

16. ON OCTOBER 3, 2006, THE DESIGNEE FOR THE DIRECTOR OF PLANNING AND ZONING CONDUCTED A PUBLIC HEARING FOR CASE NO. AA-06-026. THE PURPOSE OF THE ADMINISTRATIVE ADJUSTMENT REQUEST FROM SECTION 106.D.4.b (1) (a) (i) 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.

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) (iii) 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 (b) (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 PLAT 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' 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) (i) 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) (2) 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.

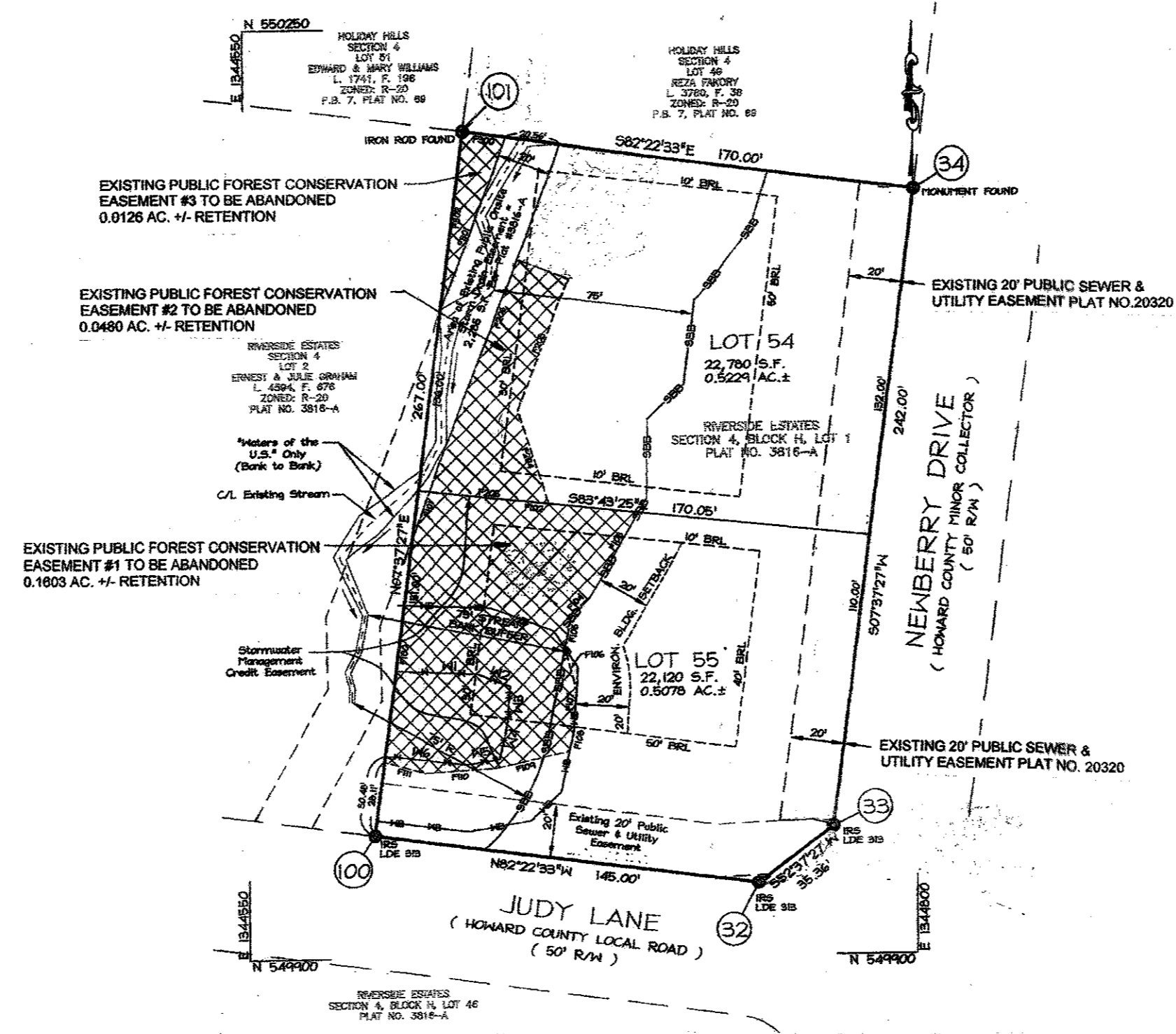
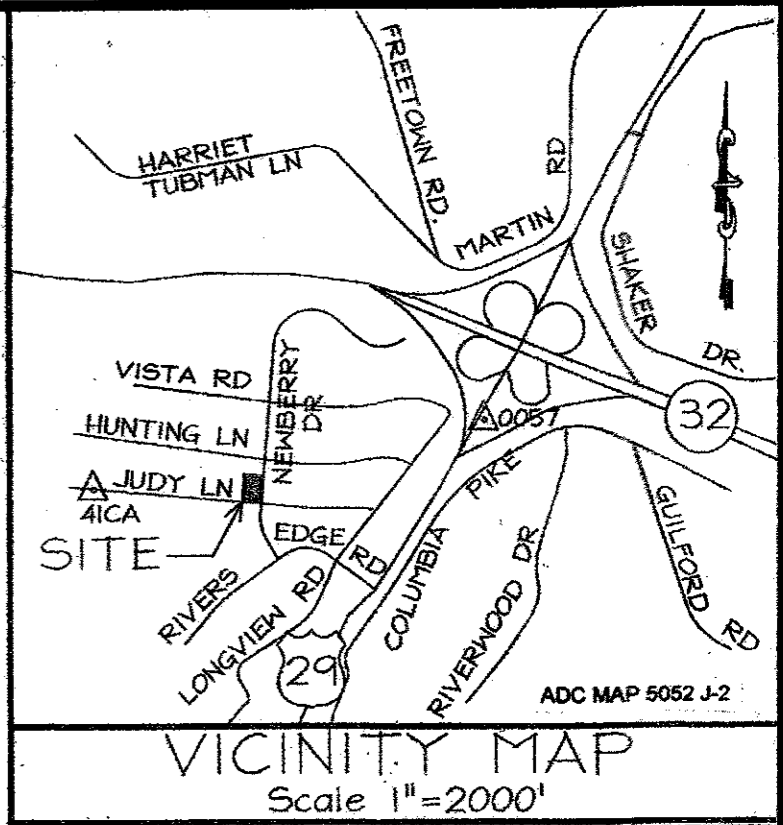
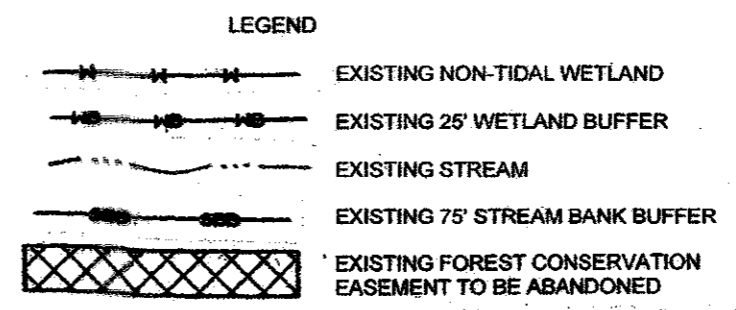
18. ON FEBRUARY 12, 2008, THE PLANNING DIRECTOR APPROVED WAIVER PETITION WP-08-062 FROM SECTION 16.120 (b) (4) (ii) c OF THE HOWARD COUNTY LAND DEVELOPMENT AND SUBDIVISION REGULATIONS TO ALLOW THE REQUIRED 35' BUILDING SETBACK FROM A WETLAND BUFFER IN A "R-20 INFILL SUBDIVISION" TO BE REDUCED FROM 35' 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 DEW 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. (DED 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 16.1209 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 0.2209 ACRES OF ONSITE RETENTION PROVIDED BY 0.1865 ACRES (2:1 RATIO) OF OFFSITE RETENTION IN QUARTZ HILL III (F-13-070) AND 0.2553 ACRES (2:1 RATIO) OF OFFSITE RETENTION IN CATTAIL MEADOWS (SDP-16-027).

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 / LOT 54: LIBER 17130 FOLIO 94; LOT 55: LIBER 13303 FOLIO 286
4. PLAT REFERENCE: PLAT NO. 20319 - 20320; PLAT NO. 24447
5. SUBJECT PROPERTY IS ZONED R-20 PER THE 10 / 08 / 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 AREAS.
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. THERE IS AN EXISTING DWELLING LOCATED ON LOT 54 AND LOT 55 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
10. ALL AREAS SHOWN ON THIS PLAT ARE +/- . MORE OR LESS.
11. ALL DISTANCES ARE BASED ON PLAT NO. 20320.
12. MONUMENT FOUND
13. PIPE OR IRON ROD FOUND
14. LOT 54 AND LOT 55 ARE LOCATED IN THE METROPOLITAN DISTRICT. ALL WATER AND SEWER CONNECTIONS TO LOTS 54 AND 55 ARE EXISTING FROM CONTRACT NO. 34-4523-D
15. PREVIOUS SUBMITTALS: F-78-16, WP-06-134, AA-06-026, WP-08-062, F-07-171, SDP-10-035, WP-16-129, F-18-046
16. 0.0460 ACRES OF RETENTION FOREST CONSERVATION WAS ABANDONED FROM FOREST CONSERVATION EASEMENT #2 BY A FEE-IN-LIEU PAYMENT PLAT NO. 24447 / F-18-046.

AREA TABULATIONS

1. TOTAL NUMBER OF LOTS / PARCELS TO BE RECORDED: 2
 - A. BUILDABLE: 2
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
2. TOTAL AREA OF LOTS / PARCELS TO BE RECORDED: 1.0307 AC. +/-
 - A. BUILDABLE: 1.0307 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: 1.0307 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.

John C. Mellema 5/2/18
 JOHN C. MELLEMA, JR. PROP. LS NO. 466 EXP. 12/29/18 DATE

Brian R. Guymon 4/2/18 *Kevin Gray* 4/7/18
 BRIAN R. GUYMON DATE KEVIN GRAY DATE

Thuong Mai Dang Guymon 4/2/18 *Bridgette Gray* 4/7/18
 THUONG MAI DANG GUYMON DATE BRIDGETTE GRAY DATE

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

NOTE: 1. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1209 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 0.2209 ACRES OF ONSITE RETENTION PROVIDED BY 0.1865 ACRES (2:1 RATIO) OF OFFSITE RETENTION IN QUARTZ HILL III (F-13-070) AND 0.2553 ACRES (2:1 RATIO) OF OFFSITE RETENTION IN CATTAIL MEADOWS (SDP-16-027).

2. 0.0460 ACRES OF RETENTION FOREST CONSERVATION WAS PREVIOUSLY ABANDONED FROM FOREST CONSERVATION EASEMENT #2 BY A FEE-IN-LIEU PAYMENT PLAT NO. 24447 / F-18-046.

THE PURPOSE OF THIS PLAT OF REVISION ABANDONS 0.2209 ACRES OF RETENTION FOREST CONSERVATION EASEMENT IN KEEHN ESTATES. THE ABANDONED OBLIGATION IS PROVIDED BY 0.1865 ACRES (2:1 RATIO) OF OFFSITE RETENTION IN QUARTZ HILL III (F-13-070) AND 0.2553 ACRES (2:1 RATIO) OF OFFSITE RETENTION IN CATTAIL MEADOWS (SDP-16-027).

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

Maureen Roseman 5/14/2018
 HOWARD COUNTY HEALTH OFFICER DATE

OWNER / LOT 55
 KEVIN GRAY
 BRIDGETTE GRAY
 7096 NEWBERRY DRIVE
 COLUMBIA, MD 21044
 443.878.4107

OWNER / LOT 54
 BRIAN R. GUYMON
 THUONG MAI DANG GUYMON
 7090 NEWBERRY DRIVE
 COLUMBIA, MD 21044
 928.432.1738
 480.334.0461

DEVELOPER
 THOMAS E. KEEHN
 KELLIE ANN KEEHN
 13509 PATERNAL GIFT DRIVE
 HIGHLAND, MD 20777
 301.370.3460

RECORDED AS PLAT NUMBER 24635
 ON 5/24/18 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kevin Gray 5/22/18
 DIRECTOR DATE

Thuong Mai Dang Guymon 5/17/18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER'S CERTIFICATE

WE, BRIAN R. GUYMON AND THUONG MAI DANG GUYMON, OWNERS OF LOT 54 SHOWN AND DESCRIBED HEREON AND KEVIN GRAY AND BRIDGETTE GRAY, OWNERS OF LOT 55 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 4/2/18 *Kevin Gray* 4/7/18
 BRIAN R. GUYMON DATE KEVIN GRAY DATE

Thuong Mai Dang Guymon 4/2/18 *Bridgette Gray* 4/7/18
 THUONG MAI DANG GUYMON DATE BRIDGETTE GRAY 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, 2018 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17130, FOLIO 94; AND THAT IT DEFINES A FOREST CONSERVATION EASEMENT ON ALL OR A PORTION OF GROUND CONVEYED BY THOMAS E. KEEHN AND KELLIE ANN KEEHN TO KEVIN GRAY AND BRIDGETTE GRAY BY DEED DATED JUNE 27, 2011 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13303, FOLIO 286. ALL MONUMENTS ARE IN PLACE.

John C. Mellema 5-2-18
 JOHN C. MELLEMA, JR. PROP. LS NO. 466 EXP. 12/29/18 DATE

PLAT OF REVISION
 KEEHN ESTATES
 LOT 54 AND LOT 55
 A RESUBDIVISION OF
 RIVERSIDE ESTATES, SECTION 4, BLOCK H, LOT 1
 PLAT NO. 3816-A
 TAX MAP 41 GRID 11 P10 PARCEL 425
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 DATE: JANUARY, 2018 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, F-18-046

LDE INC.
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 Historic Carriage House
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