

COORDINATE LIST

Point	Northing	Easting
324	580161.4612	1361600.4706
342	580282.8252	1361609.2816
612	580212.8303	1361967.7167
344	580210.8572	1361977.8206
10	580098.9946	1361970.2312
611	580100.7087	1361960.0850
13	580141.5322	1361718.4372
14	580196.7843	1361790.6533
614	580226.6311	1361792.6925
615	580192.7198	1361966.3478

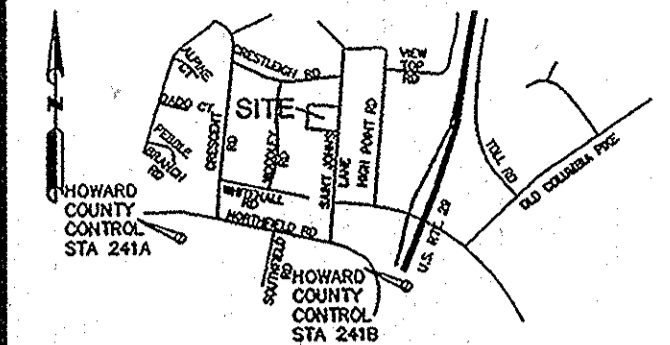
LEGEND

- PIPESTEM
- STREET DEDICATION
- UTILITY POLE
- OVERHEAD WIRES
- IRON PIPE SET
- BUILDING RESTRICTION LINE
- IRON PIPE FOUND

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

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 1	18,872		18,872



VICINITY MAP
1"=2000'
ADC MAP-27 GRID D-2

GENERAL NOTES

- 1) THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- 2) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH--12'(16" SERVING MORE THAN ONE RESIDENCE)
B) SURFACE--8" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING(1 1/2" MIN).
C) GEOMETRY-- MAX.15% GRADE, MAX.10% GRADE CHANGE AND MIN.45' 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" OVER DRIVEWAY SURFACE.
F) MAINTENANCE-- SUFFICIENT TO INSURE ALL WEATHER USE.
- 3) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLAND, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 4) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND THE ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 5) THERE IS AN EXISTING DWELLING/STRUCTURE ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSION OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 6) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(b)(1)(vii) OF THE FOREST CONSERVATION MANUAL-- A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT WITH NO FURTHER SUBDIVISION POTENTIAL.
- 7) HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 241A&241B.
241A= N 579167.067 E 1360260.183 EL. 357.155
241B= N 578753.518 E 1362302.921 EL. 390.564
- 8) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1228 OF THE HOWARD COUNTY CODE.
- 9) PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME
- 10) THE SUBJECT PROPERTY IS NOT SUBJECT TO LANDSCAPING SINCE THERE ARE NO NEW BUILDABLE LOTS.
- 11) THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT WHICH IS SERVED BY PUBLIC WATER AND SEWER.
- 12) THERE ARE NO WETLANDS, STREAMS, STREAM BUFFERS, FOREST, OR STEEP SLOPES ON THE SITE.
- 13) IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, EXTERIOR CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 10 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- 14) IN ACCORDANCE WITH SECTION 16.128 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS A PRE-SUBMISSION MEETING WAS HELD AT THE MILLER BRANCH LIBRARY ON JANUARY 6, 2015 AT 7PM.
- 15) THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON-SITE.
- 16) AN OPEN SPACE FEE OF \$1500.00 HAS BEEN PAID.
- 17) SPECIAL PROVISIONS FOR MINOR SUBDIVISIONS. LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION MAY BE COUNTED TO SATISFY UP TO TEN PERCENT OF THE MINIMUM LOT SIZE REQUIREMENTS NOT TO EXCEED THE ACTUAL AREA DEDICATED NOT WITHSTANDING ANY PROVISIONS TO THE CONTRARY IN THE ZONING REGULATIONS OR THIS SUBTITLE.

RICK J. & SHERIE BELT
TAX MAP 24 P.484
ZONED R-20
LOT 7 BLK B
CRESTLEIGH

BRIAN & RACHEL KELM
TAX MAP 24 P.266
ZONED R-20
LIBER 5511 FOLIO 304

PAMELA M. EVANS
JULIE DICKERSON
TAX MAP 24 P.405
ZONED R-20
LOT 8 BLK B
CRESTLEIGH

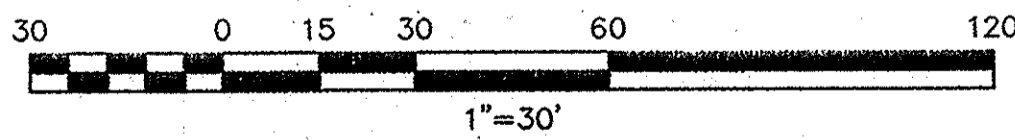
NON-BUILDABLE
BULK PARCEL A
23,579 SQ. FT.

LOT 1
18,872 SQ. FT.

ROBERT W. WHEATLEY
JOSETTE ROBICHAUD
TAX MAP 24 P.267
ZONED R-20
LOT 3

SCOTT O. MILLER & CAROLE M. MILLER PROPERTY

DEVELOPER
LAKESTONE HOMES
11619 PRINCESS LANE
ELLCOTT CITY, MARYLAND 21042
PHONE: (443) 535-5595



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 PLAN AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

Mitchell E. Goode 1/20/16
MITCHELL E. GOODE PROPERTY LINE SURVEYOR
MARYLAND NO. 444 EXPIRES 12-10-16

Diana Van Stone 1/20/16
DIANA VAN STONE OWNER DATE

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
-- BUILDABLE	1
-- NON-BUILDABLE	1
-- OPEN SPACE	0
-- PRESERVATION PARCELS	
TOTAL AREA OF LOTS AND/OR PARCELS	
-- BUILDABLE	0.4332 AC.
-- NON-BUILDABLE	0.5413 AC.
-- OPEN SPACE	0
-- PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0264 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	1.0009 AC.

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

Wilson for Maura Roszman 2/9/2016
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division 2-23-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Sheehy 2-25-16
DIRECTOR DATE

OWNERS CERTIFICATE

I, DIANA VAN STONE, OWNER 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 ASSIGNEES; 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 RIGHT-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 AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE 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-WAY.

WITNESS MY HAND THIS 20th DAY OF January 2016

Diana Van Stone 1/20/16
DIANA VAN STONE (OWNER)

Witness 1/20/16
WITNESS

Mitchell E. Goode
MITCHELL E. GOODE
PROPERTY LINE SURVEYOR
MD. REG. 444 EXPIRES 12/10/16

1/20/16
DATE

RECORDED AS PLAT NO. 23676 ON 2/25/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**LOT 1 & NON-BUILDABLE BULK PARCEL A
VAN STONE PROPERTY**

EX. ZONING R-20
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 24 GRID 17 PARCEL NO. 953
SCALE 1"=30' DATE SEPTEMBER, 2015
SHEET 1 OF 1

GOODE SURVEYS, LLC
LAND SURVEYOR'S
P.O. BOX 599
DAMASCUS, MARYLAND 20872
PHONE: (301) 368-3700