



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: 15 K13

LEGEND

30' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT OF LOTS 24 & 25

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. 12-24-14
THOMAS M. HOFFMAN JR. DATE
PROPERTY LINE SURVEYOR No. 276

Chris P. Woodward 1-20-15
EFFICIENT PROPERTIES LLC DATE
AUTHORIZED PERSON

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PREVIOUSLY RECORDED "COLUMBIA, E.G.U. SUBDIVISION", LOT 3 (PLAT BOOK 17, FOLIO 35) INTO LOTS 24 & 25 AND TO CREATE A 30' PRIVATE USE-IN-COMMON ACCESS EASEMENT

COORDINATE LIST

NO.	NORTH	EAST
201	549104.6905	1356902.2620
202	548907.0344	1356728.5937
1000	549444.3758	1356905.9912
1001	549358.5466	1357115.2786
1004	549108.3462	1356897.9157
1005	549016.1523	1356598.8430

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS No. 0016 & 4292.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JULY, 2014.
- BRL DENOTES BUILDING RESTRICTION LINE.
- REBAR WITH CAP MARKED "PROP MARK 21204" SET DENOTES IRON PIPE OR IRON BAR FOUND.
- ARCS DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- OPEN SQUARE DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED "NT-E.C.-INDUSTRIAL" IN ACCORDANCE WITH THE 10/05/13 COMPREHENSIVE ZONING PLAN AND FDP-38 & FDP-55.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. STRUCTURE CLEARANCES - MINIMUM 12';
G. 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.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE IS NO PROPOSED IMPROVEMENTS/CONSTRUCTION AND THEREFORE THERE IS NO PROPOSED STORMWATER MANAGEMENT.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS SINCE IT IS ZONED NT AND PER SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE.
- THERE ARE NO LANDSCAPE REQUIREMENTS FOR THIS SUBMISSION.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- PREVIOUS DPZ FILES: F-69-26 (PB 17/35), FDP-38 (PB 14/61), FDP-55 (PB 16/119), SDP-71-06C, & SDP-71-59C.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 24 & 25 WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
- THERE ARE EXISTING STRUCTURES LOCATED ON LOTS 24 AND 25. BOTH ARE TO REMAIN.
- LOT 24 IS SERVED BY PUBLIC WATER AND SEWER LOCATED IN GERWIG LANE.
- LOT 25 IS SERVED BY PUBLIC WATER AND SEWER LOCATED IN GERWIG LANE VIA AN EXISTING 10' UTILITY EASEMENT (L 556, F 503).
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHT-OF-WAY LINES ARE TO BE IN ACCORDANCE WITH FDP-38 AND FDP-55 DEVELOPMENT CRITERIA.
- SINCE NEITHER THE EXISTING BUILDING ON LOT 24 NOR THE EXISTING BUILDING ON LOT 25 EXCEED 20' IN HEIGHT FROM THE HIGHEST ADJACING GROUND ELEVATION ALONG THE FRONT OF THE STRUCTURE, THE BUILDING RESTRICTION LINE FROM GERWIG LANE RIGHT-OF-WAY IS 25'.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- THE COVERAGE REQUIREMENT (MAXIMUM 50% COVERAGE) PER FDP-38 AND FDP-55 IS MET FOR LOTS 24 AND 25 ARE AS FOLLOWS:
LOT 24 COVERAGE = 14,333 SF BLDG. AREA / 39,354 LOT AREA = 36%
LOT 25 COVERAGE = 23,091 SF BLDG. AREA / 61,475 NET LOT AREA = 38%
- THE "MINIMUM 60' FRONTAGE ON AN APPROVED PUBLIC ROAD" IS NOT REQUIRED FOR LOT 25 IN ACCORDANCE WITH SECTION 16.1202(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE IT WILL HAVE A SHARED ACCESS WITH LOT 24.

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA
24	39,354 SF	NA	39,354 SF
25	69,356 SF	7,881 SF	61,475 SF

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
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	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,4956 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	2,4956 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	2,4956 AC

OWNER/DEVELOPER
EFFICIENT PROPERTIES LLC
18925 CELEBRITY LANE
SANDY SPRING, MD 20860
ATTN: CHRIS WOODWARD
443-917-2510

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410-481-7566
FAX: 410-481-8966

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

W. Ryan for Maurea Roosen 2/5/2015
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris P. Woodward 2-24-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

W. Ryan 2-27-15
DIRECTOR DATE

OWNER'S CERTIFICATE

EFFICIENT PROPERTIES LLC, 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 20th DAY OF JANUARY, 2015.

Chris P. Woodward 1-20-15
EFFICIENT PROPERTIES LLC, DATE
AUTHORIZED PERSON

Megan Ruggieri
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 BOTTLER-EMORY ASSOCIATES LIMITED PARTNERSHIP, LLLP TO EFFICIENT PROPERTIES, LLC BY DEED DATED AUGUST 28, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14318, FOLIO 151.

I ALSO CERTIFY 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 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, 2016.

Thomas M. Hoffman Jr. 12-24-14
THOMAS M. HOFFMAN JR. DATE
PROPERTY LINE SURVEYOR No. 267



RECORDED AS PLAT NO. 23219 ON 3/9/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
COLUMBIA, E.G.U. SUBDIVISION
LOTS 24 & 25**

A RESUBDIVISION OF LOT 3, "COLUMBIA, E.G.U. SUBDIVISION", SECTION 2, AREA 2", PLAT BOOK 17, FOLIO 35

ZONED NT-E.C.

PREVIOUS DPZ FILES: F-69-26 (PB 17/35), FDP-38 (PB 14/61), FDP-55 (PB 16/119), SDP-71-06C, & SDP-71-59C

TAX MAP 42, GRID 9, PARCEL 375
6TH ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 50'
DECEMBER 24, 2014