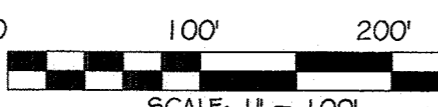
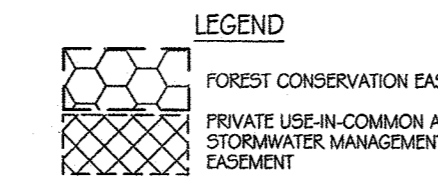


| Point# | Northing    | Easting      |
|--------|-------------|--------------|
| 516    | 605406.5348 | 1270684.5427 |
| 720    | 604232.7901 | 1270705.9090 |
| 4001   | 605377.1722 | 1271129.0740 |
| 5604   | 605128.0080 | 1271077.3800 |
| 5605   | 604987.1520 | 1271081.2708 |
| 5606   | 605013.8253 | 1270772.1464 |
| 5607   | 605154.8309 | 1270766.5208 |
| 5608   | 604846.2961 | 1271085.1616 |
| 5609   | 604873.1190 | 1270774.3025 |
| 5610   | 604707.4108 | 1271066.2146 |
| 5611   | 604734.0839 | 1270757.0912 |
| 5612   | 604566.5548 | 1271070.1054 |
| 5613   | 604593.3778 | 1270759.2462 |

OWNER:  
PATRICK FAMILY LTD. PART., II  
1621 FLORENCE ROAD  
MT. AIRY, MD. 21771  
(410) 489 - 7900



**General Note 41 continued:**  
\* Agricultural Land Preservation Easement for the Release of Three Unrestricted Lots has been recorded and the County has been repaid \$120,000 for the release of lots.

GENERAL NOTES (CONT.):

- THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSE ON LOTS 1 - 4:  
DISTANCE TO WELL: 30' DISTANCE TO SEPTIC: 20'
- PREVIOUS FILE NUMBERS: ECP-18-008, HO-07-01-E, WP-07-026, WP-19-007 AND WP-19-008.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT WHERE IT WILL BE SERVED BY PRIVATE WATER AND SEWER.
- NO NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.1107.(b)(v)(ii).
- LOTS 1 THRU 4 ARE CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.0.E.6 OR 105.0.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS.
- LANDSCAPING REQUIREMENTS FOR THESE LOTS IS IN COMPLIANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL PAGE 24 OPTIONAL TREATMENTS - PRESERVING EXISTING VEGETATION. THE LOTS ARE LOCATED IN THE INTERIOR OF THE FARM AND THE ADJOINING PROPERTIES ARE BUFFERED BY THE PROPOSED FOREST CONSERVATION EASEMENT, WHICH SURPASSES THE REQUIRED PERIMETER LANDSCAPE REQUIREMENTS.
- A COMMUNITY MEETING WAS HELD ON JULY 20, 2017 AT 6:00PM AT THE LISBON VOLUNTEER FIRE DEPARTMENT.
- THE USE IN COMMON DRIVEWAY WILL SERVE FOUR (4) HOMES LOCATED ON THE FARM REMAINDER.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT SHALL BE RECORDED WITH THE RECORDING OF THIS PLAT IN THE HOWARD COUNTY LAND RECORDS OFFICE.

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.

*T. Michael Vansant* 4/22/2019  
T. MICHAEL VANSANT, Prof. L.S. NO. 21266 DATE

*D. Paul* 4/19/19  
PATRICK FAMILY LIMITED PARTNERSHIP, II, OWNER DATE

AREA TABULATION CHART

- Total number of lots and/or parcels to be recorded:
  - Buildable: 4
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots and/or parcels:
  - Buildable: 4,000.00 Ac.±
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of roadway to be recorded including widening strips: 0.0000 Ac.±
- Total area of subdivision to be recorded: 4,000.00 Ac.±

APPROVED  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edmund* 8/13/19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ventura* 8/15/19  
DIRECTOR DATE

APPROVED  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Brixton for Marisa Rossman* 8/12/2019  
HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

WE, PATRICK FAMILY LIMITED PARTNERSHIP II, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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. ALL EASEMENTS OF RIGHTS OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 29 DAY OF April, 2019

*D. Paul*  
PATRICK FAMILY LIMITED PARTNERSHIP, II, OWNER

*Joyce James*  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY DORIS S. DONALDSON AND DOROTHY E. WARFIELD, PERSONAL REPRESENTATIVES OF THE ESTATE OF CALVIN M. MURRAY UNTO PATRICK FAMILY LIMITED PARTNERSHIP II BY DEED DATED MAY 30, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14957 AT FOLIO 110; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

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. 21266, EXPIRATION DATE, SEPTEMBER 9, 2019, IN ACCORDANCE WITH COMAR 17.06.12

*T. Michael Vansant* 4/22/2019  
T. MICHAEL VANSANT, PROF. LAND SURVEYOR NO. 21266 DATE  
MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 2510 ON 8/19/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT  
LOTS 1 THRU 4  
PATRICK FAMILY LIMITED PARTNERSHIP II  
(LIBER 14957 AT FOLIO 110)

PREVIOUS FILE NUMBERS: ECP-18-008, HO-07-01-E, WP-07-026 & WP-19-007  
RELATED FILE NUMBERS: F-19-029, F-19-030 & WP-19-008

TAX MAP: 6 ELECTION DISTRICT: No. 4 SCALE: 1" = 100'  
GRID NO: 17 HOWARD COUNTY, MARYLAND DATE: APRIL, 2019  
PARCEL NO: 65 EX. ZONING: RC-DEO SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown  
vanmar.com

GENERAL NOTES (CONT.):

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE USE-IN-COMMON DRIVEWAY AND PUBLIC ROAD RIGHT OF WAY LINE AND NOT ONTO THE SHARED DRIVEWAY.
- IN ACCORDANCE WITH SECTION 104.0.F OF THE HOWARD COUNTY ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN EACH RC DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS. THIS PROJECT HAS ELECTED TO SATISFY THE M.I.H.U. REQUIREMENTS BY A FEE-IN-LIEU PAYMENT. THE EXECUTED M.I.H.U. AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE HOWARD COUNTY CODE AND THE DEED OF EASEMENT WHICH ENCUMBERS THIS PROPERTY IS ENTITLED TO RELEASE THREE UNRESTRICTED LOTS FROM THE EASEMENT RESTRICTIONS. ON AUGUST 29, 2014, THE PATRICK FAMILY LIMITED PARTNERSHIP II PROPERTY WAS GRANTED APPROVAL BY THE AGRICULTURAL LAND PRESERVATION BOARD TO SITE THE LOTS IN THE SHOWN LOCATION.
- THIS PLAT IS SUBJECT TO SECTION 15.515 OF THE HOWARD COUNTY CODE. ON AUGUST 29, 2014, THE PATRICK FAMILY LIMITED PARTNERSHIP II, THE OWNER OF THIS PROPERTY, WAS GRANTED APPROVAL BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION BOARD TO EXCHANGE LAND UNDER EASEMENT FOR LAND NOT UNDER EASEMENT WITH P64 & P70-RNS, LLC, THE OWNER OF AN ADJACENT PROPERTY. THE APPROVAL PROVIDED THE FOURTH UNRESTRICTED LOT SHOWN ON THIS PLAT. AS A RESULT, THE ONE UNRESTRICTED LOT THE P64 & P70 PROPERTY WAS ENTITLED TO HAS BEEN USED AND THE PROPERTY HAS NO FURTHER SUBDIVISION RIGHTS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF 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.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY ON-SITE FOREST CONSERVATION (3.40 ACRES OF RETENTION). LOT FRONTAGES ARE IN ACCORDANCE WITH SECTION 16.120(c)(2)(vi) OF THE SUBDIVISION REGULATIONS. PUBLIC ROAD FRONTAGE IS NOT REQUIRED FOR AGRICULTURAL PRESERVATION SUBDIVISION LOTS AS LONG AS THEY ARE SERVED BY A USE-IN-COMMON DRIVEWAY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF 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.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY ON-SITE FOREST CONSERVATION (3.40 ACRES OF RETENTION). LOT FRONTAGES ARE IN ACCORDANCE WITH SECTION 16.120(c)(2)(vi) OF THE SUBDIVISION REGULATIONS. PUBLIC ROAD FRONTAGE IS NOT REQUIRED FOR AGRICULTURAL PRESERVATION SUBDIVISION LOTS AS LONG AS THEY ARE SERVED BY A USE-IN-COMMON DRIVEWAY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF 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.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY ON-SITE FOREST CONSERVATION (3.40 ACRES OF RETENTION). LOT FRONTAGES ARE IN ACCORDANCE WITH SECTION 16.120(c)(2)(vi) OF THE SUBDIVISION REGULATIONS. PUBLIC ROAD FRONTAGE IS NOT REQUIRED FOR AGRICULTURAL PRESERVATION SUBDIVISION LOTS AS LONG AS THEY ARE SERVED BY A USE-IN-COMMON DRIVEWAY.

GENERAL NOTES (CONT.):

- WP-19-007 ALTERNATIVE COMPLIANCE APPLICATION FOR SECTION 16.1205(a)(7) HAS BEEN APPROVED ON AUGUST 20, 2018 AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - INDICATE THIS ALTERNATE COMPLIANCE FILE NUMBER (WP-19-007), ON SHEET 1 OF FINAL PLAN (F-18-085), INCLUDING SECTION NUMBERS, CONDITIONS OF APPROVAL AND DATE OF DECISION.
  - MITIGATE AT 2:1 THE REMOVAL OF TWO SPECIMEN TREES. THE REPLACEMENT TREES SHALL BE A TOTAL OF 4 NATIVE SHADE TREES OF 2.5" CALIPER AND PLANTED IN THE PROPOSED FOREST CONSERVATION RETENTION EASEMENT.
  - F-18-085 SHALL INCLUDE A FOREST CONSERVATION RETENTION EASEMENT, FINAL ACREAGE SUBJECT TO POTENTIAL CHANGES OR COMMENTS DURING REVIEW OF THE FINAL PLAN.
- WP-19-008 ALTERNATIVE COMPLIANCE APPLICATION FOR SECTION 16.128 HAS BEEN APPROVED ON AUGUST 29, 2018 AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - INDICATE THIS ALTERNATE COMPLIANCE FILE NUMBER (WP-19-008), ON SHEET 1 OF FINAL PLAN (F-18-085) AND THE FINAL PLAN FOR THE STABLE PROPERTY (F-19-029), INCLUDING SECTION NUMBERS, CONDITIONS OF APPROVAL AND DATE OF DECISION.
  - ADD A PURPOSE STATEMENT TO THE STABLE PROPERTY FINAL PLAN. THE PURPOSE OF THIS PLAT IS TO CREATE THE NEW BUILDING LOT AND THEN IMMEDIATELY VACATE THIS LOT AND TRANSFER THE LOT RIGHT TO PATRICK FAMILY, F-18-085.
- WP-19-009 IS FOR STABLE PROPERTY, F-19-029 WITH PURPOSE TO TRANSFER THE LOT RIGHT TO THIS PLAT, PATRICK FAMILY, F-18-085.
- LOTS 1-3 ARE PATRICK FAMILY, F-18-085, BY RIGHT LOTS AND LOT 4 IS AN EXCHANGE LOT FROM STABLE PROPERTY, F-19-029.
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY VANMAR ASSOCIATES INC. DATED FEBRUARY 15, 2018 AND WAS APPROVED FEBRUARY 27, 2018 AS PART OF THE ENVIRONMENTAL CONCEPT PLAN.
- PROPERTY IS SUBJECT TO AN AGRICULTURAL PRESERVATION EASEMENT. WITH THE CREATION OF THIS SUBDIVISION ALL FUTURE SUBDIVISION RIGHTS HAVE BEEN EXHAUSTED. NO FURTHER SUBDIVISION WILL BE ALLOWED ON PARCEL 65.
- THE REMAINDER PARCEL TO THE WEST OF FLORENCE ROAD IS DEEMED NON-BUILDABLE.

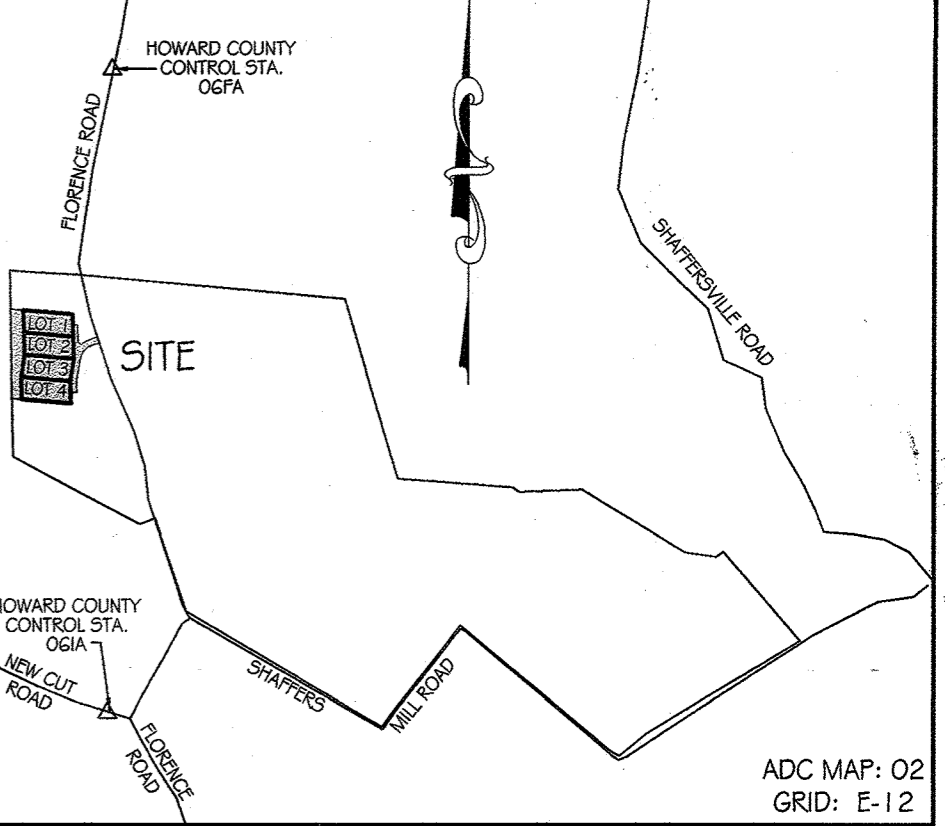
STONE FOUND (720)  
N 71°53'38" W 422.67'

H. KENNETH GOSNELL  
MARY FRANCIS GOSNELL  
L. 339, F. 355  
EX. ZONING: RC-DEO  
LAND USE: RESIDENTIAL  
PARCEL: 146

GENERAL NOTES (CONT.):

- WP-19-007 ALTERNATIVE COMPLIANCE APPLICATION FOR SECTION 16.1205(a)(7) HAS BEEN APPROVED ON AUGUST 20, 2018 AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - INDICATE THIS ALTERNATE COMPLIANCE FILE NUMBER (WP-19-007), ON SHEET 1 OF FINAL PLAN (F-18-085), INCLUDING SECTION NUMBERS, CONDITIONS OF APPROVAL AND DATE OF DECISION.
  - MITIGATE AT 2:1 THE REMOVAL OF TWO SPECIMEN TREES. THE REPLACEMENT TREES SHALL BE A TOTAL OF 4 NATIVE SHADE TREES OF 2.5" CALIPER AND PLANTED IN THE PROPOSED FOREST CONSERVATION RETENTION EASEMENT.
  - F-18-085 SHALL INCLUDE A FOREST CONSERVATION RETENTION EASEMENT, FINAL ACREAGE SUBJECT TO POTENTIAL CHANGES OR COMMENTS DURING REVIEW OF THE FINAL PLAN.
- WP-19-008 ALTERNATIVE COMPLIANCE APPLICATION FOR SECTION 16.128 HAS BEEN APPROVED ON AUGUST 29, 2018 AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - INDICATE THIS ALTERNATE COMPLIANCE FILE NUMBER (WP-19-008), ON SHEET 1 OF FINAL PLAN (F-18-085) AND THE FINAL PLAN FOR THE STABLE PROPERTY (F-19-029), INCLUDING SECTION NUMBERS, CONDITIONS OF APPROVAL AND DATE OF DECISION.
  - ADD A PURPOSE STATEMENT TO THE STABLE PROPERTY FINAL PLAN. THE PURPOSE OF THIS PLAT IS TO CREATE THE NEW BUILDING LOT AND THEN IMMEDIATELY VACATE THIS LOT AND TRANSFER THE LOT RIGHT TO PATRICK FAMILY, F-18-085.
- WP-19-009 IS FOR STABLE PROPERTY, F-19-029 WITH PURPOSE TO TRANSFER THE LOT RIGHT TO THIS PLAT, PATRICK FAMILY, F-18-085.
- LOTS 1-3 ARE PATRICK FAMILY, F-18-085, BY RIGHT LOTS AND LOT 4 IS AN EXCHANGE LOT FROM STABLE PROPERTY, F-19-029.
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY VANMAR ASSOCIATES INC. DATED FEBRUARY 15, 2018 AND WAS APPROVED FEBRUARY 27, 2018 AS PART OF THE ENVIRONMENTAL CONCEPT PLAN.
- PROPERTY IS SUBJECT TO AN AGRICULTURAL PRESERVATION EASEMENT. WITH THE CREATION OF THIS SUBDIVISION ALL FUTURE SUBDIVISION RIGHTS HAVE BEEN EXHAUSTED. NO FURTHER SUBDIVISION WILL BE ALLOWED ON PARCEL 65.
- THE REMAINDER PARCEL TO THE WEST OF FLORENCE ROAD IS DEEMED NON-BUILDABLE.

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.



VICINITY MAP  
SCALE: 1" = 1,200'  
TAX MAP: 6; GRID: 17; PARCEL: 65

- GENERAL NOTES:
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
  - COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. OGFA AND OGFA.
  - |           |               |                       |
|-----------|---------------|-----------------------|
| STA. OGFA | N 606,746.162 | E 1,271,284.439(±ft.) |
| STA. OGIA | N 602,649.507 | E 1,271,163.363(±ft.) |

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE COUNTY NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE SYSTEM. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
  - REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
  - REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
  - THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
    - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
    - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
    - STRUCTURES (CULVERTS / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING);
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED IN JULY, 2017 BY VANMAR ASSOCIATES, INC.
  - AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
  - THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL45-2003. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
  - THERE ARE NO HISTORIC SITES, CEMETERIES OR ENVIRONMENTAL FEATURES ON THIS SUBDIVISION.
  - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION, WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON OVER AND THROUGH LOTS / PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS / PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS / PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
  - THE SUBJECT PROPERTY IS AN AGRICULTURAL PRESERVATION SUBDIVISION AND IS LOCATED IN THE GROWTH TIER AREA IV IN ACCORDANCE WITH THE PLAN HOWARD 2030 AND THE MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
  - STORMWATER MANAGEMENT FOR LOTS 1 THRU 4 IS PROVIDED UNDER CHAPTER 5, OF THE 2009 REVISIONS TO THE 2000 MD STORMWATER DESIGN MANUAL AND MEETS ESD TO THE MEP. ALL ON-LOT STORMWATER MANAGEMENT IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
  - THERE ARE NO WETLANDS, STREAMS, FLOODPLAIN OR BUFFERS ON THIS SUBDIVISION.