

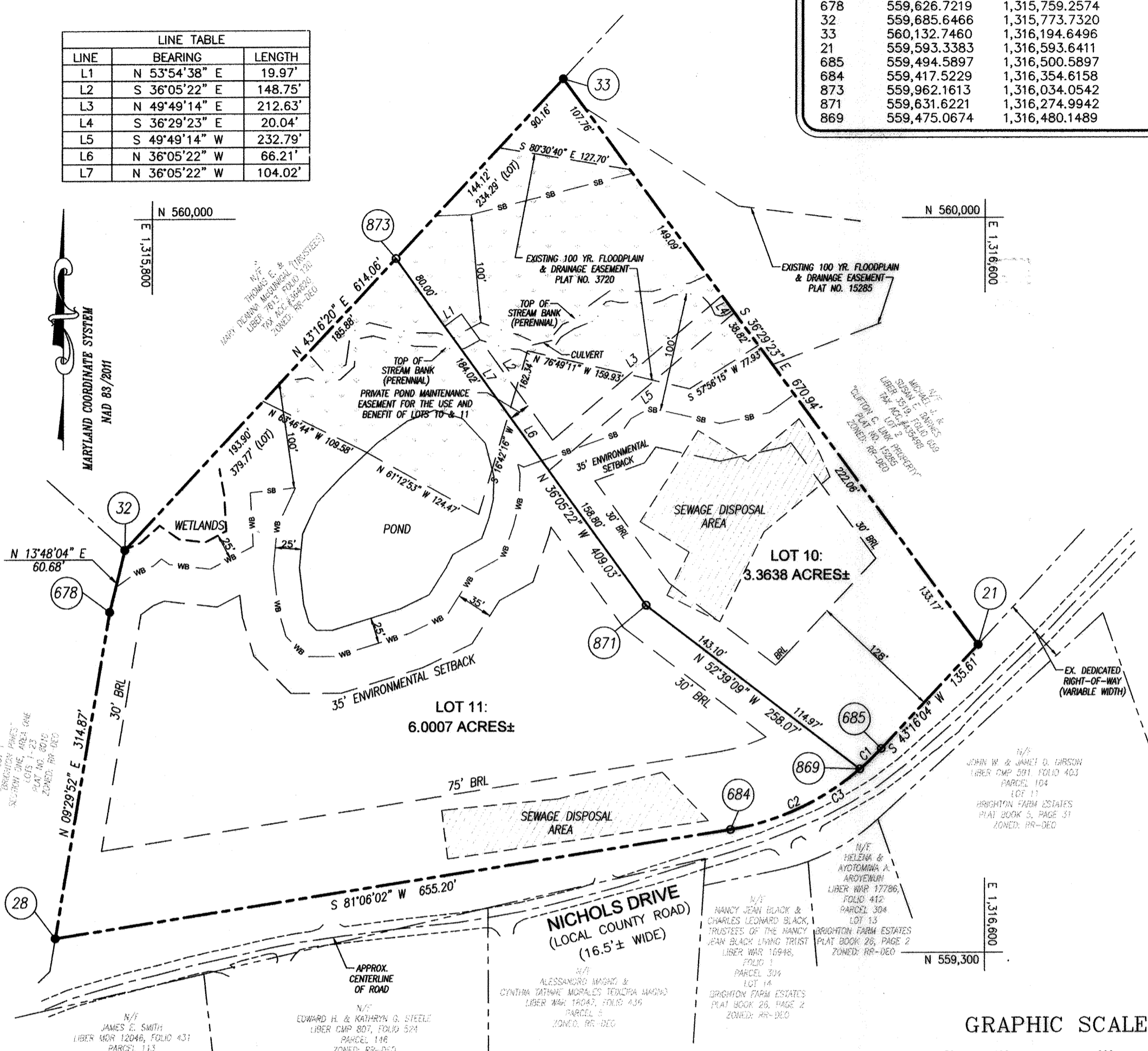
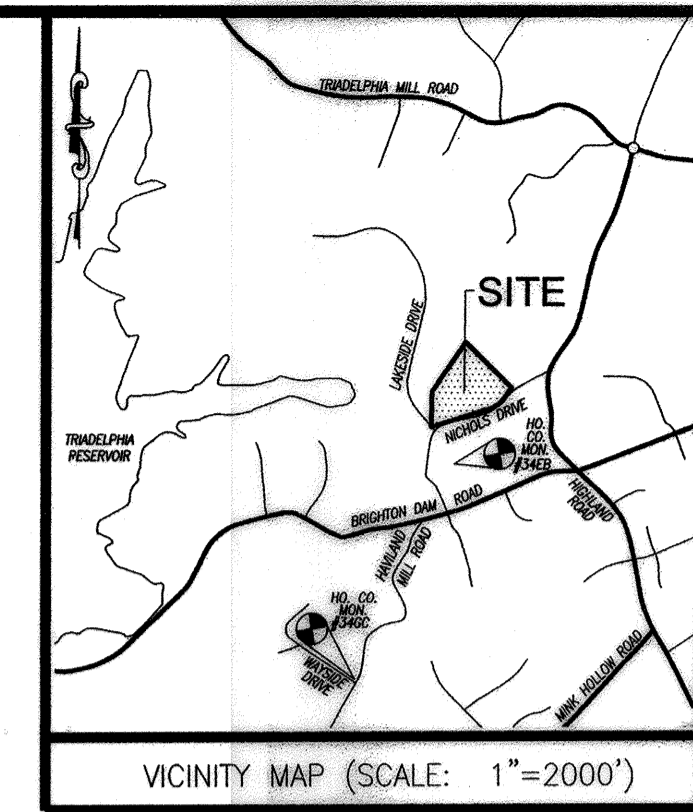
GENERAL NOTES (CONTINUED):

- STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$900.00 FOR THE REQUIRED LANDSCAPING (3 SHADE TREES).
- ALL AREAS SHOWN HEREON ARE MORE OR LESS ±
- DISTANCES SHOWN HEREON ARE BASED ON HORIZONTAL GROUND MEASUREMENTS.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES. SEE PLAT NO. 3720, ECP-17-066, WP18-057.
- TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, NO CEMETERIES ARE LOCATED ON THIS SITE.
- THERE IS NO FOREST STAND DELINEATION FOR THIS SITE, PROJECT QUALIFIES FOR FOREST CONSERVATION EXEMPTION.
- THE FLOODPLAIN STUDY SHOWN ON THESE PLANS WAS TAKEN FROM THE CLIFTON C. LINK PROPERTY LOTS 1, 2, & 3 PLAT NUMBER 3720.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JANUARY 23, 2017 AND WAS APPROVED ON DECEMBER 18, 2017.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- A COMMUNITY MEETING WAS HELD AT THE CLARKSVILLE ELEMENTARY SCHOOL ON MARCH 5, 2018 AT 6:00 PM.
- ON JANUARY 3, 2018 AN ALTERNATIVE COMPLIANCE REQUEST WAS APPROVED FOR SECTION 16.120(B)(4)(III)(B) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE ALTERNATIVE COMPLIANCE REQUEST WP-18-057 WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING SUBJECT TO THE FOLLOWING CONDITIONS TO ALLOW ENVIRONMENTAL FEATURES ON LOTS LESS THAN 10 ACRES:
 - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING OR NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF 100-YEAR FLOODPLAIN, WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE BUILDING RESTRICTION LINES MUST BE ESTABLISHED AS 35 FEET FROM THE EDGE OF ANY ENVIRONMENTAL BUFFER OR FEATURE LOCATED WITHIN EACH LOT.
 - THE RESUBDIVISION OF THIS PROPERTY ZONED "RR" AND LOCATED IN GROWTH TIER AREA III WILL REQUIRE PLANNING BOARD APPROVAL IN ACCORDANCE WITH SB 236 "THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012".
 - COMPLIANCE WITH THE SRC AGENCY COMMENTS THROUGHOUT THE PROCESSING OF THE FINAL PLAN.
- THIS PROJECT IS REQUIRED TO PROVIDE MODERATE INCOME HOUSING UNITS (MIHU) PER SECTION 13.402 OF THE HOWARD COUNTY CODE. 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.
- STOPPING SIGHT DISTANCE ANALYSIS HAS BEEN PROVIDED WITH APPROVAL OF THIS RECORD PLAT.
- AN ADEQUATE PUBLIC FACILITIES ROAD TEST IS EXEMPT AS PER SECTION 16.1107(b)(1)(vi) OF THE HOWARD COUNTY ADEQUATE PUBLIC FACILITIES ORDINANCE REGULATIONS.
- THIS PLAN IS LOCATED WITHIN THE GROWTH TIER III AND HAS BEEN APPROVED BY THE PLANNING BOARD UNDER PB-447.
- PER SECTION 16.116(a)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS NO WETLANDS WILL BE AFFECTED BY THE PROPOSED DEVELOPMENT.
- THE FRONT BRL ON LOT 10 IS BASED ON THE LOT WIDTH PER SECTION 105.0.E.3.g OF THE ZONING REGULATIONS.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	254.72'	28.35'	06°22'39"	14.19'	S 46°27'24" W 28.34'
C2	254.72'	139.84'	31°27'21"	71.73'	S 65°22'24" W 138.09'
C3	254.72'	166.71'	37°29'55"	86.46'	S 62°00'52" W 163.75'

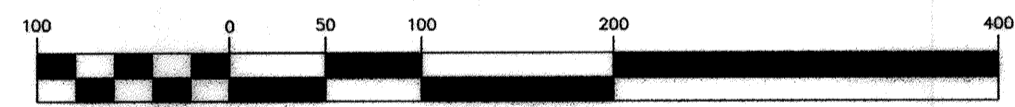
LINE	BEARING	LENGTH
L1	N 53°54'38" E	19.97'
L2	S 36°05'22" E	148.75'
L3	N 49°49'14" E	212.63'
L4	S 36°29'23" E	20.04'
L5	S 49°49'14" W	232.79'
L6	N 36°05'22" W	66.21'
L7	N 36°05'22" W	104.02'

COORDINATE TABLE (MARYLAND COORDINATE SYSTEM) (NAD 83/2011)			
PNT#	NORTH	EAST	DESCRIPTION
28	559,316.1641	1,315,707.3010	IRON PIPE FOUND
678	559,626.7219	1,315,759.2574	48" DIA. POPLAR TREE
32	559,685.6466	1,315,773.7320	IRON PIPE FOUND
33	560,132.7460	1,316,194.6496	IRON PIPE FOUND
21	559,593.3383	1,316,593.6411	IRON PIPE FOUND
685	559,494.5897	1,316,500.5897	STEEL REBAR & CAP SET
684	559,417.5229	1,316,354.6158	STEEL REBAR & CAP SET
873	559,962.1613	1,316,034.0542	STEEL REBAR & CAP SET
871	559,631.6221	1,316,274.9942	STEEL REBAR & CAP SET
869	559,475.0674	1,316,480.1489	STEEL REBAR & CAP SET



- GENERAL NOTES:
- SUBJECT PROPERTY IS ZONED RR-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 34EB AND NO. 34GC
 - DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
 - STATION 34EB N 559,884.63 E 1,319,133.94
 - STATION 34GC N 554,882.95 E 1,314,248.74
 - DENOTES IRON PIPE FOUND
 - ⊙ DENOTES REBAR AND CAP FOUND
 - DENOTES REBAR AND CAP SET
 - DENOTES CONCRETE MONUMENT OR STONE FOUND
 - DENOTES CONCRETE MONUMENT SET
 - 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 1/2" MIN)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
 - THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 11 TO REMAIN. NO NEW BUILDING, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 - THIS SUBDIVISION IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16,1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR INTRAFAMILY TRANSFER.
 - THIS SITE WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.0403). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 - THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2017 BY KEITH A. HEINDEL AND HANOVER LAND SERVICES, INC.
 - NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO RESUBDIVIDE LOT 1 OF THE "CLIFTON C. LINK PROPERTY" AS PREVIOUSLY RECORDED IN PLAT 3720, INTO TWO LOTS

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2 LOTS
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0 LOTS
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0 PARCELS
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2 LOTS
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	9.3645 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED	0.00 AC.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	9.3645 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 AC.±
TOTAL AREA TO BE RECORDED	9.3645 AC.±

LEGEND	
— SB —	— STREAM BUFFER
— WB —	— WETLANDS BUFFER
— 100 YR FLOODPLAIN AND DRAINAGE EASEMENT	
— PRIVATE POND MAINTENANCE EASEMENT	

OWNER / DEVELOPER:
DONALD S. & JUDITH ANN MARIE PROIA
13630 NICHOLS DRIVE
CLARKSVILLE, MD 21029
(301) 854-2118
DEED REFERENCE:
LIBER 844, FOLIO 341

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.

HLS engineering land + designing the future
HANOVER LAND SERVICES, INC.
Hanover Office: 585 McAllister Street, Hanover, PA 17331, Ph: (717) 637-5674, Fax: (717) 633-1987, www.hanoverlandservices.com
Westminster Office: 194 East Main Street, Westminster, MD 21157, Ph: (410) 751-8795

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

Manu Roseman 12/13/20
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Shelley Anderson 1/4/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Walter
DIRECTOR DATE

OWNERS CERTIFICATE:
WE, DONALD S. PROIA & JUDITH ANN MARIE PROIA, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AS IT RELATED TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAS BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 26 DAY OF August, 2020.
Donald S. Proia
DONALD S. PROIA
Judith Ann Marie Proia
JUDITH ANN MARIE PROIA
WITNESS
Walter
WITNESS
Manu Roseman
WITNESS

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF: THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY CLIFTON C. LINK, JR., PAGE H. LINK AND RUTH LINK TO DONALD S. AND JUDITH ANN MARIE PROIA BY DEED DATED SEPTEMBER 8, 1977 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 844, FOLIO 341 AND THAT 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 THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR REGULATION 09.13.06.12:

Keith A. Heindel
KEITH A. HEINDEL
Professional Land Surveyor No. 21189
License Expiration: December 31, 2021
05/28/20
DATE



RECORDED AS PLAT NO. 25415 ON 1-29-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT
CLIFTON C. LINK PROPERTY
LOTS 10 & 11
A RESUBDIVISION OF LOT 1, "CLIFTON C. LINK PROPERTY"
PREVIOUSLY RECORDED IN PLAT NO. 3720
TAX MAP 34, GRID 9, PARCEL 368
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
ZONED: RR-DEO
SCALE: 1"=100' JOB NO: W1153-17
DATE: 3/13/18 DRAWN BY: WFB SHEET 1 OF 1