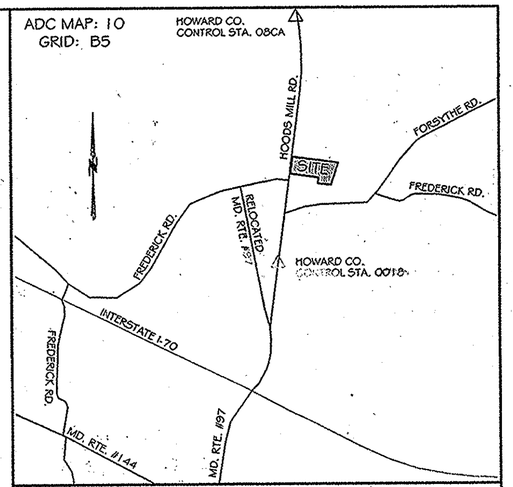
Coordinates		
Point#	Northing	Easting
103	608889.5637	1308605.7218
104	608573.1283	1308567.0421
161	608576.1513	1308538.8135
516	608892.6703	1308576.6673
560	608520.2365	1309060.9429
563	608409.9103	1309049.1173
566	608393.6192	1309298.7755
597	608802.8476	1309416.7389
609	608603.4707	1309359.2807
610	608543.7718	1309342.0710

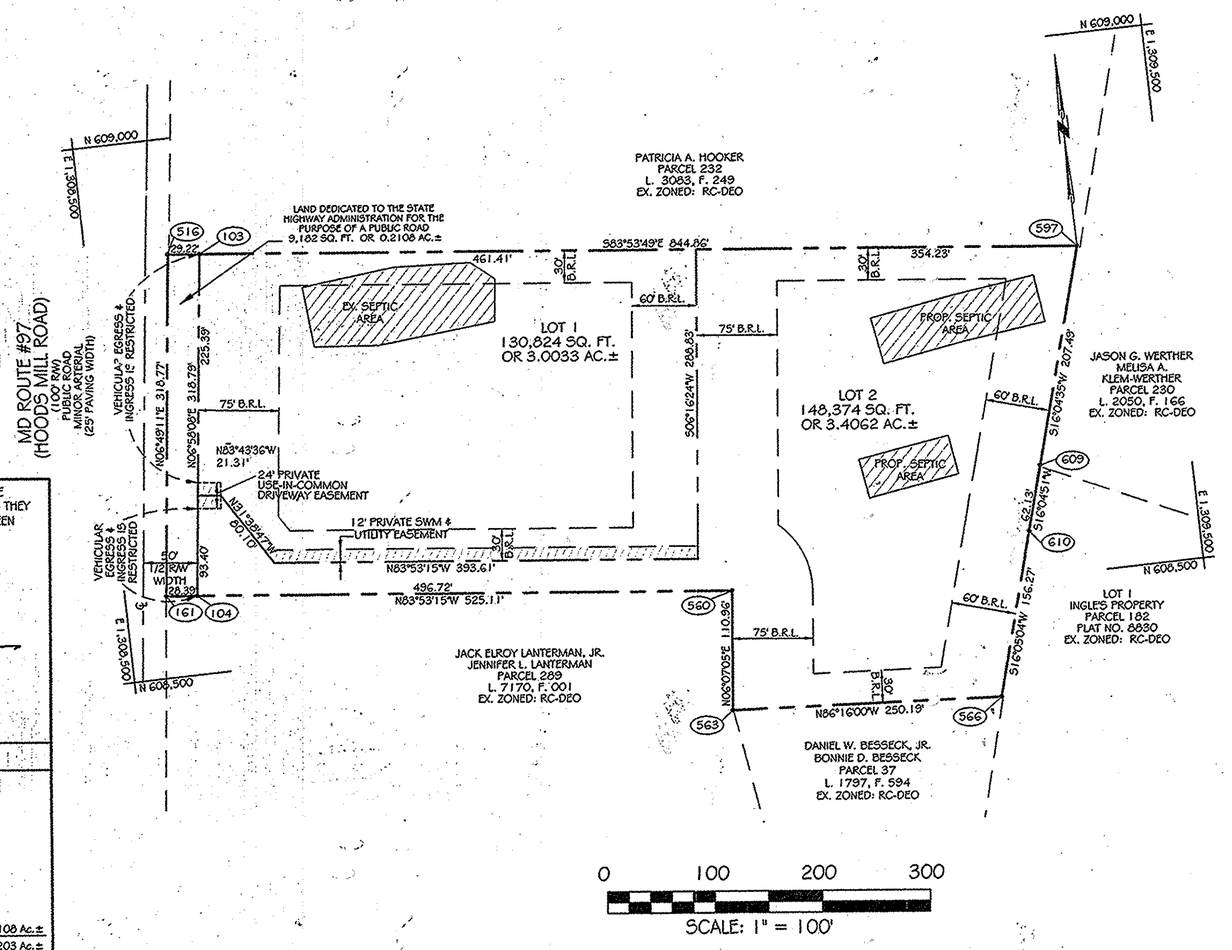
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM	MIN. LOT SIZE
2	3.4062 AC.	0.3877 AC.	3.0185 AC.

GENERAL NOTES CONT.:

20. THE SUBJECT PROPERTY IS A MINOR SUBDIVISION AND IS LOCATED IN THE GROWTH TIER AREA IV IN ACORDANCE WITH THE PLAN HOWARD 2030 AND THE MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
21. THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT. PRIVATE WELL AND SEPTIC TO BE INSTALLED.
22. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
23. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
24. THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 (b)(1)(viii) OF THE SUBDIVISION REGULATIONS. THIS PROJECT IS A MINOR SUBDIVISION TO CREATE ONE ADDITIONAL LOT WITH NO FURTHER SUBDIVISION POTENTIAL.
25. LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
26. THERE IS AN EXISTING DWELLING / STRUCTURE ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
27. FOR FLAG AND 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 ONLY AND NOT, ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
28. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF $1,500.00 FOR NEW LOT 2 PER SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS. NON-CLUSTER SUBDIVISION LOTS IN THIS RC DISTRICT REQUIRE A FEE-IN-LIEU FOR OPEN AREA.
29. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
30. **THERE ARE NO** STEEP SLOPES ON SITE.
31. **THERE ARE EIGHT (8)** EXISTING SPECIMEN TREES ON SITE, WITH ONE TO BE REMOVED.
32. THE **MIHU AGREEMENT** DOCUMENT FOR THIS SUBDIVISION HAS BEEN RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE WITH THE RECORDING **OF THIS** SUBDIVISION PLAT.
33. **A SHARED DRIVEWAY ACCESS AND MAINTAINENCE OBLIGATION AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY WHICH SERVES LOTS 1-2 SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.**



VICINITY MAP
SCALE: 1 "= 2,000' TAX MAP 8 PARCEL 221



GENERAL NOTES:

1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
2. COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/07) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08CA AND 0018.
   STA. 08CA N. 610,521.247 E. 1,308,742.138(sFT)
   STA. 0018 N. 607,697.318 E. 1,308,424.256(sFT)
3. ▨ THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET ~~(OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY)~~ AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE SYSTEM. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL BE NECESSARY.
4. B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
5. ◘ REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
6. ○ REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
7. PUBLIC WATER AND SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE.
8. THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
9. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   1) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
   2) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
   3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
   4) STRUCTURES (CULVERTS / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
   5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
   6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
10. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 12, 2014 BY VANMAR ASSOCIATES, INC.
11. AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
12. A COMMUNITY MEETING WAS HELD ON JULY 8, 2014 AT 6:00PM AT THE LISBON VOLUNTEER FIRE COMPANY.
13. THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL45-2003. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
14. THERE ARE NO HISTORIC SITES, CEMETERIES OR ENVIRONMENTAL FEATURES ON THIS PROPERTY.
15. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON OVER AND THROUGH LOTS / PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS / PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS / PARCELS. 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
16. STORMWATER MANAGEMENT FOR LOT 2 IS PROVIDED UNDER CHAPTER 5, OF THE 2009 REVISIONS TO THE 2000 MD STORMWATER DESIGN MANUAL AND MEETS ESD TO THE MEP. THESE REQUIREMENTS ARE BEING MET BY THE USE OF NON-ROOFTOP DISCONNECTION (N-2), A MICRO-BIORETENTION FACILITY (M-6) AND A GRASS SWALE (M-8). ALL ONLOT STORMWATER MANAGEMENT IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
17. THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS OR BUFFERS ON THIS SITE.
18. THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSE ON LOT 2.
    DISTANCE TO WELL: 30' DISTANCE TO SEPTIC: 20'
19. PREVIOUS FILE NUMBERS: ECP-15-024

THE REQUIREMENTS §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 L. FRAZIER, JR. PROF. L.S. NO. 21097 — DATE 12/14/15

MILLARD TAYLOR, OWNER — DATE 12/15/15

G. ARLENE TAYLOR, OWNER — DATE 12/15/15

AREA TABULATION CHART

a. Total number of lots and /or parcels to be recorded		
• Buildable	2	
• Non-Buildable	0	
• Open Space	0	
• Preservation Parcels	0	
b. Total area of lots and/or Parcels		
• Buildable	6.4095 Ac.±	
• Non-Buildable	0	
• Open Space	0	
• Preservation Parcels	0	
c. Total area of roadway to be recorded including widening strips		0.2108 Ac.±
d. Total area of subdivision to be recorded		6.6203 Ac.±

NOTE: THIS SUBDIVISION WILL CREATE ONE (1) NEW LOT WHICH WILL BE SUBJECT TO PAYMENT OF THE FEE-IN-LIEU. ONE EXISTING LOT (LOT 1) IS NOT SUBJECT TO THE FEE-IN-LIEU. THE MIHU FEE-IN-LIEU REQUIREMENT 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.

OWNER:
MILLARD TAYLOR
G. ARLENE TAYLOR
1195 HOODS MILL ROAD
COOKSVILLE, MARYLAND 21723
(410) 381-7899

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 2.3.16

DIRECTOR — DATE 2-8-16

APPROVED
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER — DATE 1/12/2016

OWNER'S CERTIFICATE

WE, MILLARD TAYLOR AND G. ARLENE TAYLOR, 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 SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-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 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; AND
(4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 15th DAY OF December, 2015

MILLARD TAYLOR, OWNER — WITNESS

G. ARLENE TAYLOR, OWNER — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MILLARD TAYLOR AND G. ARLENE TAYLOR, TRUSTEES, UNTO MILLARD TAYLOR AND G. ARLENE TAYLOR BY DEED DATED MAY 29, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10720 AT FOLIO 120; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21097, EXPIRATION DATE JULY 26, 2016, IN COMPLIANCE WITH COMAR 09.13.06.12

STATE OF MARYLAND — THOMAS L. FRAZIER, JR. — PROFESSIONAL LAND SURVEYOR

THOMAS L. FRAZIER, JR. — DATE 12/14/15
MARYLAND REGISTRATION NO. PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT NO. 23637 ON 2/12/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL SUBDIVISION PLAT
LOTS 1 AND 2
MILLARD TAYLOR SUBDIVISION
(LIBER 10720 AT FOLIO 120)

TAX MAP: 8	ELECTION DISTRICT: No. 4	SCALE: 1" = 100'
GRID NO: 11	HOWARD COUNTY, MARYLAND	DATE: DECEMBER, 2015
PARCEL NO: 221	EX. ZONING: RC-DEO	SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 vanmar.com

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