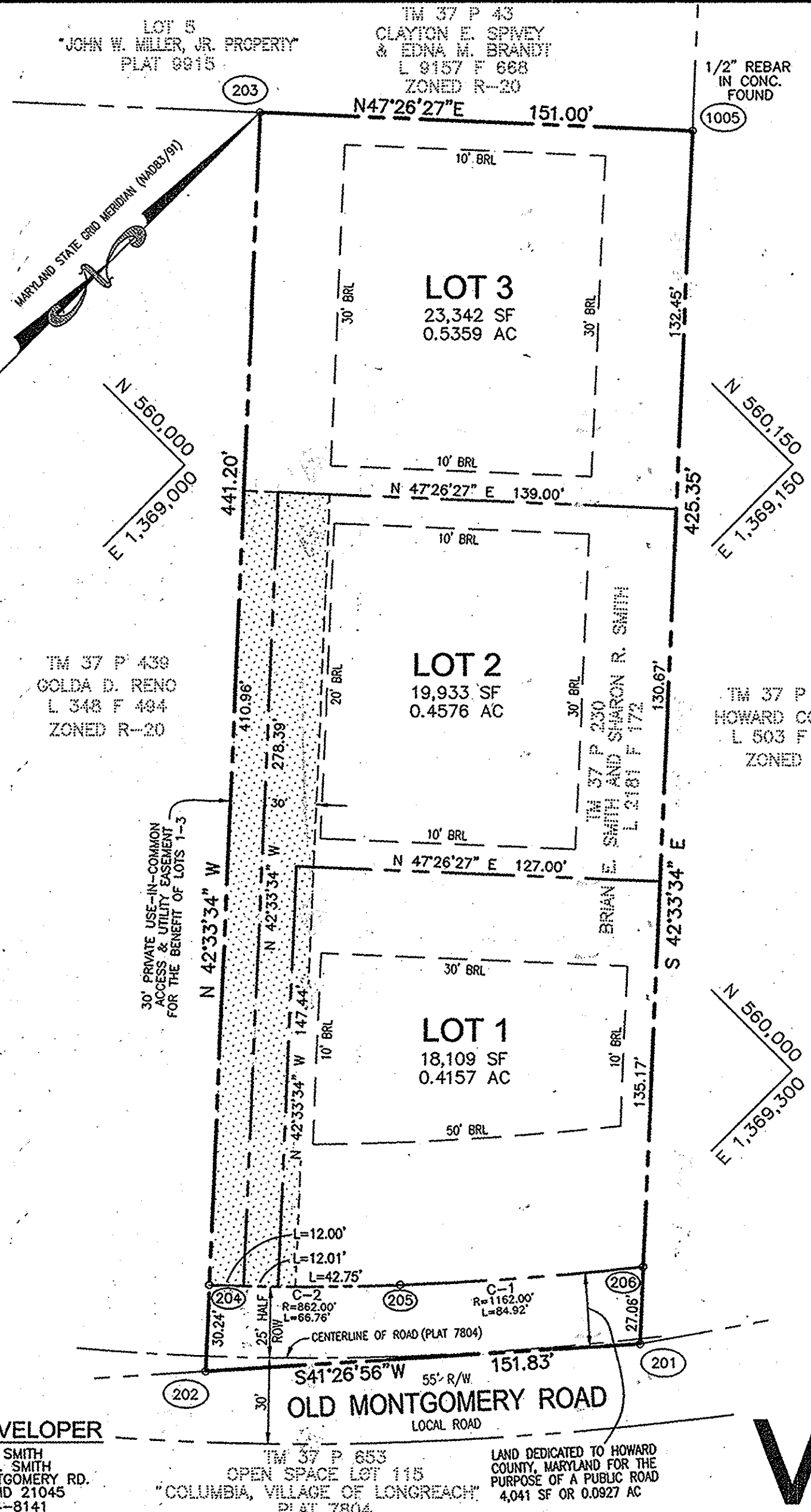


GENERAL NOTES

- COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS No. 37DA & 37DB.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED NOVEMBER, 2015.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊙ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR THE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16" SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCE - MINIMUM 12'
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
- THERE ARE NO STREAMS, STREAM BUFFERS, WETLANDS, WETLAND BUFFERS, OR STEEP SLOPES OVER 20,000 SF CONTIGUOUS LOCATED ON SITE.
- THE EXISTING DWELLING AND SHED LOCATED ON LOT 2 WILL BE REMOVED PRIOR TO THE RECORDING OF THIS PLAT. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- DPZ FILE REFERENCES: L 2181 F 172, ECP-14-051 (APPROVED 5-13-14), CONT. 44-1689, CONT. 20-1264, & WP-15-049.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO BIO-RETENTION FACILITIES (N-6), ROOFTOP DISCONNECTS (N-1), AND NON-ROOFTOP DISCONNECTS (N-2) TO ACCOMMODATE THE TOTAL ESQ VOLUME REQUIRED. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED. REFERENCE 2010 MDE STORMWATER DESIGN MANUAL (CHAPTER 5).
- LANDSCAPING FOR LOTS 1-3 IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$3,750.00 FOR THE REQUIRED 8 SHADE TREES AND 45 SHRUBS WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- FOR FOREST CONSERVATION, THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE BY A PAYMENT OF FEE-IN-LIEU. THE REQUIRED FEE, BASED UPON 0.20 ACRE AFFORESTATION OBLIGATION (0.20 = 8,712 SF x 0.75), IN THE AMOUNT OF \$ 6,534.00 WILL BE PAID AT THE TIME OF SUBMISSION OF THE ORIGINAL MYLAR.
- OLD MONTGOMERY ROAD IS AN EXISTING PUBLIC LOCAL ROAD AND IS NOT A SCENIC ROAD.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 44-1689.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 20-1264.
- 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 UNDER AND THROUGH THE LOTS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT DECEASED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- A SIMPLIFIED FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 2013.
- 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.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127, "RESIDENTIAL W/ILL DEVELOPMENT," OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERRIS, FENCES, SIMILAR HOUSING UNIT TYPES, AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE 16' DRIVEWAY WHICH SERVES LOTS 1-3 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- A FEE-IN-LIEU OF OPEN SPACE FOR TWO LOTS SHALL BE PROVIDED UNDER THE FINAL PLAN (E-14-134) IN THE AMOUNT OF \$3,000.00.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A FEE IN LIEU OF FRONTAGE IMPROVEMENTS WAS APPROVED ON JANUARY 21, 2015.
- THIS PLAN IS SUBJECT TO WP-15-049, WAIVING SECTION 16.1205(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES TREES 30" IN DIAMETER OR GREATER BE LEFT IN AN UNDISTURBED CONDITION UPON SUBDIVISION. WAIVER PETITION WAS APPROVED ON OCTOBER 23, 2014. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - PROVIDE TWO (2) ADDITIONAL REPLACEMENT TREES OF 3" TO 4" CALIPER ON SITE IN PLACE OF THE TWO REMOVED TREES. THE PLANTED PLANTINGS WILL BE INCLUDED AS PART OF THE REQUIRED LANDSCAPING AND SHALL BE BONDED WITH THE LANDSCAPING OBLIGATION.



COORDINATE LIST

NO.	NORTH	EAST
201	559894.5241	1369330.2574
202	559780.7208	1369229.7538
203	560105.6986	1368931.3450
204	559802.9943	1369209.3013
205	559850.1381	1369256.5397
206	559914.4583	1369311.9530
1005	560207.8275	1369042.5686



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: 4936 : C8

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	1162.00'	84.92'	4°11'13"	42.48'	S40°44'44"W 84.90'
C-2	862.00'	66.76'	4°26'14"	33.39'	S45°03'27"W 66.74'

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	18,109 SF*	NA	18,109 SF*	20,000 SF
2	19,933 SF**	1,771 SF	18,162 SF**	20,000 SF
3	23,342 SF	3,342 SF	20,000 SF	20,000 SF

* USE 1,891 SQUARE FEET FROM RIGHT-OF-WAY DEDICATION TO MAKE 20,000 SQUARE FEET MINIMUM LOT SIZE PER SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.120(b)(2)(ii)

** USE 1,838 SQUARE FEET FROM RIGHT-OF-WAY DEDICATION TO MAKE 20,000 SQUARE FEET MINIMUM LOT SIZE PER SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.120(b)(2)(ii)

LEGEND

- 30' PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1-3
- BUILDING RESTRICTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROADWAY CENTERLINE

THE REQUIREMENT OF § 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.

Thomas M. Hoffman Jr. 2-2-15
THOMAS M. HOFFMAN JR. DATE
PROPERTY LINE SURVEYOR No. 276

Brian E. Smith 12/10/15
BRIAN E. SMITH DATE

Sharon R. Smith 12/10/15
SHARON R. SMITH DATE

MIHU NOTE

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.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,4092 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	1,4092 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0927 AC
TOTAL AREA TO BE RECORDED	1.5019 AC

OWNER/DEVELOPER
BRIAN E. SMITH
SHARON R. SMITH
8302 OLD MONTGOMERY RD.
COLUMBIA, MD 21045
443-864-8141

OWNER'S CERTIFICATE

WE BRIAN E. SMITH & SHARON R. SMITH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 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 10 DAY OF December, 2016

Brian E. Smith DATE
Sharon R. Smith DATE

Megan Ruggier WITNESS
Megan Ruggier WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MICHAEL J. LAWSON AND JANET B. LAWSON TO BRIAN E. SMITH AND SHARON R. SMITH BY DEED DATED MAY 24, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2181, FOLIO 172.

I ALSO CERTIFY ALL MONUMENTS ARE IN PLACE, OR WILL BE IN PLACE, PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman Jr. 2-2-15
THOMAS M. HOFFMAN JR. DATE
PROPERTY LINE SURVEYOR No. 267

RECORDED AS PLAT NO. 23610 ON 1/21/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
BRIAN SMITH PROPERTY
LOTS 1-3

A SUBDIVISION OF TAX MAP 37, PARCEL 230 LIBER 2181, FOLIO 172

ZONED R-20

TAX MAP 37 - BLK: 7 - PARCEL 230
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: 1" = 40' FEBRUARY 2, 2015

GRAPHIC SCALE
0 40 80 120

SHEET 1 OF 1

R-14-134

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

Richard J. Morrison 1/11/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edinger 1-15-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Schaefer 1-19-16
DIRECTOR DATE

R:\PROJETS\15-24 SURVEY\DWG\PLAT.dwg