

GENERAL NOTES:

- THIS PLAN IS BASED ON A FIELD-RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JUNE, 2012.
- DESIGNATES PRIVATE 24' USE-IN-COMMON EASEMENTS FOR INGRESS, EGRESS, & MAINTENANCE
- DESIGNATES PUBLIC FOREST CONSERVATION EASEMENTS
- DESIGNATES SLOPES 25% OR GREATER (See Sheet 2)
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ANY CHANGE TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 401A & 0079.
- SUBJECT PROPERTY ZONED 'RR-DEO' PER 10/6/2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1.5" MIN.)
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MINIMUM 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 ENSURE ALL WEATHER USE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE

GENERAL NOTES:(CONT.)

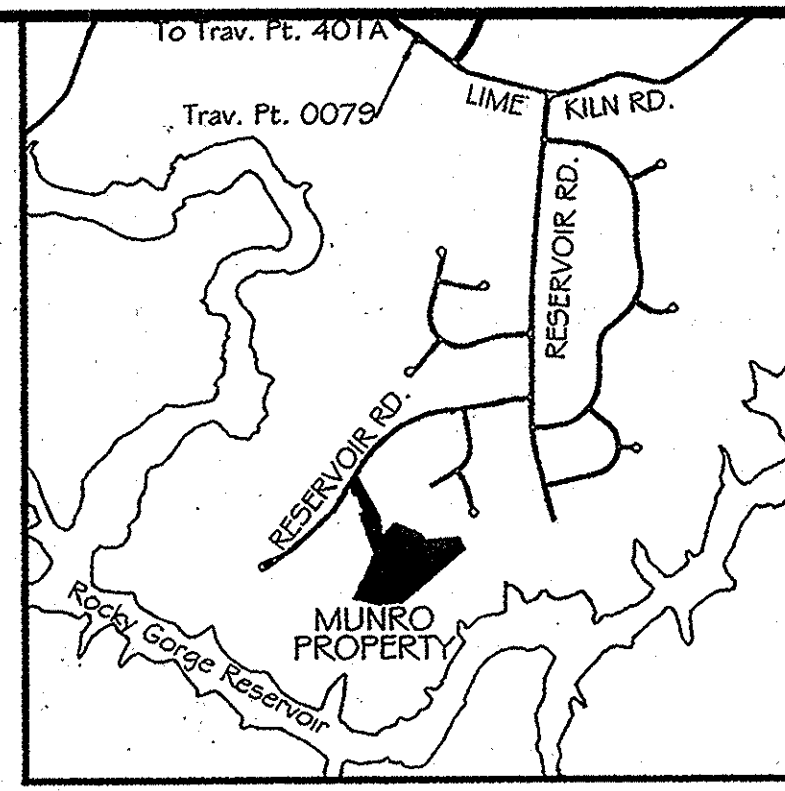
- THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- LANDSCAPING FOR LOTS 1-4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE SUPPLEMENTAL DRAWING SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. ALL PERIMETER LANDSCAPING IS PROVIDED BY CREDIT FOR EXISTING TREES. SURETY OF \$1,800.00 WILL BE PROVIDED WITH THE GRADING PERMIT APPLICATION FOR 6 REPLACEMENT TREES FOR THE REMOVAL OF THREE SPECIMEN TREES PER CONDITIONS SET FORTH IN WP-13-116.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 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. REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM ARE SATISFIED BY ON-SITE FOREST RETENTION OF 6.0 ACRES WITHIN FOREST CONSERVATION EASEMENTS. NO SURETY IS REQUIRED.
- WETLANDS, STREAMS, AND SPECIMEN TREES ON THIS SITE WERE IDENTIFIED IN A REPORT DATED JANUARY 14, 2013 BY ECO-SCIENCE PROFESSIONALS AND WERE FIELD-LOCATED BY SHANABERGER & LANE.
- THERE IS NO FLOODPLAIN ON THESE LOTS.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY ENVIRONMENTAL SITE DESIGN. ON-LOT STORMWATER MANAGEMENT DEVICES ARE SUBJECT TO THE REQUIREMENTS OF RECORDED DECLARATIONS OF COVENANTS.

GENERAL NOTES:(CONT.)

- THERE ARE NO KNOWN OR VISIBLE CEMETERIES ON THE LOTS.
- THERE IS A HISTORIC HOUSE ON LOT 4 WHICH WILL REMAIN. THE HOUSE HAS HAD EXTENSIVE ALTERATIONS SINCE ORIGINALLY CONSTRUCTED. 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 AN EXISTING GARAGE TO BE REMOVED. OWNER HAS CONTRACTED FOR ITS REMOVAL IN JUNE, 2014, AND WILL PROVIDE PHOTOGRAPHIC PROOF OF REMOVAL PRIOR TO FINAL PLAT RECORDATION.
- FOR FLAG AND 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 DRIVEWAY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD DECEMBER 20, 2013. A PRE-SUBMISSION MEETING WAS HELD WITH DPZ WAS HELD ON APRIL 19, 2012.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE DRIVEWAY WILL BE RECORDED WITH THE FINAL PLAT.
- DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY.
- REQUIREMENTS OF SECTION 105.0.H OF THE COMPREHENSIVE ZONING REGULATIONS WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU. THE MIHU AGREEMENT WILL BE RECORDED WITH THE FINAL PLAT.
- THE OWNER INTENDS TO CONVERT TO UNDERGROUND UTILITIES ON LOT 4 WHEN THE UTILITY LINES ARE PLACED FOR THE LOTS IN THIS SUBDIVISION.

GENERAL NOTES:(CONT.)

- ON JULY 3, 2013 THE PLANNING DIRECTOR APPROVED WP-13-116 WHICH ALLOWED WAIVERS OF THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND USE REGULATIONS: SECTION 16.117(b), SECTION 16.120(b)(4)(i), SECTION 16.120(b)(4)(ii), SECTION 16.120(b)(4)(iii), SECTION 16.120(b)(5)(i), SECTION 16.120(b)(5)(ii), AND SECTION 16.1205(a)(7), SUBJECT TO THE FOLLOWING CONDITIONS:
 - CONSIDERING ALTERNATIVES SUCH AS A FOREST CONSERVATION BANK.
 - SUBMISSION OF A FINAL PLAT AND COMPLIANCE WITH SRC REQUIREMENTS.
 - FURNISHING A LETTER FROM MDE STATING NO THREATENED OR ENDANGERED SPECIES HAVE BEEN IDENTIFIED IN THE AREA, AND PROVIDING AND UPDATING FSD THAT INCLUDES SURVEYS FOR HABITAT IDENTIFIED SPECIES ON THE SITE.
 - DIRECTING THE TIMING AND PRACTICES TO BE USED DURING CONSTRUCTION TO COMPLY WITH GUIDELINES FOR LIMITING IMPACTS TO FOREST INTERIOR DWELLING SPECIES HABITAT.
 - USE OF FENCING AND SIGNAGE AS ADDITIONAL REMINDERS TO DISCOURAGE ENCRoACHMENT INTO THE EASEMENT AREAS.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING, AND NEW STRUCTURES ARE PERMITTED WITHIN THE STREAM, WETLANDS, FOREST CONSERVATION EASEMENTS, AND REQUIRED BUFFERS.
 - PROVIDING PROOF THAT EDUCATION MATERIAL WERE PROVIDED TO EACH LOT PURCHASE EXPLAINING THE RESTRICTION ON ENCRoACHMENT INTO THE FOREST CONSERVATION EASEMENT, STREAM, WETLANDS, AND THEIR BUFFERS AS PART OF THE FOREST CONSERVATION EASEMENT INSPECTION PROCESS.
 - STRIVING TO MAINTAIN A 100-FOOT SEPARATION BETWEEN ANY PROPOSED HOUSE AND THE FOREST CONSERVATION EASEMENT WHEN APPLYING FOR BUILDING PERMITS.
 - PLANTING OF 2 NEW NATIVE SHADE TREES AS MITIGATION FOR REMOVAL OF ONE SPECIMEN TULIP POPLAR TREE, AND PROVIDING SURETY FOR THE 2 NEW TREES AS PART OF THE LANDSCAPE SURETY.
 - FINAL DRIVEWAY LOCATION, CONSTRUCTION, CONFIGURATION, AND PERIMETER LANDSCAPING ALONG THE DRIVEWAY SHALL BE REVIEWED AND APPROVED WITH THE FINAL PLAN.
 - NOTATION OF THE WAIVER PETITION NUMBER, SECTIONS GRANTED, DATE, AND CONDITIONS OF APPROVAL ON THE FINAL PLAT.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP COORDINATES 5051 J9

GENERAL NOTES:(CONT.)

- RESERVATION OF PUBLIC UTILITY EASEMENTS: 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 LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER 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 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 SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- OPEN SPACE REQUIREMENTS OF SECTION 16.121.(a)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WILL BE SATISFIED BY PAYMENT OF AN OPEN SPACE FEE. THE PROPERTY CURRENTLY IS 2 SEPARATE PARCELS OF LAND, AND IS BEING SUBDIVIDED INTO A TOTAL OF 4 LOTS. TOTAL OPEN SPACE FEE WILL BE \$1500 PER NEW LOT, FOR A TOTAL OF \$3000.00.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WHEN NOT CONSTRAINED BY B.R.L.'S, SEPTIC EASEMENTS, AND WELL BOX LOCATIONS, HOMES SHOULD BE SITED TO MAINTAIN A 100-FOOT SEPARATION BETWEEN ANY PROPOSED HOUSE AND THE FOREST CONSERVATION EASEMENT WHEN APPLYING FOR BUILDING PERMITS, PER WP-13-116.
- INSTALLATION OF SEPTIC SYSTEMS AND WELLS WILL RESULT IN DAMAGE TO, OR DESTRUCTION OF, NEARBY VEGETATION. SEVERAL SPECIMEN TREES ARE AMONG THE VEGETATION WHICH MAY BE DAMAGED DURING INSTALLATION ACTIVITIES ON LOTS 1, 2, AND 3.
- CONSTRUCTION OF THE USE-IN-COMMON DRIVEWAY WILL BE DONE BY THE DEVELOPER.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.4362 AC±	0.1229 AC±	3.3133AC±
2	3.3622 AC±	0.1498 AC±	3.2124 AC±
3	3.4696 AC±	0.2787 AC±	3.1909 AC±

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:

BUILDABLE	4
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

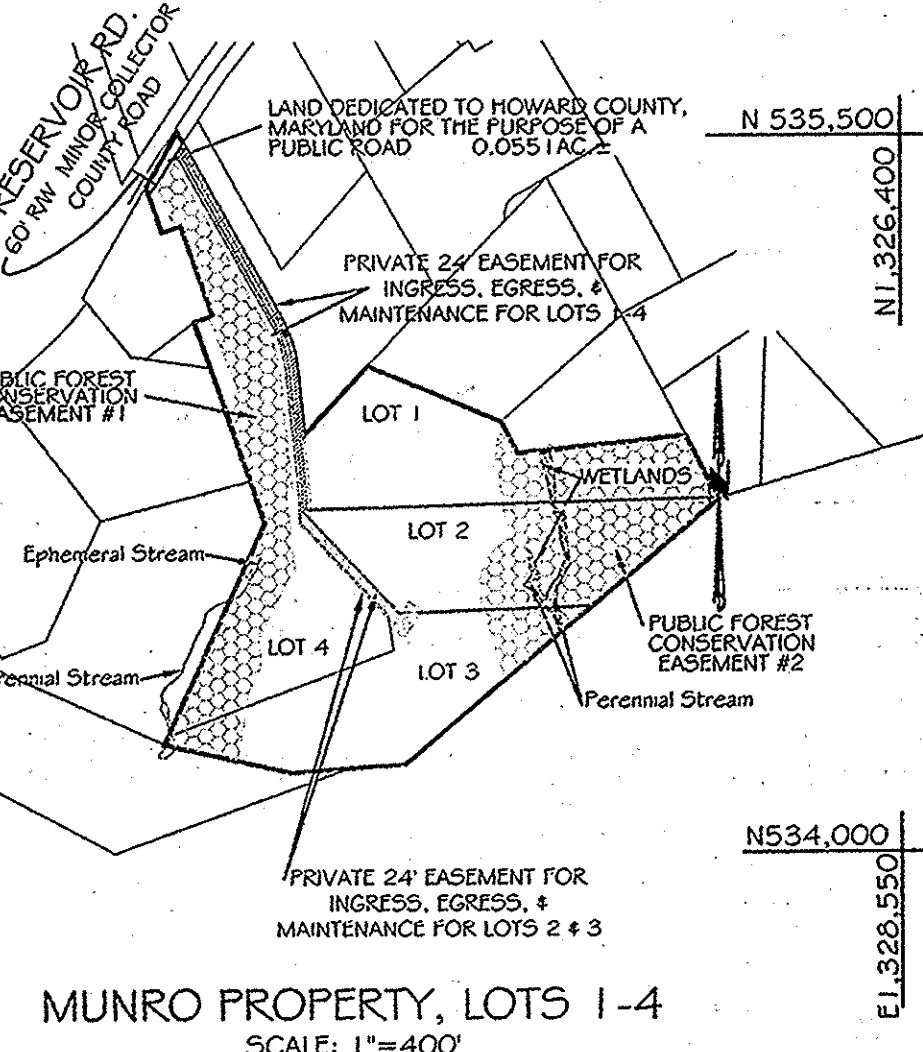
TOTAL AREA OF LOTS AND/OR PARCELS:

BUILDABLE	14.5403 ACRES±
NON-BUILDABLE	0.0000 ACRES±
OPEN SPACE	0.0000 ACRES±
PRESERVATION PARCELS	0.0000 ACRES±

TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.0551 ACRES±

TOTAL AREA OF SUBDIVISION TO BE RECORDED: 14.5954 ACRES±

OWNER/DEVELOPER
DONALD J. MUNRO
3914 HUNTINGTON ST. NW
WASHINGTON, D.C. 20015
(202) 879-3922



SHEET INDEX

SHEET 1	INDEX SHEET AND GENERAL NOTES
SHEET 2	LOT AND BRL INFORMATION
SHEET 3	EASEMENT AND WETLAND INFORMATION

SURVEYOR
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410)-461-9563

PLEASE NOTE THAT ALL LOTS 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 THE BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

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

William Maura Roseman 3/20/2015
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Chad ... 4.7.15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl ... 4.09.15
DIRECTOR DATE

OWNER'S CERTIFICATE

I, DONALD J. MUNRO, OWNER OF THE 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: (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 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; (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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 12 DAY OF FEBRUARY, 2015.

Donald J. Munro 2/12/2015
DONALD J. MUNRO DATE

Alison Marshall 2/12/2015
WITNESS DATE

SURVEYOR'S CERTIFICATE

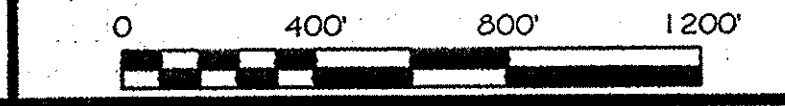
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY ROSAMOND B. MUNRO TO DONALD J. MUNRO BY DEED DATED APRIL 6, 1996, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 3704, FOLIO 323, AND A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY JAMES E. PHENIX AND JANET P. PHENIX UNTO DONALD J. MUNRO AND ROSAMOND MUNRO (NOW DECEASED) BY DEED DATED OCTOBER 2, 1996 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 3835, FOLIO 76; 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.

G. Scott Shanabarger 2/10/2015
G. SCOTT SHANABERGER
PROFESSIONAL L.S. # 10849
EXP. DATE 4/2/2016
DATE

RECORDED AS PLAT # 23309 ON 4/10/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MUNRO PROPERTY, LOTS 1-4

PREVIOUS COUNTY FILES: WP-13-116, ECP-14-006
5TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 45 BLOCK 12 PARCEL 9 & P/O PARCEL 50
ZONING: RR-DEO
SCALE: 1"=400'
DATE: 7/29/14
SHEET 1 OF 3



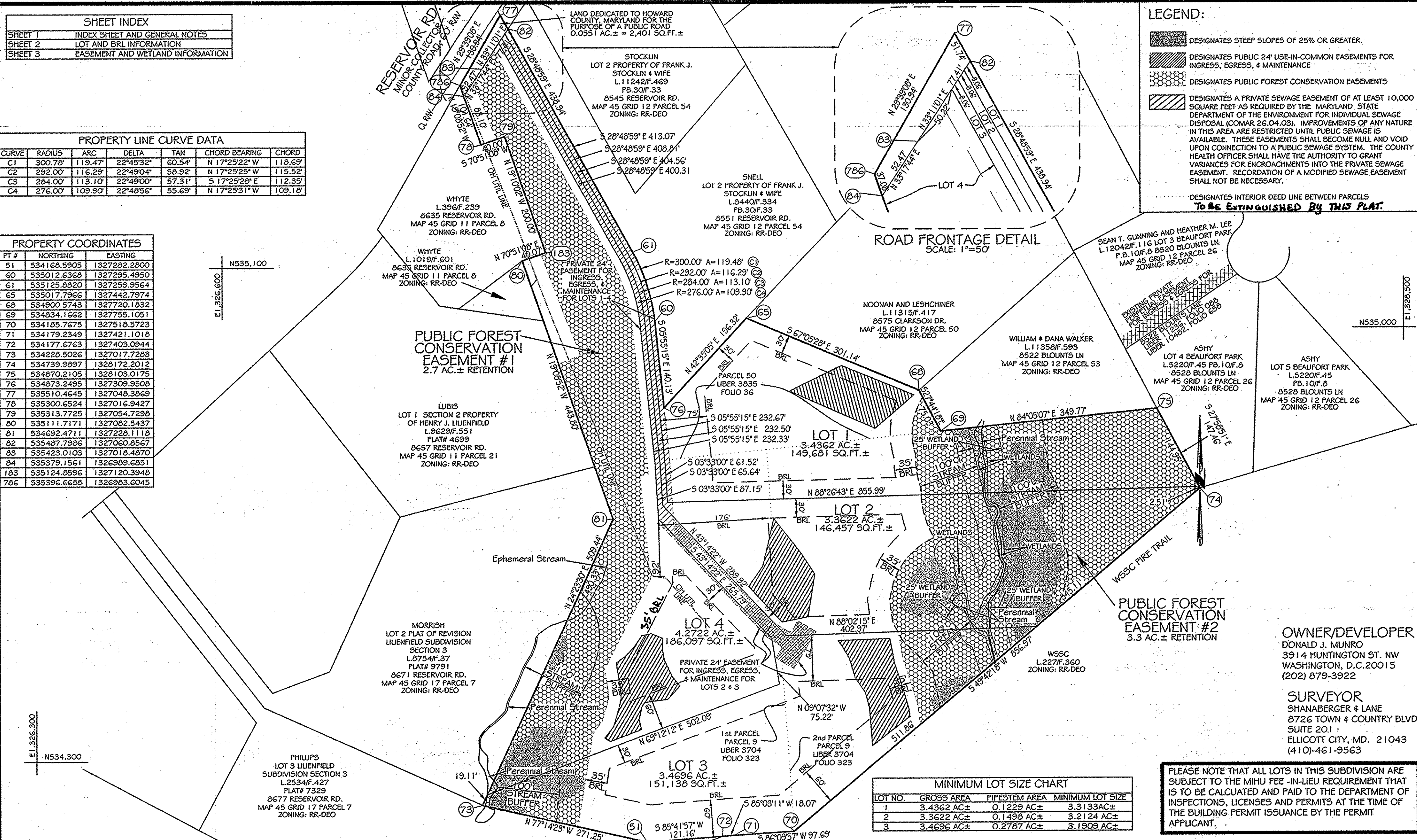
SHEET INDEX	
SHEET 1	INDEX SHEET AND GENERAL NOTES
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PROPERTY LINE CURVE DATA						
CURVE	RADIUS	ARC	DELTA	TAN	CHORD BEARING	CHORD
C1	300.78'	119.47'	22°45'32"	60.54'	N 17°25'22" W	118.69'
C2	292.00'	116.29'	22°49'04"	58.92'	N 17°25'25" W	115.52'
C3	284.00'	113.10'	22°49'00"	57.31'	S 17°25'28" E	112.35'
C4	276.00'	109.90'	22°48'56"	55.69'	N 17°25'31" W	109.18'

PROPERTY COORDINATES		
PT #	NORTHING	EASTING
51	534168.5905	1327282.2800
60	535012.6368	1327295.4950
61	535125.8820	1327259.9564
65	535017.7966	1327442.7974
68	534900.5743	1327720.1832
69	534834.1662	1327755.1051
70	534185.7675	1327518.5723
71	534179.2349	1327421.1018
72	534177.6763	1327403.0944
73	534228.5026	1327017.7283
74	534739.9897	1328172.2012
75	534870.2105	1328103.0175
76	534873.2495	1327309.9508
77	535510.4645	1327048.3869
78	535300.6524	1327016.9427
79	535313.7725	1327054.7298
80	535111.7171	1327082.5437
81	534692.4711	1327228.1118
82	535487.7986	1327060.8567
83	535423.0103	1327018.4870
84	535379.1561	1326989.6851
183	535124.8596	1327120.3948
786	535396.6688	1326983.6045

LEGEND:

- DESIGNATES STEEP SLOPES OF 25% OR GREATER.
- DESIGNATES PUBLIC 24' USE-IN-COMMON EASEMENTS FOR INGRESS, EGRESS, & MAINTENANCE
- DESIGNATES PUBLIC FOREST CONSERVATION EASEMENTS
- DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- DESIGNATES INTERIOR DEED LINE BETWEEN PARCELS
To Be Extinguished By This Plat.



MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.4362 AC±	0.1229 AC±	3.3133AC±
2	3.3622 AC±	0.1498 AC±	3.2124 AC±
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(410)-461-9563

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

Radwan Mouna Rossman 3/28/2015
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Chad Edelman 4-7-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kristen Wood 4-09-15
DIRECTOR DATE

OWNER'S CERTIFICATE

I, DONALD J. MUNRO, OWNER OF THE 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: (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 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; (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 RIGHT-OF-WAYS. WITNESS MY HAND THIS 12 DAY OF FEBRUARY, 2015.

Donald J. Munro 2/12/2015
DONALD J. MUNRO DATE

Alison Marshall 2/12/2015
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY ROSAMOND B. MUNRO TO DONALD J. MUNRO BY DEED DATED APRIL 6, 1996, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 3704, FOLIO 323, AND A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY JAMES E. PHENIX AND JANET P. PHENIX UNTO DONALD J. MUNRO AND ROSAMOND MUNRO (NOW DECEASED) BY DEED DATED OCTOBER 2, 1996 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 3835, FOLIO 76; 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.

Scott Shanaberger 2/10/2015
SCOTT SHANABERGER
PROFESSIONAL L.S. # 10849
EXP. DATE 4/2/2016
DATE

RECORDED AS PLAT # 23310 ON 4/10/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT
MUNRO PROPERTY, LOTS 1-4

PREVIOUS COUNTY FILES: WF-13-116, ECP-14-006
5TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 45 BLOCK 12 PARCEL 9 & P/O PARCEL 50
ZONING: RR-DEO
SCALE: 1"=100'
DATE: 7/29/14
SHEET 2 OF 3

0 100' 200' 300'

SHEET INDEX	
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SHEET 2	LOT AND BRL INFORMATION
SHEET 3	EASEMENT AND WETLAND INFORMATION

INGRESS EGRESS EASEMENT CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	119.48'	118.69'	S 17°25'22" E	22°49'07"
C2	276.00'	109.90'	109.18'	N 17°25'31" W	22°48'56"
C3	5.00'	7.92'	7.12'	S 76°14'16" W	30°47'39"
C4	5.00'	7.78'	7.02'	S 13°45'44" E	89°12'21"

INGRESS EGRESS EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
L1	S 58°21'54" E	27.19'
L2	N 03°33'00" W	93.42'
L3	N 03°33'00" W	122.33'
L4	S 33°11'01" W	27.18'
L5	N 43°14'22" W	37.58'
L6	N 30°50'26" E	17.60'
L7	N 59°09'34" W	34.00'
L8	N 30°50'26" E	70.00'
L9	S 59°09'34" E	34.00'
L10	N 30°50'26" E	16.39'
L11	S 58°21'54" E	23.48'

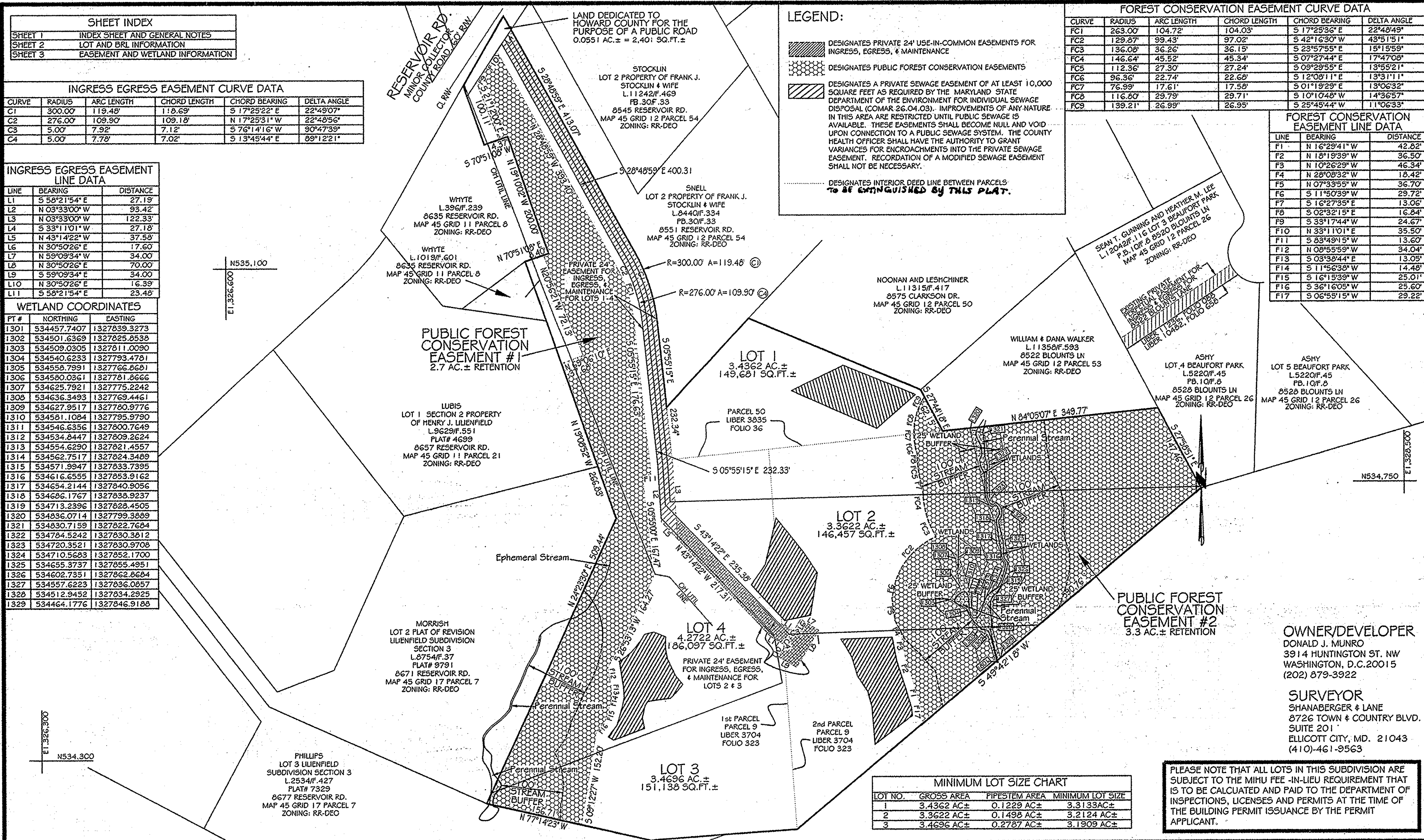
WETLAND COORDINATES		
PT #	NORTHING	EASTING
1301	534457.7407	1327839.3273
1302	534501.6369	1327825.0538
1303	534509.0305	1327811.0090
1304	534540.6233	1327793.4781
1305	534558.7991	1327766.8681
1306	534580.0361	1327781.8666
1307	534625.7921	1327775.2242
1308	534636.3493	1327769.4461
1309	534627.9517	1327780.9776
1310	534581.1084	1327795.9790
1311	534546.6356	1327800.7649
1312	534534.8447	1327809.2624
1313	534554.6290	1327821.4557
1314	534562.7517	1327824.3489
1315	534571.9947	1327833.7395
1316	534616.6555	1327853.9162
1317	534654.2144	1327840.9056
1318	534686.1767	1327838.9237
1319	534713.2396	1327828.4505
1320	534836.0714	1327799.3889
1321	534830.7159	1327822.7684
1322	534784.5242	1327830.3612
1323	534720.3521	1327830.9708
1324	534710.5683	1327852.1700
1325	534655.3737	1327855.4951
1326	534602.7351	1327862.8684
1327	534557.6223	1327836.0857
1328	534512.9452	1327834.2925
1329	534464.1776	1327846.9188

LEGEND:

- DESIGNATES PRIVATE 24' USE-IN-COMMON EASEMENTS FOR INGRESS, EGRESS, & MAINTENANCE
- DESIGNATES PUBLIC FOREST CONSERVATION EASEMENTS
- DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- DESIGNATES INTERIOR DEED LINE BETWEEN PARCELS TO BE EXTINGUISHED BY THIS PLAT.

FOREST CONSERVATION EASEMENT CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
FC1	263.00'	104.72'	104.03'	S 17°25'36" E	22°48'49"
FC2	129.87'	99.43'	97.02'	S 42°16'30" W	43°51'51"
FC3	136.08'	36.26'	36.15'	S 23°57'55" E	15°15'59"
FC4	146.64'	45.52'	45.34'	S 07°27'44" E	17°47'08"
FC5	112.36'	27.30'	27.24'	S 09°29'55" E	13°55'21"
FC6	96.36'	22.74'	22.68'	S 12°08'11" E	13°31'11"
FC7	76.99'	17.61'	17.58'	S 01°19'29" E	13°06'32"
FC8	116.80'	29.79'	29.71'	S 10°10'48" W	14°36'57"
FC9	189.21'	26.99'	26.95'	S 25°45'44" W	11°06'33"

FOREST CONSERVATION EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
F1	N 16°29'41" W	42.82'
F2	N 18°19'39" W	36.50'
F3	N 10°26'29" W	46.34'
F4	N 28°08'32" W	18.42'
F5	N 07°33'55" W	36.70'
F6	S 11°50'39" W	29.72'
F7	S 16°27'35" E	13.06'
F8	S 02°32'15" E	16.84'
F9	S 33°17'44" W	24.67'
F10	N 33°11'01" E	35.50'
F11	S 83°49'15" W	13.60'
F12	N 08°55'59" W	34.04'
F13	S 03°38'44" E	13.05'
F14	S 11°56'38" W	14.48'
F15	S 16°15'39" W	25.01'
F16	S 36°16'05" W	25.60'
F17	S 06°55'15" W	29.22'



MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.4362 AC ±	0.1229 AC ±	3.3133 AC ±
2	3.3622 AC ±	0.1498 AC ±	3.2124 AC ±
3	3.4696 AC ±	0.2787 AC ±	3.1909 AC ±

PLEASE NOTE THAT ALL LOTS 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 THE BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

OWNER/DEVELOPER
DONALD J. MUNRO
3914 HUNTINGTON ST. NW
WASHINGTON, D.C. 20015
(202) 879-3922

SURVEYOR
SHANBERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELICOTT CITY, MD. 21043
(410)-461-9563

APPROVED: FOR PRIVATE WATER & SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
Robert M. Munro 3/20/2015
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.
W. J. Clark 4.7.15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Stender 4.09.15
DIRECTOR DATE

OWNER'S CERTIFICATE

I, DONALD J. MUNRO, OWNER OF THE 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: (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 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; (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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 12 DAY OF FEBRUARY, 2015.

Donald J. Munro 2/12/2015
DONALD J. MUNRO DATE

Oliver Marshall 2/12/2015
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY ROSAMOND B. MUNRO TO DONALD J. MUNRO BY DEED DATED APRIL 6, 1996, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 3704, FOLIO 323, AND A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY JAMES E. PHENIX AND JANET P. PHENIX UNTO DONALD J. MUNRO AND ROSAMOND MUNRO (NOW DECEASED) BY DEED DATED OCTOBER 2, 1996 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 3835, FOLIO 76; 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.

Shan Berger 2/12/2015
PROFESSIONAL L.S. # 10849
EXP. DATE 4/2/2016

RECORDED AS PLAT # 23311 ON 4/10/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT
MUNRO PROPERTY, LOTS 1-4

PREVIOUS COUNTY FILES: WP-13-116, ECP-14-006
5TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 45 BLOCK 12 PARCEL 9 & P/O PARCEL 50
ZONING: RR-DEO
SCALE: 1"=100'
DATE: 7/29/14
SHEET 3 OF 3

0 100' 200' 300'