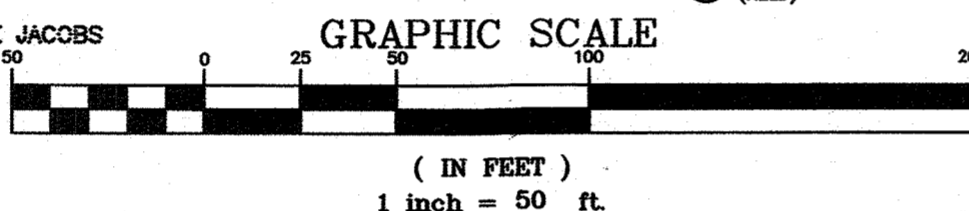


GENERAL NOTES

- TAX MAP: 31, PARCEL: 39, BLOCK: 2.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS 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.
- SUBJECT PROPERTY ZONED R-20 PER THE 10/06/13 COMPREHENSIVE ZONING PLAN
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2014.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31DB AND 31CB
STA. 31DB N 569,583.630, E 1,369,155.134 EL.492.343
STA. 31CB N 567,567.508, E 1,367,353.376 EL.511.318
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET.
- DENOTES IRON PIPE OR IRON BAR FOUND, □ DENOTES STONE FOUND,
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS (±)
- NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL. THE INVESTIGATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN MAY 2014.
- WATER AND SEWER FOR THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAT COMPLIED WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF FEE-IN LIEU IN THE AMOUNT OF \$32,670.00 TO THE FOREST CONSERVATION FUND FOR 1.0 ACRE OF REQUIRED REFORESTATION; OBLIGATION IS BASED ON THE GROSS AREA OF PARCEL 39. THE AREA OF NON-BUILDABLE BULK PARCEL A (THE PIPE STEM AREA FOR LOTS 1 AND 2) WAS UTILIZED IN CALCULATION OF FOREST CONSERVATION OBLIGATION UNDER F-14-074, ACRA PROPERTY.
- LANDSCAPING FOR LOTS 1 AND 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. POSTING OF FINANCIAL SURETY SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.
- THIS PROPERTY IS IDENTIFIED AS HISTORIC SITE HO-889 "LOTZ HOUSE CIRCA 1900". SITE IS NOT ADJACENT TO DESIGNATED SCENIC ROAD.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 WAS RECORDED UNDER F-14-074 AS LIBER FOLIO
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- 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.



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	22,589 S.F.	2,570 S.F.	20,019 S.F.
2	22,558 S.F.	2,558 S.F.	20,000 S.F.

MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	3
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM AFPO ALLOCATIONS)	0
NUMBER OF AFPO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1 & 2

COORDINATE LIST

NO.	NORTH	EAST
1	567,878.017	1,367,797.234
2	567,911.115	1,367,847.279
3	568,018.476	1,367,755.999
4	568,251.180	1,367,939.677
5	568,290.238	1,367,842.216
6	568,619.687	1,368,111.214
7	576,627.553	1,368,102.151
8	568,294.920	1,367,830.554
9	568,352.434	1,367,687.017
10	568,125.135	1,367,572.270
11	567,886.262	1,367,789.728
12	567,919.570	1,367,840.091

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON APRIL 1, 2014 AT 6.00 PM AT THE MILLER LIBRARY.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON THIS SITE.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL, AND WILL BE SATISFIED VIA MICRO-SCALE FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED TOGETHER WITH THE FINAL PLAT AT THE LAND RECORDS OFFICE.
- THE SIDEWALK AND ROAD IMPROVEMENT OBLIGATIONS WERE PROVIDED UNDER F-14-074. FEE-IN LIEU OF SIDEWALK WAS PROVIDED.
- | | |
|--|--|
| | DENOTES PRIVATE USE-IN-COMMON AND UTILITY EASEMENT FOR LOT 1 AND 2 |
| | DENOTES LAND DEDICATED TO STATE OF MARYLAND. |
| | DENOTES EX. PRIVATE USE-IN-COMMON AND UTILITY EASEMENT |
- THIS PLAN CAME BEFORE THE HISTORIC PRESERVATION COMMISSION ON SEPTEMBER 4, 2014 FOR ADVISORY COMMENTS. IT WAS RECOMMENDED THAT THE EX. HISTORIC SITE REMAIN UNCHANGED AS MUCH AS POSSIBLE.
- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-15-072, WAIVING SECTION 16.119(f)(1) REQUIRING THAT WHEN A SUBDIVISION FRONTS ON A MAJOR COLLECTOR OR ARTERIAL ROAD, THE STREET LAYOUT SHOULD PROVIDE ACCESS BY A LOWER CLASSIFICATION OF PUBLIC ROAD. WAIVER PETITION WAS APPROVED ON DECEMBER 10, 2014 SUBJECT TO THE FOLLOWING CONDITIONS:
1. "VEHICULAR INGRESS/EGRESS RESTRICTION NOTE SHALL BE ADDED TO THE PLANS ALONG THE FRONTAGE OF LOT 3, EXCEPT THE LOCATION OF THE EXISTING DRIVEWAY.
2. APPROVAL OF THIS WAIVER SHALL NOT CONSTRUED TO ALLOW THE CREATION OF LOT 1 AND 2 AT A LOT SIZE BELOW THE MINIMUM 20,000 S.F.

OWNER
WALTER AND GLADYS NOVAK
C/O MILDENBERG, BOENDER & ASSOC.
7350-B GRACE DRIVE
COLUMBIA, MARYLAND 21044
410-997-0296

ALL NEW 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, LICENCE AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

THE REQUIREMENTS 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.

Gary E. Lane 12-18-2019
GARY E. LANE, PROP. LS DATE

Walter Novak 12-24-2019
WALTER NOVAK, OWNER DATE

Gladys Novak 12/24/2019
GLADYS NOVAK, OWNER DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.953AC±
AREA OF ROADWAY	0.015AC±
AREA	1.968AC±

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

Wilson for Massim Roszman 1/9/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief 1-17-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. Mark F. KB 1-23-20
DIRECTOR DATE

OWNER'S STATEMENT

WE, WALTER NOVAK AND GLADYS NOVAK, 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 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 24TH DAY OF DECEMBER, 2019.

Walter Novak
WALTER NOVAK, OWNER

Gladys Novak
GLADYS NOVAK, OWNER

WITNESS

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF MARYLAND LICENSE NO. 21351, EXPIRATION DATE 07/15/2015; THAT THE RECORD PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY AND BETWEEN POLLY PIERSON TO WALTER ANTHONY NOVAK AND GLADYS VALENCIA NOVAK BY A DEED DATED MAY 31, 1994 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3263, FOLIO 569 AND ALL THAT LAND SHOWN AS ACRA PROPERTY, NON-BUILDABLE BULK PARCEL A, SAID PLAT CURRENTLY UNDER REVIEW AS F-14-074; 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.

Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/21 DATE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 39 AND NON-BUILDABLE BULK PARCEL "A" OF ACRA PROPERTY (PLAT # 24099) INTO 3 BUILDABLE LOTS

RECORDED AS PLAT 25349 ON 2-14-2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

GLADYS WOODS
LOTS 1, 2 AND 3
A SUBDIVISION OF PARCEL 39 AND RESUBDIVISION OF NON BUILDABLE BULK PARCEL "A" (PLAT # 24099)

TAX MAP 31 2ND ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 39 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2019
GRID 2 EX. ZONING R-20 DPZ FILE NOS. ECP-14-037
F-14-074, ECP-14-087, WP-15-072

MILDENBERG, BOENDER & ASSOC.,
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax.