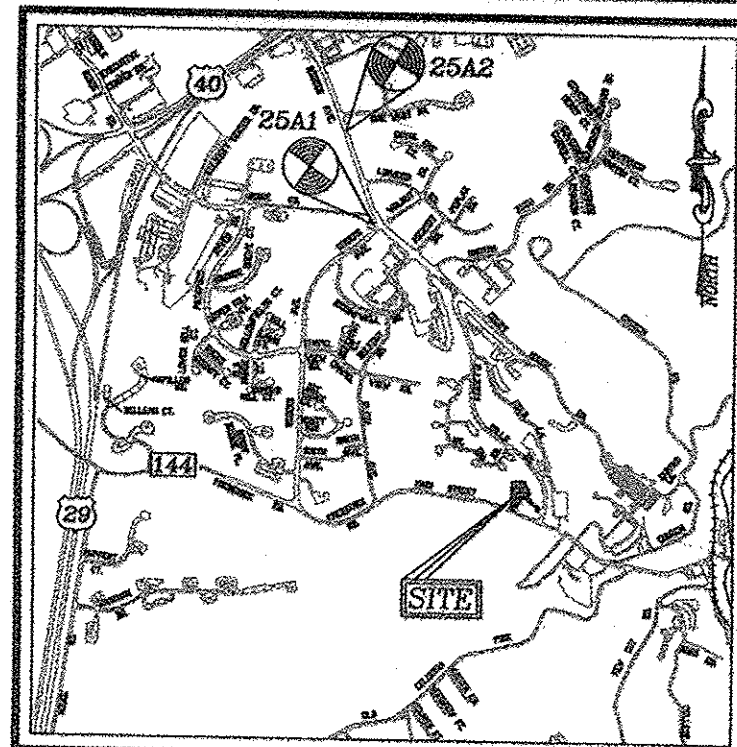


GENERAL NOTES

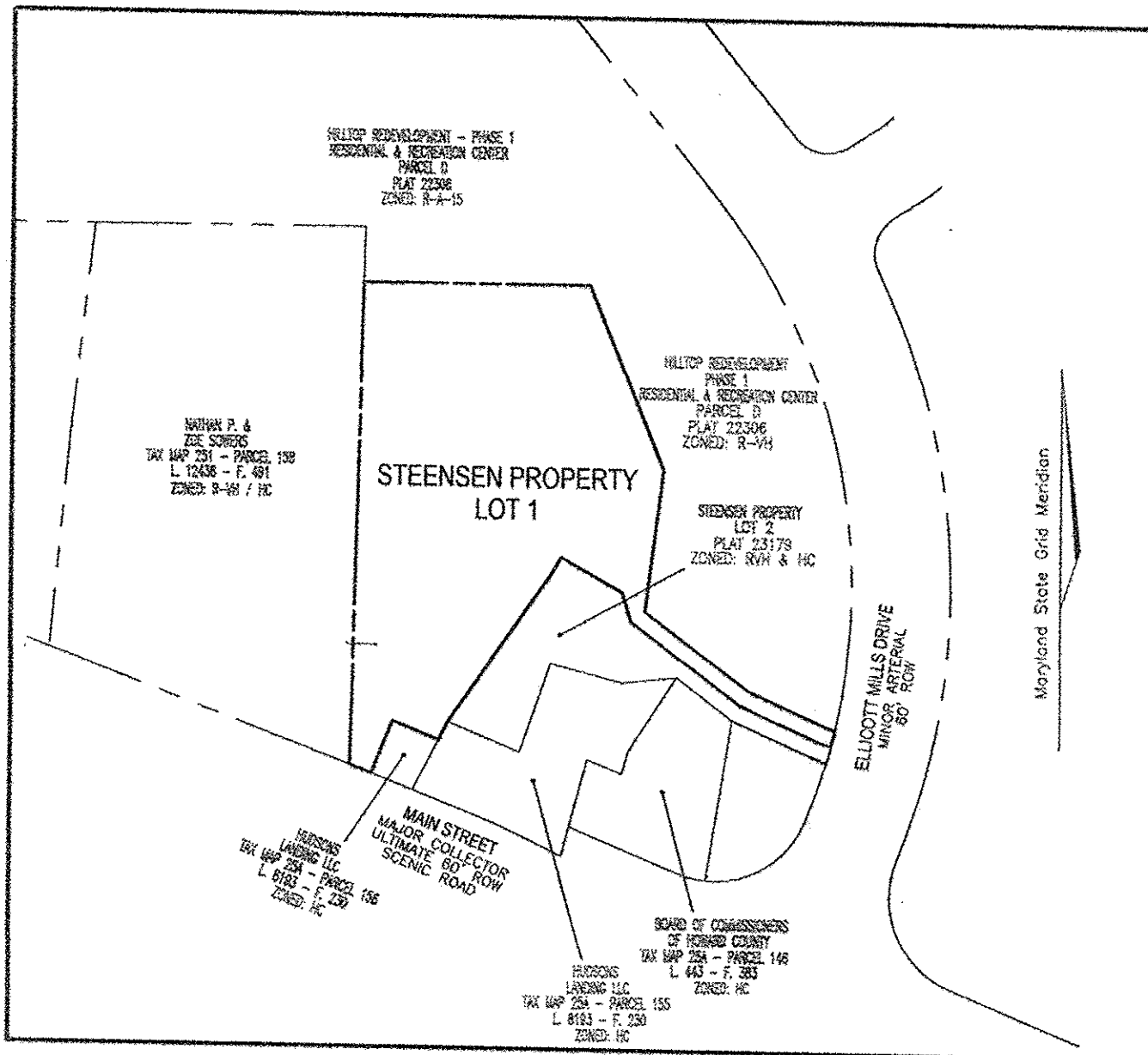
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 25A1 AND 25A2.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- ⊗ DENOTES STONE OR MONUMENT FOUND
- ⊘ DENOTES REBAR WITH CAP SET
- ⊚ DENOTES BUILDING RESTRICTION LINE
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2012.
- 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, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THIS PROPERTY IS ZONED HC AND R/VH PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ELLICOTT CITY HISTORIC DISTRICT. THE SUBDIVISION PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 4, 2013 FOR ADVISORY COMMENTS, REFERENCE HC-13-14. THE COMMISSION HAD NO OBJECTIONS TO THE PLAN. ALL EXISTING STRUCTURES ARE TO REMAIN. THE EXISTING HISTORIC HOUSE AT #448 MAIN STREET IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-315, GEORGE BURGESS HOUSE.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOTS 1. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- 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:
 - WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
 - CURB --- MAX. 15% GRADE, MAX. 10" GRADE CHANGE AND MIN. 45" TURNING RADIUS.
 - STRUCTURES (CULVERTS/BROOKS) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES---MINIMUM 12 FEET.
 - MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- LOTS 1 UTILIZES A USE-IN-COMMON DRIVEWAY. THE USE-IN-COMMON MAINTENANCE AGREEMENT WAS RECORDED WITH THE FINAL PLAT (F-15-068).
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- TRASH AND RECYCLING COLLECTION WILL BE AT ELLICOTT MILLS DRIVE WITHIN 5' OF THE EDGE OF THE DRIVEWAY ROADWAY.
- LOT 1 DERIVES ACCESS FROM AN EXISTING PAVED ROAD PREVIOUSLY KNOWN AS MERCER STREET. REFER TO NOTE 28 REGARDING REQUIRED IMPROVEMENTS PER THE CONDITIONS OF THE DESIGN MANUAL WAIVER APPROVAL.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- ELLICOTT MILLS DRIVE IS CLASSIFIED AS A MINOR ARTERIAL.
- MAIN STREET IS CLASSIFIED AS A MAJOR COLLECTOR AND IS A SCENIC ROADWAY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- EXISTING SERVICE CONNECTIONS TO LOT 1 SHALL REMAIN.
- THIS SITE WAS INVESTIGATED FOR ENVIRONMENTAL FEATURES IN MAY 2013. THERE ARE NO WETLANDS ONSITE AS STATED IN THE REPORT BY ECO-SCIENCE PROFESSIONALS, INC. MAY 2013.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THERE IS A 100-YR FLOODPLAIN ONSITE KNOWN AS HUDSON BRANCH / TIBER BRANCH AS RECEIVED BY THE HOWARD COUNTY - STORMWATER MANAGEMENT DIVISION, BUREAU OF ENVIRONMENTAL SERVICES.
- A FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 27, 2014. NO SPECIMEN TREES ARE LOCATED ON THE PROJECT SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. NO NEW STRUCTURES ARE PROPOSED.
- STORMWATER MANAGEMENT IS EXEMPT FOR DEVELOPMENTS WHICH DO NOT EXCEED 5,000 SF OF DISTURBANCE. NO NEW IMPERVIOUS AREAS ARE PROPOSED. A SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN WAS APPROVED JULY 2013.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE PERIMETER LANDSCAPING WAS PAID AS PART OF F-14-044.
- THIS PLAT OF REVISION IS EXEMPT FROM FOREST CONSERVATION PER SECTION 16.120(B)(1)(vii). TOTAL FOREST CONSERVATION OBLIGATION FOR F-14-044 WAS FULFILLED BY ONSITE RETENTION OF 0.20 ACRES. THIS PLAT REPLACES FOREST CONSERVATION EASEMENT #1 WITH FOREST CONSERVATION EASEMENTS #S 1-A, 1-B, & 1-C.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE IS NOT REQUIRED IN THE R-VH OR HC ZONE.
- BUILDING RESTRICTION LINES ARE NOT REQUIRED FOR THE R-VH AND HC ZONING DISTRICTS PER SECTION 114.1.D. AND SECTION 114.3.D OF THE HOWARD COUNTY ZONING REGULATIONS. MAXIMUM HEIGHT IN THE R-VH ZONE IS 34 FEET, MAXIMUM HEIGHT IN THE HC ZONE IS 40 FEET
- THE HEIGHT OF THE EXISTING DWELLING ON LOT 1 TO REMAIN IS 26' +/-
- 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 LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION EASEMENT 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.

- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER, ON JANUARY 16, 2014, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE VOLUME 3, SECTION 2.6.A WHICH REQUIRES A MINIMUM SHARED DRIVEWAY WIDTH OF 16 FEET, VOLUME 4, DETAIL R.6.02, WHICH SPECIFIES THE DESIGN STANDARDS FOR A PROPOSED DRIVEWAY APRON AND VOLUME 3, SECTION 2.6.A WHICH REQUIRES A 24 FEET WIDE USE-IN-COMMON EASEMENT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - FIRE AND RESCUE HAS INSPECTED THE EXISTING DRIVEWAY AND HAS APPROVED THE DRIVEWAY TO REMAIN AS IT EXISTS, SUBJECT TO STABILIZING ERODED AREAS ALONG THE EDGE OF PAVEMENT. THE STABILIZATION IS PROPOSED WITH THE SUBDIVISION AND IS A CONDITION OF THIS WAIVER APPROVAL.
 - THE EXISTING DRIVEWAY IS SURROUNDED BY FORESTED AREAS, ROCK OUTCROPS AND STEEP SLOPES. ANY EFFORTS TO WIDEN THE EXISTING DRIVEWAY WOULD HAVE SIGNIFICANT IMPACTS TO THE STEEP SLOPES / TOPOGRAPHY WHICH COULD CAUSE EROSION / STABILIZATION PROBLEMS.
 - IF THIS LOT IS FURTHER SUBDIVIDED OR THE PROPOSED UNITS UTILIZING THIS ACCESS INCREASES BEYOND TWO (2), THE DRIVEWAY WILL HAVE TO BE MODIFIED TO MEET ALL THE CURRENT DESIGN STANDARDS.
 - THE PROPOSED USE-IN-COMMON EASEMENT IS 20'-FEET WIDE. THE 20'-FOOT WIDTH REPRESENTS THE FULL WIDTH OF FRONTAGE FOR THIS PROPERTY AND CANNOT BE EXTENDED FURTHER.
 - THE EXISTING DRIVEWAY APRON MEETS THE MINIMUM DESIGN STANDARDS BUT HAS BEEN MODIFIED TO ACCOMMODATE A TRANSITION IN THE SIDEWALK MATERIAL AND LOCATION.
 - THERE ARE NUMEROUS CRACKS AND SETTLED AREAS WITHIN THE DRIVEWAY WHICH SHOULD BE REPAIRED TO ENSURE THE DRIVEWAY WILL REMAIN SUFFICIENT FOR FIRE & RESCUE ACCESS IN THE FUTURE. AS A CONDITION OF THIS APPROVAL, THE DRIVEWAY MUST BE REPAIRED AND OVERLAYED WITH NEW ASPHALT. THIS MUST BE SPECIFIED ON THE SUPPLEMENTAL PLANS.
- THIS PROJECT IS SUBJECT TO WP-14-071. ON JANUARY 10, 2014, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.116(A)(3) THAT REQUIRES WETLANDS, STREAMS AND THEIR BUFFERS TO BE LOCATED IN REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL AND NOT A RESIDENTIAL LOT; A WAIVER TO SECTION 16.116 (B)(2) THAT REQUIRES STEEP SLOPES TO BE LOCATED IN REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL; A WAIVER TO SECTION 16.116 (C)(1)(i) THAT PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND PAVING WITHIN WETLANDS, STREAMS AND WETLAND BUFFERS AND STEEP SLOPES UNLESS THE DISTURBANCE IS CONSIDERED "NECESSARY"; A WAIVER TO SECTION 16.117(B) THAT REQUIRES FOREST CONSERVATION EASEMENTS TO BE LOCATED IN REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL; A WAIVER TO SECTION 16.120(A)(1) WHICH STATES THAT RESIDENTIAL LOTS SHALL NOT DERIVE ACCESS FROM ARTERIAL HIGHWAYS OR MAJOR COLLECTOR ROADS; A WAIVER TO SECTION 16.120(B)(4)(ii)(A) AND (B) THAT REQUIRES FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS, FOREST CONSERVATION AREAS TO BE LOCATED ON LOTS 10 ACRES IN SIZE OR LARGER AND REQUIRES STEEP SLOPES TO BE LOCATED ON LOTS 20,000 SQUARE FEET IN SIZE OR LARGER; A WAIVER TO SECTION 16.120 (C)(2)(B) WHICH STATES THAT RESIDENTIAL LOTS WHICH SHARE ACCESS SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE EDGE OF THE STREAM BANK SHALL BE FIELD LOCATED AND THE WAIVER EXHIBIT, F-14-044 AND ALL FUTURE PROJECT SUBMITTALS SHALL BE UPDATED TO ACCURATELY DEPICT THE FIELD-LOCATED STREAM BANKS AND STREAM BUFFER.

- A 35' ENVIRONMENTAL SETBACK SHALL BE DEPICTED AND LABELED FROM THE FIELD-LOCATED STREAM BUFFER. THIS SETBACK SHALL BE SHOWN ON THE WAIVER EXHIBIT, THE PLAT AND PLAN FOR F-14-044 AND THE FUTURE REQUIRED SITE DEVELOPMENT PLAN.
- AN UPDATED FOREST CONSERVATION WORKSHEET SHALL BE SUBMITTED FOR F-14-044, REFLECTING A TOTAL TRACT AREA OF 1.0843 A FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN WILL ALSO BE SUBMITTED FOR F-14-044
- FOREST CONSERVATION SHALL BE ADDRESSED WITH F-14-044 THROUGH AN ON-SITE EASEMENT
- THE STEEP SLOPE DISTURBANCE FOR THE OFFSITE UTILITY CONNECTION MAY BE CONSIDERED "NECESSARY DISTURBANCE", THE STEEP SLOPE DISTURBANCE IS LIMITED TO WHAT IS SHOWN ON THE WAIVER EXHIBIT FOR WP-14071.
- THE CONSULTANT MUST DEPICT AND LABEL A MINIMUM OF 2 STANDARD PARKING SPACES FOR PROPOSED LOT 2.
- USE-IN-COMMON ACCESS EASEMENT WILL BE ESTABLISHED, DEPICTED AND LABELED ON F-14-044.
- A USE-IN-COMMON ACCESS AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT, F-14-044.
- COMPLIANCE WITH THE DEED COMMENTS DATED, JANUARY 7, 2014, INCLUDING THE SUBMITTAL AND APPROVAL OF ALL DESIGN MANUAL WAIVERS (SEE ATTACHED).
- PURSUANT TO THE CONSENT JUDGMENT CASE 13-C-13-095422 OC, DATED DECEMBER 5, 2013 ERIC AND LAURA STEENSEN ARE THE ABSOLUTE AND SOLE OWNERS OF THE FORMER MERCER STREET PARCEL. REFER TO L15505 F. 019 THE PLAN IS SUBJECT TO A TEMPORARY USE PETITION, ON APRIL 15, 2014, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ORDERED THAT THE PETITION OF ERIC STEENSEN AND LAURA STEENSEN FOR AUTHORIZATION OF A TEMPORARY USE FOR A DETACHED ACCESSORY BUILDING TO REMAIN ON A NEW LOT PRIOR TO ITS CONVERSION TO A DWELLING, BE AND THE SAME WAS GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONERS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
 - THE PETITIONERS SHALL CONDUCT THE TEMPORARY USE IN SUBSTANTIAL CONFORMANCE WITH THE RECORDED TESTIMONY.
 - THE TEMPORARY USE PERIOD SHALL NOT BEGIN UNTIL THE BUILDING PERMIT FOR THE CONSTRUCTION IS ISSUED. THE PETITIONERS SHALL NOTIFY THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION WHEN THE BUILDING PERMIT IS ISSUED AND SHALL SUBMIT A COPY OF THE APPROVED BUILDING PERMIT FOR THE FILE.
- STEEP SLOPES ARE LOCATED ONSITE. THE RELOCATION OF THE PARCEL 158 WATER SERVICE CONNECTION IS THE ONLY IMPACT TO THE STEEP SLOPES. REFER TO WP14-071. THE AREA OF CONTIGUOUS ON AND OFFSITE STEEP SLOPES 25% OR GREATER IS LESS THAN 20,000SF.
- THE PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JULY 23, 2013, 6:00 PM AT THE MILLER BRANCH LIBRARY - ANAVON ROOM - ELLICOTT CITY, MD
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER, ON MARCH 28, 2014, THE DEPUTY DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS APPROVED THE REQUEST TO WAIVE VOLUME II - CHAPTER 4.5; A WAIVER OF GRAVITY SEWER SERVICE TO LOT 2, THE USE OF A PRIVATE SEWER EASEMENT THROUGH LOT 1 AND THE OPEN SPACE REFORESTATION AREA TO THE EXISTING SEWER IN ELLICOTT MILLS DRIVE; SUBJECT TO THE FOLLOWING:
 - PROVIDE A NOTE ON LOT 2 ON THE SITE DEVELOPMENT PLAN STATING: "NO GRAVITY SEWER SERVICE. SEWER SERVICE TO BE PROVIDED BY LOT 2 ON-SITE PUMP AND PRIVATE LOW PRESSURE SEWER."
 - THE PRIVATE LOW PRESSURE SEWER MUST TERMINATE WITHIN THE PRIVATE EASEMENT AND THE SEWAGE MUST ENTER THE PUBLIC SEWER SYSTEM UNDER GRAVITY FLOW.
 - THE APPROVAL OF PRIVATE ON-SITE PUMPING UNITS AND PRIVATE LOW PRESSURE SEWERS IS UNDER THE CHARGE OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS SHALL BE CONTACTED TO OBTAIN THEIR REQUIREMENTS ON THE USE OF PRIVATE PUMPING UNITS AND PRIVATE LOW PRESSURE SEWERS.



VICINITY MAP
SCALE: 1" = 100'
ADC MAP: 21 - 88



LOCATION MAP
SCALE: 1" = 100'

OWNER / DEVELOPER
ERIK AND LAURA STEENSEN
8448 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-659-0250

AREA TABULATION

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	0.9112 AC
NON-BUILDABLE	0.9112 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	
	0.9112 AC

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

William J. Mansel 1/26/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cliff Elmer 2-6-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Dirk Hainig 2/8/19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE ERIC AND LAURA STEENSEN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLANS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 15 DAY OF December, 2019.

Erik Steensen
ERIK STEENSEN
Laura Steensen
LAURA STEENSEN

Thomas M. Hoffman Jr.
THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 267

Cliff Elmer
CHIEF, DEVELOPMENT ENGINEERING DIVISION

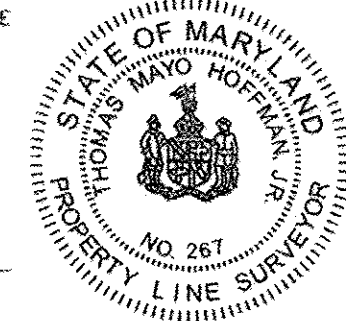
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) THE LAND CONVEYED BY JAMES C. MOLONEY TO ERIC STEENSEN AND LAURA STEENSEN BY DEED DATED JUNE 25, 2010 RECORDED IN LIBER 12576, FOLIO 304 AND (2) THE LAND CONVEYED BY CONSENT JUDGMENT TO ERIC STEENSEN AND LAURA STEENSEN BY DEED DATED DECEMBER 5, 2013 RECORDED IN LIBER 15505, FOLIO 19, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN PLACE, 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 BOUNDARY SURVEY 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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2018.

Thomas M. Hoffman Jr. 11.17.16
THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 267 DATE



ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL 410.461.7666
FAX 410.461.8981

PURPOSE :

THE PURPOSE OF THIS PLAT OF REVISION IS TO :
(1) RELOCATE PART OF "PRIVATE 10" WATER AND UTILITY EASEMENT FOR PARCEL 158" ON LOT 1, AND
(2) PROVIDE FOR THE RELOCATION OF 0.03 ACRES OF EXISTING "FOREST CONSERVATION EASEMENT #1" (RETENTION) (PLAT 22980) BY THE CREATION OF "FOREST CONSERVATION EASEMENT 1-C (RETENTION)".

RECORDED AS PLAT No. 24562 ON 2/9/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
STEENSEN PROPERTY
LOT 1

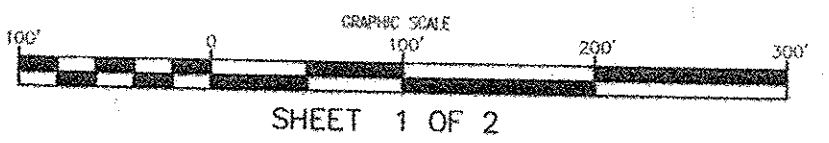
A REVISION OF LOT 1, PLAT OF "STEENSEN PROPERTY", PLAT 23178-23179

ZONED RVH & HC

PREVIOUS DPZ FILES: CASE NO. 13-C-13-095422 OC, F 14-044, F-15-068, & WP-14-071

TAX MAP 25A, GRID 7, PARCEL 157
SECOND ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE : 1" = 100' NOVEMBER 9, 2016



COORDINATE TABLE		
NO.	NORTH	EAST
401	583681.2977	1368587.7580
402	583701.3194	1368551.9417
403	583747.9694	1368488.7819
404	583833.3167	1368499.3574
405	583943.0777	1368316.9178
418	583678.8052	1368604.2988
533	583943.4580	1368454.3030
1865	583680.2422	1368369.4624
1866	583669.5552	1368364.0046
1867	583680.2990	1368335.9944
1868	583648.7797	1368323.2455
1869	583653.8002	1368310.1767
2855	583669.0305	1368601.8667
2856	583672.0385	1368593.9732
2857	583692.8088	1368546.9059
2858	583741.8822	1368480.1917
2859	583759.3229	1368474.8281
2860	583779.9499	1368437.6578

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	CHORD	CHORD
C1	370.00'	10.08'	5.04'	01°33'36"	S13°58'19"W 10.07'

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
1	39,692 SF	1,408 SF	38,284 SF

LEGEND

- EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT PLAT 22980
- EXISTING PRIVATE 20' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2 PLAT 23179
- EXISTING PRIVATE 10' SEWER AND UTILITY EASEMENT FOR LOT 2 PLAT 22980
- EXISTING PRIVATE 10' WATER AND UTILITY EASEMENT FOR PARCEL 158 PLAT 23179
- PART OF EXISTING PRIVATE 10' WATER AND UTILITY EASEMENT FOR PARCEL 158 PLAT 23179 (TO BE RELEASED BY THIS PLAT)
- PRIVATE 10' WATER AND UTILITY EASEMENT FOR PARCEL 158 (TO BE ADDED TO THIS PLAT)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT # 1 (RETENTION) PLAT 22980
- PART OF EXISTING PUBLIC FOREST CONSERVATION EASEMENT # 1 (RETENTION) PLAT 22980 (TO BE RELEASED AND RELOCATED TO FCE 1-C)
- PUBLIC FOREST CONSERVATION EASEMENT # 1-C (RETENTION) (TO BE ADDED TO THIS PLAT)

AREA TABULATION

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	0.9112 AC
- NON-BUILDABLE	0.9112 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
- TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.9112 AC

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

Barbara Lee Manna for *Manna* 1/26/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Edick 2-6-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jim Hanin for *US* 2/9/18
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ERIK AND LAURA STEENSEN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLANS, 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; 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 15 DAY OF December, 2017

Erik Steensen
ERIK STEENSEN
WITNESS

Laura Steensen
LAURA STEENSEN
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) THE LAND CONVEYED BY JAMES C. MOLONEY TO ERIC STEENSEN AND LAURA STEENSEN BY DEED DATED JUNE 25, 2010 RECORDED IN LIBER 12576, FOLIO 304 AND (2) THE LAND CONVEYED BY CONSENT JUDGEMENT TO ERIC STEENSEN AND LAURA STEENSEN BY DEED DATED DECEMBER 5, 2013 RECORDED IN LIBER 15505, FOLIO 19, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN PLACE, 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 BOUNDARY SURVEY 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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2018.

Thomas M. Hoffman Jr. 11.17.16
THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 267 DATE

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043 TEL: 410.461.7666
FAX: 410.461.8961



RECORDED AS PLAT No. 24569 ON 2/9/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

STEENSEN PROPERTY
LOT 1

A REVISION OF LOT 1, PLAT OF "STEENSEN PROPERTY", PLAT 23178-23179

ZONED RVH & HC
PREVIOUS DPZ FILES: CASE NO. 13-C-13-095422 DC, F 14-044, F-15-068, & WP-14-071

TAX MAP 25A, GRID 7, PARCEL 157
SECOND ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: 1" = 100' NOVEMBER 9, 2016

