

GENERAL NOTES

- 4" x 4" x 30" CONCRETE MONUMENT TO BE SET.
- 3/8" x 30" PIPE OR STEEL MARKER TO BE SET.
- STONE FOUND.
- IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17FA AND 18DA
- 'BRL' INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED R-20 PER 10-6-13 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2013 BY BENCHMARK ENGINEERING, INC., AND PREVIOUSLY RECORDED PLAT NO. 4768.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED, IN, ON, OVER AND THROUGH LOT 2. ANY AND ALL CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: F-81-07, PLAT # 4768, WP-14-019, SDP-14-026FC
- THERE IS AN EXISTING HOUSE AND SHED LOCATED ON THE PROPERTY. THE EXISTING STRUCTURES ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA UNLESS WAIVERS HAVE BEEN APPROVED OR DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
- DEVELOPMENT OR CONSTRUCTION ON THIS LOT MUST COMPLY WITH THE SETBACK REGULATIONS AND ANY CHANGES UNDER NEW ZONING REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- USING THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 128.L OF THE ZONING REGULATIONS, ONE DEVELOPMENT RIGHT HAS BEEN TRANSFERRED TO ORCHARD PARK, SECTION 3, SEE F-14-025 FOR ADDITIONAL INFORMATION.
- THIS PROPERTY IS ENCUMBERED WITH A NEIGHBORHOOD PRESERVATION EASEMENT HELD BY HOWARD COUNTY MARYLAND. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITH THE DEED OF NEIGHBORHOOD PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THE PLAT OF NEIGHBORHOOD PRESERVATION EASEMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.

LINE	BEARING	LENGTH
F-1	N77°17'57"E	51.41'
F-2	N03°03'23"W	6.26'
F-3	N47°48'39"W	56.44'
F-4	N12°42'03"W	105.25'
F-5	N89°02'09"E	19.44'
F-6	S81°35'29"E	28.31'
F-7	N11°05'31"E	78.12'
F-8	N25°18'07"W	59.96'
F-9	N34°29'50"E	13.68'
F-10	N79°46'40"E	36.66'
F-11	N10°48'08"W	64.67'
F-12	N10°26'15"E	14.73'
F-13	N12°21'57"W	57.65'
F-14	S07°03'05"E	174.07'
F-15	S58°01'48"E	35.00'
F-16	S18°40'49"E	124.26'

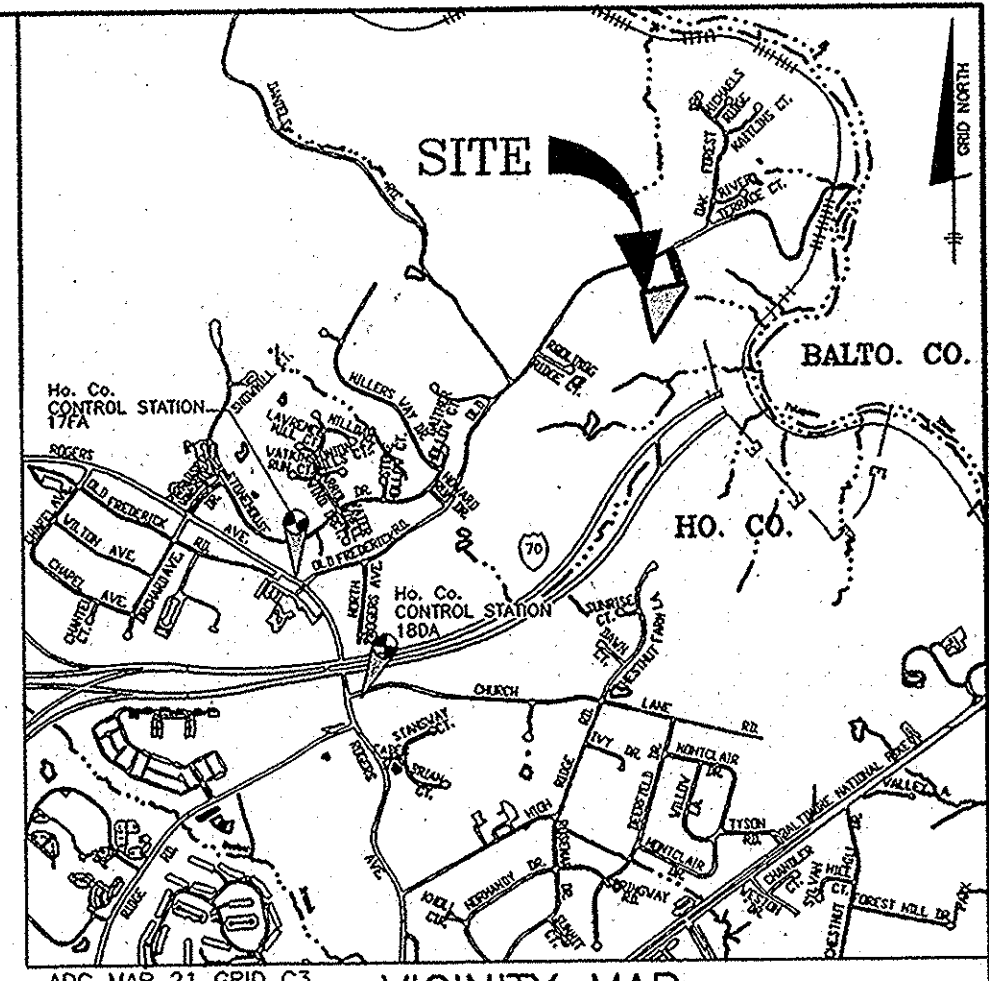
POINT	BOUNDARY COORDINATE	
	NORTH	EAST
1	598026.25	1369079.79
2	597631.62	1369217.27
3	597079.82	1368872.87
4	597583.87	1368759.27
5	597672.19	1369150.19
6	598003.89	1369034.63

BENCH MARKS

HO. CO. #17FA (NAD '83) ELEV. 476.71
STANDARD DISC ON CONCRETE MONUMENT
ROGERS AVENUE 0.15MI. WEST OF OLD FREDERICK ROAD
N 594,946.43 E 1,364,626.77

HO. CO. #18DA (NAD '83) ELEV. 483.15
STANDARD DISC ON CONCRETE MONUMENT
CHURCH LANE ROAD (NEAR ROGERS AVENUE & RTE. 70)
N 593,334.42 E 1,367,562.22

- LEGEND**
- EXISTING SEPTIC RESERVE AREA
 - PROPOSED FOREST RETENTION EASEMENT
 - PROPOSED FOREST REFORESTATION EASEMENT
 - EXISTING 66' UTILITY EASEMENT, PLAT 4768, L. 128, F. 257
 - EXISTING 20' DRAINAGE & UTILITY EASEMENT, PLAT 4768
 - BOUNDARY COORDINATE DESIGNATION
 - NEIGHBORHOOD PRESERVATION EASEMENT



- GENERAL NOTES CONTINUED:
- THIS PLAN IS SUBJECT TO WP-14-019 APPROVED SEPTEMBER 25, 2013 TO SECTION 16.120(b)(4)(iii) REQUIRING FOREST CONSERVATION EASEMENTS BE LOCATED ON LOTS 10 ACRES OR GREATER AND SECTION 16.116(a)(4) REQUIRING BUFFERS FOR WETLANDS AND STREAMS BE DELINEATED ON FINAL PLANS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PROPERTY OWNER SHALL BE REQUIRED TO RECORD A PLAT OF REVISION AND A FOREST CONSERVATION PLAT OF EASEMENT WHICH MAY ALSO BE COMBINED TO SHOW THE PROPOSED DENSITY SENDING UNITS AND TO PROCESS A SITE DEVELOPMENT PLAN TO ESTABLISH THE AREA OF THE FOREST CONSERVATION EASEMENT BANK.
 - THE AREA OF EASEMENT PLACED INTO A FOREST CONSERVATION EASEMENT BANK SHALL BE A MINIMUM OF ONE ACRE IN SIZE TO INCLUDE APPROXIMATELY 0.29 ACRES OF REFORESTATION.
 - A 35' ENVIRONMENTAL BUFFER SHALL BE SHOWN AROUND THE NORTHERN AND EASTERN FOREST CONSERVATION EASEMENT LINE AND A MINIMUM WIDTH OF 20' ALONG THE WESTERN PROPERTY LINE SHALL BE EXCLUDED FROM THE RETENTION EASEMENT AREA TO PROVIDE AN ACCESS DRIVEWAY TO THE EXISTING WELL LOCATED TO THE SOUTHWEST OF LOT 2 (AS REQUIRED BY THE HEALTH DEPARTMENT FOR ACCESS TO THE WELL).
 - THE AREA OF THE EXISTING WELL AND HOUSE WATER LINE FROM THE WELL TO THE HOUSE LOCATED ON LOT 2 SHALL NOT BE PLACED INTO EASEMENT AREA. THE PROPERTY OWNER IS REQUIRED TO CONSULT WITH THE HEALTH DEPARTMENT FOR FURTHER RESTRICTIONS REGARDING ACCESS TO THE EXISTING/PROPOSED WELLS AND HOUSE WATER LINE AND SHALL REMOVE FURTHER AREAS FROM THE FOREST CONSERVATION EASEMENT AS APPLICABLE.
 - A 20' WIDE ENVIRONMENTAL BUFFER SHALL BE SHOWN FROM THE EASTERN CONSOLIDATED GAS, ELECTRIC, LIGHT AND POWER COMPANY RIGHT-OF-WAY (OVERHEAD POWER LINES) TO THE PROPOSED 0.30 ACRES OF PROPOSED REFORESTATION AREA. REFORESTATION PLANTINGS SHALL CONSIST OF NATIVE TREE SPECIES WHICH WILL NOT EXCEED 40' IN HEIGHT. VEHICULAR ACCESS TO THE PLANTING AREA(S) SHALL NOT BE THROUGH THE AREA OF EXISTING FOREST.
 - REMOVAL OF INVASIVE PLANT SPECIES, BUILDING MATERIALS (CINDER BLOCKS) AND OTHER DEBRIS (WHERE APPLICABLE) SHALL BE REQUIRED AND INTERIOR PLANTINGS INSTALLED WHERE JUNK VEHICLE(S) WERE REMOVED.
 - A DEVELOPER'S AGREEMENT AND POSTING OF SURETY FOR THE ESTABLISHMENT OF THE FOREST BANK SHALL BE REQUIRED UNDER THE SITE DEVELOPMENT PLAN.
 - THE APPROXIMATE AREA OF WETLANDS, THE PERENNIAL STREAM AND THEIR BUFFERS AS DEPICTED ON THE WAIVER PETITION EXHIBIT SHALL BE SHOWN ON THE REVISION PLAT AND FOREST CONSERVATION PLAT OF EASEMENT BUT WAIVER TO DELINEATE THE ENVIRONMENTAL FEATURES BY METES AND BOUNDS DESCRIPTION IS APPROVED. THE DEPARTMENT OF PLANNING AND ZONING HAS, HOWEVER, ISSUED AN INTERPRETATION THAT METES AND BOUNDS DESCRIPTION IS NOT REQUIRED FOR WETLANDS OR THEIR BUFFERS BUT THEIR APPROXIMATE LOCATIONS SHALL BE SHOWN ON THE PLAT OF REVISION FOR INFORMATIONAL PURPOSES.
 - THERE IS NO FLOODPLAIN ON SITE.
 - THE DEVELOPER SHALL POST SURETY IN THE AMOUNT OF \$6,970.00 (\$0.50 PER SQUARE FOOT OF REFORESTATION) WITH THE DEVELOPER'S AGREEMENT FOR THE SITE DEVELOPMENT PLAN. SEE THE FOREST CONSERVATION EASEMENT CHART ON THE SITE DEVELOPMENT PLAN (SDP-14-026FC) FOR ADDITIONAL INFORMATION.

NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE		
SENDING PARCEL INFORMATION	INITIAL EXCHANGE	SECOND EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	3.40 AC.	
STEEP SLOPES	1.61 AC.	
NET TRACK AREA	1.79 AC.	
AVAILABLE NPP* AREA	1.79 AC.	0.79 AC.
DEVELOPMENT RIGHTS CREATED (1:0.5)	3.58**	
DEVELOPMENT RIGHTS TRANSFERRED***	1	
NPP* AREA REMAINING	1.29 AC.	
RECEIVING PARCEL	ORCHARD PARK, SECTION 3 TAX MAP 24, GRID 1, PARCEL 647 F-14-025, SDP-13-055	

* NPP IS AN ACRONYM FOR NEIGHBORHOOD PRESERVATION PARCEL
 ** ONE UNIT REQUIRED FOR EXISTING DWELLING PER SECTION 128.K.1. OF THE ZONING REGULATIONS, 3 UNITS MAXIMUM
 *** DEVELOPMENT RIGHTS ARE TRANSFERRED AT 1 TO OTHER DEVELOPMENTS AT 1 RIGHT PER 3 APARTMENTS OR 1 RIGHT PER 2 TOWNHOUSES OR 1 RIGHT PER 1 SINGLE FAMILY DETACHED DWELLING

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.40 AC.±
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 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	3.40 AC.±

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 Mason 5-2-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

John M. Carney 5/2/14
 JOHN M. CARNEY OWNER DATE

Rebecca A. Carney 5/2/14
 REBECCA G. CARNEY OWNER DATE

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

William M. Rosman 5/21/2014
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Elmer
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 5-30-14 DATE

Keith Schenk
 DIRECTOR 66 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 RONALD E. PHELPS, TO JOHN M. CARNEY AND REBECCA G. CARNEY, BY DEED DATED SEPTEMBER 6, 2013 RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15524 AT FOLIO 288 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 5-2-14
 DONALD A. MASON DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

WE, JOHN M. CARNEY AND REBECCA G. CARNEY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF EASEMENT, AND IN CONSIDERATION OF APPROVAL OF THIS PLAT OF EASEMENT 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 SECOND DAY OF MAY, 2014.

John M. Carney 5/2/14
 JOHN M. CARNEY OWNER DATE

Rebecca A. Carney 5/2/14
 REBECCA G. CARNEY OWNER DATE

Judson R. Stapleton 5/2/14
 WITNESS DATE

Judson R. Stapleton 5/2/14
 WITNESS DATE

OWNERS
 JOHN M. CARNEY AND REBECCA G. CARNEY
 8369 OLD FREDERICK ROAD
 ELLICOTT CITY, MD 21043
 443-812-4806

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

THE PURPOSES OF THIS PLAT IS TO RECORD A PUBLIC FOREST CONSERVATION BANK EASEMENT AND TO CREATE A NEIGHBORHOOD PRESERVATION EASEMENT TO ALLOW FOR THE SENDING OF DENSITY RIGHTS PER THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION.

RECORDED AS PLAT NO. 22843
 ON 5/2/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF FOREST CONSERVATION EASEMENT AND NEIGHBORHOOD PRESERVATION PARCEL EASEMENT
PHELPS PROPERTY
 LOT 2
 (PREVIOUS PLAT PHELPS PROPERTY, LOTS 1 & 2, PLAT # 4768)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 18 SCALE: AS SHOWN
 GRID: 1 DATE: MAY, 2013
 PARCEL: P/O 357 SHEET: 1 OF 1
 ZONED: R-20