

**GENERAL NOTES**

- O DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES STONE OR CONCRETE MONUMENT FOUND.
- ▲ DENOTES TRAVERSE POINT.
- DENOTES REBAR AND CAP TO BE SET
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 27FA AND 27FB. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, U.S. FOOT.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RR-DEO PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED IN APRIL, 2016 BY BENCHMARK ENGINEERING, INC.
- THERE IS AN EXISTING HOUSE (CIRCA 1958) TO REMAIN ON LOT 1, AND AN EXISTING SHED (CIRCA 1970) TO REMAIN ON LOT 2. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS OR STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- WATER AND SEWER IS PRIVATE. THIS SITE IS NOT IN THE METROPOLITAN DISTRICT.
- THE SUBJECT PROPERTY IS A THREE LOT MINOR SUBDIVISION AND IS LOCATED WITHIN THE COUNTY'S DESIGNATED GROWTH TIER AREA III AND IN ACCORDANCE WITH PLAN HOWARD 2030 IT IS SUBJECT TO STATE LAW SB-236 OF THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012. THEREFORE, NONE OF THE LOTS MAY BE RESUBDIVIDED OR FURTHER SUBDIVIDED IN ACCORDANCE WITH SB-236.
- THERE IS AN EXISTING STREAM WITH BUFFERS AND A FLOODPLAIN LOCATED ON-SITE. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREA OR 100 YEAR FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THESE LOTS.
- THE EXISTING HOUSE IS GREATER THAN 50 YEARS OLD, BUT IS NOT ON THE HISTORIC SITE INVENTORY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 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.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND REGULATIONS PER COUNCIL BILL 45-2003 AND THE 2013 ZONING REGULATIONS PER COUNCIL BILL 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SUBDIVISION PLAN OR BUILDING/GRADING PERMIT.
- 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 FORESAID 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 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 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.
- 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.
- NO TRAFFIC STUDY WAS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE TWO NEW LOTS ARE EACH SUBJECT TO A \$1500 FEE-IN-LIEU FOR OPEN SPACE (\$3,000 TOTAL).
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY MEETING AN OBLIGATION OF 1.90 ACRES WITH 3.8 ACRES OF RETENTION WITHIN A FOREST BANK AT THE PROPERTY OF CATTAIL MEADOWS, LLC, SDP-16-027.
- THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY IS TO BE RECORDED CONCURRENT WITH THE RECORDING OF THIS PLAT.
- STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL BY THE USE OF ESD FACILITIES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED, AND SHALL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF RECORDED DECLARATIONS OF COVENANTS.
- THE LANDSCAPING FOR THIS PROJECT IS SHOWN WITHIN THE SUPPLEMENTAL PLANS FOR F-17-075, AND HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT, IN THE AMOUNT OF \$5,400 FOR 16 SHADE TREES, AND 2 MITIGATION TREES.
- A FOREST STAND DELINEATION AND ENVIRONMENTAL FINDINGS LETTER DATED JANUARY 2017 WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.

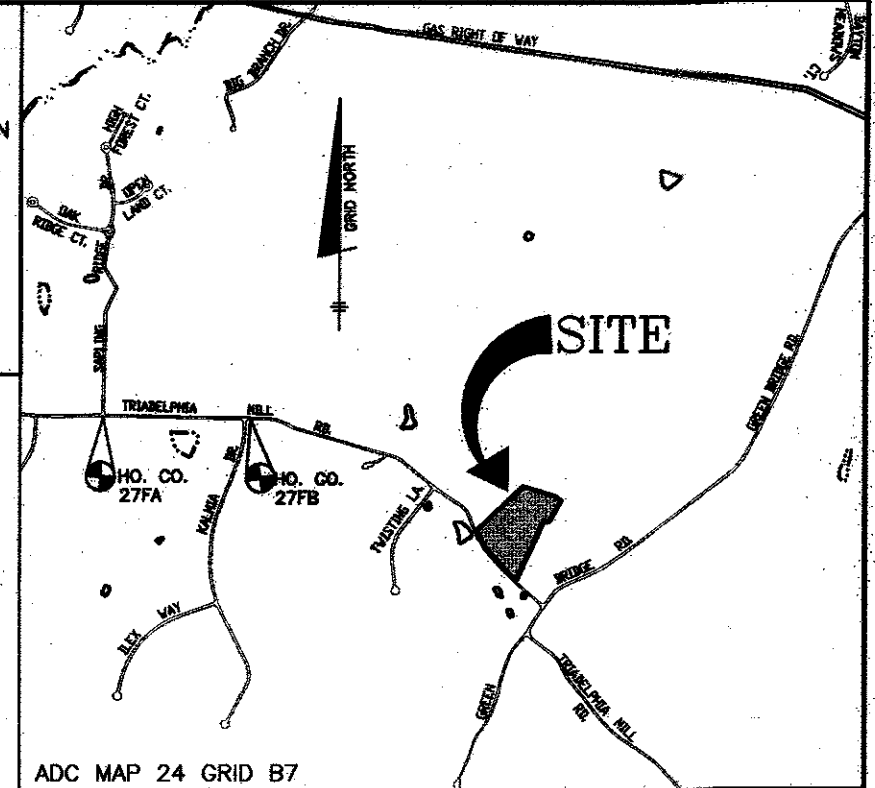
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT AT NOVEMBER 16, 2016, 7:00 P.M. AT CLARKSVILLE FIRE STATION #5, 5000 SIGNAL BELL LANE, CLARKSVILLE, MD.
- THIS PROJECT DEDICATES LAND TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSES OF A PUBLIC ROAD, IN THE AMOUNT OF 0.35 ACRES.
- THIS AREA DESIGNATED AS A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA, REORDINATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
- THE 10% MIHU REQUIREMENTS WILL BE ADDRESSED BY PAYMENT OF FEE-IN-LIEU. THE EXECUTED MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- DPZ FILES: ECP-17-037, WP-17-094.
- WP-17-094 WAS APPROVED JUNE 15, 2017, TO SECTION 16.120(b)(4)(ii)(b), 16.1205(a)(7) AND 16.120(c)(2) TO ALLOW REMOVAL OF SPECIMEN TREE #4. TO ALLOW ENVIRONMENTAL FEATURES ON LOTS LESS THAN 10 ACRES, AND TO ALLOW A USE-IN-COMMON DRIVEWAY ACROSS LOT 1. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A MINIMUM OF 2 ADDITIONAL, NATIVE, 3" CALIPER TREES SHALL BE PROVIDED ON SITE AS PART OF THE MITIGATION FOR THE REMOVAL OF SPECIMEN TREE #4. THE MITIGATION WILL BE SHOWN ON F-17-075 AND SURETY WILL BE REQUIRED WITH BONDING FOR THE PROJECT.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING OR NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF 100-YEAR FLOODPLAIN, WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE BUILDING RESTRICTION LINES MUST BE ESTABLISHED AS 35 FEET FROM THE EDGE OF ANY ENVIRONMENTAL BUFFER OR FEATURE LOCATED WITHIN EACH LOT.
  - COMPLIANCE WITH THE SRC AGENCY COMMENTS FOR PROCESSING OF FINAL PLAN F-17-075.
  - A REVISED ALTERNATIVE COMPLIANCE EXHIBIT SHALL BE SUBMITTED BY JUNE 29, 2017, ADDRESSING COMMENTS INCLUDED IN THE APPROVAL LETTER.
- THE 100-YEAR FLOODPLAIN PORTRAYED ON THE SITE IS BASED ON A FLOOD STUDY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED FEBRUARY, 2017, AND WAS APPROVED JUNE 19, 2017.
- A WETLAND DELINEATION AND FOREST STAND DELINEATION HAVE BEEN PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. AND A FINDINGS LETTER DATED DECEMBER, 2016 HAS BEEN SUBMITTED WITH THIS SUBDIVISION PLAN AND WAS APPROVED AUGUST 17, 2017.
- THE DIVISION OF LAND DEVELOPMENT HAS GRANTED TEMPORARY APPROVAL FOR THE ACCESSORY STRUCTURE TO REMAIN ON LOT 2 DURING THE CONSTRUCTION PERIOD IN A LETTER DATED JULY 7, 2017. THE BUILDING PERMIT APPLICATION MUST BE SUBMITTED WITHIN SIX MONTHS AND HOUSE CONSTRUCTION MUST BE COMPLETED WITHIN ONE YEAR OF PLAT RECORDATION. IF AN EXTENSION IS NECESSARY DUE TO DELAYS, THE DEPARTMENT MUST BE CONTACTED IN WRITING PRIOR TO THE DEADLINE TO REQUEST AN EXTENSION OF THE AUTHORIZATION.

**BENCHMARKS (NAD83)**

HO. CO. No. 27FA	ELEV. 496.35
18.2' SOUTH OF THE CENTERLINE OF TRIADELPHIA MILL RD AT THE INTERSECTION OF SAFFLER RIDGE DR.	
N 569002.176	E 1306892.586
HO. CO. No. 27FB	ELEV. 512.22
3.2' SOUTH OF THE EDGE OF PAVING OF TRIADELPHIA MILL RD 61' EAST OF THE CENTERLINE OF KALMIA DR.	
N 568975.151	E 1308421.369

**TRAVERSE COORDINATES (NAD'83)**

POINT #	NORTHING	EASTING
1	567299.9580	1311167.8800
3	568166.7680	1311237.8065
4	568119.2228	1311608.9662
5	567909.2604	1311461.5253
6	567573.0790	1311296.5773



**VICINITY MAP**

SCALE: 1"=2000'

**MINIMUM LOT SIZE CHART**

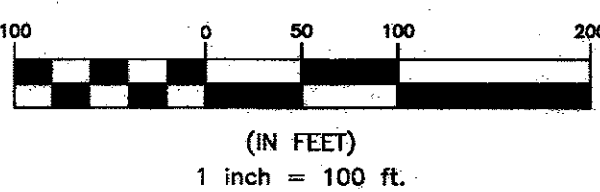
LOT	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
3	3.59 Ac.	0.17 Ac.	3.42 Ac.

**BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
100	567282.0672	1311175.0830
101	567542.2003	1310895.8753
102	567805.0629	1310768.1859
103	568255.2855	1311241.7603
104	568184.3656	1311597.3796
105	568106.2517	1311665.8057
106	567870.9297	1311511.7173
107	567888.8130	1311475.9376

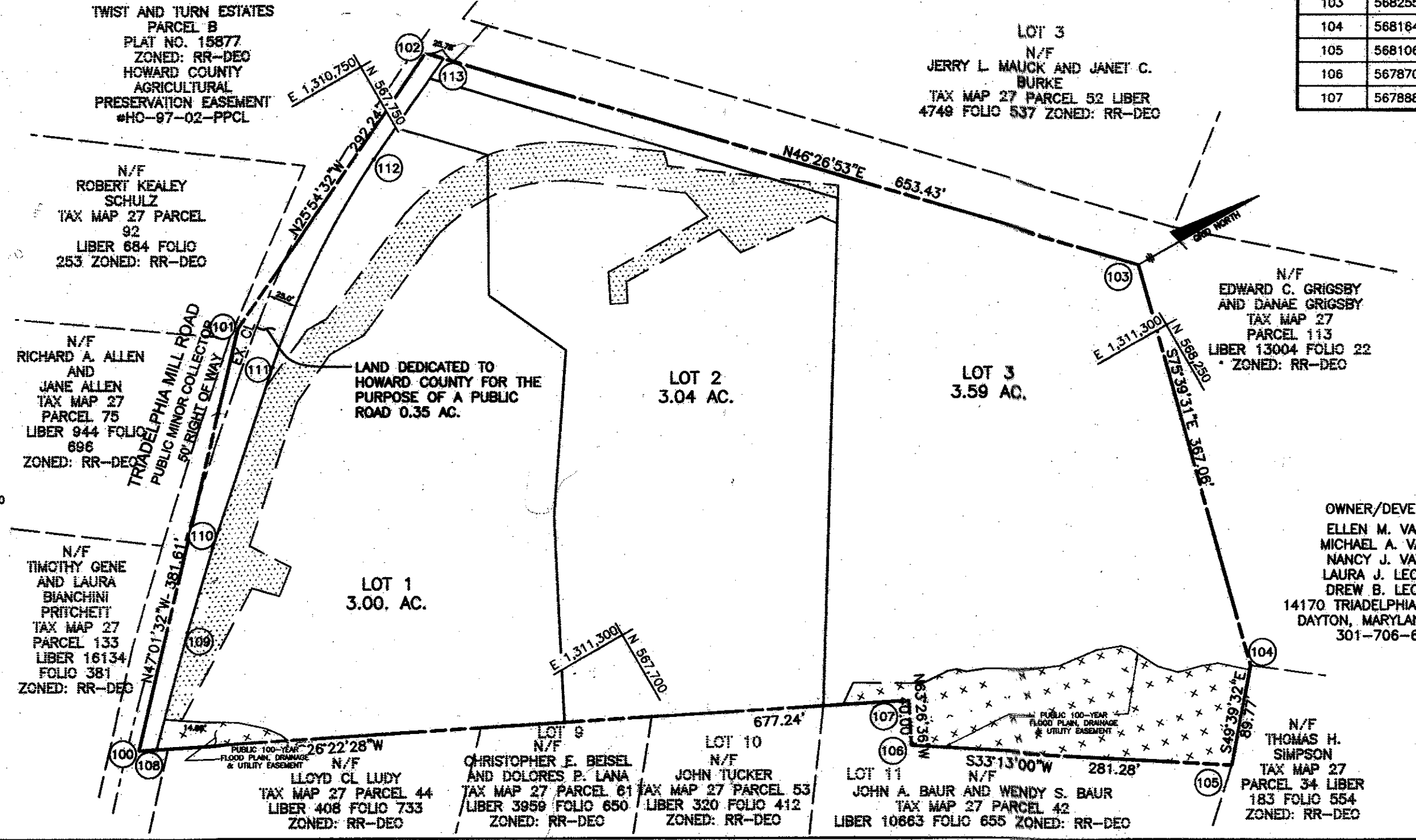
**RIGHT-OF-WAY COORDINATES (NAD'83)**

POINT #	NORTHING	EASTING
108	567295.9238	1311181.9538
109	567371.0211	1311105.6500
110	567426.8345	1311052.5916
111	567551.3261	1310940.7620
112	567719.5625	1310826.2596
113	567816.4681	1310780.1827



**AREA TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	9.63± AC.
NON-BUILDABLE	0 AC.
OPEN SPACE	0 AC.
PRESERVATION PARCELS	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.35± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.98± AC.



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:  
HOWARD COUNTY HEALTH DEPARTMENT

*Debra M. Rossman* 11/5/2018  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Phil...* 1-23-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*J. Mark...* 1-25-18  
DIRECTOR

**SURVEYOR'S CERTIFICATION**

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. 21320, EXPIRATION DATE 1/7/2019; AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SUZANNE F. FRASIER, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELEANOR V. FRASIER TO ELLEN M. VAWTER, MICHAEL A. VAWTER, NANCY J. VAWTER, LAURA J. LEONARD, AND DREW B. LEONARD BY DEED DATED JUNE 5, 2016 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1886 FOLIO 243. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 12-6-17  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

**OWNER'S DECLARATION**

"WE, ELLEN M. VAWTER, MICHAEL A. VAWTER, NANCY J. VAWTER, LAURA J. LEONARD, AND DREW B. LEONARD, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 6th DAY OF Dec, 2017."

*Ellen M. Vawter* 12-6-17  
OWNER - ELLEN M. VAWTER

*Michael A. Vawter* 12-6-17  
OWNER - MICHAEL A. VAWTER

*Nancy J. Vawter* 12-6-17  
OWNER - NANCY J. VAWTER

*Laura J. Leonard* 12/6/17  
OWNER - LAURA J. LEONARD

*Drew B. Leonard* 12/6/17  
OWNER - DREW B. LEONARD

RECORDED AS PLAT 24566  
ON 2/15/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MINOR SUBDIVISION PLAT**  
**VAWTER PROPERTY**  
LOTS 1-3

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP No. 27, GRID 24  
PARCEL NO. 68  
ZONED: RR-DEO

SCALE: AS SHOWN  
DATE: DECEMBER, 2017  
SHEET: 1 OF 2

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.

*Donald Mason* 12-6-17  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

*Ellen M. Vawter* 12-6-17  
ELLEN M. VAWTER

*Michael A. Vawter* 12-6-17  
MICHAEL A. VAWTER

*Nancy J. Vawter* 12-6-17  
NANCY J. VAWTER

*Laura J. Leonard* 12/6/17  
LAURA J. LEONARD

*Drew B. Leonard* 12/6/17  
DREW B. LEONARD

OWNER/DEVELOPER:  
ELLEN M. VAWTER,  
MICHAEL A. VAWTER,  
NANCY J. VAWTER,  
LAURA J. LEONARD,  
DREW B. LEONARD  
14170 TRIADELPHIA MILL ROAD  
DAYTON, MARYLAND 21036  
301-706-6044

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 301-371-3505 (T) 410-465-6644  
WWW.BE-CIVILENGINEERING.COM

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.



