

17. ON DECEMBER 14, 2006, THE PLANNING DIRECTOR APPROVED WAIVER PETITION WP-06-134 TO ALLOW THE FOLLOWING:

- A. SECTION 16.117 (b) TO PERMIT A FOREST CONSERVATION EASEMENT (FCE) WITHIN A RESIDENTIAL SUBDIVISION ON BUILDABLE LOTS.
- B. SECTION 16.120 (b) (4) (ii) TO PERMIT A FOREST CONSERVATION EASEMENT TO BE LOCATED ON BUILDABLE LOTS LESS THAN 10 ACRES IN SIZE AND TO PERMIT THE 35' ENVIRONMENTAL BUILDING SETBACK REFERENCED FROM A STREAM BANK BUFFER AND FCE TO BE REDUCED FROM 35' TO 20'.
- C. SECTION 16.120 (b) (4) (iii) TO PERMIT THE REQUIRED 35' BUILDING SETBACK FROM A PERENNIAL STREAM BANK AND A FCE IN A "R-20 INFILL RESUBDIVISION" TO BE REDUCED FROM 35' TO 20'.
- D. SECTION 16.132 (a) (2) (i) A. TO NOT BE REQUIRED TO CONSTRUCT ONE-HALF OF THE FULL DESIGNED PUBLIC ROAD PAVING WIDTH ALONG THE PROPERTY FRONTAGE, AND
- E. SECTION 16.133(A) (1) TO NOT BE REQUIRED TO INSTALL A STORM DRAIN SYSTEM WITHIN THE PUBLIC ROAD FRONTAGE IMPROVEMENTS.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. PUBLIC ROAD TRUNCATION SHALL BE PROVIDED AT THE INTERSECTION OF NEWBERRY DRIVE AND JUDY LANE ON THE FINAL SUBDIVISION PLAN IN ACCORDANCE WITH SECTION 160119 (a) (5).
- 2. THE REDUCTION OF THE 35' ENVIRONMENTAL BUILDING SETBACK TO 20' APPLIES TO LOT 55 ONLY AND THE 35' BUILDING SETBACK REFERENCED FROM THE 75' STREAM BANK BUFFER AND FCE WILL NOT BE REQUIRED ON LOT 54.
- 3. THE STREAM BANK BUFFER SHALL BE SHOWN ON LOT 54, WITH THE EXISTING HOUSE AND IMPROVEMENTS ON LOT 54 BEING CONSIDERED "NON-CONFORMING" AND BEING ALLOWED TO REMAIN. HOWEVER, ANY FUTURE IMPROVEMENTS, ADDITIONS AND/OR REPLACEMENT OF THE EXISTING HOUSE SHALL NOT EXCEED THE EXISTING LIMITS OF THE EXISTING HOUSE AND IMPROVEMENTS CURRENTLY LOCATED WITHIN THE 75' STREAM BANK BUFFER.
- 4. COMPLIANCE WITH THE DEPARTMENT OF RECREATION AND PARKS COMMENTS TO THE GREATEST EXTENT POSSIBLE.

ADDITIONALLY, ON THIS DATE THE PLANNING DIRECTOR DENIED THE FOLLOWING WAIVER REQUESTS:

- A. SECTION 16.116 (a) (2) (ii) TO PERMIT THE 75' STREAM BANK BUFFER REFERENCED FROM A PERENNIAL STREAM BANK IN A RESIDENTIAL ZONING DISTRICT TO BE REDUCED TO A 50' BUFFER.
- B. SECTION 16.134 (a) (1) (i) TO NOT BE REQUIRED TO INSTALL SIDEWALKS ALONG THE PUBLIC ROAD FRONTAGE.
- C. SECTION 16.135 (a) TO NOT BE REQUIRED TO INSTALL STREET LIGHTING IN ACCORDANCE WITH THE DESIGN MANUAL AND THE DIRECTOR OF PLANNING AND ZONING.
- D. SECTION 16.136 TO NOT BE REQUIRED TO PROVIDE STREET TREES IN ACCORDANCE WITH SUBDIVISION REGULATIONS SECTION 16.124 AND THE LANDSCAPE MANUAL.

18. ON FEBRUARY 12, 2008, THE PLANNING DIRECTOR APPROVED WAIVER PETITION WP-08-062 FROM SECTION 16.120 (b) (4) (iii) c OF THE HOWARD COUNTY LAND DEVELOPMENT AND SUBDIVISION REGULATIONS TO ALLOW THE REQUIRED 35' BUILDING SETBACK FROM A WETLAND BUFFER IN A "R-20 INFILL SUBDIVISION" TO BE REDUCED FROM 35' TO 20' ON LOT 55.

19. ON MAY 10, 2016, THE PLANNING DIRECTOR APPROVED WAIVER PETITION WP-16-129 TO WAIVE SECTION 16.134 (a) (1) (i) IN RESIDENTIAL SUBDIVISIONS AND SITE DEVELOPMENTS. THE DEVELOPER SHALL CONSTRUCT SIDEWALKS ALONG THE PROPERTY FRONTAGE EXCEPT THAT: SIDEWALKS ARE REQUIRED ON ONLY ONE SIDE OF CUL-DE-SACS AND LOCAL STREETS OF SINGLE FAMILY DETACHED SUBDIVISIONS. APPROVAL IS SUBJECT TO THE FOLLOWING:

- 1. THE DEVELOPER SHALL PROVIDE A FEE-IN-LIEU PAYMENT FOR THE REQUIRED SIDEWALK CONSTRUCTION TO ELIMINATE THE SIDEWALKS SHOWN ON APPROVED F-07-171 AND SDP-10-035. PAYMENT OF THE FEE-IN-LIEU SHALL BE PROVIDED AND PLACED IN AN APPROPRIATE DPW CAPITAL PROJECT ACCOUNT DESIGNATED BY THE DEPARTMENT OF PUBLIC WORKS. THE APPLICANT SHALL PREPARE SIDEWALK CONSTRUCTION COST ESTIMATE TO BE SUBMITTED TO DPZ. DEVELOPMENT ENGINEERING DIVISION AND RECEIVE APPROVAL PRIOR TO SUBMISSION OF A "RED-LINED REVISION" FOR F-07-171 AND SDP-10-035. (SEE COMMENTS ATTACHED TO DPZ/DLD APPROVAL LETTER).
- 2. THE DEVELOPER SHALL COMPLETE THE REQUIRED LANDSCAPING APPROVED PER F-07-171 AND SDP-10-035. ONCE THE LANDSCAPE PLANTING HAS BEEN COMPLETED AND APPROVED THE SURETY AMOUNT OF \$6,150.00 WILL BE RELEASED.
- 3. THE FOREST CONSERVATION EASEMENT MUST BE IN COMPLIANCE WITH F-07-171 OR A PLAT OF REVISION MUST BE PREPARED AND SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING TO ABATE THE FOREST EASEMENT ENCROACHMENTS TO ABANDON THE AFFECTED FOREST EASEMENT AREA AND A FEE-IN-LIEU FOR FOREST EASEMENT ABANDONMENT SHALL BE PAID TO COMPLETE THE OBLIGATION.
- 20. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION PROVIDED BY 0.2669 ACRES OF ONSITE RETENTION WITH SURETY OF \$2,334.80 AND A FEE-IN-LIEU PAYMENT OF \$2,505.00 FOR 0.046 ACRES OF EASEMENT ABANDONMENT ON LOT 54 AT TIME OF RECORD PLAT SUBMITTAL.
- 21. PREVIOUS SUBMITTALS: F-78-16, WP-06-134, AA-06-026, WP-08-062, F-07-171, SDP-10-035, WP-16-129.

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.

John C. Mellema, Jr. 10/31/17
 JOHN C. MELLEMA, JR., PROP. L.S. NO. 466 EXP. 12/29/18 DATE

Brian R. Guymon 7/29/17
 BRIAN R. GUYMON DATE

Thuong Mai Dang Guymon 7/29/17
 THUONG MAI DANG GUYMON DATE

AREA TABULATIONS

- 1. TOTAL NUMBER OF LOTS / PARCELS TO BE RECORDED: 1
 - A. BUILDABLE: 1
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
- 2. TOTAL AREA OF LOTS / PARCELS TO BE RECORDED: 0.5529 AC. +/-
 - A. BUILDABLE: 0.5529 AC. +/-
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
- 3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED: 0
- 4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.5529 AC +/-

FOREST CONSERVATION EASEMENT AREA						
NO.	ACREAGE	ABANDONED	NET	TYPE	PROJECT	PLAT NO.
1	0.1603	0.0000	0.1603	RETENTION	KEEHN ESTATES / LOT 55	20320
2	0.0940	0.0460*	0.0480	RETENTION	KEEHN ESTATES / LOT 54	
3	0.0126	0.0000	0.0126	RETENTION	KEEHN ESTATES / LOT 54	20320
TOTAL	0.2669	0.0460	0.2209			

* A FEE-IN-LIEU PAYMENT OF \$2522.50 FOR 0.0460 ACRES OF FOREST EASEMENT ABANDONMENT WILL BE PAID TO COMPLETE THE OBLIGATION.

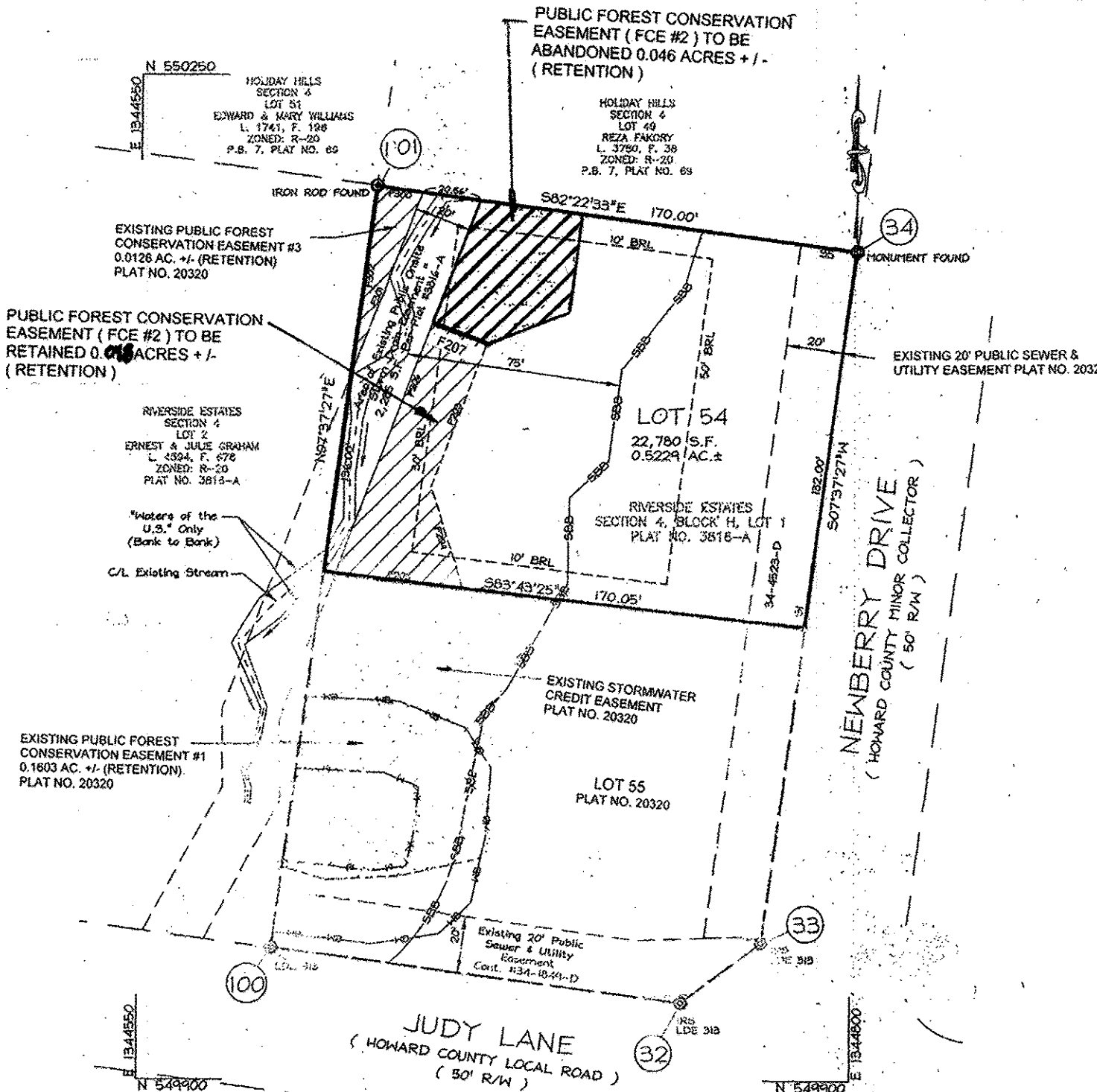
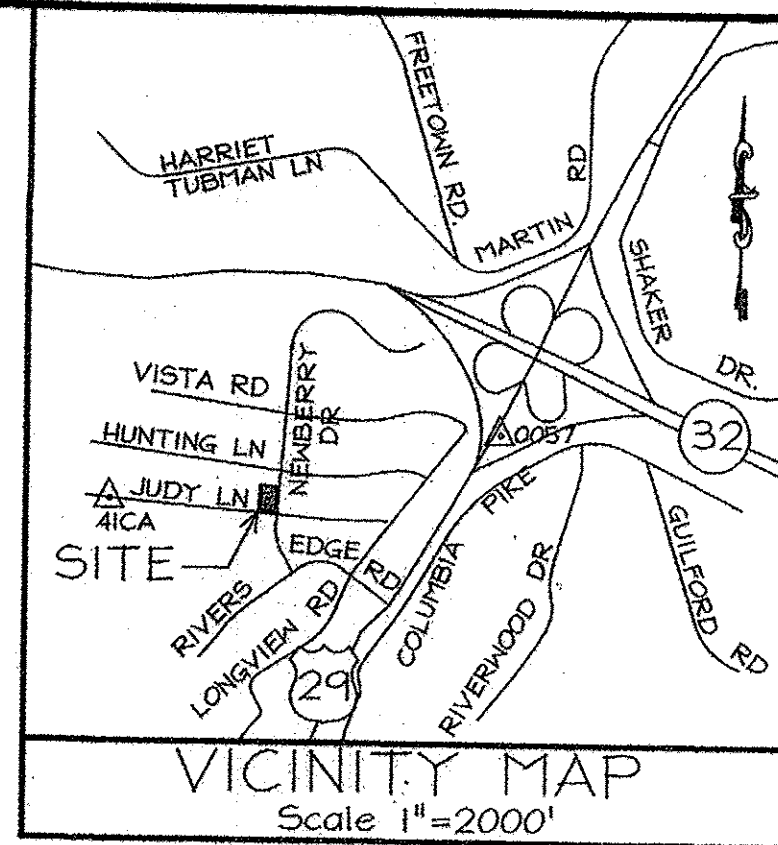
FOREST CONSERVATION LINE TABLE

FCE NO.	LINE	BEARING	LENGTH
2	F203	S 21° 01' 20" W	53.74'
2	F204	S 18° 29' 31" E	36.50'
2	F205	N 83° 43' 25" W	45.15'
2	F206	N 21° 01' 20" E	93.70'
2	F207	S 68° 58' 40" E	20.00'

LEGEND

- IN — EXISTING NON-TIDAL WETLAND
- EXISTING 25' WETLAND BUFFER
- EXISTING STREAM
- EXISTING 75' STREAM BANK BUFFER
- ▨ EXISTING FOREST CONSERVATION EASEMENT TO BE RETAINED
- ▩ EXISTING FOREST CONSERVATION EASEMENT TO BE ABANDONED
- MONUMENT FOUND
- IRON PIPE / ROD FOUND

COORDINATE TABLE		
	NORTHING	EASTING
32	549927.3946	1344740.6971
33	549948.8567	1344768.7930
34	550188.7173	1344800.9004
100	549946.6325	1344596.9790
101	550211.2721	1344632.4033



GENERAL NOTES

- 1. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 28, 2005 BY LDE, INC.
- 2. THE COORDINATES SHOWN ARE BASED ON NAD '83, MARYLAND STATE PLANE COORDINATE SYSTEM, AS PROJECTED FROM HOWARD COUNTY GEODETIC CONTROL STATIONS 41CA AND NO. 0057.
- 3. DEED REFERENCE: LIBER 17130 FOLIO 94.
- 4. PLAT REFERENCE: PLAT NO. 20319 - 20320
- 5. SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- 6. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION AREA.
- 7. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY LDE, INC. DATED JANUARY, 2007.
- 8. THERE IS NO FLOODPLAIN ON THIS SITE.
- 9. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF THIS SUBDIVISION WITH RESPECT TO 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 DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 10. THERE IS AN EXISTING DWELLING LOCATED LOT 54 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.
- 11. ALL AREAS SHOWN ON THIS PLAT ARE +/-, MORE OR LESS.
- 12. ALL DISTANCES ARE BASED ON PLAT NO. 20320.
- 13. PIPE OR IRON ROD FOUND MONUMENT FOUND
- 14. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT, LOCATED IN OVER AND THROUGH LOT 54, 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 EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT. 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, SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 15. THE LOT IS LOCATED IN THE METROPOLITAN DISTRICT. ALL WATER AND SEWER CONNECTIONS TO LOT 54 ARE EXISTING FROM CONTRACT NO. 34-4523-D.
- 16. ON OCTOBER 3, 2006, THE DESIGNEE FOR THE DIRECTOR OF PLANNING AND ZONING CONDUCTED A PUBLIC HEARING FOR CASE NO. AA-06-028. THE PURPOSE OF THE ADMINISTRATIVE ADJUSTMENT REQUEST FROM SECTION 108.D.4.b (1) (a) (ii) OF THE ZONING REGULATIONS WAS TO REQUEST A REDUCTION IN THE REQUIRED SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY FROM 50 FEET TO 40 FEET. THE REQUEST TO REDUCE THE 50 FOOT SETBACK TO 40 FEET FROM BOTH JUDY LANE AND NEWBERRY DRIVE. THE SETBACK REDUCTION REQUEST FROM JUDY LANE WAS DENIED. THE REDUCTION REQUEST FROM NEWBERRY DRIVE WAS APPROVED. A 40 FOOT SETBACK FROM THE NEWBERRY DRIVE RIGHT-OF-WAY IS SHOWN ON LOT 55 ONLY. THE SETBACK REDUCTION APPROVAL DOES NOT APPLY TO LOT 54.

THE PURPOSE OF THIS PLAT OF REVISION ABANDONS A 0.046 ACRE PORTION OF EXISTING FOREST CONSERVATION EASEMENT (FCE#2) LOCATED ON LOT 54 PREVIOUSLY ESTABLISHED BY PLAT NO. 20319 AND PLAT NO. 20320

RECORDED AS PLAT NUMBER 24447
 ON 12/1/17 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

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

Brian R. Guymon 11/9/2017
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Stankovic 11.27.17
 DIRECTOR DATE

Cheryl Chubb 11.21.17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER'S CERTIFICATE

WE, BRIAN R. GUYMON AND THUONG MAI DANG GUYMON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

Brian R. Guymon 7/29/2017
 BRIAN R. GUYMON DATE

Thuong Mai Dang Guymon 7/29/17
 THUONG MAI DANG GUYMON DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT DEFINES A FOREST CONSERVATION EASEMENT ON ALL OR A PORTION OF GROUND CONVEYED BY PAUL T. STANTON AND NAOMI S. STANTON TO BRIAN R. GUYMON AND THUONG MAI DANG GUYMON BY DEED DATED SEPTEMBER 21, 2016 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17130, FOLIO 94. ALL MONUMENTS ARE IN PLACE.

John C. Mellema, Jr. 12/31/17
 JOHN C. MELLEMA, JR., PROP. L.S. NO. 466 EXP. 12/29/18 DATE

PLAT OF REVISION
 KEEHN ESTATES

LOT 54
 A RESUBDIVISION OF
 RIVERSIDE ESTATES, SECTION 4, BLOCK H, LOT 1
 PLAT NO. 3816-A
 CURRENT ZONING R-20
 TAX MAP 41 GRID 11 P/O PARCEL 420
 5TH ELECTION DISTRICT HOWARD COUNTY, MD
 DATE: JUNE, 2017 SHEET 1 OF 1 SCALE: 1" = 50'
 PREVIOUS SUBMITTALS: F-78-16, WP-06-134, AA-06-026,
 WP-08-062, F-07-171, SDP-10-035, WP-16-129

LDE INC.
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