

BUTTERFIELD GROVE PHASE II

LOTS 7, 8 & 9

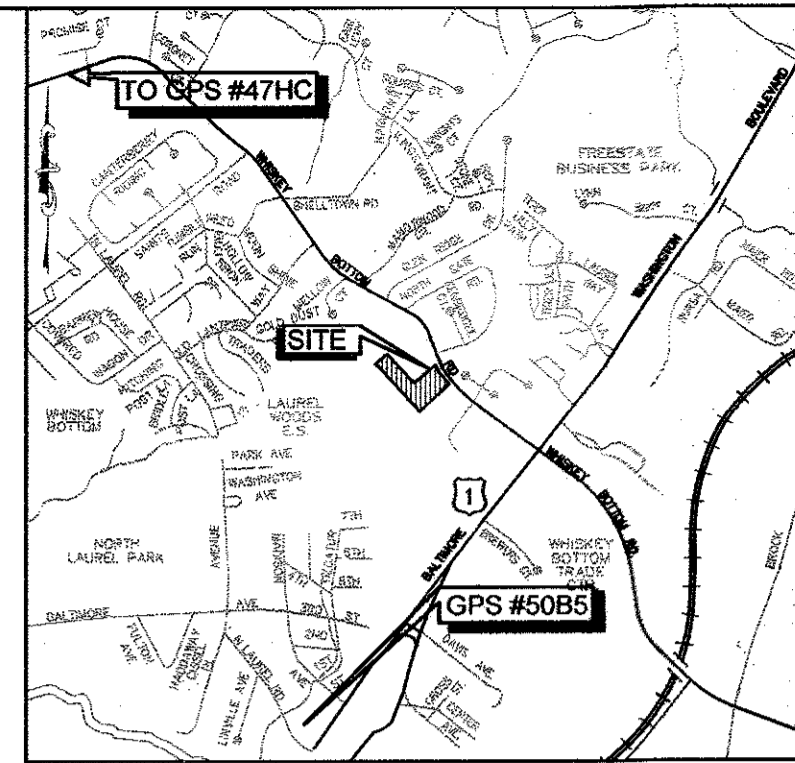
LOTS 1 - 3, OPEN SPACE LOT 5 AND NON-CREDITED OPEN SPACE 6, AND LOTS 7, 8 AND 9 FINAL MINOR SUBDIVISION PLAT

GENERAL NOTES

- CMF DENOTES 4"x4" CONCRETE MONUMENT FOUND
● IPF DENOTES IRON PIPE (IPF) OR REBAR & CAP FOUND
△ TRAV DENOTES TRAVERSE POINT
- THE COORDINATES SHOWN HEREON ARE BASED UPON GLOBAL POSITION SYSTEM COORDINATES WHICH ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. GPS#47HC AND GPS#50B5 AS DEFINED ON THIS SHEET WERE USED FOR THIS PROJECT. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, U.S. FOOT.
- SUBJECT PROPERTY ZONED R-SC PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO KNOWN CEMETERIES. THE EXISTING PROPERTY IS KNOWN AS THE JOSEPH TRAVERS HOUSE, AND IS LISTED ON THE HOWARD COUNTY HISTORIC INVENTORY AS HO-801. THE ORIGINAL PLAN FOR THE SUBDIVISION WAS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION ON FEBRUARY 12, 2014 FOR ADVISORY COMMENTS.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY KCI TECHNOLOGIES, INC. DATED JUNE 2012.
- PREVIOUS DPZ SUBMISSIONS: ECP 14-011, ECP 16-033, F-14-085
- THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE LITTLE PATUXENT WATERSHED. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. THE EXISTING PUBLIC WATER AND SEWER CONTRACT NUMBER IS 24-4892-D.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.)
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE SUBJECT PROPERTY DOES NOT CONTAIN ANY ENVIRONMENTAL FEATURES, THEREFORE THERE IS NO DISTURBANCE TO ENVIRONMENTAL FEATURES.
- BRL INDICATES BUILDING RESTRICTION LINE.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- 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 LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) 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, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WETLAND DELINEATION WAS PERFORMED BY KCI TECHNOLOGIES, INC. AND DOCUMENTED IN A LETTER OF FINDINGS DATED AUGUST, 2013.

- 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.
- THE TRAFFIC STUDY REQUIREMENT FOR THIS PROJECT WILL BE TAKEN CARE OF WITH A FEE IN LIEU.
- THE EXISTING DWELLING WAS CONSTRUCTED CIRCA 1870, AND WILL REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. THE LOT NUMBER THAT THIS STRUCTURE IS LOCATED ON IS LOT 9, FORMALLY LOT 4.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A SIMPLIFIED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN WERE PREPARED BY KCI TECHNOLOGIES, INC. IN AUGUST, 2013.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BY PROVIDED 7 SHADE TREES, 11 ORNAMENTAL, AND 3 SHRUBS FOR THE PERIMETER LANDSCAPING REQUIREMENT, AND 6 ORNAMENTAL TREES AND 17 EVERGREEN TREES FOR SCREEN LANDSCAPING PER THE HISTORIC DISTRICT COMMISSION. FINANCIAL SURETY IN THE AMOUNT OF \$7,140.00 WILL BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT. THE ORNAMENTAL FENCE AND LANDSCAPING WITHIN ACCESS EASEMENT TO BE MAINTAINED BY THE HOA. ALL REQUIREMENTS HAVE BEEN MET UNDER F-14-085 APPROVAL. PER THE HDC, AN ADDITIONAL 3 SHADE TREES AND 6 EVERGREEN TREES ARE REQUIRED FOR SCREENING. A SURETY IN THE AMOUNT OF \$1800.00 WILL BE ADDRESSED WITH THE GRADING PERMIT.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION OF 0.47 ACRES HAS BEEN FULFILLED BY THE RETENTION/PLANTING OF 0.47 ACRES. THE TOTAL FINANCIAL SURETY OBLIGATION OF \$10,237.00. ALL REQUIREMENTS HAVE BEEN MET UNDER F-14-085.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUAL. THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT FOR THE ONSITE PRACTICES SHOWN ON THE ATTACHED STORMWATER PRACTICES TABLE, ALONG WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITY. THE SWM PROVIDED IS IN ACCORDANCE WITH CURRENT MDE AND HOWARD COUNTY STANDARDS. ALL SHARED SWM DEVICES SHALL BE OWNED AND MAINTAINED BY THE HOA.
- THE STORMWATER MANAGEMENT APPROVED WITH THIS PLAN IS BASED ON A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AT THE BUILDING PERMIT STAGE. ALL ASSOCIATED DECLARATIONS OF COVENANTS SHALL BE AMENDED, AS NEEDED, BASED ON ANY FUTURE DESIGN.
- THE USE IN COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1, 2, 3, 5, 7, 8 AND 9 IS TO BE RECORDED ALONG WITH THE FINAL PLAT IN THE HOWARD COUNTY LAND RECORDS.
- ALL TRASH AND RECYCLABLES COLLECTION WILL BE AT WHISKEY BOTTOM ROAD, WITHIN 5' OF THE PUBLIC RIGHT OF WAY.
- UNDER F-14-05 THE OPEN SPACE LOT 5 SHOWN HEREON IS HEREBY DEDICATED TO HOWARD COUNTY, MARYLAND AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS. NON-CREDITED OPEN SPACE LOT 6 SHOWN HEREON ARE HEREBY DEDICATED TO AND MAINTAINED BY THE HOA.
- PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- ARTICLES OF INCORPORATION FOR THE BUTTERFIELD GROVE HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 05/06/2015. RECEIPT NO. 4466098.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE REFUSE AND RECYCLING COLLECTION PAD LOCATED WITHIN THE USE-IN-COMMON DRIVEWAY EASEMENT WILL BE MAINTAINED BY THE OWNERS OF LOTS 1,2,3,7,8,&9 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATION RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ALONG WITH THE RECORDING OF THIS PLAT.

SHEET INDEX	
SHEET 1	PLAT NOTES
SHEET 2	PLAT



VICINITY MAP

SCALE: 1"=2000'
ADC MAP: 40 GRID: D7

31. IN ACCORDANCE WITH SECTION 110.0.E OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN EACH R-SC DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). THE REQUIREMENT FOR THIS SUBDIVISION IS 1 MIHU. THE APPLICANT IS ELECTING TO PAY A FEE-IN-LIEU FOR THE REQUIREMENT, WHICH WILL BE PAID WITH THE PERMIT. A MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

32. COMMUNITY INPUT MEETING HELD ON DECEMBER 3, 2015. AT THE NORTH LAUREL COMMUNITY CENTER

33. NO STRUCTURE SHALL BE PLACED WITHIN TEN (10) FEET OF THE PUBLIC UTILITY EASEMENT.

34. \$5,000.00 WAS PAID AS THE APFO ROAD INTERSECTION FEE-IN-LIEU FOR THIS PROJECT.

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
NON-CREDITED OPEN SPACE	0
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	1.626 Ac.±
BUILDABLE LOTS	1.626 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	
(INCLUDING WIDENING STRIPS)	0 Ac.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	1.626 Ac.±

OWNER

LINDA L. ARMSTRONG
9309 WHISKEY BOTTOM ROAD
LAUREL, MARYLAND 20723
PHONE: (301) 776-5600

~~PURPOSE NOTE: TO RESUBDIVIDE LOT 4 INTO NEW LOTS 7, 8 & 9.~~

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION 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.

KCI TECHNOLOGIES
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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.

C. Allen Paugh 3/27/17
DATE
C. ALLEN PAUGH
MARYLAND PROPERTY LINE SURVEYOR No. 475
EXP. 01/08/19
Linda L. Armstrong 03/02/2017
DATE
LINDA L. ARMSTRONG, OWNER

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

Bradford for Maurice Roseman 5/16/2017
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Ch. E. H. 5-23-17
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Vent. S. L. 5-30-17
DATE
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY JOHN HAYES ARMSTRONG AND LINDA LOUISE ARMSTRONG TO LINDA L. ARMSTRONG BY DEED DATED JULY 10, 2007 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 10802 AT FOLIO 351, AND THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

C. Allen Paugh 3/27/17
DATE
C. ALLEN PAUGH
MARYLAND PROPERTY LINE SURVEYOR No. 475

OWNER'S CERTIFICATE

LINDA L. ARMSTRONG, OWNER 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 UPON 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 RIGHT-OF-WAYS 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 BED 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 22ND DAY OF MARCH 2017.

Linda L. Armstrong 03/02/2017
DATE
LINDA L. ARMSTRONG, OWNER
[Signature] 3/22/17
DATE
WITNESS

RECORDED AS PLAT 24224
ON 6/2/17 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT
BUTTERFIELD GROVE
PHASE II--LOTS 7, 8, & 9
A RESUBDIVISION OF LOT 4
LOTS 1-3 AND OPEN SPACE LOT 5 &
NON-CREDITED OPEN SPACE LOT 6 AND LOTS
7, 8 AND 9
ZONING: R-SC
MAP: 47 GRID: 22 PARCEL: 191
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY 19, 2017
SCALE: AS SHOWN
SHEET 1 OF 2

