

COORDINATES TABLE

POINT #	NORTHING	EASTING
25	599673.317	1294486.393
26	599609.061	1294464.321
27	599636.569	1294764.719
28	599599.137	1294835.343
29	599584.297	1294863.343
30	599385.525	1294835.075
31	599400.618	1294806.736
32	599593.195	1294442.500

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNER

DAVID B. PATRICK III
DENNIS J. PATRICK
MICHAEL PATRICK
ANN PATRICK
BARBARA PATRICK
1960 DAISY ROAD
WOODBINE, MD 21797
(410) 442-5000

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane 12/23/15
GARY E. LANE, SURVEYOR DATE

B. David Patrick III 2-11-16
B. DAVID PATRICK III, OWNER DATE

Dennis J. Patrick 2-11-16
DENNIS J. PATRICK, OWNER DATE

Michael Patrick 2-11-16
MICHAEL PATRICK, OWNER DATE

Ann Patrick 2-11-16
ANN PATRICK, OWNER DATE

Barbara Patrick 2-11-16
BARBARA PATRICK, OWNER DATE

Barbara Patrick 2-9-16
ESTATE OF JAMES M. PATRICK BY BARBARA PATRICK, PERSONAL REPRESENTATIVE DATE

AREA TABULATION CHART


TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PARCELS	1
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	1.20 AC±
NON-BUILDABLE	0
OPEN SPACE	0
PARCELS	0 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.14 AC±
TOTAL AREA OF SUBDIVISION	1.34 AC ±

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Edmondson 3-16-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Redwood 3-17-16
DIRECTOR DATE

22. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
- (a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - (b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2") MINIMUM;
 - (c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - (d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
 - (e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT OF DEPTH OVER SURFACE;
 - (f) STRUCTURE CLEARANCE - MINIMUM 12 FEET;
 - (g) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
23. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
24. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
25.  LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSES OF A PUBLIC ROAD. (0.14 ACRES)
26. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 2 TO REMAIN (#2170 DAISY ROAD) WHICH IS NON-CONFORMING WITH RESPECT TO THE 75' FRONT BUILDING RESTRICTION LINE PER SECTION 104.0.E. OF ZONING REGULATIONS. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS. NO PRE-SUBMISSION COMMUNITY MEETING IS REQUIRED FOR THIS SUBDIVISION WHOSE PURPOSE IS TO PLACE LOT LINES AROUND THE EXISTING HOUSE. NO NEW DEVELOPMENT IS INVOLVED.
27. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE OF FOREST CONSERVATION BECAUSE THE PURPOSE OF THIS PLAT IS TO PLACE LOT LINES AROUND THE EXISTING HOUSE AND NO NEW DEVELOPMENT ACTIVITY IS INVOLVED ON LOT 2. THERE WILL BE NO CUTTING, CLEARING OR GRADING MORE THAN 20,000 SQ.FT. AND NO AREA IS SUBJECT TO PREVIOUSLY APPROVED FOREST CONSERVATION RESTRICTIONS.

OWNER'S STATEMENT

WE, B. DAVID PATRICK III, DENNIS J. PATRICK, MICHAEL PATRICK, ANN PATRICK, BARBARA PATRICK AND ESTATE OF JAMES M. PATRICK BY BARBARA PATRICK HIS PERSONAL REPRESENTATIVE 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 SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 11th DAY OF February, 2016.

B. David Patrick III 2-11-16
B. DAVID PATRICK III, OWNER

Dennis J. Patrick
DENNIS J. PATRICK, OWNER

Michael Patrick
MICHAEL PATRICK, OWNER

Ann Patrick
ANN PATRICK, OWNER

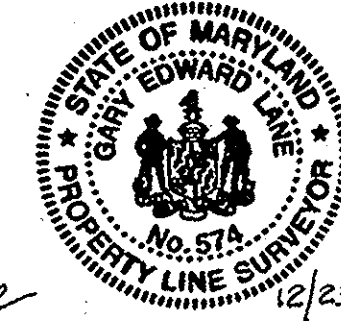
Barbara Patrick
BARBARA PATRICK, OWNER

Barbara Patrick
ESTATE OF JAMES M. PATRICK BY BARBARA PATRICK, PERSONAL REPRESENTATIVE

Joyce James WITNESS
Joyce James WITNESS
Joyce James WITNESS
Joyce James WITNESS
Joyce James WITNESS
Joyce James WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY R. JEANETTE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATES OF MARY C. PATRICK, DECEASED TO B. DAVID PATRICK III AND JAMES M. PATRICK BY DEED DATED NOVEMBER 18, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7219, FOLIO 078 AND BY B. DAVID PATRICK III, TO DENNIS J. PATRICK AND MICHAEL PATRICK BY DEED DATED JULY 1, 2010 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 13067, FOLIO 274, AND BY B. DAVID PATRICK III AND JAMES M. PATRICK TO ANN PATRICK AND BARBARA PATRICK BY DEED DATED JULY 1ST, 2010 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 13067, FOLIO 269, AND THAT 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.



Gary E. Lane 12/23/15
GARY E. LANE, PROF. LS MD REG. NO. 574 DATE
EXPIRATION 03/21/17

THE PURPOSE OF THIS AGRICULTURAL PRESERVATION SUBDIVISION PLAT IS TO CREATE LOT 2 BY PLACING LOT LINES AROUND AN EXISTING HOUSE LOCATED ON PARCEL 141 SUBJECT TO MALPF EASEMENT# 13-80-06-DEX1

RECORDED AS PLAT 23716 ON 3/16/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION SUBDIVISION
PATRICK PROPERTY
LOT 2


SHEET 1 OF 1

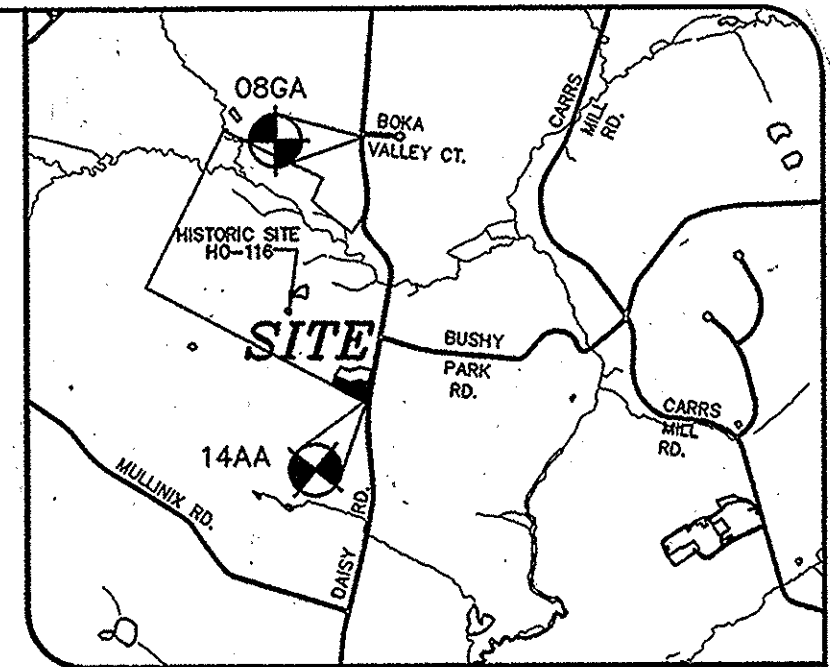
TAX MAP 07 4TH ELECTION DISTRICT SCALE: 1"=50'
PARCEL 141 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2015
GRID 24 EX. ZONING RC-DEO
DPZ FILE#S: PRESERVATION EASEMENT 13-80-06-Dex1, F-88-250 & WP-88-138

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Grace Drive, Columbia, MD 21044
(410) 997-0296 Balt. (410) 997-0298 Fax

F-15-077

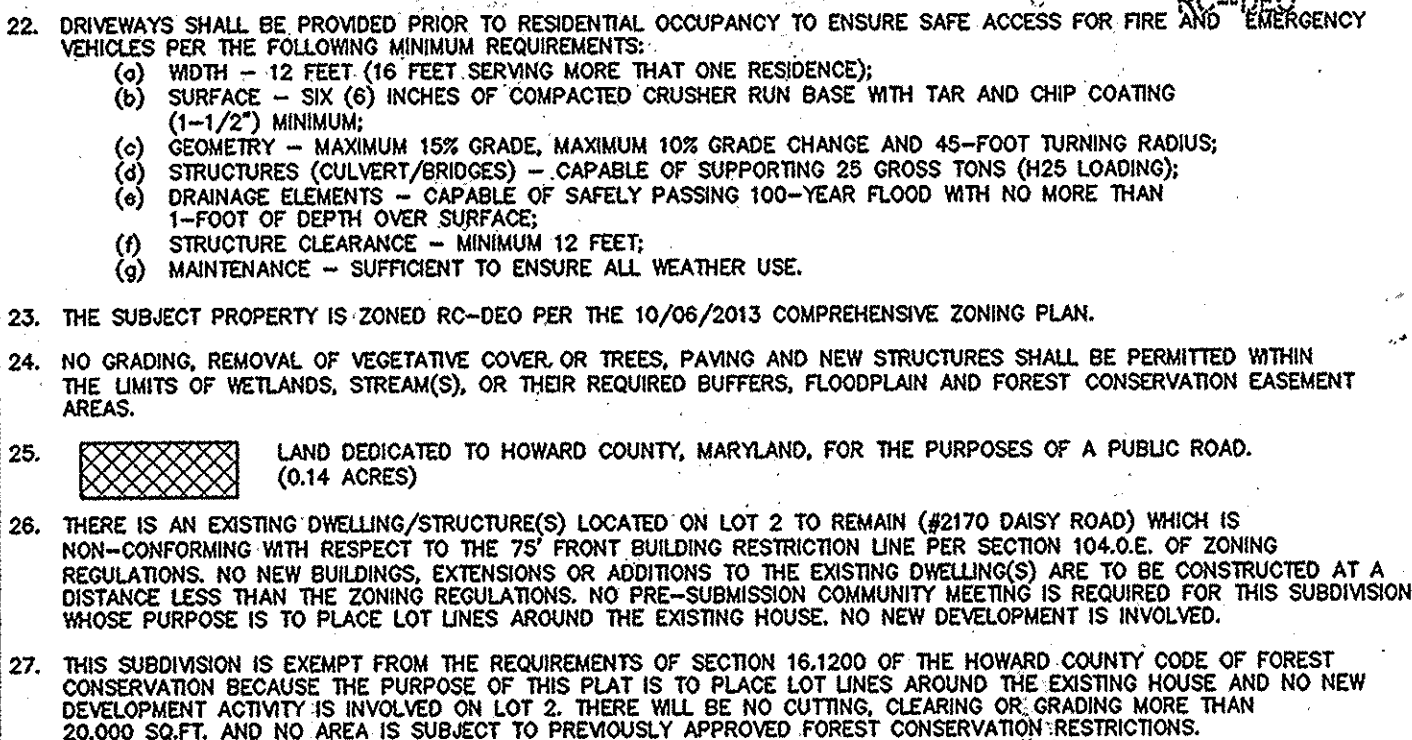
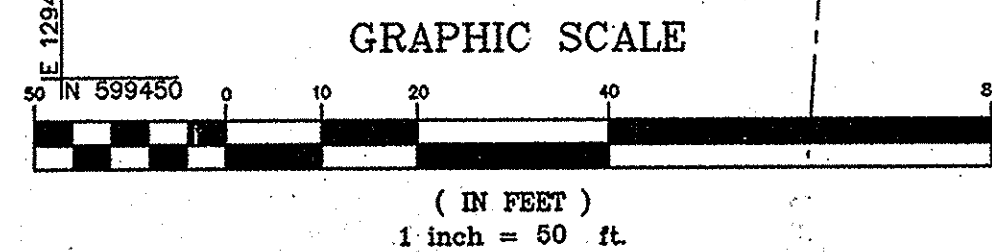
GENERAL NOTES

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 14AA AND No. 08GA
14AA - N.599438.275 E.1294825.928 EL.554.904
08GA - N.602165.193 E.1294794.871 EL.550.639
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY IN THE AREA OF LOT 2 ON OR ABOUT JANUARY, 2015 BY MILDENBERG, BOENDER & ASSOC., INC.
- ALL AREAS ARE MORE OR LESS (+/-).
- DISTANCES ARE BASED ON GROUND MEASUREMENTS AND NOT REDUCED TO NAD '83 GRID MEASUREMENTS.
- PLAT SUBJECT TO PRIOR DPZ FILES: WP-88-138, F-88-250.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON SITE.
- MONUMENTATION DENOTED AS FOLLOWS:
● IRON PIN OR PIPE FOUND
● IRON ROD AND CAP SET
■ CONCRETE MONUMENT FOUND
- THERE IS NO FOREST STAND DELINEATION FOR LOT 2.
THERE IS NO FLOODPLAIN ON LOT 2.
- THERE ARE NO WETLANDS ON LOT 2.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- PARCEL 141 CONTAINS HISTORIC SITE HO-116, THE BELDON PATRICK FARM HOUSE, CIRCA 1885.
- PRIVATE WELL AND SEPTIC WILL BE UTILIZED.
-  THIS AREA DESIGNATED A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY MARYLAND STATE DEPARTMENT OF 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 EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THIS AGRICULTURAL PRESERVATION SUBDIVISION TO CREATE LOT 2 IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 AND THE LANDSCAPE MANUAL SINCE THERE IS AN EXISTING STRUCTURE ON THIS LOT WHICH IS TO REMAIN AND NO NEW BUILDABLE LOT IS BEING CREATED AND NO DEVELOPMENT ACTIVITY IS INVOLVED.
- THE LOT SHOWN HEREIN COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- LOT 2 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OF THE ZONING REGULATIONS.
- THIS PLAT IS SUBJECT TO WP-88-138, WHICH ALLOWS RECORDATION OF A ONE ACRE LOT WITHOUT SHOWING THE PROPERTY RESIDUE ON THE PLAT (SEC.16.1022.B.3) AND ALLOWS ACCESS FOR LOT 1 ONTO DAISY ROAD, A MAJOR COLLECTOR ROAD (SECTION 16.115.C.4).



VICINITY MAP

SCALE: 1"=2000'
ADC MAP 16 GRID C-1



14-024 MAPLE DELL.DWG 24-BWS-RP.DWG