

GENERAL NOTES

1. THE PROJECT SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
2. SUBJECT PROPERTY IS ZONED R-12 & RA-15 PER THE 2013 COMPREHENSIVE ZONING REGULATIONS ADOPTED 10/6/2013.
3. PUBLIC WATER TO BE UTILIZED. (CONTRACT NO. 14-4827D, PATAPSCO WATERSHED)
4. PUBLIC SEWER IS TO BE UTILIZED. (CONTRACT NO. S-346, PATAPSCO WATERSHED)
5. STORM WATER MANAGEMENT IS PROVIDED BY ENVIRONMENTAL SITE DESIGN BIORETENTION (F-6), MICRO BIORETENTION (M-6), GREEN ROOF (A-1) AND IS PUBLICLY OWNED AND MAINTAINED BY HOWARD COUNTY.
6. PLAT IS BASED ON A FIELD-RUN MONUMENTED BOUNDARY SURVEY BY SHANABERGER AND LANE, DATED JANUARY 2013. THE COURSES AND COORDINATES SHOWN THEREON ARE BASED ON THE FOLLOWING HOWARD COUNTY MONUMENTS:

POINT	NORTHING	EASTING	ELEVATION
38A4	562977.6414	1386288.0606	223.372
0021	562745.8233	1386542.0529	226.190
7. EXISTING WETLANDS ARE SHOWN WITH ASSOCIATED WETLAND BUFFER. WETLANDS DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON FEB 22, 2013 AND SUBMITTED WITH SDP-14-075.
8. THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
9. A FOREST STAND DELINEATION WAS PREPARED BY ECO SCIENCE PROFESSIONALS DATED FEBRUARY 22, 2013 AND SUBMITTED WITH SDP-14-075.
10. FOREST CONSERVATION: THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$7,840.80 AND RETAINING 1.58 AC. OF FOREST PER SDP-14-075 (INSTEAD OF A FEE OF \$13,721.40 AND RETENTION OF 1.44 AC. OF FOREST ON F-13-131).

11. A LANDSCAPE PLAN FOR THIS PROJECT HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND OF THE HOWARD COUNTY LANDSCAPE MANUAL AND HAS BEEN SUBMITTED AND APPROVED SUBMITTED WITH SDP-14-075. PROPOSED PLANTING CALCULATIONS CAN BE FOUND ON SHEET 35 OF SDP-14-075. THIS IS A COUNTY PROJECT; LANDSCAPING SURETY IS NOT REQUIRED.
12. NO 100 YEAR FLOODPLAINS OR REGULATED STEEP SLOPES EXIST ON SITE.
13. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN, EXCEPT AS APPROVED BY HOWARD COUNTY IN WP 14-010 AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT LETTER OF AUTHORIZATION.
14. THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS FOR THIS PROJECT IS CONTAINED IN REPORTS PREPARED BY HERBST BENSON & ASSOCIATES DATED JULY 25, 2013 AND SUBMITTED WITH SDP-14-075.
15. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:

BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

TOTAL AREA OF LOTS AND/OR PARCELS:

BUILDABLE	5.6746 ACRES±
NON-BUILDABLE	0.0000 ACRES±
OPEN SPACE	0.0000 ACRES±
PRESERVATION PARCELS	0.0000 ACRES±

TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS

0.0000 ACRES±

TOTAL AREA OF SUBDIVISION TO BE RECORDED

5.6746 ACRES±

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

Mauro Rossman 9/14/2016
COUNTY HEALTH OFFICER DATE

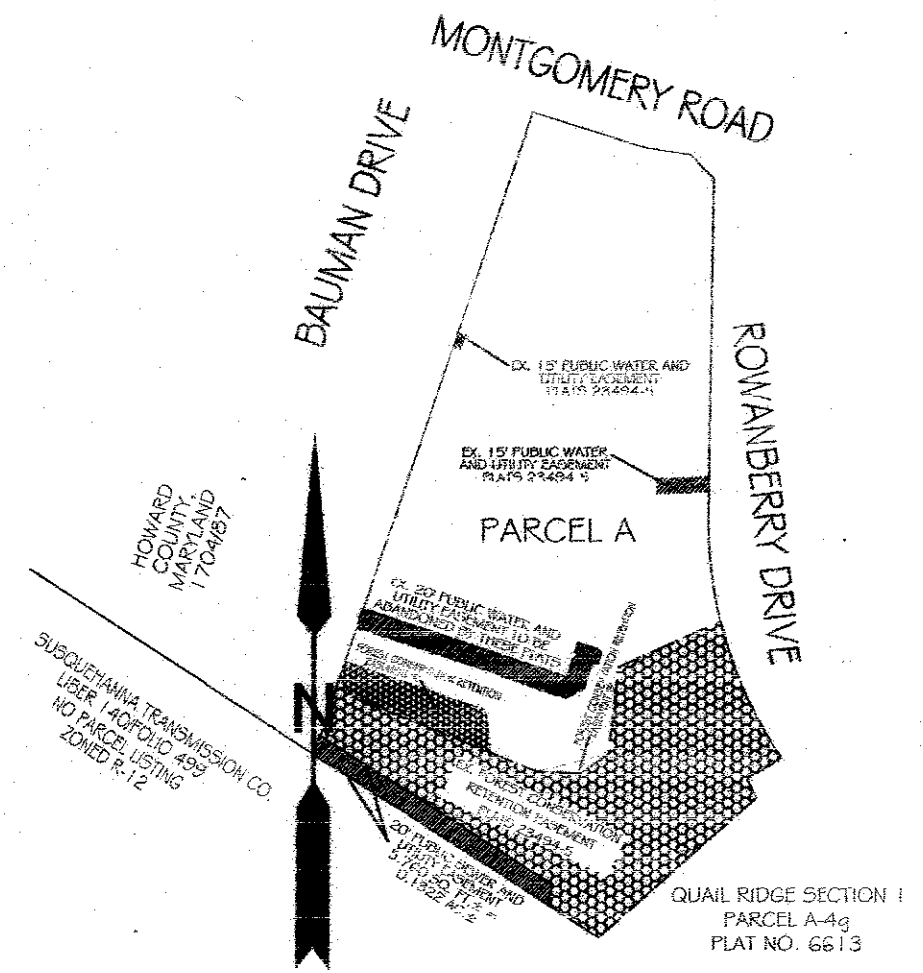
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Chad Edmondson 9-20-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt DeWolfe 9-21-16
DIRECTOR DATE

GENERAL NOTES

16. WAIVER PETITION WP-14-010 WAS APPROVED ON 10/29/13 "THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING CONSIDERED YOUR REQUEST FOR A WAIVER FROM THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. AS OF THE DATE OF THIS LETTER, THE PLANNING DIRECTOR APPROVED YOUR REQUEST TO WAIVE:
 - SECTION 16.116 - RESTRICTING GRADING ACTIVITIES AND THE REMOVAL OF VEGETATION WITHIN WETLANDS AND STREAMS (AND ASSOCIATED BUFFERS), AS WELL AS ON STEEP SLOPES (25 % OVER 10 VERTICAL FEET)
 - SECTION 16.117 - DESIGN IN ACCORDANCE WITH EXISTING TOPOGRAPHY AND TO MINIMIZE CLEARING
 - SECTION 16.1205(A) - AVOID FOREST REMOVAL IN PRIORITY RETENTION AREAS AND AVOID REMOVAL OF TREES WITH 30" OR GREATER (SPECIMEN TREES)
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. OBTAIN A PERMIT FROM MDE FOR THE WETLAND AND WETLAND BUFFER IMPACTS IN CONJUNCTION WITH THE JFA SUBMITTED ON JUNE 28, 2013.
 2. MAINTAIN GROUNDWATER FLOW TO THE EPHEMERAL STREAM AND REMAINING WETLANDS WITH THE INSTALLATION OF AN UNDERDRAIN TO PIPE THE GROUNDWATER THROUGH THE SITE TO MAINTAIN THE FLOW PATTERN.
 3. FOR EACH OF THE SPECIMEN TREES REMOVED, 2 SHADE TREES OF THE SAME SPECIES (TULIP POPLAR) ARE TO BE PLANTED FOR A TOTAL OF 4 TREES. PLEASE SHOW THESE REPLACEMENT TREES ON THE LANDSCAPE PLAN AND INDICATE THEIR PURPOSE. SINCE TULIP POPLARS ARE NOT RECOMMENDED FOR LANDSCAPE TREES, PLEASE PLACE THESE TREES IN THE INTERIOR OF THE SITE NEAR THE SOUTHERN EXTENT OF THE LOD. IF A SAFE PLANTING AREA CANNOT BE SELECTED, PLEASE PROVIDE ANOTHER LARGE SHADE TREE SPECIES WITHIN THE RECOMMENDED PLANT LIST OF THE LANDSCAPE MANUAL.
 4. SUBMISSION OF A SITE DEVELOPMENT PLAN IN COMPLIANCE WITH THE ABOVE CONDITIONS."



ELKRIDGE FIRE DEPARTMENT
SCALE: 1"=200'

SHEET INDEX	
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SHEET 2	PARCEL INFORMATION

OWNER'S CERTIFICATE

WE, HOWARD COUNTY MARYLAND, OWNERS OF THE 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 SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY 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 BEDS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 24TH DAY OF AUGUST, 2016.

BY *Mark C. Stewart* DATE 8/24/16
WITNESS *B. Dzy* DATE 8/24/16

GENERAL NOTES

17. THE PROJECT IS SUBJECT TO THE HOWARD COUNTY GREEN BUILDINGS LAW SET FORTH IN TITLE 3, SUBTITLE 10 OF THE HOWARD COUNTY CODE.
18. THIS PROJECT HAS BEEN REGISTERED WITH THE USGBC AS ELKRIDGE VOLUNTEER FIRE STATION PROJECT ID 1000089999 ON FEBRUARY 5, 2013.
19. THIS FINAL PLAT IS SUBJECT TO THE FEB. 5, 2003 AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR AS APPROVED BY THE HOWARD COUNTY COUNCIL.
20. THIS PLAN IS SUBJECT TO CONDITIONS OF CEJAB-OP-RMN (HOCO DPW / ELKRIDGE FIRE STATION) 2013-61172-MO2 AND STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION, LETTER OF AUTHORIZATION, 13-NI-3213 / 201361172 EFFECTIVE 2/24/2014.
21. SPEED STUDY PREPARED BY TRAFFIC CONCEPTS DATED 3/8/13 AND SUBMITTED WITH SDP-14-075. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
22. A DESIGN MANUAL WAIVER TO HOWARD COUNTY DESIGN MANUAL, VOLUME III, SECTIONS 2.5.2.H INTERSECTION SIGHT DISTANCE AND SECTION 2.3.3.A. STOPPING SIGHT DISTANCE FOR THE ENTRANCE TO THE FIRE STATION WAS APPROVED 8/11/13 BY THE DIRECTOR OF PUBLIC WORKS.
23. A DESIGN MANUAL WAIVER TO HOWARD COUNTY DESIGN MANUAL VOL. I SECT. 5.2.1.A REQUIRING 100 YEAR AND 100 YEAR QUANTITY MANAGEMENT IN THE DEEP RUN WATERSHED WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON 5/29/14.
24. A DESIGN MANUAL WAIVER TO HO.CO. DESIGN MANUAL VOLUME IV STD. DETAIL R 6.09 TO REDUCE THE MINIMUM RADIUS TO 15' FROM 25' AND TO REDUCE THE MINIMUM 2 WAY WIDTH FROM 24' TO 15' WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON 5/29/14.
25. THE FOREST CONSERVATION EASEMENT HAS 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 DECLARATION BY HOWARD COUNTY ARE ALLOWED.
26. 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 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(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 OBLIGATIONS 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 EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

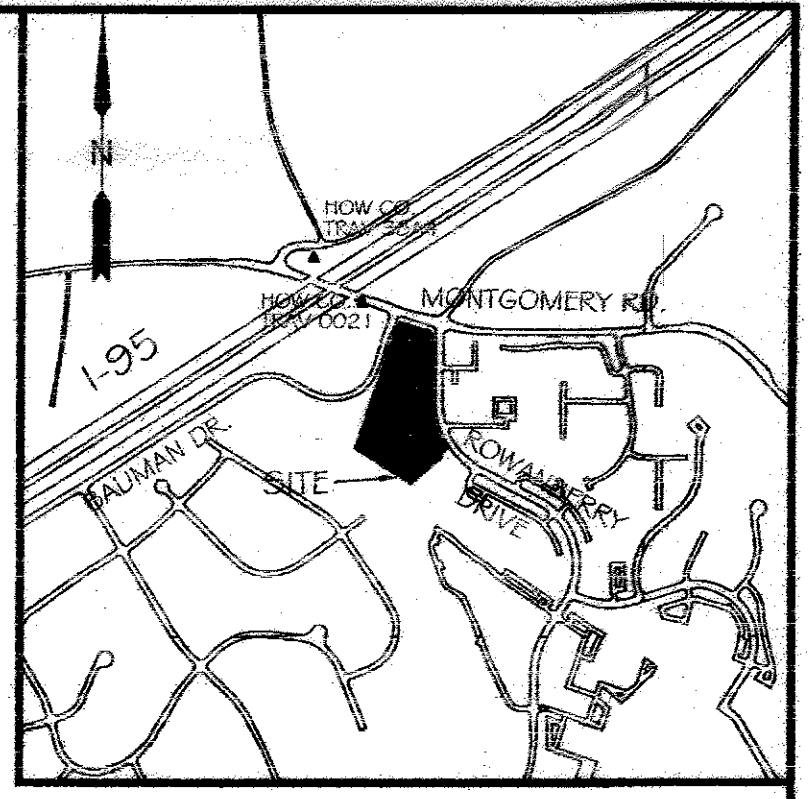
OWNER
HOWARD COUNTY, MARYLAND
DEPT. OF PUBLIC WORKS
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MD 21043
(410) 313-4401

SURVEYOR
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410)-461-9563

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY TIMOTHY I. FRENCH AND CAELA B. C. O'CONNELL UNTO HOWARD COUNTY, MARYLAND BY DEED DATED DECEMBER 20, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 14609, FOLIO 20; AND A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY J. BELLE BAUMAN, DANIEL HOWARD BAUMAN, AND BONNIE SHIRLENE BALLINGER UNTO HOWARD COUNTY, MARYLAND BY DEED DATED MARCH 2, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 13842, FOLIO 358; AND A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY J. BELLE BAUMAN, DANIEL HOWARD BAUMAN, AND BONNIE SHIRLENE BALLINGER UNTO HOWARD COUNTY, MARYLAND BY DEED DATED JUNE 6, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 14101, FOLIO 512; AND THAT ALL MONUMENTS ARE TRUE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE SITE PLAN SUBMISSION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Scott Shanaberger
G. SCOTT SHANABERGER, PROFESSIONAL L.S. #10849
EXP. DATE 4/2/2018



VICINITY MAP
SCALE: 1"=1000'
ADC MAP 4937 B7 & C7

GENERAL NOTES

27. THE REQUIREMENTS OF SECTION 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 THE MARKERS HAVE BEEN COMPLIED WITH.
 28. WAIVER PETITION WP-15-070 WAS APPROVED ON 12/23/14 "THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING CONSIDERED YOUR REQUEST FOR A WAIVER FROM THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. AS OF THE DATE OF THIS LETTER, THE PLANNING DIRECTOR APPROVED YOUR REQUEST TO WAIVE:
 - SECTIONS 16.156(f), 16.156(m), 16.144(p), AND 16.144(q) IN ORDER TO EXTEND THE DEADLINES FOR FINALIZING THE DEED OF FOREST CONSERVATION EASEMENT AND THE SUBMISSION OF THE PLAT MYLAR ORIGINAL AND SITE DEVELOPMENT PLAN ORIGINAL.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPLICANT MUST EXECUTE A DEED OF FOREST CONSERVATION EASEMENT WITHIN 6 MONTHS OF THE CURRENT DEADLINE (ON OR BEFORE JULY 23, 2015).
 2. THE APPLICANT MUST SUBMIT THE FINAL PLAN ORIGINAL MYLAR WITHIN 6 MONTHS OF THE CURRENT DEADLINE (ON OR BEFORE SEPTEMBER 20, 2015).
 3. THE APPLICANT MUST SUBMIT THE SITE DEVELOPMENT PLAN ORIGINAL MYLAR WITHIN 6 MONTHS OF THE CURRENT DEADLINE (ON OR BEFORE OCTOBER 24, 2015).
 4. PLEASE ADD A NOTE TO F-14-131 AND SDP-14-075 INDICATING THIS WAIVER PETITION, DECISION, AND CONDITIONS OF APPROVAL.

Scott Shanaberger
G. SCOTT SHANABERGER
Mark C. Stewart
OWNER
DATE 8/24/16

PURPOSE OF REVISION PLAT:
TO INCREASE THE SIZE OF THE PUBLIC FOREST CONSERVATION EASEMENT FROM 1.44 AC. TO 1.58 AC., TO DECREASE THE FOREST CONSERVATION FEE-IN-LIEU PAYMENT FROM \$13,721.40 TO \$7,840.84, AND TO ABANDON THE PUBLIC 20' WATER & UTILITY EASEMENT

RECORDED AS PLAT # **23933** ON **9/29/16**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
**ELKRIDGE FIRE STATION
PARCEL A**

PREVIOUS COUNTY FILES:
WP-14-010, SDP-14-075, ECP-13-076, WP-15-070,
F-14-131
1st ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 38 BLOCK 1 PARCELS 402,403, & 738
ZONING: R-12 AND R-A-15
SCALE: 1"=200' DATE: 8/23/16
SHEET 1 OF 2

