

**GENERAL NOTES**

- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 17EA & 17EB.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
● DENOTES IRON PIPE OR BAR FOUND  
■ DENOTES STONE OR MONUMENT FOUND  
○ DENOTES REBAR WITH CAP SET  
BRL DENOTES BUILDING RESTRICTION LINE
- THIS PLAT IS BASED ON A FIELD RGN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 4, 2016 BY ROBERT H. VOGEL ENGINEERING, INC.
- 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, ALTERNATIVE COMPLIANCE PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003. AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE IS AN EXISTING DWELLING AND STRUCTURES ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. 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 CHIP 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 (H2S LOADING)  
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.
- HIDDEN HAVEN COURT IS CLASSIFIED AS A LOCAL ROAD (40' R/W). A USE-IN-COMMON DRIVEWAY IS PROPOSED FOR ACCESS TO THE PROPOSED LOTS FROM HIDDEN HAVEN COURT.
- A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE SHARED DRIVEWAY WHICH SERVES LOTS 1, 2 AND PARCEL 597 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS F-17-074 PLAT.
- 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.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 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 AT A TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.  
-- WATER FOR THIS PROJECT SHALL BE PRIVATE WATER HOUSE CONNECTIONS TO CONTRACT NO. 24-3746-D.  
-- SEWER FOR THIS PROJECT SHALL BE FROM AN AMENDED SERVICE CONNECTION TO CONTRACT NO. 739-S.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- PREVIOUS DPZ FILES : CONT # 24-3746-D, CONT # 739-S, F-99-057, AND ECP-17-026.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE STREAMS AND WETLANDS STUDY FOR THIS PROJECT WAS PREPARED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 2016.
- THERE ARE NO STEEP SLOPES, WETLANDS, OR FLOODPLAIN ONSITE.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN, OR FOREST CONSERVATION AREAS.  
--THE RECONSTRUCTION OF THE EXISTING SEWER CONNECTION TO CONTRACT 739-S CREATES DISTURBANCE IN THE STREAM BUFFER. SEE NOTE 38.
- PER THE FOREST STAND DELINEATION (FSD) FOR THIS PROJECT PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST, 2016, NO FORESTS ARE LOCATED ONSITE.
- THE SUBJECT PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION ACT PER COUNTY CODE SECTION - 16.1202.(b)(1)(iii). A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT IS TO SATISFY BY PAYMENT OF A FEE-IN-LIEU IN AMOUNT \$1,500.00 FOR ONE LOT.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING OBLIGATIONS HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.  
A FINANCIAL SURETY IN THE AMOUNT OF \$ 9,600.00 FOR THE REQUIRED 18 SHADE TREES (\$ 5,400) AND 28 EVERGREENS (\$ 4,200). SURETY SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON OCTOBER 6, 2016 AT THE MEETING ROOM AT MILLER BRANCH LIBRARY.
- DECLARATION OF CONSENTS FOR LOT 2 SHALL BE RECORDED WITH THE DEVELOPERS AGREEMENT AND SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THE LOT.
- IN ACCORDANCE WITH SECTION 108.0 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS (MIHU). THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY PAYMENT OF A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. THE MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ON AUGUST 8, 2017 THE DIRECTOR OF THE THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DETERMINED THE ENCROACHMENT INTO THE STREAM BUFFER, FOR THE RECONSTRUCTION OF THE EXISTING SEWER CLEANOUT TO PROVIDE TWO INDIVIDUAL 4" SEWER HOUSE CONNECTIONS, WOULD BE CONSIDERED "NECESSARY" AND ESSENTIAL.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON **SEPTEMBER 18, 2017** THE DEPUTY DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS DENIED THE APPROVAL FOR THE USE OF TWIN SEWER HOUSE CONNECTION TO PROVIDE SERVICE TO THE EXISTING HOME (#49930) AND TO PROPOSED NEW HOME. HOWEVER, PROPOSED VIA THE ADVANCED DEPOSIT ORDER (A.D.O) PROCESS, THE INSTALLATION OF TWO (2) NEW MANHOLES, TWO (2) 4" SEWER HOUSE CONNECTIONS (SH) FROM MANHOLE 2 AND A 10 FOOT LONG - 6" STUB FOR THE FUTURE EXTENSION TO SERVICE PARCEL 597. SEE DETAILS HEREON.

**COORDINATE TABLE**

NO.	NORTH	EAST
201	595899.0941	1353018.1603
202	596018.1642	1353080.7251
203	596011.2843	1353090.6687
204	595910.0469	1353037.4741
308	596007.0023	1352866.2238
310	595885.0511	1353037.9332
312	595685.9452	1352936.0155
313	595762.4022	1352783.8735
400	596006.9798	1353101.9597
401	595921.0042	1353056.7843
402	595871.0106	1353057.7023

**CURVE TABLE**

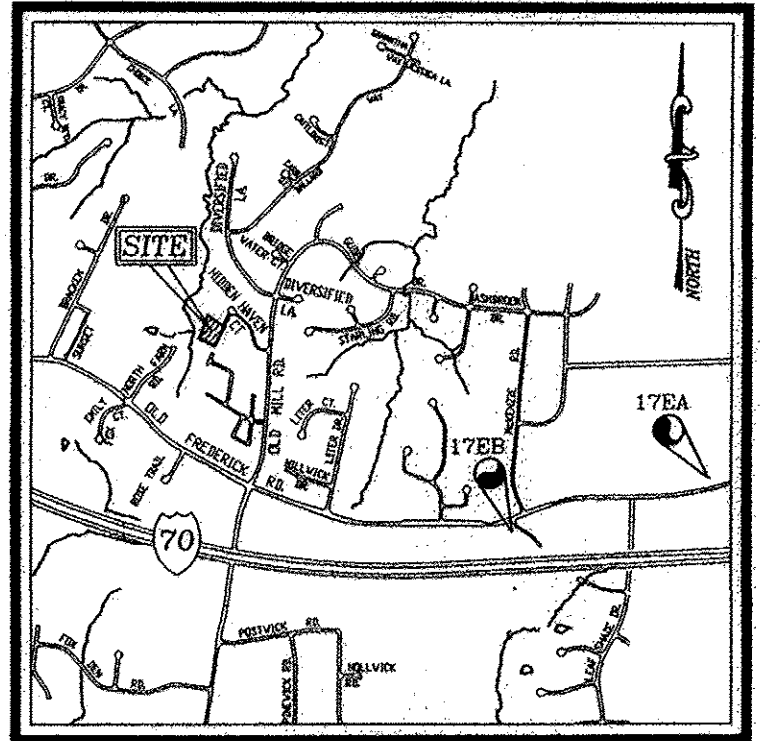
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	50.00'	12.12'	13°53'24"	6.09'	S55°19'15"E 12.09'
C-2	50.00'	12.12'	13°52'59"	6.09'	S69°12'26"E 12.09'

**MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	25,297 SF	813 SF	24,484 SF	20,000 SF
2	21,501 SF	948 SF	20,553 SF	20,000 SF

**PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE**

LINE	COURSE	LENGTH
L1	S54°37'01"E	24.25'
L2	S27°06'25"W	22.23'
L3	N54°37'01"W	10.68'
L4	S62°06'18"W	4.75'
L5	N55°16'15"W	16.47'
L6	N09°49'03"W	11.32'
L7	N80°10'57"E	15.43'
L8	N27°43'10"E	7.57'



**VICINITY MAP**

SCALE: 1"=2000'  
ADC MAP : 20 B-3

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH THE LOTS, OR PORTIONS THEREOF. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A 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(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 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.

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 Salmi* 9/13/17  
ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
DATE  
*Sharon A. Holloman* 9/13/17  
SHARON HOLLOWMAN (DECEASED) (REPRESENTATIVE)  
DATE  
*Sharon A. Holloman* 9/13/17  
SHARON HOLLOWMAN  
DATE  
*Matthew T. LeBaron* 9-13-17  
MATTHEW T. LEBARON  
DATE  
*Tina L. LeBaron* 9-13-17  
TINA L. LEBARON  
DATE

**MIHU AGREEMENT**

PLEASE NOTE THAT ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION (LOTS 1&2) 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 PURPOSE OF THIS PLAT IS A RESUBDIVISION OF NON-BUILDABLE PARCELS 'A' AND 'B' (PLAT 14080-14081) FOR THE CREATION OF THE USE-IN-COMMON DRIVEWAY EASEMENT AND ROAD FRONTAGE FOR NEW LOTS 1 AND 2.

**AREA TABULATION CHART**

	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	1
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	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.0743 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0459 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	1.1202 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	1.1202 AC

**OWNER**  
PARCEL 29 - N.B. PAR. A  
MATTHEW T. & TINA L. LEBARON  
9934 OLD MILL ROAD  
ELLCOTT CITY, MD 21042

**OWNER / DEVELOPER**  
PARCEL 28  
GEORGE (DECEASED) & SHARON HOLLOWMAN  
9930 OLD MILL ROAD  
ELLCOTT CITY, MD 21042  
410-340-5773

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8966

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

*Barbara M. Rossman* 10/13/2017  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Plumb* 10-18-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Sheehy* 10-20-17  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, GEORGE (DECEASED) AND SHARON HOLLOWMAN, MATTHEW T. LEBARON AND TINA L. LEBARON, 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 13 DAY OF SEPTEMBER 2017.

*Sharon A. Holloman* (DECEASED) (REPRESENTATIVE)  
SHARON HOLLOWMAN  
WITNESS  
*Matthew T. LeBaron*  
MATTHEW LEBARON  
WITNESS  
*Tina L. LeBaron*  
TINA LEBARON  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF (1) ALL THAT LAND CONVEYED FROM OLIVER W. HOLLOWMAN AND BARBARA HOLLOWMAN TO GEORGE M. HOLLOWMAN AND SHARON HOLLOWMAN BY DEED DATED JULY 27, 1977 AND RECORDED IN LIBER 836 FOLIO 30, AND (2) ALL THAT LAND CONVEYED FROM OLD MILL PROPERTY PARTNERSHIP TO SHARON HOLLOWMAN BY DEED DATED MAY 2, 2016 AND RECORDED IN LIBER 16920 FOLIO 326, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. (3) ALL THAT LAND CONVEYED FROM OLD MILL PROPERTY PARTNERSHIP TO MATTHEW T. LEBARON AND TINA L. LEBARON BY DEED DATED MAY 2, 2016 AND RECORDED IN LIBER 16920 FOLIO 323, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 03, 2018.

*Eric David Salmi* 9/13/2017  
ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
DATE

RECORDED AS PLAT No. 24387 ON 10/23/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
**HOLLOWMAN PROPERTY**  
LOTS 1, 2 AND OLD MILL OVERLOOK  
- NON-BUILDABLE PARCEL 'A'  
A RESUBDIVISION OF  
TM 17, P/O PARCEL 28 (LIBER 836 FOLIO 30) AND  
TM 17, P/O PARCEL 29  
OLD MILL OVERLOOK - NON-BUILDABLE PARCEL B (PLAT 14081)  
ZONED R-20  
TAX MAP 17, GRID 8, P/O PARCEL 28 & P/O PARCEL 29  
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' SEPTEMBER 2017

GRAPHIC SCALE  
0 50' 100' 150'

SHEET 1 OF 1

K:\PROJECTS\16-18\SURVEY\GWS\RECORD PLAT\PLAT.dwg