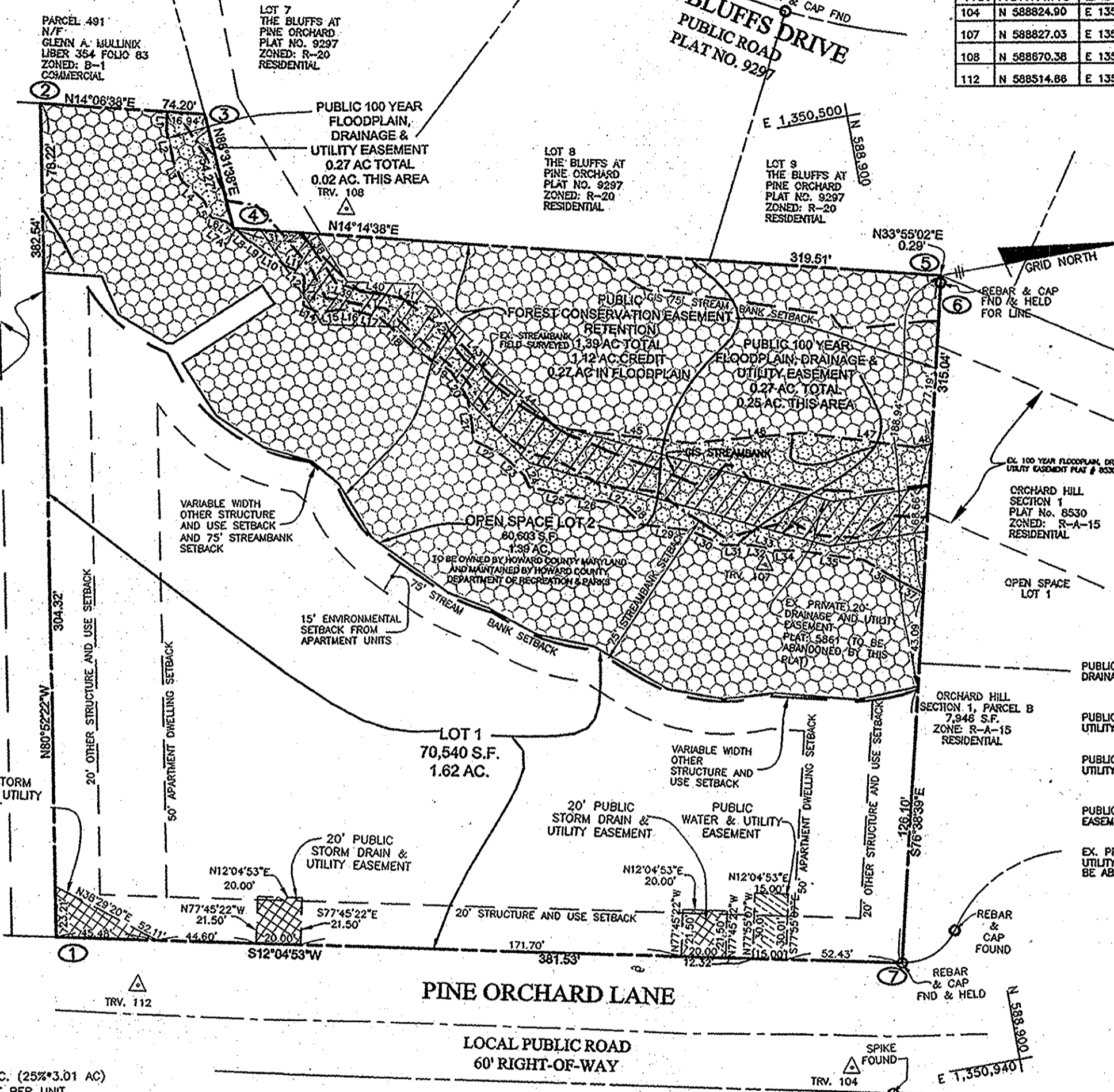
HO. CO. #0066 (NAD '83) ELEV. 386.52  
STANDARD DISC ON CONCRETE MONUMENT  
RT. 40 BY ENCHANTED FOREST SHOPPING CENTER  
N 587380.50 E 1,352603.44

HO. CO. #2485 (NAD '83) ELEV. 390.17  
STANDARD DISC ON CONCRETE MONUMENT  
ISLAND AT CORNER OF RT. 40 AND DOGWOOD DR.  
N 586956.27' E 1356570.78'



TRAVERSE/CONTROL COORDINATE TABLE		
NO.	NORTHING	EASTING
104	N 588824.90	E 1350930.30
107	N 588827.03	E 1350698.43
108	N 588670.38	E 1350501.75
112	N 588514.86	E 1350835.37

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN SHEET



FOREST CONSERVATION EASEMENT AND OPEN SPACE LOT 2 LINE TABLE	
LINE LENGTH	BEARING
FC01	26.20' S141°55'41"W
FC02	18.00' S76°33'45"W
FC03	25.22' S41°36'46"W
FC04	2.87' S111°15'53"W
FC05	48.13' S23°04'28"E
FC06	10.00' S86°53'32"W
FC07	45.66' N23°04'28"W
FC08	28.49' S87°46'15"W
FC09	25.88' S44°23'02"W
FC10	22.65' S28°21'11"W
FC11	15.97' S50°57'43"W
FC12	28.43' S89°10'47"W
FC13	43.43' S46°53'18"W
FC14	18.47' S31°21'21"W
FC15	25.23' S39°14'03"W
FC16	25.92' S22°15'37"W
FC17	38.60' S40°32'38"W
FC18	28.63' S20°31'27"W
FC19	23.82' S23°55'19"W
FC20	37.35' S14°50'26"W
FC21	27.79' S01°31'35"E

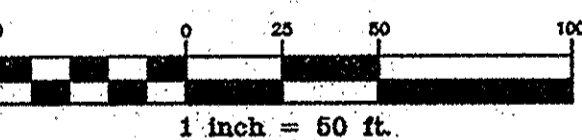
FOODPLAIN LINE TABLE		
LINE	LENGTH	BEARING
L1	8.83'	S77°12'08"E
L2	14.74'	N87°54'11"E
L3	9.81'	N77°06'19"E
L4	13.41'	N52°12'01"E
L5	8.72'	N77°23'24"E
L6	6.57'	N24°06'49"E
L7	4.07'	N43°08'11"E
L7A	1.16'	N48°04'21"E
L8	5.34'	N55°11'18"E
L9	13.20'	N47°52'54"E
L10	10.29'	N41°17'02"E
L11	5.38'	N31°50'28"E
L12	3.07'	N55°30'20"E
L13	13.66'	S79°20'43"E
L14	7.15'	N34°10'24"E
L15	10.87'	N04°33'38"E
L16	5.17'	N154°10'17"E
L17	11.77'	N22°27'37"E
L18	23.95'	N51°24'33"E
L19	17.77'	N42°42'21"E
L20	14.57'	N88°34'26"E
L21	19.20'	S88°22'14"E
L22	14.22'	N88°12'49"E
L23	13.23'	N53°27'44"E
L24	6.22'	N72°48'48"E
L25	25.48'	N22°54'11"E
L26	10.46'	N172°06'06"E
L27	8.00'	N29°51'45"E
L28	10.77'	N54°51'57"E
L29	21.78'	N17°06'41"E
L30	16.55'	N34°48'47"E
L31	12.69'	N11°00'11"E
L32	6.59'	N02°23'12"E
L33	3.81'	N50°40'33"E
L34	10.77'	N10°44'04"E
L35	30.45'	N18°27'27"E
L36	18.77'	N41°26'37"E
L37	12.16'	N37°40'07"E
L38	27.78'	N66°42'22"E
L39	10.33'	N28°05'35"E
L40	7.33'	N18°45'38"E
L41	29.40'	N25°28'27"E
L42	11.84'	N70°50'32"E
L43	28.19'	N58°22'34"E
L44	36.70'	N48°21'31"E
L45	61.06'	N16°47'17"E
L46	49.23'	N04°53'37"E
L47	51.58'	N17°43'19"E
L48	8.03'	N00°07'07"W

**LEGEND**

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PUBLIC STORM DRAIN & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT
- EX. PRIVATE 20' DRAINAGE & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE	1.62 AC. ±
NON-BUILDABLE	0.00 AC.
OPEN SPACE	1.39 AC. ±
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.01 AC. ±



**OPEN SPACE TABULATIONS:**

OPEN SPACE REQUIRED	0.75 AC. (25%*3.01 AC)
RECREATIONAL SPACE REQUIRED	400 SF PER UNIT 40 UNITS*400=16,000 SF
OPEN SPACE PROVIDED (LOT 2)	1.39 AC. OR 46% (OPEN SPACE LOT 2)
RECREATIONAL OPEN SPACE PROVIDED	25,620 SF (SEE SDP-13-055 FOR CHART)

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

*Bridgette M. Rossman* 5/19/2014  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Shirley E. Johnson* 5-9-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Katherine Johnson* 4/2/14  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

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. 21320, EXPIRATION DATE 1/7/2015; AND THAT IT IS ALL OF THE LANDS CONVEYED BY KATHLEEN A. ROMANIK, CHRISTINA A. ROMANIK, CLARE T. ROMANIK AND MARY NELL MYERS, TO LAKESHORE I, LLC BY DEED DATED APRIL 11, 2014 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15538 AT FOLIO 183 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 AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS

*Donald Mason* 5-1-14  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S DEDICATION**

WE, LAKESHORE I, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 2nd DAY OF May, 2014.

*Susan Umstead* 5/2/14  
SUSAN UMSTEAD (MEMBER) DATE

*Maria C. Gouin* 5/2/14  
WITNESS DATE

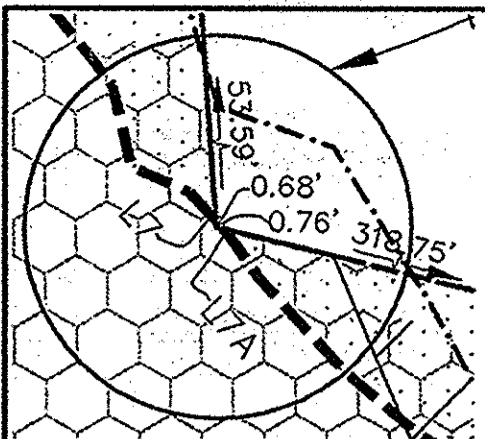
RECORDED AS PLAT NO. 22842  
ON 6/5/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RESUBDIVISION AND DENSITY RECEIVING PLAT**

**ORCHARD PARK**  
SECTION 3, LOT 1 AND OPEN SPACE 2  
A RESUBDIVISION OF ROMANIK PROPERTY, LOT 1

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 24  
GRID: 1  
PARCELS: 647  
ZONED: R-A-15

SCALE: AS SHOWN  
DATE: MAY 1, 2014  
SHEET: 1 OF 2



**GENERAL NOTES CONTINUED:**

23. USING THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 128.0.K OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 3 OF THE RESIDENTIAL APARTMENT UNITS SHOWN ON THE SITE DEVELOPMENT PLAN FOR ORCHARD PARK, SECTION 3 (SOP-13-005) HAVE BEEN TRANSFERRED FROM PHELPS PROPERTY, TAX MAP 18, PARCEL 307.

24. THE OPEN SPACE REQUIREMENT FOR THE DEVELOPMENT HAVE BEEN MET BY THE CREATION OF OPEN SPACE LOT 2, OPEN SPACE LOT 1 IS TO BE TRANSFERRED TO HOWARD COUNTY. OPEN SPACE LOT 1 IS TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.

25. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF CODE PUBLIC WATER AND PUBLIC SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IN CAPACITY IS AVAILABLE AT THAT TIME.

**BLOW UP**  
SCALE: 1" = 20'

EX. 20' PUBLIC SEWER AND UTILITY EASEMENT LIBER 1476, FOLIO 046. TO BE ABANDONED BY OTHERS

ROMANIK PROPERTY  
PLAT #5861  
LOT 2  
ZONED: R-A-15  
RESIDENTIAL

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.

*Donald A. Mason* 5-1-14  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 331

*Susan Umstead* 5/2/14  
SUSAN UMSTEAD (MEMBER)  
LAKESHORE I, LLC  
BY: MEC ASSOCIATES, LLC

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.62 AC. ±
NON-BUILDABLE	0.00 AC. ±
OPEN SPACE	1.39 AC. ±
PRESERVATION PARCELS	0.00 AC. ±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC. ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.01 AC. ±

**LEGEND**

	PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	PUBLIC STORM DRAIN & UTILITY EASEMENT
	PUBLIC WATER & UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT
	EX. PRIVATE 20' DRAINAGE & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT

ORCHARD HILL SECTION 1, PARCEL B  
7,946 S.F.  
ZONE: R-A-15  
RESIDENTIAL

**OWNER**  
LAKESHORE I, LLC  
C/O SECURITY DEVELOPMENT CORPORATION, INC.  
8480 BALTIMORE NATIONAL PIKE SUITE 415  
ELLICOTT CITY, MD 21043

**ENGINEER**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE SUITE 315  
ELLICOTT CITY, MD 21043  
410-465-6105

THE PURPOSES OF THIS PLAT IS TO RESUBDIVIDE LOT 1 ROMANIK PROPERTY INTO LOT 1 AND OPEN SPACE 2 ORCHARD PARK, SECTION 3; RECORD A PUBLIC FOREST CONSERVATION EASEMENT; A PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT; A PUBLIC WATER & UTILITY EASEMENT; A PUBLIC STORM DRAIN & UTILITY EASEMENT; ABANDON AN EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT AS SHOWN ON PLAT 5861 AND IS A NEIGHBORHOOD DENSITY RECEIVING PLAT.

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

*Barbara Maure Roszman* 5/15/2014  
HOWARD COUNTY HEALTH OFFICER

**SURVEYOR'S CERTIFICATE**

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. 21320, EXPIRATION DATE 1/7/2015; AND THAT IT IS ALL OF THE LANDS CONVEYED BY KATHLEEN A. ROMANIK, CHRISTINA A. ROMANIK, CLARE T. ROMANIK AND MARY NELL MYERS, TO LAKESHORE I, LLC BY DEED DATED APRIL 11, 2014 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15538 AT FOLIO 183 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS

**OWNER'S DEDICATION**

WE, LAKESHORE I, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 2nd DAY OF May, 2014.

RECORDED AS PLAT NO. 82842  
ON 6/15/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Paul E. Clark* 5-9-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Keith S. Schneider* 6/2/14  
DIRECTOR

*Donald A. Mason* 5-1-14  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 331

*Susan Umstead* 5/10/14  
SUSAN UMSTEAD (MEMBER)  
LAKESHORE I, LLC  
BY: MEC ASSOCIATES, LLC

*Michelle E. Platt* 5/2/14  
WITNESS

**RESUBDIVISION AND DENSITY RECEIVING PLAT**

**ORCHARD PARK**  
SECTION 3, LOT 1 AND OPEN SPACE 2  
A RESUBDIVISION OF  
ROMANIK PROPERTY, LOT 1

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 24  
GRID: 1  
PARCELS: 647  
ZONED: R-A-15

SCALE: AS SHOWN  
DATE: MAY 1, 2014  
SHEET: 2 OF 2