

**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 83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 13HA AND 13HC.
 

13HA	N. 589,965.1613	E. 1,285,964.8683(6FT.)
13HC	N. 589,119.3143	E. 1,286,752.3633(6FT.)
- 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 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)
- 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 (125 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 PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 24, 2013 BY VANMAR ASSOCIATES, INC.
- AREAS AS STATED ON THIS PLAN ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- A COMMUNITY MEETING WAS HELD ON NOVEMBER 21, 2013 AT 6:00PM AT THE USBON VOLUNTEER FIRE COMPANY.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. 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, CEMETERIES OR ENVIRONMENTAL FEATURES ON THIS PROPERTY.

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, 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 CONVEYING SAID LOTS / PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- CREDIT FOR EXTENSIVE LANDSCAPE PLANTINGS THAT EXIST ON THE PROPERTY IS DESCRIBED IN THE PLANT SCHEDULE ON THE APPROVED LANDSCAPE PLAN. PERIMETER LANDSCAPING FOR LOTS 1 AND 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LANDSCAPE SURETY IN THE AMOUNT OF \$0 FOR NO SHADE TREES (\$300.00 EACH, \$0 FOR TWO LOTS) WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT.
- STORMWATER MANAGEMENT FOR LOTS 1 AND 2 IS PROVIDED UNDER CHAPTER 5, OF THE 2009 REVISIONS TO THE 2000 MD STORMWATER DESIGN MANUAL AND MEETS ESD TO THE MEP. THESE REQUIREMENTS ARE BEING MET BY THE USE OF ROOFTOP AND NON-ROOFTOP DISCONNECTIONS. ALL ONLOT STORMWATER MANAGEMENT IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED SIMULTANEOUSLY WITH THIS PLAN.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS OR BUFFERS ON THIS SITE.
- THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSE ON LOTS 1 AND 2.
  - DISTANCE TO WELL: 30' DISTANCE TO SEPTIC: 20'
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- 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.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION PER SECTION 16.1202 (b) (i) (iii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IT IS A MINOR SUBDIVISION THAT CREATES ONLY ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- PREVIOUS FILE NUMBERS: EC-114-038.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500.00 FOR NEW LOTS 1 AND 2 PER SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS. NON-CLUSTER SUBDIVISION LOTS IN THIS RC DISTRICT REQUIRE A FEE-IN-LIEU FOR OPEN AREA.
- PLEASE NOTE THAT ALL LOTS / RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. THE MIHU EXECUTED AGREEMENT WILL BE RECORDED WITH THE FINAL PLAT.

ADC MAP: 8  
GRID: B-6

VICINITY MAP  
SCALE: 1" = 2,000'  
TAX MAP: 13; GRID: 22; PARCEL: 87

OWNER / DEVELOPER  
BERNARD A. & OLGA L. DUPLAN  
3211 JONES ROAD  
WOODBINE, MARYLAND 21797

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	505.00'	102.92'	11°40'36"	51.64'	S 26°30'34" W	102.74'
C2	505.00'	146.61'	16°39'25"	73.93'	S 58°40'34" W	146.50'

POINT #	NORTHING	EASTING
1221	589221.3117	1286032.4224
1300	589575.9034	1286305.8992
1301	590109.3283	1285838.9520
1305	589678.0459	1285558.9387
1316	589564.0980	1286296.7943
1317	590041.9231	1285878.5429
1318	590045.0958	1285835.9013
1320	589932.4963	1285742.4984
1321	589745.9796	1285628.8816
1323	589653.2572	1285584.6365

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.

*T. Michael Vansant* 12/16/2014  
T. MICHAEL VANSANT, P.L.L.C. NO. 21266 DATE

*Bernard A. Duplan* 12-9-14  
BERNARD A. DUPLAN, OWNER DATE

*Olga L. Duplan* 12-13-14  
OLGA L. DUPLAN, OWNER  
BY: MICHAEL A. DUPLAN, SUBSTITUTE GUARDIAN FOR OLGA L. DUPLAN DATE

**AREA TABULATION CHART**

a. Total number of lots and/or parcels to be recorded

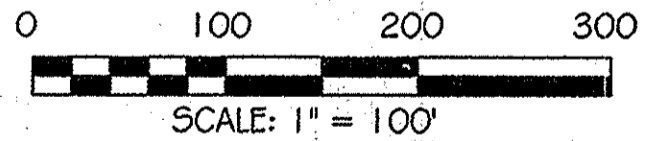
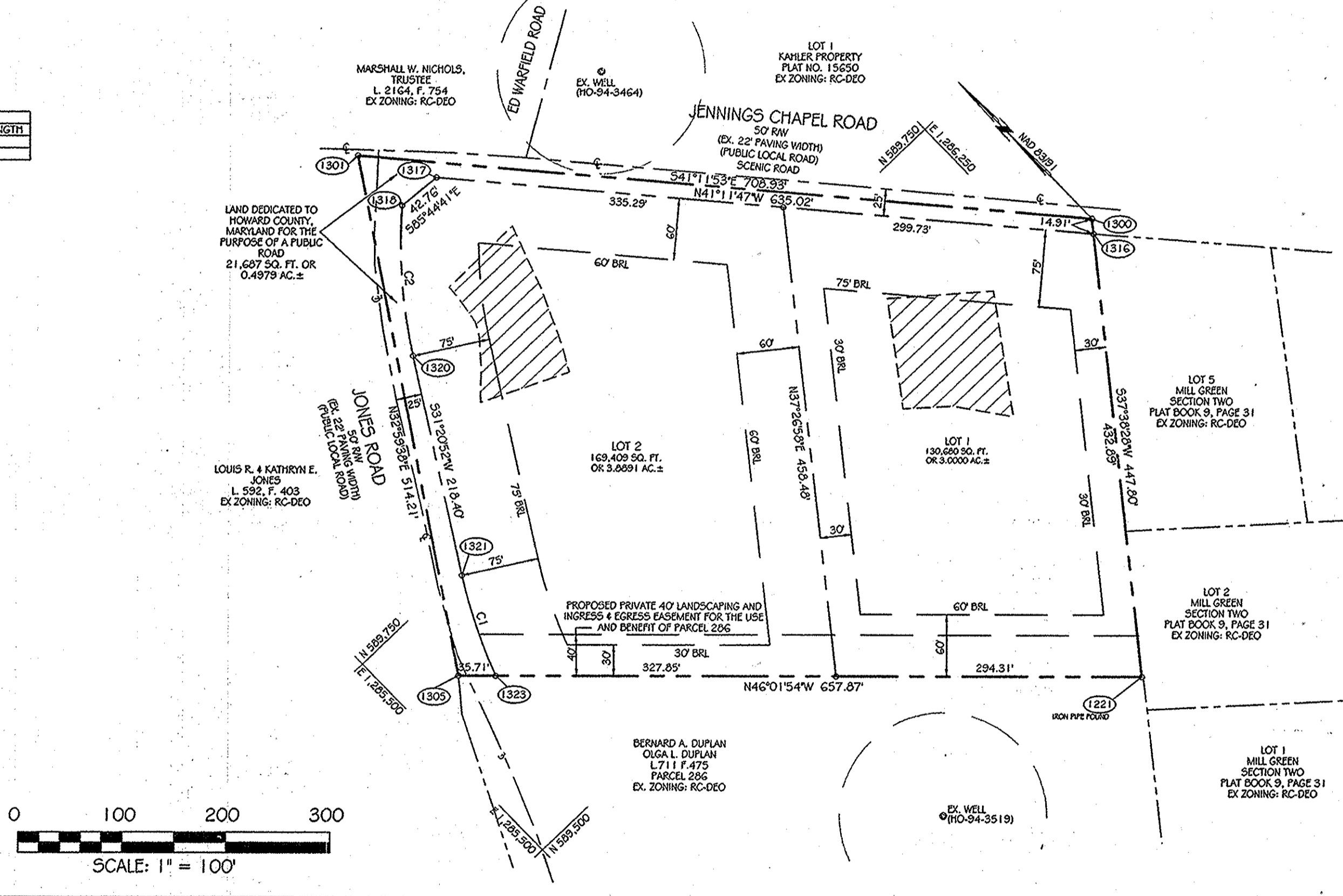
Buildable	2
Non-Buildable	0
Open Space	0
Preservation Parcels	0

b. Total area of lots and/or parcels

Buildable	6.8891 Ac.±
Non-Buildable	0
Open Space	0
Preservation Parcels	0

c. Total area of roadway to be recorded including widening strips: 0.4979 Ac.±

d. Total area of subdivision to be recorded: 7.3870 Ac.±



PLEASE NOTE THAT ALL LOTS / RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

**APPROVED**  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad P. Adams* 2-13-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Neil Sedrook* 2-19-15  
DIRECTOR DATE

**APPROVED**  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Wilson for Maura Rogman* 1/16/2015  
HOWARD COUNTY HEALTH OFFICER DATE

**OWNER'S CERTIFICATE**

WE, BERNARD A. AND OLGA L. DUPLAN, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND AND RIGHTS-OF-WAYS.

WITNESS MYOUR HANDS THIS 13<sup>th</sup> DAY OF December, 2014

*Bernard A. Duplan*  
BERNARD A. DUPLAN, OWNER

*Olga L. Duplan*  
OLGA L. DUPLAN, OWNER  
BY: MICHAEL A. DUPLAN, SUBSTITUTE GUARDIAN FOR OLGA L. DUPLAN

**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 PAUL KOVAL AND DOROTHY KELLY KOVAL UNTO BERNARD A. DUPLAN AND OLGA L. DUPLAN BY DEED DATED MAY 14, 1982 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1102 FOLIO 002; 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* 12/16/2014  
T. MICHAEL VANSANT, PROF. LAND SURVEYOR DATE  
MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 33917 ON 2/27/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**MINOR SUBDIVISION PLAT**  
**DUPLAN PROPERTY**  
**LOTS 1 & 2**  
(LIBER 1102 AT FOLIO 002)

TAX MAP: 13  
GRID NO: 22  
PARCEL NO: 87

ELECTION DISTRICT: No. 4  
HOWARD COUNTY, MARYLAND  
EX. ZONING: RC-DEO

SCALE: 1" = 100'  
DATE: DECEMBER, 2014  
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  
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