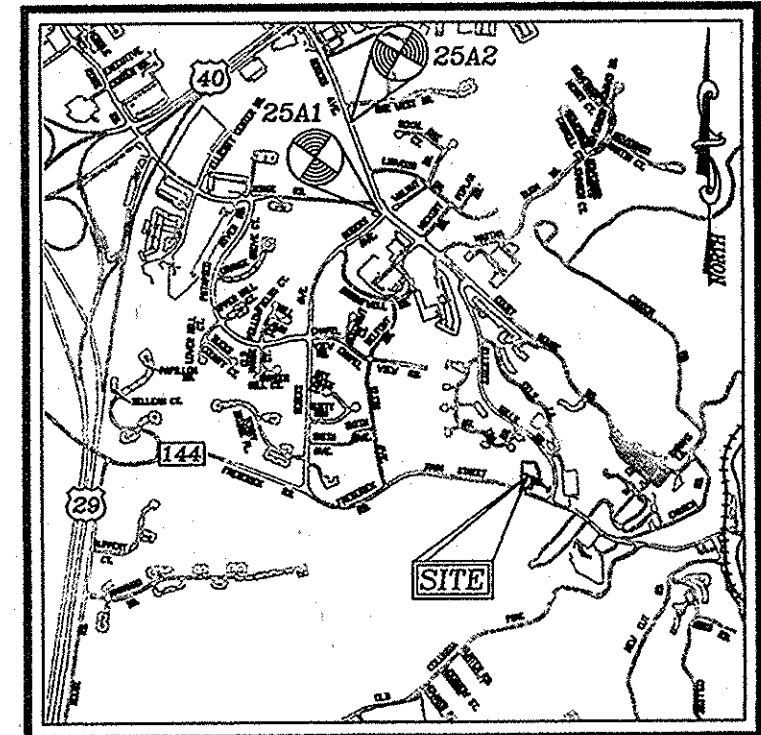


**GENERAL NOTES**

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 25A1 AND 25A2.
- DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
  - DENOTES IRON PIPE OR BAR FOUND
  - DENOTES STONE OR MONUMENT FOUND
  - ⊗ DENOTES REBAR WITH CAP SET
  - BRU DENOTES BUILDING RESTRICTION LINE
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED SEPTEMBER 2012.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THIS PROPERTY IS ZONED HC AND RVH PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ELLICOTT CITY HISTORIC DISTRICT. THE SUBDIVISION PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 4, 2013 FOR ADVISORY COMMENTS. REFERENCE HDC-13-14. THE COMMISSION HAD NO OBJECTIONS TO THE PLAN. ALL EXISTING STRUCTURES ARE TO REMAIN. THE EXISTING HISTORIC HOUSE AT #8448 MAIN STREET IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-315, GEORGE BURGESS HOUSE.
- PROPOSED RESIDENTIAL LOTS: 2 LOTS
  - LOT 1, EXISTING DWELLING TO REMAIN
  - LOT 2, EXISTING STRUCTURE TO REMAIN (SEE NOTE 33)
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOTS 1 AND 2. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A. WIDTH --- 12'(6" SERVING MORE THAN ONE RESIDENCE);
  - B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CUP COATING.
  - C. GEOMETRY --- MAX. 1% 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 FOOT OF DEPTH OVER DRIVEWAY SURFACE
  - F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.
  - G. MAINTENANCE --- SUFFICIENT FOR ALL WEATHER USE.
- LOTS 1 & 2 WILL UTILIZE A USE-IN-COMMON DRIVEWAYS. A USE-IN-COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- TRASH AND RECYCLING COLLECTION WILL BE AT ELLICOTT MILLS DRIVE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- LOTS 1 AND 2 WILL DERIVE ACCESS FROM AN EXISTING PAVED ROAD PREVIOUSLY KNOWN AS MERCER STREET. REFER TO NOTE 30 REGARDING REQUIRED IMPROVEMENTS PER THE CONDITIONS OF THE DESIGN MANUAL WAIVER APPROVAL.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- ELLICOTT MILLS DRIVE IS CLASSIFIED AS A MINOR ARTERIAL. MAIN STREET IS CLASSIFIED AS A MAJOR COLLECTOR AND IS A SCENIC ROADWAY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
  - EXISTING SERVICE CONNECTIONS TO LOT 1 SHALL REMAIN.
  - WATER SERVICE CONNECTION FOR LOT 2 SHALL BE PRIVATE CONNECTION FROM CONTRACT 14-4709-D.
  - SEWER SERVICE CONNECTION FOR LOT 2 SHALL BE PRIVATE CONNECTION FROM CONTRACT 287-WAS.
- WATER AND SEWER SERVICE TO LOT 2 WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SITE WAS INVESTIGATED FOR ENVIRONMENTAL FEATURES IN MAY 2013. THERE ARE NO WETLANDS ONSITE AS STATED IN THE REPORT BY ECO-SCIENCE PROFESSIONALS, INC. MAY 2013.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THERE IS A 100-YR FLOODPLAIN ONSITE KNOWN AS HUDSON BRANCH / TIBER BRANCH AS RECEIVED BY THE HOWARD COUNTY - STORMWATER MANAGEMENT DIVISION, BUREAU OF ENVIRONMENTAL SERVICES.
- A FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 27, 2014. NO SPECIMEN TREES ARE LOCATED ON THE PROJECT SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. NO NEW STRUCTURES ARE PROPOSED.
- STORMWATER MANAGEMENT IS EXEMPT FOR DEVELOPMENTS WHICH DO NOT EXCEED 5,000 SF OF DISTURBANCE. NO NEW IMPERVIOUS AREAS ARE PROPOSED. A SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN WAS APPROVED JULY 2013.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE PERIMETER LANDSCAPING IN THE AMOUNT OF \$3,000.00 FOR F-14-044 WILL BE POSTED AS PART OF THE BUILDING PERMIT FOR LOT 2 FOR THE REQUIRED 10 SHADE TREES.
- THIS PLAT OF REVISION IS EXEMPT FROM FOREST CONSERVATION PER SECTION 16.120(B)(1)(vi). TOTAL FOREST CONSERVATION OBLIGATION FOR F-14-044 WAS FULFILLED BY ONSITE RETENTION OF 0.20 ACRES. SEE "CREDITED" FOREST CONSERVATION EASEMENT #1.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE IS NOT REQUIRED IN THE R-VH OR HC ZONE.
- BUILDING RESTRICTION LINES ARE NOT REQUIRED FOR THE R-VH AND HC ZONING DISTRICTS PER SECTION 114.1.D. AND SECTION 114.3.D OF THE HOWARD COUNTY ZONING REGULATIONS. MAXIMUM HEIGHT IN THE R-VH ZONE IS 34 FEET, MAXIMUM HEIGHT IN THE HC ZONE IS 40 FEET.
  - THE HEIGHT OF THE EXISTING DWELLING ON LOT 1 TO REMAIN IS 26'+/-
  - THE HEIGHT OF THE EXISTING STRUCTURE ON LOT 2 TO REMAIN IS 24'+/-
- 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 LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON JANUARY 16, 2014, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE VOLUME 3, SECTION 2.6.A WHICH REQUIRES A MINIMUM SHARED DRIVEWAY WIDTH OF 16 FEET, VOLUME 4, DETAIL R.6.02, WHICH SPECIFIES THE DESIGN STANDARDS FOR A PROPOSED DRIVEWAY APRON AND VOLUME 3, SECTION 2.6.A WHICH REQUIRES A 24 FEET WIDE USE-IN-COMMON EASEMENT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - FIRE AND RESCUE HAS INSPECTED THE EXISTING DRIVEWAY AND HAS APPROVED THE DRIVEWAY TO REMAIN AS IT EXISTS, SUBJECT TO STABILIZING ERODED AREAS ALONG THE EDGE OF PAVEMENT. THE STABILIZATION IS PROPOSED WITH THE SUBDIVISION AND IS A CONDITION OF THIS WAIVER APPROVAL.
  - THE EXISTING DRIVEWAY IS SURROUNDED BY FORESTED AREAS, ROCK OUTCROPS AND STEEP SLOPES. ANY EFFORTS TO WIDEN THE EXISTING DRIVEWAY WOULD HAVE SIGNIFICANT IMPACTS TO THE STEEP SLOPES / TOPOGRAPHY WHICH COULD CAUSE EROSION / STABILIZATION PROBLEMS.
  - IF THIS LOT IS FURTHER SUBDIVIDED OR THE PROPOSED UNITS UTILIZING THIS ACCESS INCREASES BEYOND TWO (2), THE DRIVEWAY WILL HAVE TO BE MODIFIED TO MEET ALL THE CURRENT DESIGN STANDARDS.
  - THE PROPOSED USE-IN-COMMON EASEMENT IS 20-FOOT WIDE. THE 20-FOOT WIDTH REPRESENTS THE FULL WIDTH OF FRONTAGE FOR THIS PROPERTY AND CANNOT BE EXTENDED FURTHER.
  - THE EXISTING DRIVEWAY APRON MEETS THE MINIMUM DESIGN STANDARDS BUT HAS BEEN MODIFIED TO ACCOMMODATE A TRANSITION IN THE SIDEWALK MATERIAL AND LOCATION.
  - THERE ARE NUMEROUS CRACKS AND SETTLED AREAS WITHIN THE DRIVEWAY WHICH SHOULD BE REPAIRED TO ENSURE THE DRIVEWAY WILL REMAIN SUFFICIENT FOR FIRE & RESCUE ACCESS IN THE FUTURE. AS A CONDITION OF THIS APPROVAL, THE DRIVEWAY MUST BE REPAIRED AND OVERLAYED WITH NEW ASPHALT. THIS MUST BE SPECIFIED ON THE SUPPLEMENTAL PLANS.
- THIS PROJECT IS SUBJECT TO WP-14-071. ON JANUARY 10, 2014, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.116(A)(3) THAT REQUIRES WETLANDS, STREAMS AND THEIR BUFFERS TO BE LOCATED IN REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL AND NOT A RESIDENTIAL LOT; A WAIVER TO SECTION 16.116 (B)(2) THAT REQUIRES STEEP SLOPES TO BE LOCATED IN REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL; A WAIVER TO SECTION 16.116 (C)(1)(i) THAT PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND PAVING WITHIN WETLANDS, STREAMS, STREAM AND WETLAND BUFFERS AND STEEP SLOPES UNLESS THE DISTURBANCE IS CONSIDERED "NECESSARY"; A WAIVER TO SECTION 16.117(B) THAT REQUIRES FOREST CONSERVATION EASEMENTS TO BE LOCATED IN REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL; A WAIVER TO SECTION 16.120(A)(1) WHICH STATES THAT RESIDENTIAL LOTS SHALL NOT DERIVE ACCESS FROM ARTERIAL HIGHWAYS OR MAJOR COLLECTOR ROADS; A WAIVER TO SECTION 16.120(B)(4)(ii)(A) AND (B) THAT REQUIRES FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS, FOREST CONSERVATION AREAS TO BE LOCATED ON LOTS 10 ACRES IN SIZE OR LARGER AND REQUIRES STEEP SLOPES TO BE LOCATED ON LOTS 20,000 SQUARE FEET IN SIZE OR LARGER; A WAIVER TO SECTION 16.120 (C)(2)(ii) WHICH STATES THAT RESIDENTIAL LOTS WHICH SHARE ACCESS SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE EDGE OF THE STREAM BANK SHALL BE FIELD LOCATED AND THE WAIVER EXHIBIT, F-14-044 AND ALL FUTURE PROJECT SUBMITTALS SHALL BE UPDATED TO ACCURATELY DEPICT THE FIELD-LOCATED STREAM BANKS AND STREAM BUFFER.

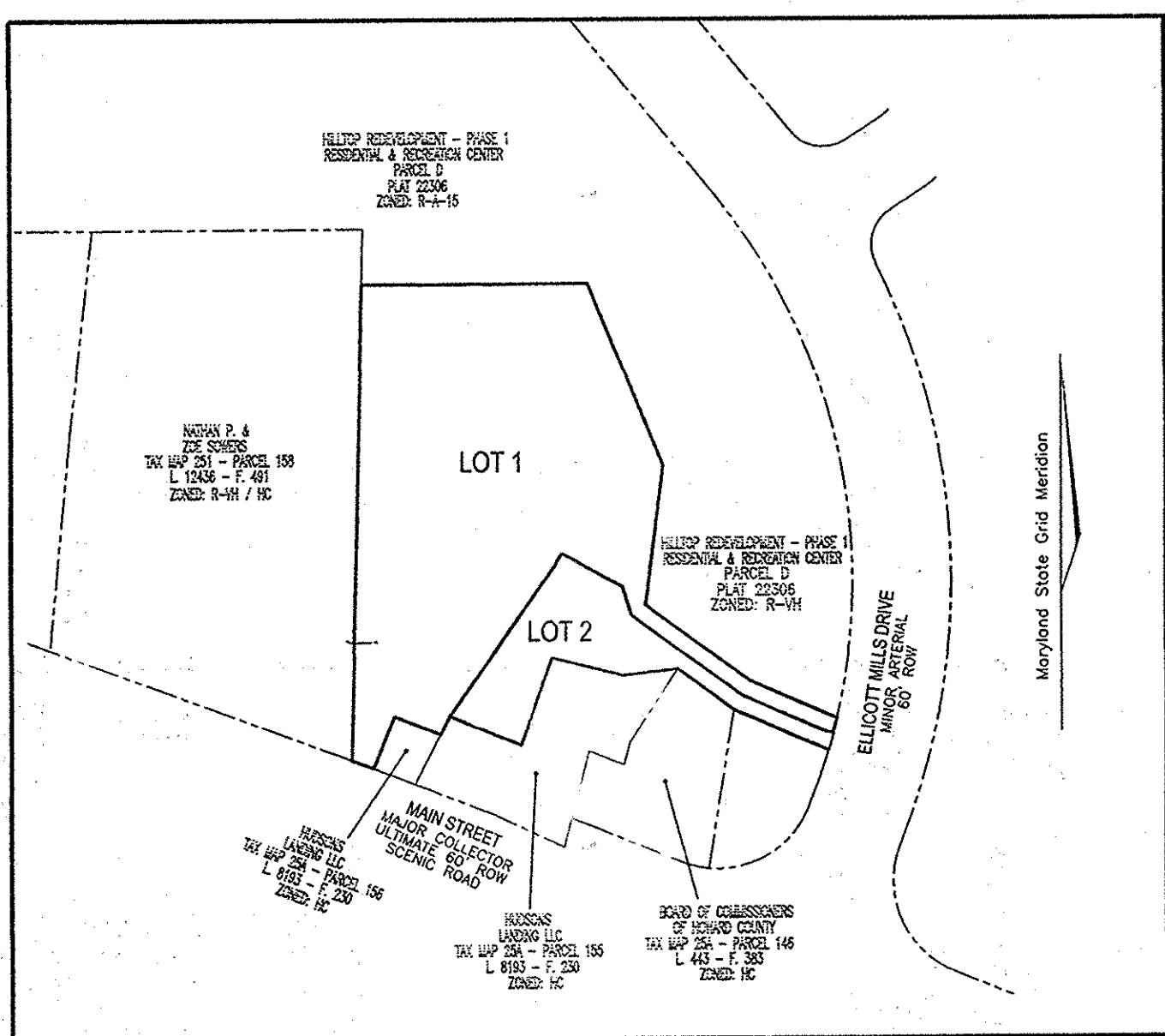
- A 35' ENVIRONMENTAL SETBACK SHALL BE DEPICTED AND LABELED FROM THE FIELD-LOCATED STREAM BUFFER. THIS SETBACK SHALL BE SHOWN ON THE WAIVER EXHIBIT, THE PLAT AND PLAN FOR F-14-044 AND THE FUTURE REQUIRED SITE DEVELOPMENT PLAN.
- AN UPDATED FOREST CONSERVATION WORKSHEET SHALL BE SUBMITTED FOR F-14-044, REFLECTING A TOTAL TRACT AREA OF 1.0843 A FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN WILL ALSO BE SUBMITTED FOR F-14-044.
- FOREST CONSERVATION SHALL BE ADDRESSED WITH F-14-044 THROUGH AN ON-SITE EASEMENT
- THE STEEP SLOPE DISTURBANCE FOR THE OFFSITE UTILITY CONNECTION MAY BE CONSIDERED "NECESSARY DISTURBANCE". THE STEEP SLOPE DISTURBANCE IS LIMITED TO WHAT IS SHOWN ON THE WAIVER EXHIBIT FOR WP-14071.
- THE CONSULTANT MUST DEPICT AND LABEL A MINIMUM OF 2 STANDARD PARKING SPACES FOR PROPOSED LOT 2.
- A USE-IN-COMMON ACCESS EASEMENT WILL BE ESTABLISHED, DEPICTED AND LABELED ON F-14-044.
- A USE-IN-COMMON ACCESS AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT, F-14-044.
- COMPLIANCE WITH THE DED COMMENTS DATED, JANUARY 7, 2014, INCLUDING THE SUBMITTAL AND APPROVAL OF ALL DESIGN MANUAL WAIVERS (SEE ATTACHED).
- PURSUANT TO THE CONSENT JUDGMENT CASE 13-C-13-095422 OC, DATED DECEMBER 5, 2013 ERIK AND LAURA STEENSEN ARE THE ABSOLUTE AND SOLE OWNERS OF THE FORMER MERCER STREET PARCEL. REFER TO L15505 F. 019 THE PLAN IS SUBJECT TO A TEMPORARY USE PETITION. ON APRIL 15, 2014, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ORDERED THAT THE PETITION OF ERIK STEENSEN AND LAURA STEENSEN FOR AUTHORIZATION OF A TEMPORARY USE FOR A DETACHED ACCESSORY BUILDING TO REMAIN ON A NEW LOT PRIOR TO ITS CONVERSION TO A DWELLING, BE AND THE SAME WAS GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE PETITIONERS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
  - THE PETITIONERS SHALL CONDUCT THE TEMPORARY USE IN SUBSTANTIAL CONFORMANCE WITH THE RECORDED TESTIMONY.
  - THE TEMPORARY USE PERIOD SHALL NOT BEGIN UNTIL THE BUILDING PERMIT FOR THE CONSTRUCTION OF THE BUILDING PERMIT IS ISSUED AND SHALL SUBMIT A COPY OF THE APPROVED BUILDING PERMIT FOR THE FILE.
- STEEP SLOPES ARE LOCATED ONSITE. THE RELOCATION OF THE PARCEL 158 WATER SERVICE CONNECTION IS THE ONLY IMPACT TO THE STEEP SLOPES. REFER TO WP14-071. THE AREA OF CONTIGUOUS ON AND OFFSITE STEEP SLOPES 25% OR GREATER IS LESS THAN 20,000SF.
- THE PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JULY 23, 2013, 6:00 PM AT THE MILLER BRANCH LIBRARY - AVALON ROOM - ELLICOTT CITY, MD
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON MARCH 28, 2014, THE DEPUTY DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS APPROVED THE REQUEST TO WAIVE VOLUME II - CHAPTER 4.5; A WAIVER OF GRAVITY SEWER SERVICE TO LOT 2, THE USE OF A PRIVATE ON SITE PUMPING UNIT AND LOW PRESSURE SEWER TO SERVE LOT 2 OF THE REFERENCED SUBDIVISION, THE USE OF A PRIVATE SEWER EASEMENT THROUGH LOT 1 AND THE OPEN SPACE REFORESTATION AREA TO THE EXISTING SEWER IN ELLICOTT MILLS DRIVE; SUBJECT TO THE FOLLOWING:
  - PROVIDE A NOTE ON LOT 2 ON THE SITE DEVELOPMENT PLAN STATING: "NO GRAVITY SEWER SERVICE. SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP AND PRIVATE LOW PRESSURE SEWER."
  - THE PRIVATE LOW PRESSURE SEWER MUST TERMINATE WITHIN THE PRIVATE EASEMENT AND THE SEWAGE MUST ENTER THE PUBLIC SEWER SYSTEM UNDER GRAVITY FLOW.
  - THE APPROVAL OF PRIVATE ON-SITE PUMPING UNITS AND PRIVATE LOW PRESSURE SEWERS IS UNDER THE CHARGE OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS SHALL BE CONTACTED TO OBTAIN THEIR REQUIREMENTS ON THE USE OF PRIVATE PUMPING UNITS AND PRIVATE LOW PRESSURE SEWERS.



**VICINITY MAP**  
SCALE: 1" = 100'  
ADC MAP: 21 - B8

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.* 1/02/15 DATE  
THOMAS M. HOFFMAN JR. PROPERTY LINE SURVEYOR No. 276  
*Erik Steensen* 1/6/15 WITNESS  
*Laura Steensen* 1/6/15 WITNESS



**LOCATION MAP**  
SCALE: 1" = 100'

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
- BUILDABLE	2
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.0843 AC
- BUILDABLE	1.0843 AC
- NON BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0843 AC

**OWNER / DEVELOPER**  
ERIK AND LAURA STEENSEN  
8448 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043  
410-659-0250

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

*Maureen Roseman* 1/23/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Adams* 1-29-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kate Schuch* 1-29-15  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE ERIK AND LAURA STEENSEN, 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 6 DAY OF JANUARY, 2015.

*Erik Steensen* 1/6/15  
ERIK STEENSEN  
*Laura Steensen*  
LAURA STEENSEN

*Megan Ruggieri*  
WITNESS  
*Megan Ruggieri*  
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 JAMES C. MOLONEY TO ERIK STEENSEN AND LAURA STEENSEN BY DEED DATED JUNE 25, 2010 RECORDED IN LIBER 12576, FOLIO 304 AND BY CONSENT JUDGEMENT DATED DECEMBER 23, 2013 RECORDED IN LIBER 15505, FOLIO 019 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.* 1-02-15  
THOMAS M. HOFFMAN JR.  
PROPERTY LINE SURVEYOR No. 267

THE PURPOSE OF THIS PLAT OF REVISION IS TO RE-RECORD LOTS 1 & 2, THE PRIVATE 20' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2, THE PRIVATE 10' WATER AND UTILITY EASEMENT FOR PARCEL 158, AND THE PRIVATE 10' SEWER AND UTILITY EASEMENT FOR LOT 2, TO COMPLY WITH CURRENT BUILDING CODE, STRUCTURE AND PROPERTY LINE SEPERATION.

RECORDED AS PLAT No. 23178 ON 1/30/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**STEENSEN PROPERTY**  
LOTS 1-2  
ZONED RVH & HC  
PREVIOUS DPZ FILES: WP14-071, CASE NO. 13-C-13-095422 OC, F 14-044  
TAX MAP 25 - GRID 7 - PARCEL 157  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MD.  
SCALE: 1" = 100'  
GRAPHIC SCALE JANUARY 2, 2015  
100' 0 100' 200' 300'

SHEET 1 OF 2

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

F-15-068



**COORDINATE TABLE**

NO.	NORTH	EAST
401	583681.2977	1368597.7580
402	583701.3194	1368551.9417
403	583747.9694	1368488.7819
404	583833.3167	1368499.3574
405	583943.0777	1368316.9178
418	583678.8052	1368604.2988
533	583943.4580	1368454.3030
1862	583708.9995	1368507.8802
1863	583716.1045	1368431.4177
1864	583662.8268	1368413.1383
1865	583680.2422	1368369.4624
1866	583669.5552	1368364.0046
1867	583680.2990	1368335.9944
1868	583648.7797	1368323.2455
1869	583653.8002	1368310.1767
2000	583705.1459	1368474.7535
2833	583659.3537	1368599.1777
2834	583662.7793	1368590.1883
2835	583683.8943	1368541.8702

**LEGEND**

- EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT PLAT 22980
- EXISTING FOREST CONSERVATION EASEMENT - RETENTION CREDITED PLAT 22980
- EXISTING FOREST CONSERVATION EASEMENT - RETENTION NON-CREDITED PLAT 22980
- PRIVATE 20' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2
- PRIVATE 10' WATER AND UTILITY EASEMENT FOR PARCEL 158
- PRIVATE 10' SEWER AND UTILITY EASEMENT FOR LOT 2

**AREA TABULATION**

<b>A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED</b>	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
<b>B. TOTAL AREA OF LOTS AND/OR PARCELS</b>	
BUILDABLE	1.0843 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	0.0000 AC
PRESERVATION PARCELS	0.0000 AC
<b>C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS</b>	
	0.0000 AC
<b>D. TOTAL AREA OF SUBDIVISION TO BE RECORDED</b>	
	1.0843 AC

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

*William M. Rosman* 1/23/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Phil Clark* 1-29-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Schaefer* 1-29-15  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE ERIC AND LAURA STEENSEN, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 9th DAY OF JANUARY, 2015.

ERIC STEENSEN 1/6/15 *Megan Ruggieri* WITNESS  
LAURA STEENSEN 1/6/15 *Megan Ruggieri* WITNESS

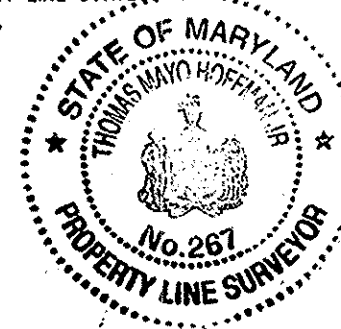
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JAMES C. MOLONEY TO ERIC STEENSEN AND LAURA STEENSEN BY DEED DATED JUNE 25, 2010 RECORDED IN LIBER 12576, FOLIO 304 AND BY CONSENT JUDGEMENT DATED DECEMBER 23, 2013 RECORDED IN LIBER 15505, FOLIO 019 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.* 1-02-15  
THOMAS M. HOFFMAN JR. DATE  
PROPERTY LINE SURVEYOR No. 267



**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	CHORD
C1	370.00'	20.12'	10.06'	03°06'55" S14°44'59"W 20.11'

**PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT LINE TABLE - 3,818.32 OR 0.0876 AC±**

LINE	BEARING	DIST	LINE	BEARING	DIST
L1	S18-56-13W	23.68'	L7	N64-22-02W	2.90'
L2	N68-15-39W	47.02'	L8	N01-20-06E	50.35'
L3	S27-03-12W	12.00'	L9	S77-08-50E	4.35'
L4	N69-00-53W	30.00'	L10	S64-29-39E	92.57'
L5	S22-01-20W	3.64'	L11	S68-56-45E	22.50'
L6	N75-06-51W	21.87'			

**FOREST CONSERVATION EASEMENT # 1 RETENTION - 0.25 ACRES**

LINE	BEARING	DIST	LINE	BEARING	DIST
FC1	N01-20-06E	102.58'	FC5	N69-00-53W	37.97'
FC2	S69-00-09E	75.44'	FC6	N27-04-12E	17.20'
FC3	S41-51-14E	31.30'	FC7	N62-55-48W	27.92'
FC4	S34-51-06W	100.71'			

**MINIMUM LOT SIZE CHART**

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
1	39,692 SF	1,408 SF	38,284 SF
2	7,538 SF	1,028 SF	6,510 SF

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.* 1-02-15  
THOMAS M. HOFFMAN JR. DATE  
PROPERTY LINE SURVEYOR No. 276

*Erik Steensen* 1/6/15 WITNESS  
*Laura Steensen* 1/6/15 WITNESS

**OWNER / DEVELOPER**

ERIK AND LAURA STEENSEN  
8448 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-659-0250

THE PURPOSE OF THIS PLAT OF REVISION IS TO RE-RECORD LOTS 1 & 2, THE PRIVATE 20' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2, THE PRIVATE 10' WATER AND UTILITY EASEMENT FOR PARCEL 158, AND THE PRIVATE 10' SEWER AND UTILITY EASEMENT FOR LOT 2, TO COMPLY WITH CURRENT BUILDING CODE, STRUCTURE AND PROPERTY LINE SEPARATION.

RECORDED AS PLAT No. 23174 ON 1/30/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**STEENSEN PROPERTY LOTS 1-2**  
ZONED RVH & HC

PREVIOUS DPZ FILES: WP14-071, CASE NO. 13-C-13-095422 OC, F 14-044

TAX MAP 25 - GRID 7 - PARCEL 157  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: 1" = 30' GRAPHIC SCALE JANUARY 2, 2015

SHEET 2 OF 2

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

F-15-068