

BOUNDARY OUTLINE

LINE	BEARING	DISTANCE
L1	N33°29'12"E	1104.20'
L2	N71°57'05"E	577.07'
L3	N26°01'50"E	429.47'
L4	N74°16'20"E	171.95'
L5	N02°00'48"W	66.00'
L6	N75°48'25"E	306.02'
L7	N04°30'41"W	99.62'
L8	S14°51'46"E	10.00'
L9	N24°53'18"W	10.00'
L10	S30°53'33"E	66.41'
L11	N79°32'40"E	157.52'
L12	N69°02'40"E	190.94'
L13	S00°24'20"E	1074.05'
L14	S57°05'40"W	563.64'
L15	S23°32'59"E	330.00'
L16	S78°11'18"E	965.13'
L17	S02°34'21"W	1668.99'
L18	N78°08'10"W	354.41'
L19	N79°09'44"W	1658.34'
L20	N65°24'34"W	1834.95'

CURVE DATA FOR BOUNDARY OUTLINE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	4623.75'	253.42'	03°08'25"	N76°42'26"E	253.39'	126.74'
C2	4633.75'	810.80'	10°01'32"	N70°07'20"E	809.77'	406.44'
C3	4623.75'	369.49'	04°34'43"	N62°49'21"E	369.40'	184.85'

COMMON DRIVEWAY EASEMENT

LINE	BEARING	DISTANCE
E1	N90°00'00"E	84.11'
E2	S65°24'34"E	476.90'
E3	N46°06'56"E	724.36'
E4	N43°53'04"W	6.00'
E5	N46°06'56"E	436.92'
E6	S57°20'32"E	6.17'
E7	S43°53'04"E	24.00'
E8	S46°06'56"W	1162.72'
E9	N65°24'34"W	471.67'
E10	N90°00'00"W	26.43'
E11	N65°24'34"W	57.67'

COMMON DRIVEWAY EASEMENT

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
EC1	150.00'	179.27'	68°28'30"	N60°21'11"E	168.79'	102.00'
EC2	174.00'	207.95'	68°28'30"	S80°21'11"W	195.79'	118.42'

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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.
THOMAS L. FRAZIER, JR., Prof.L.S. NO. 21097 DATE 8/4/16

Shirley L. Fleming
SHIRLEY L. FLEMING, TRUSTEE DATE _____

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

- Buildable: 1
- Non-Buildable: 0
- Open Space: 0
- Preservation Parcels: 0

b. Total area of lots and/or parcels

- Buildable: 1.0000 Ac.±
- Non-Buildable: 0
- Open Space: 0
- Preservation Parcels: 0

c. Total area of roadway to be recorded including widening strips: 0.0000 Ac.±

d. Total area of subdivision to be recorded: 1.0000 Ac.±

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edelman 8/31/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Shalinski 9-01-16
DIRECTOR DATE

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

Boylan for Maurya Rossinger 8/19/2016
HOWARD COUNTY HEALTH OFFICER DATE

GENERAL NOTES (CONT.):

- STORMWATER MANAGEMENT FOR LOT 1 IS PROVIDED UNDER CHAPTER 5, OF THE 2009 REVISIONS TO THE 2000 MD STORMWATER DESIGN MANUAL AND MEETS ESD TO THE MFP. THESE REQUIREMENTS ARE BEING MET BY THE USE OF NON-ROOFTOP DISCONNECTIONS AND DRYWELLS. ALL ONLOT STORMWATER MANAGEMENT IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAIN OR BUFFERS ON THIS SITE.
- THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSE ON LOT 1:
DISTANCE TO WELL: 30' DISTANCE TO SEPTIC: 20'
- PREVIOUS FILE NUMBERS: ECP-16-010
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT WHERE IT WILL BE SERVED BY PRIVATE WATER AND SEWER.
- NO NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THIS LOT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 (b)(1)(w), WHICH STATES THAT AGRICULTURAL PRESERVATION SUBDIVISIONS ARE EXEMPT.
- THIS PLAT IS SUBJECT TO SECTION 2-513(b)(2) OF THE MARYLAND ANNOTATED CODE.
- LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OR 105.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS.
- LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS A RESULT OF THE LOT SITE LOCATION WITHIN THE FARMS INTERIOR.
- ON SEPTEMBER 23, 2014 THE MALP BOARD APPROVED THE REQUEST TO RELEASE UP TO TWO (2) ACRES FOR A CHILD'S LOT FROM THE FLEMING EASEMENT PROPERTY FOR THE CONSTRUCTION OF A DWELLING INTENDED FOR BRENDA FLEMING WARREN.
- A COMMUNITY MEETING WAS HELD ON AUGUST 27, 2015 AT 6:00PM AT THE LISBON VOLUNTEER FIRE DEPARTMENT.
- A DESIGN MANUAL WAIVER TO ALLOW THE EXISTING TWELVE (12) FOOT WIDE USE-IN-COMMON DRIVEWAY SERVING THE FAMILY FARM TO REMAIN IN AS IS CONDITION WAS APPROVED ON JANUARY 11, 2016.
- THE USE IN-COMMON DRIVEWAY WILL SERVE THREE (3) HOMES LOCATED ON THE FAMILY FARM.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT SHALL BE RECORDED WITH THE RECORDING OF THIS PLAT IN THE HOWARD COUNTY LAND RECORDS OFFICE.
- 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 LOT DRIVEWAY.
- IT IS NOT POSSIBLE FOR THIS LOT TO COMPLY WITH THE MIMU REQUIREMENTS SINCE THE ABILITY TO PROVIDE A MODERATE INCOME HOUSING UNIT IS PRECLUDED BY THE AGRICULTURAL LAND PRESERVATION DEED OF EASEMENT.

OWNER'S CERTIFICATE

WE, DONALD E. FLEMING (DECEASED) AND SHIRLEY L. FLEMING, TRUSTEES 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.

WITNESS MY/OUR HANDS THIS 4th DAY OF August, 2016

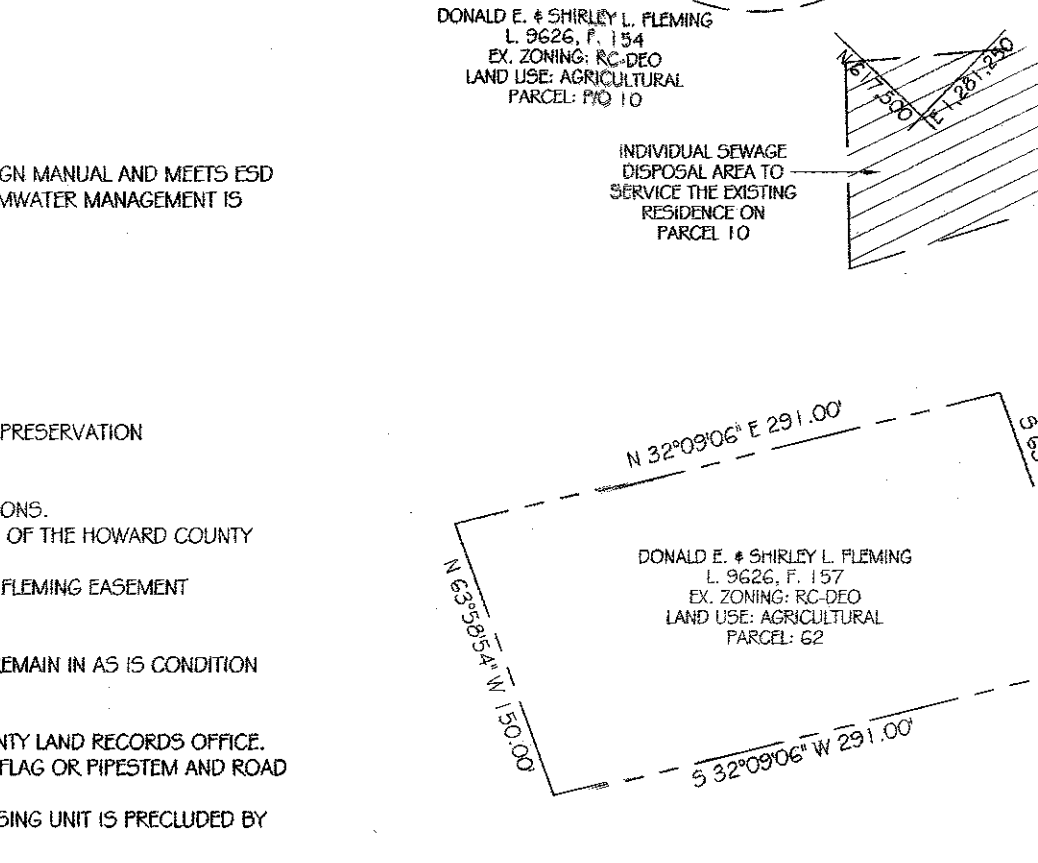
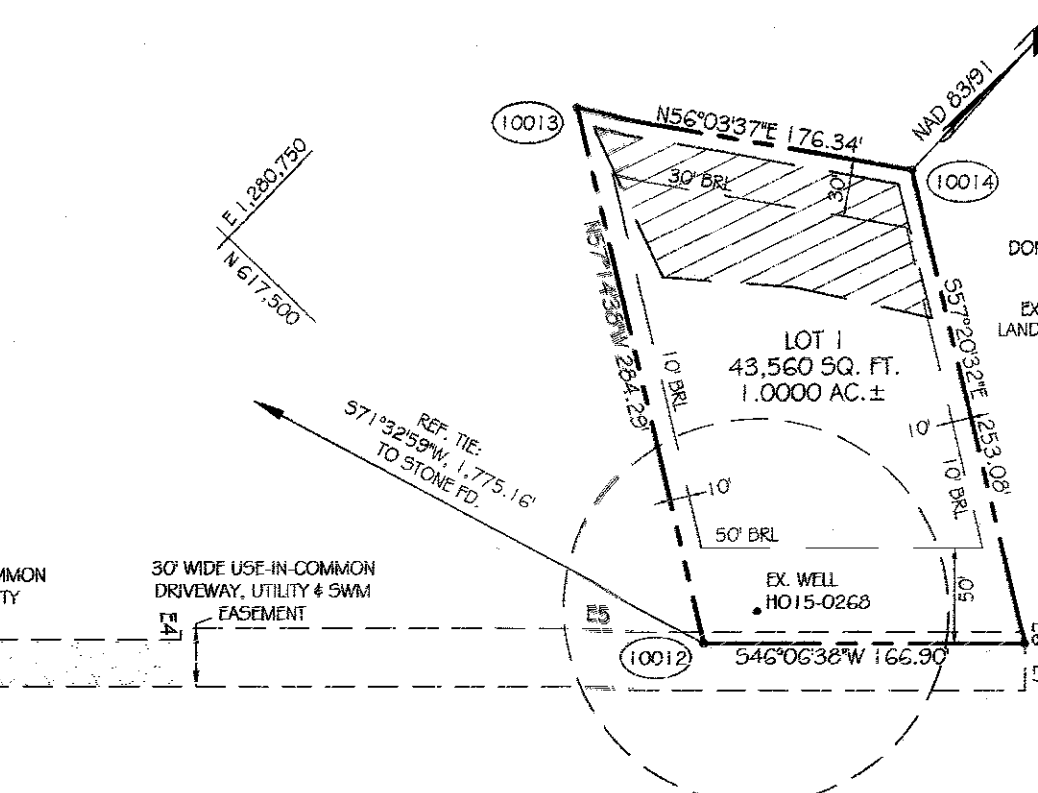
Shirley L. Fleming
SHIRLEY L. FLEMING, TRUSTEE

Deborah K. Vassat
WITNESS

Coordinates

Point#	Northing	Easting
10011	617636.4974	1281192.9724
10012	617520.7927	1281072.6927
10013	617674.6126	1280833.6081
10014	617773.0650	1280979.9024

OWNER / DEVELOPER:
DONALD E. & SHIRLEY L. FLEMING
C/O BRENDA FLEMING WARREN
611 WEST WATERSVILLE ROAD
MT. AIRY, MARYLAND 21771
MU. (301) 481-5852



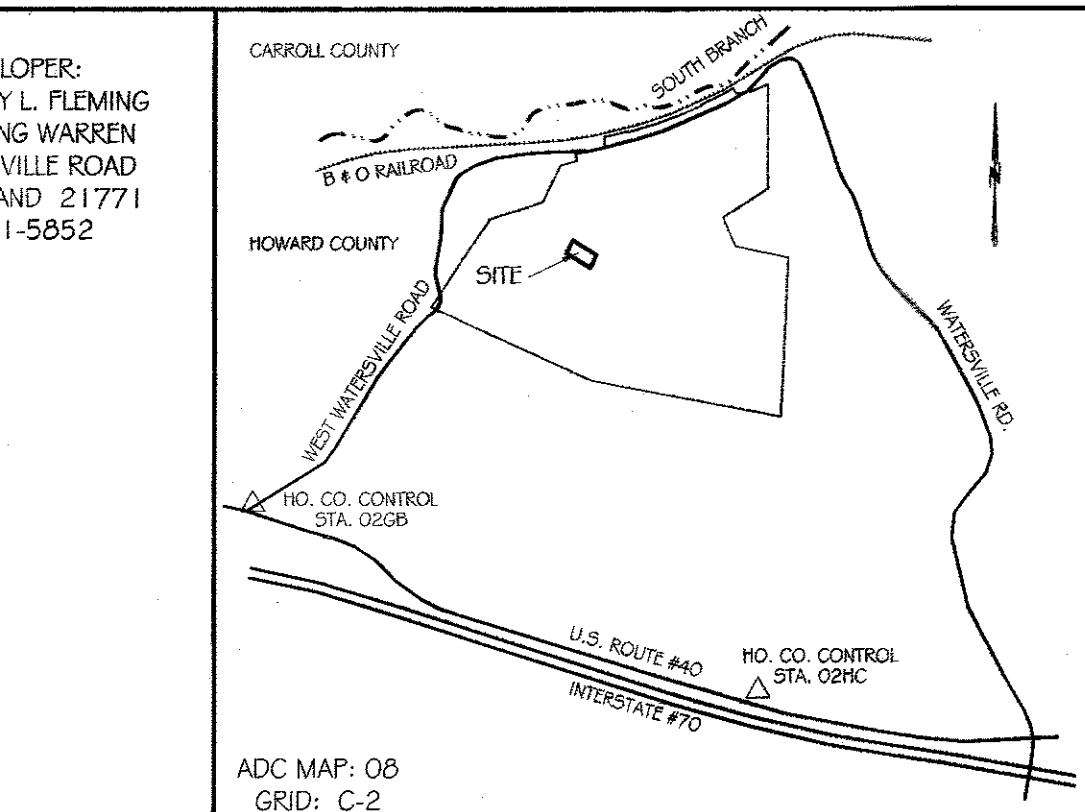
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY DONALD E. FLEMING AND SHIRLEY L. FLEMING UNTO DONALD E. FLEMING (DECEASED) AND SHIRLEY L. FLEMING, TRUSTEES, OF THE DONALD E. FLEMING AND SHIRLEY L. FLEMING REVOCABLE CONVERTIBLE TRUST BY DEED DATED JULY 11, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9626 FOLIO 154; 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, 2017, IN ACCORDANCE WITH COMPTON 13.06.12

Thomas L. Frazier, Jr.
THOMAS L. FRAZIER, JR.
MARYLAND REGISTRATION NO. 21097

DATE 8/4/16



ADC MAP: 08
GRID: C-2

VICINITY MAP
SCALE: 1" = 2,000'
TAX MAP: 2; GRID: 14; PARCEL: 10

GENERAL NOTES:

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 02HC AND 02GB.
STA. 02HC N. 612,924.256 E. 1,282,818.993 (±FT.)
STA. 02GB N. 614,978.569 E. 1,277,363.299 (±FT.)
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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.
- B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
- REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
- PUBLIC WATER AND SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE. THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- 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.
- THIS PLAT IS BASED ON A FIELD RKN MONUMENTED BOUNDARY SURVEY PERFORMED IN FEBRUARY, 1985 BY VANMAR ASSOCIATES, INC.
- AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003. 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.
- THERE ARE NO HISTORIC SITES, CEMETERIES OR ENVIRONMENTAL FEATURES ON THIS PROPERTY.
- 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.
- THE SUBJECT PROPERTY IS A MINOR SUBDIVISION AND IS LOCATED IN THE GROWTH TIER AREA IV IN ACCORDANCE WITH THE PLAN HOWARD 2030 AND THE MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.

RECORDED AS PLAT NO. 23899 ON 9/2/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AGRICULTURAL PRESERVATION
SUBDIVISION PLAT
LOT 1
ELM-LEE FARM
(LIBER 9626 AT FOLIO 154)**

TAX MAP: 2
GRID NO: 14
PARCEL NO: 10

ELECTION DISTRICT: No. 4
HOWARD COUNTY, MARYLAND
EX. ZONING: RC-DEO

SCALE: 1" = 100'
DATE: AUGUST 2016
SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
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