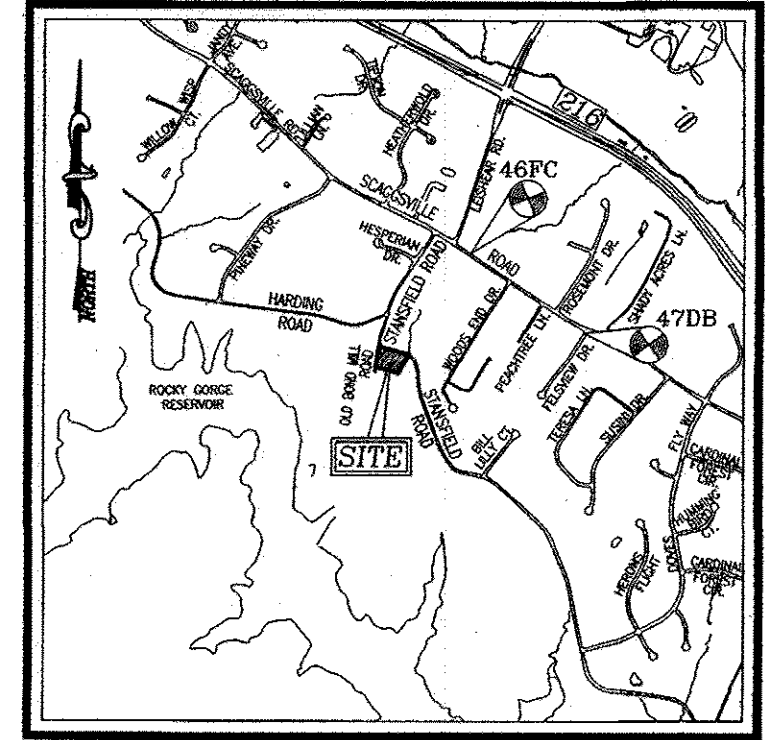


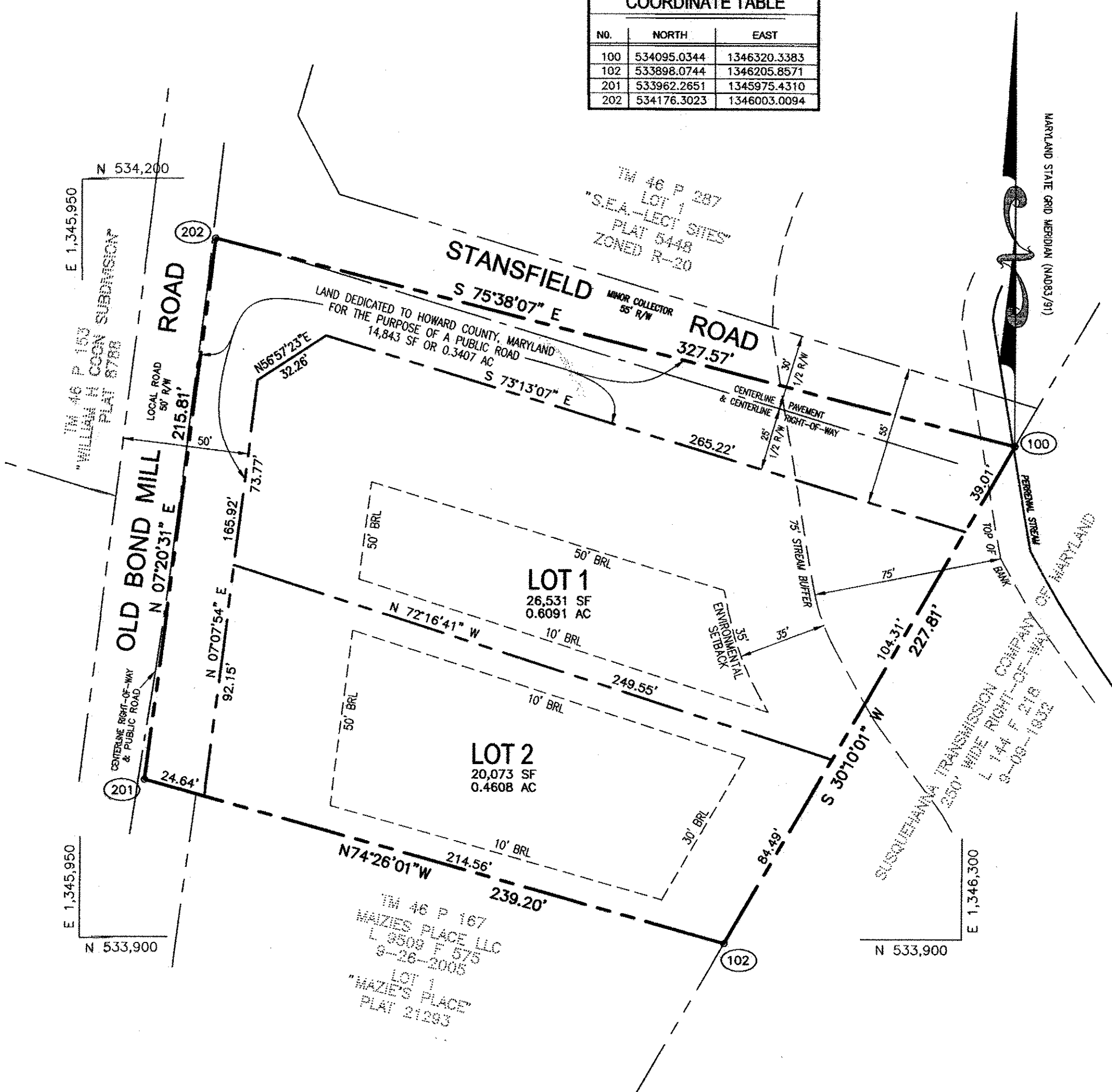
**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS  
No. 46FC N 535145.950 E 1346320.3383  
No. 47DB N 533168.891 E 1346205.8571
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 2014.
  - BRL DENOTES BUILDING RESTRICTION LINE.
  - ⊕ DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
  - ⊙ DENOTES IRON PIPE OR IRON BAR FOUND
  - ∠ DENOTES ANGLE 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 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. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, 100 YEAR FLOODPLAIN, OR FOREST CONSERVATION AREAS.
  - THERE IS NO 100-YR FLOODPLAIN, WETLANDS, STREAM(S), OR STEEP SLOPES (25% OR GREATER) LOCATED ON-SITE.
  - THE EXISTING HOUSE ON LOT 1 IS TO REMAIN.
  - NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
  - TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY. THIS SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
  - DPZ FILE REFERENCES: ECP-15-009
  - THIS PROJECT 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 (M-6) TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.
  - THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE REQUIRED PERMITTER LANDSCAPING SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT IN THE AMOUNT OF \$ 300.00 FOR 1 SHADE TREE.
  - IN ACCORDANCE WITH HOWARD COUNTY FOREST CONSERVATION MANUAL CHAPTER 2 AND THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.1202(b)(1)(vi), THIS TWO (2) LOT MINOR SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION AS ONLY ONE NEW LOT IS BEING CREATED AND NO FURTHER SUBDIVISION POTENTIAL EXISTS BASED ON EXISTING ZONING.
  - THE 4 SPECIMEN TREES IDENTIFIED ON THE SUBJECT PROPERTY WILL ALL REMAIN.
  - AN ENVIRONMENTAL ASSESSMENT PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 4, 2014.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
  - PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 354-W.
  - PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 715-S.
  - PUBLIC WATER & SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
  - 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 THE LOTS. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED 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.
  - NO RARE, THREATENED OR ENDANGERED SPECIES OBSERVED ON THE PROPERTY.
  - NO TRAFFIC STUDY IS REQUIRED FOR THIS DEVELOPMENT.
  - NO NOISE STUDY IS REQUIRED FOR THIS DEVELOPMENT.
  - SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMIT BEING ISSUED FOR THE CONSTRUCTION OF THE RESIDENTIAL DWELLING ON LOT 2.
  - THE OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION PLAN HAS BEEN SATISFIED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$ 1,500.00.
  - THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON MAY 19, 2014 AT THE NORTH LAUREL COMMUNITY CENTER.
  - THE FEE-IN-LIEU OF PROVIDING SIDEWALKS SHALL BE PAID IN THE AMOUNT OF \$ 2,400.
  - REFERENCE WALKER PETITION WP-17-093, APPROVED APRIL 3, 2017.
  - TO WAIVE SECTION 16.144(d) AND SECTION 16.144(a) FOR THE PAYMENT OF FEES, AND THE SUBMISSION OF FINAL SUBDIVISION PLAT MYLARS.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. COMPLIANCE WITH SRC PLAT (F-15-044) COMMENTS  
2. DEVELOPERS AGREEMENT COMPLETED BY JUNE 2, 2017.  
3. FINAL PLAT ORIGINALS SUBMITTED FOR SIGNATURE BEFORE JULY 2, 2017.

COORDINATE TABLE		
NO.	NORTH	EAST
100	534095.0344	1346320.3383
102	533898.0744	1346205.8571
201	533962.2651	1345975.4310
202	534176.3023	1346003.0094



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 39 - GRID E5



**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	1.0699 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	1.0699 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.3407 AC
TOTAL AREA TO BE RECORDED	1.4106 AC

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 MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman Jr.* 4-26-17  
THOMAS M. HOFFMAN JR.  
PROPERTY LINE SURVEYOR No. 276  
*Yoriko Harigaya* 4/26/17  
YORIKO HARIGAYA

**OWNER/DEVELOPER**  
YORIKO HARIGAYA  
10676 STANSFIELD RD.  
LAUREL, MD. 20723  
(716) 510-4456

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

**MIHU NOTE**  
PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (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: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

*Balbona Maria Rosman* 6/19/2017  
HOWARD COUNTY HEALTH OFFICER NB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Clark* 6-21-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION HSR DATE  
*Kent Stalwood Jr.* 6-26-17  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, YORIKO HARIGAYA, OWNER 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 26 DAY OF APRIL, 2017

*Yoriko Harigaya*  
YORIKO HARIGAYA  
*Megan Ruggion*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY DEBRA L. MAPES AND SHARON L. TUCKER, PERSONAL REPRESENTATIVES OF THE ESTATE OF BETTY VIRGINIA HOLBROOK, ESTATE NO. 21955 TO YORIKO HARIGAYA BY A DEED DATED MAY 15, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14949, FOLIO 207.

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 LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffman Jr.* 4-26-17  
THOMAS M. HOFFMAN JR.  
PROPERTY LINE SURVEYOR No. 267



RECORDED AS PLAT No. 24262 ON 6/30/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION**  
**YORIKO PROPERTIES**  
LOTS 1 AND 2

A SUBDIVISION OF TAX MAP 46, PARCEL 88 (LIBER 14949 FOLIO 207)

ZONED R-20  
TAX MAP 46, BLK 18, PARCEL 88  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: 1" = 40' APRIL 25, 2017

