

MULLINX MILL ROAD
(50' R/W)
LOCAL - PUBLIC ROAD
PREVIOUSLY DEDICATED IN PLAT #22731

LOT 1
HARRY N. SHIPE
PROPERTY
PLAT NO. 22731
ZONED: RC-DEO

EX. PRIVATE 24' WIDE
USE-IN-COMMON
EASEMENT FOR INGRESS
AND EGRESS LOTS 1-3 OF
THE HARRY N. SHIPE
PROPERTY
PLAT #22731

EX. 30' INGRESS AND
EGRESS EASEMENT FOR
LOT 3, HARRY N. SHIPE
PROPERTY, PLAT NO. 22731

STATE OF MARYLAND
DEPARTMENT OF
NATURAL RESOURCES
L. 677, F. 001
PARCEL 17
ZONED: RC-DEO

LOT 2
HARRY N. SHIPE
PROPERTY
PLAT NO. 22731
ZONED: RC-DEO

LOT 3
170,330 SQ. FT.
OR 3.9102 AC.±

JAMES C. & THELMA J.
STROUT
L. 694, F. 361
PARCEL 48
ZONED: RC-DEO

MYRICK FAMILY TRUST
L. 10926, F. 51
PARCEL 45
ZONED: RC-DEO

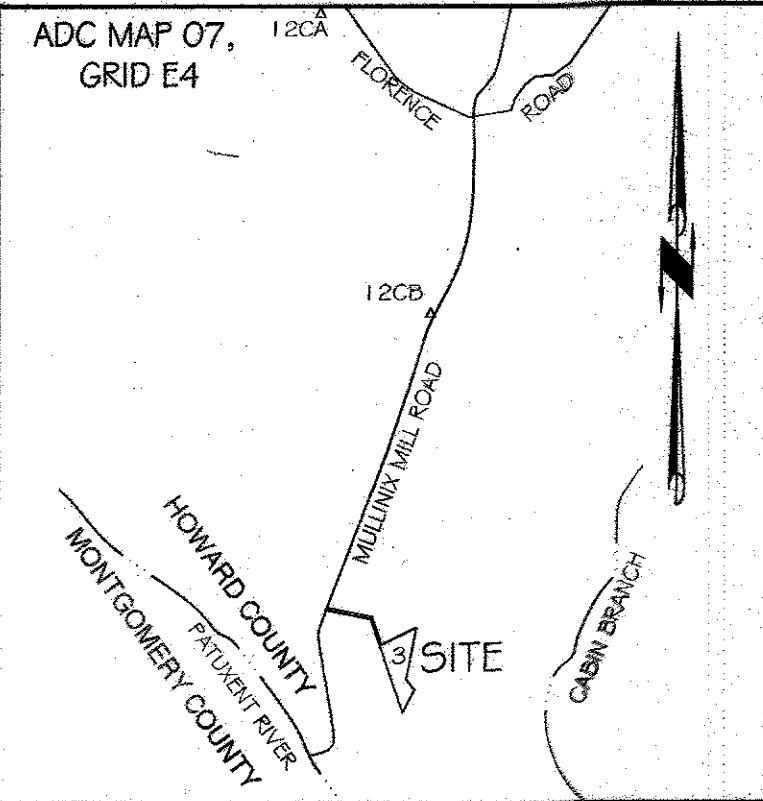
CURTIS E. & DENISE A.
BOST
L. 3917, F. 396
PARCEL 64
ZONED: RC-DEO

Point#	Northing	Easting
206	594307.9730	1271592.6856
1101	594190.8279	1272048.0287
1107	593541.8594	1272363.5705
1108	593434.0945	1272463.5326
1157	593201.6977	1272328.5791
1170	594063.5325	1272518.7996
1171	593907.1273	1272149.2846
1172	594196.1970	1272067.2948
1173	594317.3574	1271596.3443

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1072.00'	10.07'	00°32'18"	N81°17'58"E	10.07'	5.04'
C2	30.00'	56.13'	107°11'41"	N89°55'20"E	48.29'	40.69'

MINIMUM LOT SIZE CHART		
LOT NO.	GROSS AREA	PIPE STEM
3	170,330	10,793
		MIN. LOT SIZE
		159,537

OWNER/DEVELOPER:
HOWARD HORSE, LLC
11209 POTOMAC CREST DRIVE
POTOMAC, MARYLAND 20854
(301) 467-9904



VICINITY MAP
SCALE: 1" = 2,000'

TAX MAP 12
GRID 17
PARCEL 75

- 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 83/07) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 12CA AND 12CB.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) 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)
 - EXISTING WELLS INDICATED THUS ●
 - 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:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 15, 2013. VANMAR ASSOCIATES, INC.
 - AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT, ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT.
 - THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE 2004 ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS 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 OR CEMETERIES ON THIS PROPERTY.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH LOT 3, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENT(S) HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - LOT 3 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS BECAUSE IT THIS PLAT OF REVISION DOES NOT CREATE ANY NEW LOT.
 - STORMWATER MANAGEMENT REQUIREMENTS FOR LOT 3 IS PROVIDED UNDER CHAPTER 5, OF THE 2009 REVISIONS TO THE 2000 MD STORMWATER DESIGN MANUAL. THESE REQUIREMENTS ARE BEING MET BY THE USE OF ROOFTOP DISCONNECTION (N-1), NON-ROOFTOP DISCONNECTION (N-2), SHEETFLOW TO CONSERVATION AREAS (N-3) AND MICRO-BIORETENTION (M-6). AT THE BUILDING PERMIT STAGE, LOT GRADING AND SITE OF IMPERVIOUS AREAS INCLUDING THE LOCATION OF THE PROPOSED HOUSE AND DRIVEWAY SHALL BE PER THE APPROVED STORMWATER MANAGEMENT EXHIBIT. IF CHANGES ARE MADE, A NEW STORMWATER MANAGEMENT EXHIBIT SHALL BE REQUIRED.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS, STREAMS OR BUFFERS ON THIS SITE.
 - FOREST CONSERVATION OBLIGATIONS WILL BE MET BY PROVIDING MITIGATION OF 1.1680 ACRES OF ON-SITE RETENTION AND PAYMENT OF FEE-IN-LIEU FOR 0.0120 ACRES. TOTAL MITIGATION IS 1.18 ACRES.
 - THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSES ON LOTS 2 AND 3.
 - DISTANCE TO WELL: 30'
 - DISTANCE TO SEPTIC: 20'
 - THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
 - THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY VANMAR ASSOCIATES, INC. DATED MAY, 2013 AND WAS APPROVED SEPTEMBER, 2013.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
 - EXISTING DPZ FILE REFERENCES: ECP-13-039; F-13-115; WF-13-191.

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT OF REVISION IS TO REMOVE 522 SQ. FT. OR 0.0120 AC.± SHOWN THUS [Hatched] HEREON FROM THE RECORDED FOREST CONSERVATION EASEMENT.

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.

T. Michael Vansant 10/26/2016
T. MICHAEL VANSANT, Prof.L.S. NO. 21266 DATE

Howard Horse, LLC 10/26/16
BY: HOWARD C. MENDITCH, MANAGING MEMBER 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	3.9102 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	3.9102 Ac.±

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/21/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Seidenicker for 11-23-16
DIRECTOR DATE

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

Wifan for Maura Roseman 11/14/2016
HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

WE, HOWARD HORSE, LLC, 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. ALL EASEMENTS OR RIGHT OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 26th DAY OF October, 2016.

[Signature]
HOWARD HORSE, LLC
BY: HOWARD C. MENDITCH, MANAGING MEMBER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY HARRY N. AND BARBARA SHIPE UNTO HOWARD HORSE, LLC, BY DEED DATED NOVEMBER 15, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14475 FOLIO 376; 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. 21266, EXPIRATION DATE SEPTEMBER 9, 2017, IN ACCORDANCE WITH COMAR 09.12.06.12

T. Michael Vansant 10/26/2016
T. MICHAEL VANSANT, PROF. LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 22731 ON 11/23/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
LOT 3
HARRY N. SHIPE PROPERTY
(LIBER 14475 AT FOLIO 376)
PREVIOUSLY RECORDED IN PLAT NO. 22731
PREVIOUS FILE NOS. F-13-115, WF-13-191, ECP-13-039

TAX MAP: 12 ELECTION DISTRICT: No. 4 SCALE: 1" = 100'
GRID NO: 17 HOWARD COUNTY, MARYLAND DATE: JULY, 2016
PARCEL NO: 75 EX. ZONING: RCDEO SHEET 1 OF 1

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