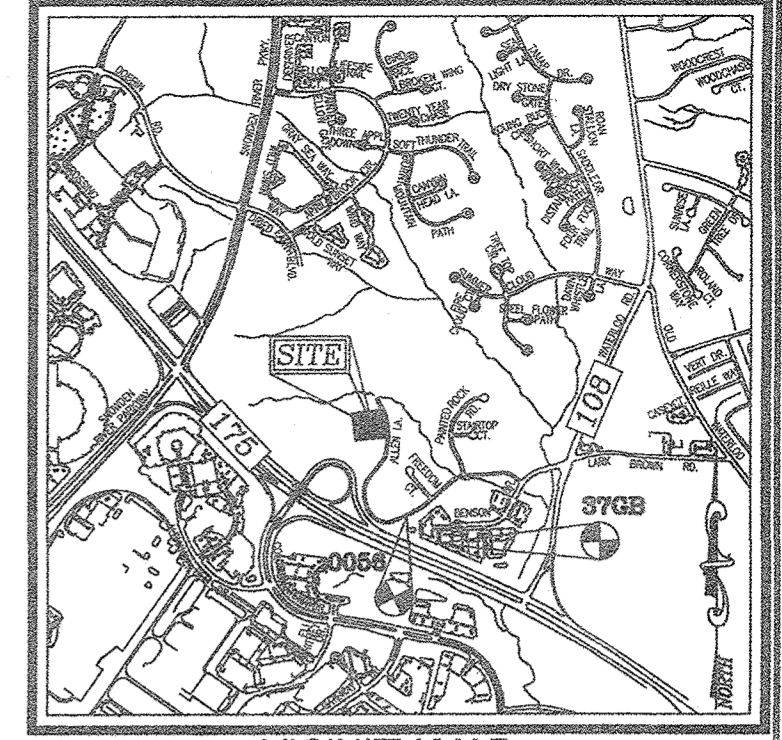


GENERAL NOTES

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 0056 AND 37GB.
- 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 RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 17, 2017 BY ROBERT H. VOGEL ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: PB.8 - PG.20, PB.8 - PG.67, ECP-17-041.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC., C/O MR. JOHN CANOLES, DATED MARCH 2017.
- NO 100-YEAR FLOODPLAIN IS PRESENT ON THE SITE.
- THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS PRESENT ON THE PROPERTY.
- A TRAFFIC STUDY FOR THIS PROJECT PREPARED BY THE TRAFFIC GROUP, INC., DATED JANUARY 19, 2018, WAS APPROVED MARCH 6, 2018.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS THE PROPERTY IS LOCATED IN EXCESS OF 500 FEET FROM MD ROUTE 175.
- STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT. STORM WATER MANAGEMENT FOR THIS PROJECT TO BE PROVIDED BY THE USE OF NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER SERVICE FOR THIS PROJECT SHALL BE PRIVATE CONNECTIONS FROM CONTRACT NO. 671-W.
- SEWER SERVICE FOR THIS PROJECT SHALL BE PRIVATE CONNECTIONS FROM CONTRACT NO. 20-1264
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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 ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE MAINTENANCE OF THE TRASH PAD AND ITS LANDSCAPING IS THE RESPONSIBILITY OF LOTS 2-5.
- 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 -- 8 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 (H25 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.
- THE SUBJECT PROPERTY IS ZONED "R-12" PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROJECT COMPLES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL.
TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY:
- PAYMENT OF FEE-IN-LIEU = 14,810.4 SF (0.34 AC) X \$ 75 = \$11,108.00
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$4,050,000 FOR THE REQUIRED 9 SHADE TREES (2700'), 5 SHRUBS (150), AND 4 SHADE TREES (SPECIMEN TREE REPLACEMENT) (1200) SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT. FINAL REVIEW AND APPROVAL OF THE LANDSCAPE PLAN WILL BE WITH THE SITE DEVELOPMENT PLAN SUBMISSION.
- 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, OR BUILDING AND GRADING PERMITS.
- ALLEN LANE IS CLASSIFIED AS PUBLIC LOCAL ROAD.
SITE ACCESS SHALL BE VIA THE F-18-007 PRIVATE USE-IN-COMMON DRIVEWAY.
- LOTS 2-5 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS FOR THE USE-IN-COMMON ACCESS AREA SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- IN ACCORDANCE WITH SECTION 16.121(b)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-12 PROJECT IS TO BE SATISFIED BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$6,000 FOR THE FOUR (4) PROPOSED LOTS.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON MAY 01, 2017 AT 6:00 PM AT THE HOWARD COUNTY LIBRARY CENTRAL BRANCH.
- IN ACCORDANCE WITH SECTION 109.0.E OF THE 10/6/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MIHU OBLIGATION FOR THIS PROJECT WILL BE MET BY A FEE-IN-LIEU PAYMENT TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT
-THE MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
- DECLARATION OF COVENANTS FOR LOTS 1-5 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- THERE ARE TWO EXISTING STRUCTURES (LOT 1 & LOT 6) TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. THE EXISTING SHED (LOT 1) SHALL BE REMOVED.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREE PLANTING SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT IN THE AMOUNT OF \$1,350,000 FOR THE REQUIRED 9 STREET TREES.

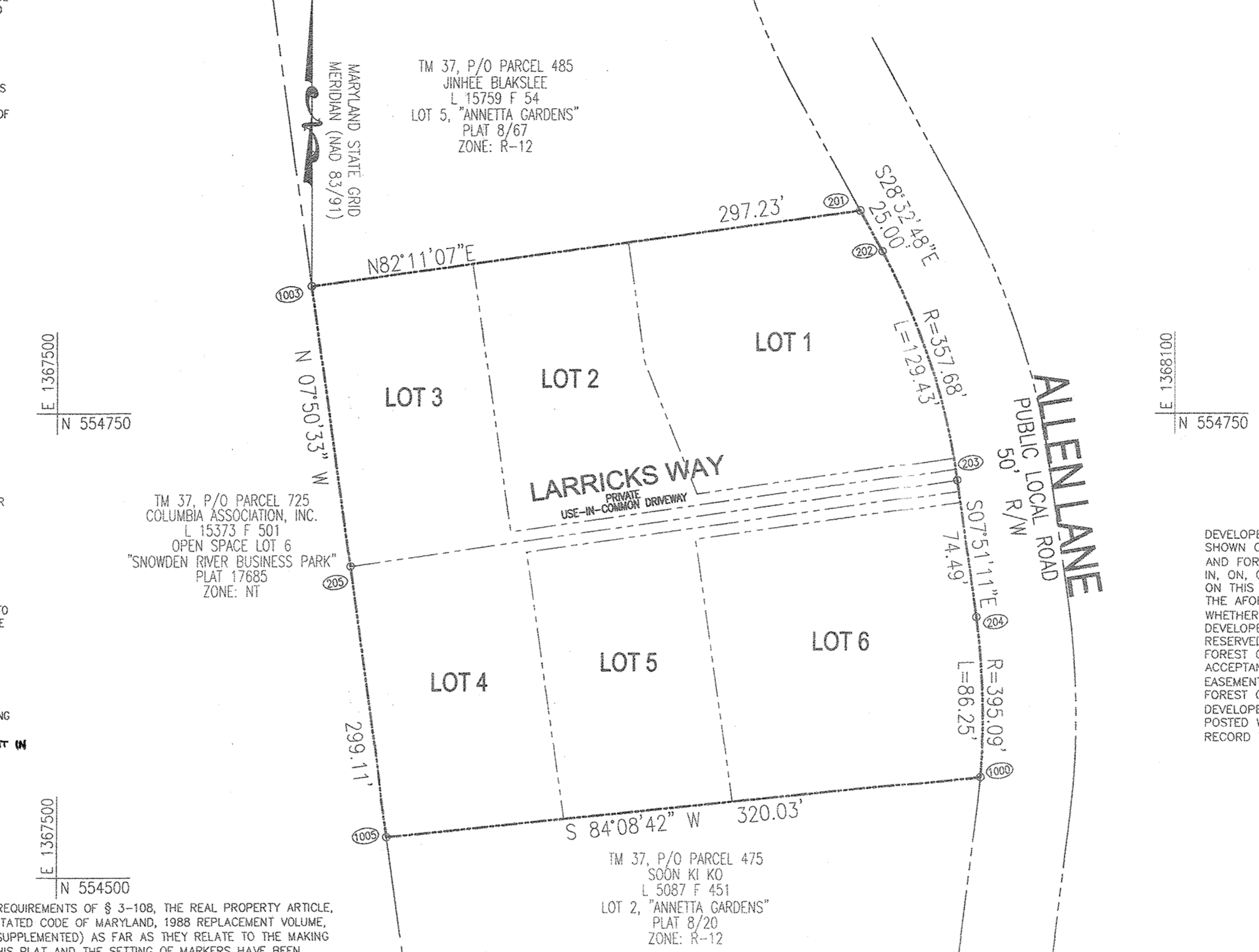
33. THIS PROJECT IS SUBJECT TO WP-18-074. ON MARCH 6, 2018; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1205(A)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. SECTION 16.127(C)(4)(i) WHICH REQUIRES A SHARED USE-IN-COMMON DRIVEWAY MUST BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL WITHIN A MINIMUM 24-FOOT-WIDE ACCESS EASEMENT FOR ALL PROPOSED RESIDENTIAL INFILL DEVELOPMENT LOTS. ANY EXISTING DRIVEWAY ENTRANCES ONTO THE PUBLIC ROAD RIGHT-OF-WAY MUST BE CONNECTED TO A SINGLE USE-IN-COMMON DRIVEWAY OR ABANDONED. APPROVAL FOR SECTION 16.127(C)(4)(i) AND SECTION 16.1205(A)(7) IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. ALTERNATIVE COMPLIANCE APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1 AND #3 AS DEPICTED ON THE EXHIBIT. ANY PROPOSAL TO REMOVE ANY OTHER SPECIMEN TREE WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST.
2. A MINIMUM OF FOUR, NATIVE 2.5"-3" CALIPER, SHADE TREES SHALL BE PROVIDED AS MITIGATION FOR THE REMOVAL OF THE TWO SPECIMEN TREES FROM THE PROPERTY. LANDSCAPING SURETY, IN THE AMOUNT OF \$300.00 PER TREE SHALL BE PROVIDED WITH THE APPLICANT'S GRADING PERMIT.

ON MARCH 6, 2018, THE PLANNING DIRECTOR HAS DENIED YOUR REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING SECTIONS: SECTION 16.132(A)(2)(i)(B), LOCAL OR MINOR COLLECTOR ROADS; CONTRIBUTE TO THE COUNTY THE FUNDS NECESSARY TO DO SUCH CONSTRUCTION. SECTION 16.134(A)(1), IN RESIDENTIAL SUBDIVISIONS: THE DEVELOPER SHALL CONSTRUCT SIDEWALKS ON BOTH SIDES OF ALL STREETS IN THE PROJECT AND ALONG THE PROJECT FRONTAGE. SECTION 16.135, STREET LIGHTING: UNLESS THE DEPARTMENT OF PLANNING AND ZONING, AFTER CONSULTATION WITH THE DIRECTOR OF PUBLIC WORKS, DETERMINES THAT ADEQUATE STREET LIGHTING ALREADY EXISTS, THE DEVELOPER OF SUBDIVISIONS AND SIDE DEVELOPMENTS SHALL PROVIDE STREET LIGHTING IN ACCORDANCE WITH THE DESIGN MANUAL AND IN LOCATIONS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING, AFTER CONSULTATION WITH THE DIRECTOR OF PUBLIC WORKS. SECTION 16.136, STREET TREES AND LANDSCAPING REQUIREMENTS: THE DEVELOPER SHALL PROVIDE STREET TREES AND LANDSCAPING IN ACCORDANCE WITH SECTION 16.120 AND THE LANDSCAPE MANUAL.



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: PAGE: 34, B-4

COORDINATE TABLE		
NO.	NORTH	EAST
201	554858.5082	1367930.9260
202	554836.5435	1367942.8750
203	554714.2688	1367983.1215
204	554640.4735	1367993.2998
205	554667.4067	1367657.2132
1000	554554.4290	1367995.6364
1003	554818.0944	1367636.4580
1005	554521.7816	1367677.2711



LOCATION MAP
SCALE 1"=60'

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	6
- BUILDABLE	6
- NON-BUILDABLE BULK PARCEL	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,260.3 AC
- BUILDABLE	2,260.3 AC
- NON-BUILDABLE BULK PARCEL	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,260.3 AC

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 7/5/2018
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael Joseph Larrick 7/9/18
MICHAEL JOSEPH LARRICK
DATE

Lisa M. Schneider 7/9/18
LISA M. SCHNEIDER
DATE

OWNER / DEVELOPER
MICHAEL LARRICK
6604 ALLEN LANE
COLUMBIA, MD 21045
(443) 506-0197

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043 TEL: 410.461.7669
FAX: 410.461.8961

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 LOTS 1 THROUGH 6, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. 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.

MIHU NOTE
PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (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.

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE EXISTING LOT 3, "ANNETTA GARDENS - SECTION 1"; PLAT BOOK 8 - FOLIO 20" AND LOT 4, "ANNETTA GARDENS - SECTION 2; PLAT BOOK 8 - FOLIO 67" INTO LOTS 1 THRU 6.

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

B. Wilson for Maureen Roseman 7/27/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/7/18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/10/18
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MICHAEL JOSEPH LARRICK AND LISA M. SCHNEIDER, 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, FLOODPLAINS, 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9th DAY OF JULY, 2018.

[Signature]
MICHAEL JOSEPH LARRICK
LISA M. SCHNEIDER

[Signature]
WITNESS

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LANDS CONVEYED FROM JANICE LOUISE KNEELAND AND MICHAEL JOSEPH LARRICK, PERSONAL REPRESENTATIVES OF THE ESTATE OF LORETTA LARRICK TO MICHAEL JOSEPH LARRICK BY DEED DATED AUGUST 26, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15794 FOLIO 220, AND FROM LISA M. SCHNEIDER TO MICHAEL LARRICK AND LISA M. SCHNEIDER BY DEED DATED OCTOBER 8, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11399 FOLIO 290.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO 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 3, 2020.

[Signature] 7/5/2018
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 24761 ON 9/14/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

LARRICK PROPERTY
LOTS 1 - 6
A RESUBDIVISION OF
LOT 3, "ANNETTA GARDENS-SECTION 1"
AND LOT 4, "ANNETTA GARDENS-SECTION 2"
ZONED R-12

TAX MAP 37, GRID 19, PARCELS 475 & 485
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 60'
MAY, 2018

GRAPHIC SCALE
0 60' 120' 180'

SHEET 1 OF 2



COORDINATE TABLE		
NO.	NORTH	EAST
201	554858.5082	1367930.9260
202	554836.5435	1367942.8750
203	554714.2689	1367983.1215
204	554640.4735	1367993.2998
205	554667.4067	1367657.2132
1000	554554.4290	1367995.6364
1003	554818.0944	1367636.4580
1005	554521.7816	1367677.2711

LEGEND

- PRIVATE 24' USE IN COMMON ACCESS, WATER, SEWER & UTILITY EASEMENT FOR LOTS 2-5
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PUBLIC SIGHT DISTANCE EASEMENT

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 7/5/2018
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael Joseph Larrick 7/9/18
 MICHAEL JOSEPH LARRICK DATE
Lisa M. Schneider 7/9/18
 LISA M. SCHNEIDER DATE

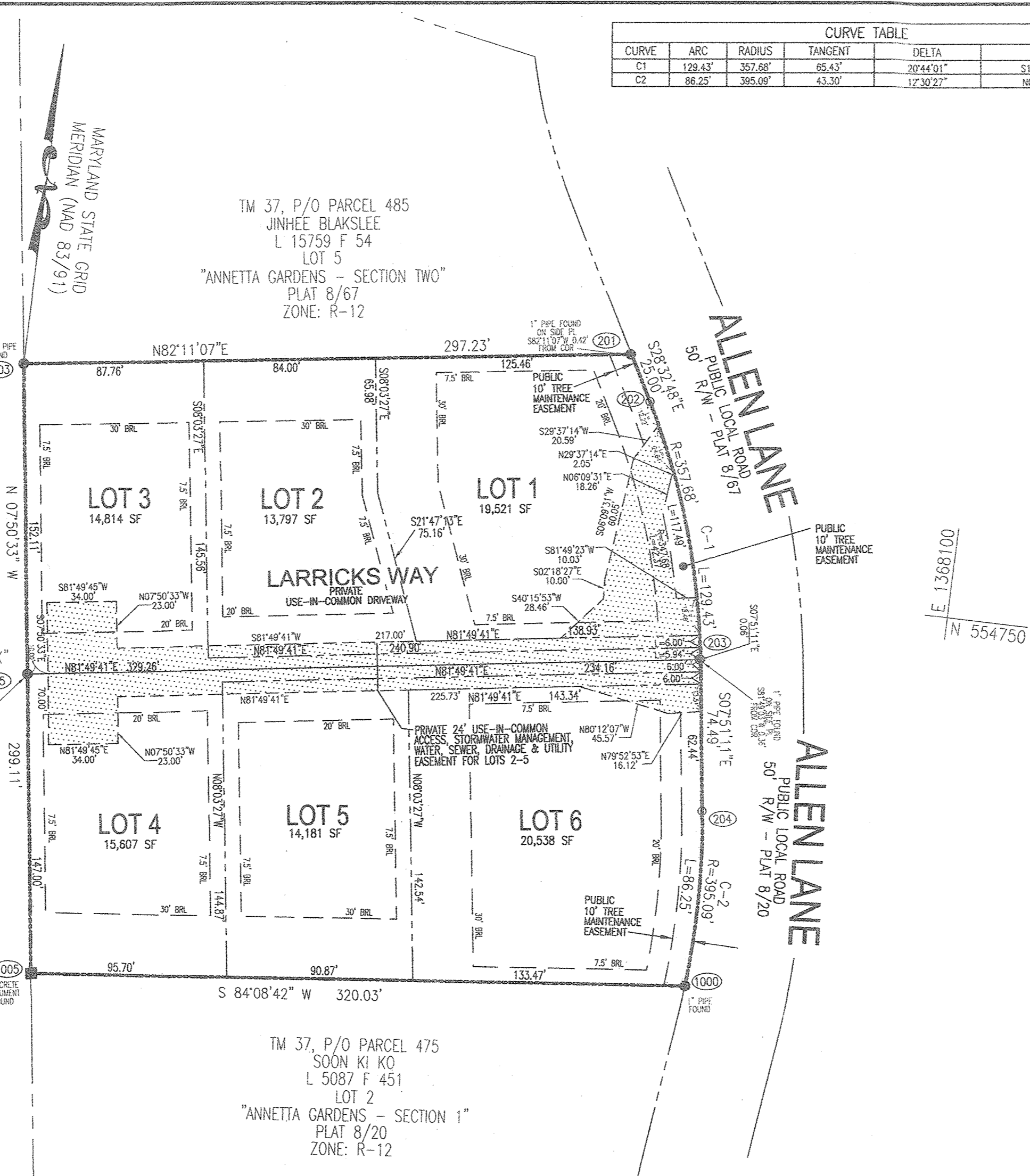
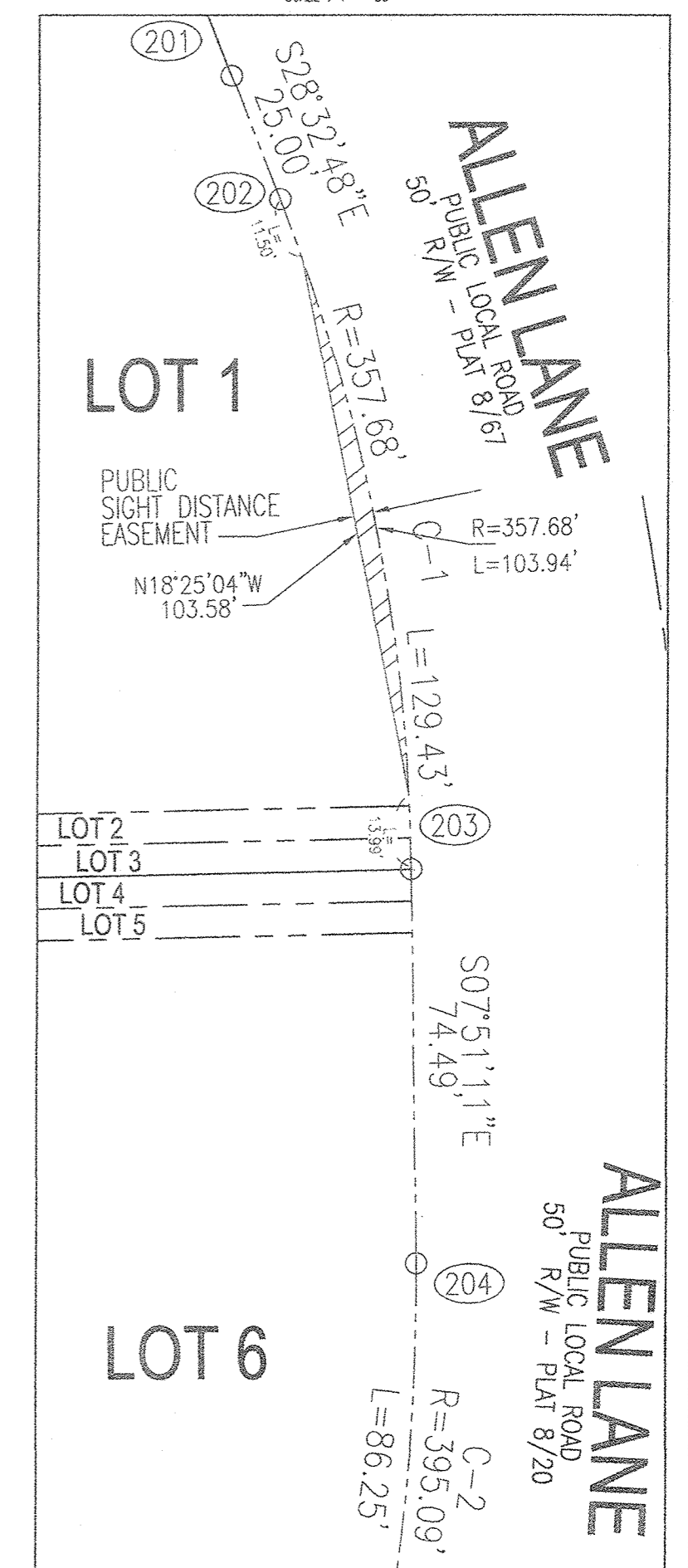
AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	6
- BUILDABLE	0
- NON-BUILDABLE BULK PARCEL	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,2603 AC
- BUILDABLE	2,2603 AC
- NON-BUILDABLE BULK PARCEL	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,2603 AC

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
2	13,797 SF	834 SF	12,963 SF	12,000 SF
3	14,814 SF	1,445 SF	13,369 SF	12,000 SF
4	15,607 SF	1,405 SF	14,202 SF	12,000 SF
5	14,181 SF	860 SF	13,321 SF	12,000 SF

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	129.43'	357.68'	65.43'	20°44'01"	S18°13'08"E 128.73'
C2	86.25'	395.09'	43.30'	17°30'27"	N01°33'20"W 86.08'

DETAIL OF PUBLIC SIGHT DISTANCE EASEMENT



ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET, ELICOTT CITY, MD 21043
 TEL: 410.461.2666 FAX: 410.461.8961

OWNER / DEVELOPER
 MICHAEL LARRICK
 6604 ALLEN LANE
 COLUMBIA, MD 21045
 (443) 506-0197

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

Maureen Roseman 7/27/2018
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Eric David Salmi 8/7/18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Schneider 8/10/18
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MICHAEL JOSEPH LARRICK AND LISA M. SCHNEIDER, 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:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF 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;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9th DAY OF JULY, 2018.

Michael Joseph Larrick
 MICHAEL JOSEPH LARRICK
Lisa M. Schneider
 LISA M. SCHNEIDER
 WITNESS
 WITNESS

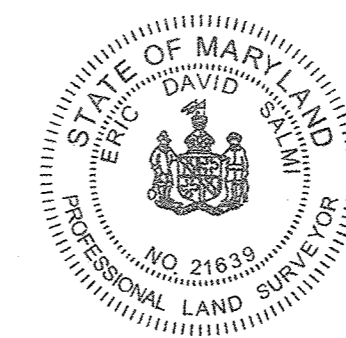
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LANDS CONVEYED FROM JANICE LORETTA KNEELAND AND MICHAEL JOSEPH LARRICK, PERSONAL REPRESENTATIVES OF THE ESTATE OF LORETTA LARRICK TO MICHAEL JOSEPH LARRICK BY DEED DATED AUGUST 26, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15794 FOLIO 220, AND FROM LISA M. SCHNEIDER TO MICHAEL LARRICK AND LISA M. SCHNEIDER BY DEED DATED OCTOBER 8, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11399 FOLIO 290.

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 3, 2020.

Eric David Salmi 7/5/2018
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



RECORDED AS PLAT No. 24762 ON 9/14/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LARRICK PROPERTY
 LOTS 1 - 6
 A RESUBDIVISION OF
 LOT 3, "ANNETTA GARDENS-SECTION 1"
 AND LOT 4, "ANNETTA GARDENS-SECTION 2"
 ZONED R-12

TAX MAP 37, GRID 19, PARCELS 475 & 485
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 MAY, 2018
 SHEET 2 OF 2

K:\PROJECTS\14-11 SURVEY\DWG\RECORD PLATS\PLAT_2 rev.dwg