

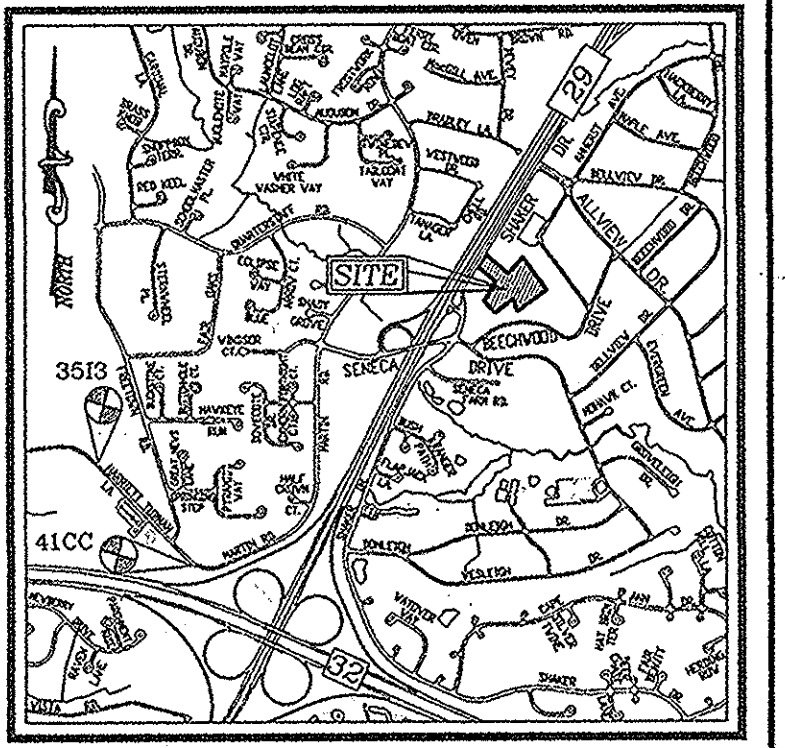
GENERAL NOTES

- BEARINGS HEREON ON BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 3933 AND 41CC.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
○ DENOTES IRON PIPE OR BAR FOUND
■ DENOTES STONE OR MONUMENT FOUND
⊙ DENOTES BUILDING WITH CAP SET
BRL DENOTES BUILDING RESTRICTION LINE
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2012 BY ROBERT H. VOGEL ENGINEERING, INC. AND UPDATED ADDING PARCEL 346, SEPTEMBER 2014.
- 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.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE ARE EXISTING DWELLINGS TO REMAIN LOCATED ON LOTS 11 AND 12. THE EXISTING DRIVEWAY TO LOT 12 SHALL BE UTILIZED AS ROAD ACCESS FOR LOT 8. REMAINING PORTIONS (COM) LOT 12 SHALL BE REMOVED AND PHOTOGRAPHIC EVIDENCE OF REMOVAL SHALL BE PROVIDED PRIOR TO RECORDATION OF THIS FINAL PLAT. ACCESS TO LOT 12 SHALL BE FROM UIC SHARED DRIVEWAY FOR LOTS 9 TO 17.
- ANY NEW ADDITIONS OR NEW CONSTRUCTION TO THE EXISTING DWELLINGS SHALL CONFORM TO SETBACKS AS SHOWN ON THE FINAL PLAT FOR THIS SUBDIVISION.
- 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'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADS)
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 TO ENSURE ALL WEATHER USE.
- SHAKER DRIVE IS CLASSIFIED AS A MAJOR COLLECTOR.
- SITE ACCESS SHALL BE VIA THE F14-049 USE-IN-COMMON DRIVEWAY AND AN EXISTING SINGLE USE DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 9 TO 17 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MD, AND SUPERCEDE THE EASEMENT RECORDED AT L15608 F.201.
- FOR FLAG OR 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 AND NOT ONTO THE PIPESTEM DRIVEWAY.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4794-D. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4794-D.
- PUBLIC WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE 5/05/2014, ON WHICH DATE DEVELOPER AGREEMENT # F14-049 WAS FILED AND ACCEPTED.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY. PREVIOUS DPZ FILE NUMBERS: DPZ FILES: ECP-13-024 (APPROVED 01/14/2013), CONT. #24-3108, WP-13-138, SP-13-009, F-14-049, SDP-14-070, CONT. 14-4794-D, AND ECP-15-025 (APPROVED 01/13/15).
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE WETLANDS DELINEATION STUDY FOR F14-049 WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2012, AND APPROVED ON JUNE 20, 2013. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- PARCEL 346 - BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, NOVEMBER 14, 2014, NO WETLANDS OR STREAMS ARE PRESENT ON OR IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.
- THERE ARE NO WETLANDS ON-SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 OR 404 WETLAND PERMITS FROM THE STATE OF MARYLAND.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR THEIR REQUIRED BUFFERS.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- A HOUSE WALL IS REQUIRED FOR THIS SITE AND WILL BE CONSTRUCTED IN ACCORDANCE WITH SHA PROJECT HO-3175170 WHICH IS FUNDED FOR CONSTRUCTION.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- A FEE-IN-LIEU OF OPEN SPACE FOR SIX (6) LOTS WAS PAID UNDER F14-049.
- A FEE-IN-LIEU OF OPEN SPACE FOR TWO (2) LOTS SHALL BE PROVIDED UNDER THIS FINAL PLAN IN THE AMOUNT OF \$3,000.00.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER UNDER F14-049. ON MARCH 19, 2013 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO ALLOW SEVEN USERS ON A USE-IN-COMMON SHARED DRIVEWAY.
- AN AMENDED DESIGN MANUAL WAIVER TO ALLOW NINE USERS ON A USE-IN-COMMON SHARED DRIVEWAY WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION ON SEPTEMBER 1, 2015 UNDER THIS FINAL PLAN. APPROVAL IS SUBJECT TO PROVIDING A SCHOOL BUS PAD AND ADDING ITS MAINTENANCE TO THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT.
- THIS PROJECT IS SUBJECT TO WP-13-138. ON MARCH 25, 2013, THE PLANNING DIRECTOR DENIED THE REQUEST, TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES.
- PARCEL 58 - A FOREST STAND DELINEATION PLAN WAS PREPARED UNDER F14-049 BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2012.
- PARCEL 346 - BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, NOVEMBER 14, 2014, NO PORTIONS OF PARCEL 346 WOULD BE CONSIDERED FOREST AND NO SPECIMEN TREES ARE PRESENT ON THE SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN MET.
- F14-049 MET THE OBLIGATION OF 2.76 AC. (2:1 RATIO) OF RETENTION INTO AN OFF-SITE FOREST CONSERVATION BANK IDENTIFIED AS DENSITY SOLUTIONS, APPROVED UNDER SDP-13-059FC WHICH WAS SUFFICIENT TO MEET THE 1.28 ACRES OF REQUIRED REFORESTATION AND 0.10 ACRES OF REQUIRED AFFORESTATION.
- FOREST CONSERVATION OBLIGATIONS FOR THIS FINAL PLAN WILL BE MET BY A FEE-IN-LIEU PAYMENT OF \$7,188 MADE OUT TO HOWARD COUNTY FOREST CONSERVATION FUND FOR THE 0.22 ACRE AFFORESTATION REQUIREMENT FOR THIS PROJECT.
- AREAS OF PIPESTEM WERE INCLUDED IN PREVIOUS FOREST CONSERVATION CALCULATIONS UNDER F-14-049. FOREST CONSERVATION OBLIGATIONS FOR THIS PLAT (F15-105) ARE BASED ON 1.54 ACRES FOR PARCEL 346 ONLY.
- FEE-IN-LIEU - (0.22 AC.) 9,583.2 SF x .75 = \$7,188.
- LANDSCAPING OBLIGATIONS HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- F14-049 PROVIDED A FINANCIAL SURETY IN THE AMOUNT OF \$8,850 FOR THE REQUIRED 25 SHADE TREES AND 45 SHRUBS SHALL BE POSTED WITH THE F14-049 DEVELOPERS AGREEMENT.
- A FINANCIAL SURETY IN THE AMOUNT OF \$5,500 WILL BE PROVIDED FOR THE REQUIRED 13 SHADE TREES FOR LOTS 8, 12, & 13 (2:1 ORNAMENTAL PLANTINGS SUBSTITUTED). POSTING OF SURETY IS DEFERRED TO GRADING/BUILDING PERMITS FILED AFTER SITE DEVELOPMENT PLAN APPROVAL.

- BO&E REVIEWED AND APPROVED THE PROPOSED TRASH PAD SCREENING AND PERIMETER TREE PLANTINGS UNDER F14-049.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON DECEMBER 10, 2014 AT EAST BRANCH COLUMBIA LIBRARY.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP15-025) WAS APPROVED ON JANUARY 13, 2015.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY 12, 2012 AND WAS APPROVED AS PART OF F-14-049, JUNE 20, 2013.
- PARCEL 346, AN ADDENDUM/LETTER TO THE APPROVED TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY 12, 2012 (F-14-049) WAS INCLUDED WITH THIS PLAN. APPROVED AUGUST 19, 2015.
- UNDER F14-049 DECLARATION OF COVENANTS WERE RECORDED FOR THE PRIVATE STORMWATER DEVICES LOCATED ON LOTS 1-7 (NEW 9-11 AND 14-17).
-DECLARATION OF COVENANTS FOR LOTS 8, 12 AND 13 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- SIGNED SUPPLEMENTAL PLANS ARE ON FILE FOR THIS SUBDIVISION, F-15-105.

30. WATER METERS WILL NOT BE RELEASED BY HOWARD COUNTY HEALTH DEPARTMENT TO ANY NEW BUILDING UNTIL THE EXISTING WELLS AND SEPTIC SYSTEMS HAVE BEEN ABANDONED IN ACCORDANCE WITH THE HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS AND THE EXISTING BUILDINGS ARE CONNECTED TO THE PUBLIC WATER AND SEWER MAINS.

COORDINATE TABLE		
NO.	NORTH	EAST
100	555535.9641	1350366.4478
104	555599.4257	1350052.8176
105	555727.2059	1350132.9809
108	555270.4461	1350414.6044
109	555131.8560	1350230.2596
110	555246.8485	1350112.4581
119	555365.9409	1350765.1636
302	555458.4703	1350227.3516
305	555143.6467	1350461.4612
314	555342.7068	1350163.8419
1200	555700.7491	1350516.9054



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP 15 : F-10

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
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.

MIHU AGREEMENT
PLEASE NOTE THAT ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION (LOTS 8 & 13) ARE SUBJECT TO THE 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.

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.

Eric David Salm 12/18/2015
ERIC DAVID SALM DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Mary Therese Pfauf 2/18/16
MARY THERESE PFAUF DATE
Michael L. Pfauf 2/18/16
MICHAEL L. PFAUF DATE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX MAP 36 PARCEL 346 AND P/O A 12' RIGHT-OF-WAY (L 15784 F 340) TO CREATE 3 NEW BUILDABLE LOTS AND RESUBDIVIDE "STELLA GLEN" (F-14-049) - LOTS 1-7 - PLATS 22835-22836 TO PROVIDE THE REQUIRED ROAD FRONTAGE TO NEWLY CREATED LOTS 12 & 13.

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.2312 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	5.2312 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	5.2312 AC

OWNER
L.15784, FOLIO 340 & TM.36-BLK.19-P.346
MICHAEL L. PFAUF
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

OWNER
TM.36-BLK.19-P.58 (LOTS 1-7)
MARY THERESE PFAUF
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY QUALITY HOMES, INC.
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410.461.2666

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

Nolan for Maura Rosemar 3/8/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chambers 3.10.16
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

Kathleen Woodruff 3.17.16
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MARY THERESE PFAUF AND MICHAEL L. PFAUF, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18 DAY OF February 2016

Mary Therese Pfauf
MARY THERESE PFAUF
Michael L. Pfauf
MICHAEL L. PFAUF

Eric David Salm
ERIC DAVID SALM
Michael L. Pfauf
MICHAEL L. PFAUF

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE THREE (3) FOLLOWING CONVEYANCES: (1) ALL THAT LAND CONVEYED FROM MICHAEL L. PFAUF TO MARY THERESE PFAUF BY DEED DATED OCTOBER 17, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14392, FOLIO 540 (2) ALL THAT LAND CONVEYED FROM AMY M. EASTER, PERSONAL REPRESENTATIVE OF ESTATE OF CHARLES W. EASTER TO MICHAEL L. PFAUF BY DEED DATED AUGUST 14, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15747, FOLIO 1 (3) ALL THAT LAND DESCRIBED IN THE CONFIRMATORY AND BOUNDARY DISPUTE SETTLEMENT DEED CONVEYED FROM MARY THERESE PFAUF TO MICHAEL L. PFAUF TO BY DEED DATED SEPTEMBER 16, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15784, FOLIO 340. I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2018.

Eric David Salm 12/18/2015
ERIC DAVID SALM DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



RECORDED AS PLAT No. 23745 ON 4/8/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

STELLA GLEN II
LOTS 8 - 17
A RESUBDIVISION OF LOTS 1-7, "STELLA GLEN", PLATS 22835-22836 (L 14392 F 540), A SUBDIVISION OF TM 36 PARCEL 346 (L 15747 F 001), AND A SUBDIVISION OF P/O 12' RIGHT-OF-WAY (L 15784 F 340)

ZONED R-20
TAX MAP 36, GRID 19, PARCELS 58 & 346
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DECEMBER 14, 2015
GRAPHIC SCALE
100' 0 100' 200' 300'
SHEET 1 OF 2

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
8	26,700 SF	6,400 SF	20,300 SF	20,000 SF
9	20,820 SF	NA	20,820 SF	20,000 SF
10	21,141 SF	574 SF	20,567 SF	20,000 SF
11	21,490 SF	1,114 SF	20,376 SF	20,000 SF
12	25,515 SF	2,052 SF	23,463 SF	20,000 SF
13	25,670 SF	2,074 SF	23,596 SF	20,000 SF
14	22,272 SF	1,830 SF	20,443 SF	20,000 SF
15	22,297 SF	1,355 SF	20,942 SF	20,000 SF
16	21,148 SF	1,083 SF	20,065 SF	20,000 SF
17	20,817 SF	674 SF	20,143 SF	20,000 SF

	EXISTING WETLANDS PLAT 22836
	EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 22836
	EXISTING 20' PRIVATE DRAINAGE, DRAINAGE & UTILITY EASEMENT PLAT 22836
	20' PRIVATE DRAINAGE, DRAINAGE & UTILITY EASEMENT
	VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 9-17
	20' PRIVATE SEWER, WATER & UTILITY EASEMENT

LINE	COURSE
L80	N50°40'40"W 20.00'
L81	N39°19'20"E 151.07'
L82	N65°42'37"E 26.10'
L83	S44°18'31"W 14.43'
L84	S45°41'29"E 20.00'
L85	S79°59'01"W 15.76'
L86	S39°19'20"W 146.39'

LINE	COURSE
L19	S51°04'31"E 232.65'
L20	R=127.29' L=80.90'
L21	CH=N53°28'46"W 79.54'
L22	S15°43'34"E 58.04'
L23	S18°02'14"E 47.68'
L24	R=28.00' L=52.39'
L25	CH=S71°38'39"E 45.08'
L26	N5°44'56"E 128.10'
L27	R=28.00' L=7.54'
L28	CH=N47°02'08"E 7.52'
L29	N39°19'20"E 14.68'
L30	N50°40'40"E 26.00'
L31	N39°19'20"E 40.00'
L32	N50°40'40"E 26.00'
L33	S39°19'20"W 14.68'
L34	R=52.00' L=14.00'
L35	CH=N47°02'08"E 13.96'
L36	S54°44'56"W 128.10'
L37	R=52.00' L=97.30'
L38	CH=S71°38'39"E 83.72'
L39	N18°02'14"W 48.17'
L40	N15°43'34"E 60.27'
L41	R=75.00' L=48.27'
L42	CH=N33°24'02"W 45.54'
L43	N51°04'31"W 249.63'
L44	N32°06'08"E 30.21'
L45	N50°40'40"W 11.61'

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
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OWNER
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MICHAEL L. PFAU
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OWNER
TM.36-BLK.19-P.58 (LOTS 1-7)
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Patricia Roseman 3/8/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Engineer 3-10-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 3-17-16
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MARY THERESA PFAU AND MICHAEL L. PFAU, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
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WITNESS OUR HANDS THIS 18 DAY OF February 2016

Mary Pfau
MARY THERESA PFAU
Michael Pfau
MICHAEL L. PFAU

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE THREE (3) FOLLOWING CONVEYANCES: (1) ALL THAT LAND CONVEYED FROM MICHAEL L. PFAU TO MARY THERESA PFAU BY DEED DATED OCTOBER 17, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14392, FOLIO 540 (2) ALL THAT LAND CONVEYED FROM AMY M. EASTER, PERSONAL REPRESENTATIVE OF ESTATE OF CHARLES W. EASTER TO MICHAEL L. PFAU BY DEED DATED AUGUST 14, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15747, FOLIO 1 (3) ALL THAT LAND DESCRIBED IN THE CONFIRMATORY AND BOUNDARY DISPUTE SETTLEMENT DEED CONVEYED FROM MARY THERESA PFAU TO MICHAEL L. PFAU BY DEED DATED SEPTEMBER 16, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15784, FOLIO 340.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2018.

Eric David Salmi 12/18/2015
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 23046 ON 4/8/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
STELLA GLEN II
LOTS 8 - 17

A RESUBDIVISION OF LOTS 1-7, "STELLA GLEN", PLATS 22835-22836 (L 14392 F 540), A SUBDIVISION OF TM.36 PARCEL 346 (L 15747 F 001), AND A SUBDIVISION OF P/O 12' RIGHT-OF-WAY (L 15784 F 340)

ZONED R-20

TAX MAP 36, GRID 19, PARCELS 58 & 346
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' DECEMBER 14, 2015

50' 0 50' 100' 150'
GRAPHIC SCALE

SHEET 2 OF 2

K:\PROJECTS\12-23\SURVEY\DWG\RECORD PLATS\RESUB (LOTS 8-17)\RPLAT.2ES