

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-ED PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: 0081 & 31EC
DENOTES APPROXIMATE LOCATION (SEE MAP)
- DENOTES IRON PIPE FOUND
- ⊕ DENOTES REBAR AND CAP FOUND
- ⊙ DENOTES REBAR AND CAP SET
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT SET
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC ON FEBRUARY 27, 2012.
- ALL AREAS ARE MORE OR LESS (+/-).
- DEED REFERENCE: LIBER 12616, FOLIO 91
- PREVIOUS HOWARD COUNTY FILE NUMBERS: ECP-15-007, WP-16-047, WP-17-124, WP-21-007, SP-17-006, AND PB CASE 433.
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE. THE WATER AND SEWER CONTRACT NUMBER TO PROVIDE PUBLIC WATER AND SEWER SERVICE WITHIN THIS PROPERTY IS 14-5000-D.
- A STREAM STUDY HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., IN JULY 2014 AND WAS APPROVED UNDER ECP-15-007. ACCORDING TO THE STREAM STUDY THERE ARE TWO STREAMS AND THEIR BUFFERS LOCATED ON SITE.
- THERE ARE NO FLOODPLAINS ON-SITE AND THE STREAMS AND THEIR BUFFERS ARE ALL LOCATED IN OPEN SPACE LOTS, EXCEPT FOR WHERE THE STREAM BUFFER ARE ON THE PIPESTEM AREAS OF THE LOTS. THE STREAM BUFFER WAS GRANTED APPROVAL TO BE IN THE PIPESTEM AREA, PER WP-21-007.
- THERE ARE NO CEMETERIES ON-SITE.
- THERE IS A HISTORIC HOUSE TO REMAIN ON LOT 1. THE RESOURCE CONSERVATION DIVISION OF DPZ DETERMINED THAT COMMENTS FROM THE HPC ARE NOT REQUIRED BECAUSE THE HOUSE SHALL REMAIN INTACT ON ITS OWN LOT (LOT 1).
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED FEBRUARY 2016.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING. SEE GENERAL NOTE 44 FOR MORE INFORMATION.
- 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 \$6,240 FOR 19 SHADE TREES.
- THE REQUIRED 10-YEAR STORMWATER MANAGEMENT OBLIGATIONS ARE BEING ADDRESSED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATIONS. ALL ON-LOT STORMWATER MANAGEMENT DEVICES WILL BE SUBJECT TO THE REQUIREMENTS OF A RECORDED DECLARATION OF COVENANTS.
- THE PROPOSED SUBDIVISION FRONTS ON A SCENIC ROAD - BEECHWOOD ROAD - AND SHALL BE SUBJECT TO THOSE REQUIREMENTS OF SECTION 16.125 OF THE SUBDIVISION REGULATIONS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR AN NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
SURFACE - SIX (6") INCHES OF COMPACTED CRUSHED RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- 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 INSPECTION, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. MIHU REQUIREMENTS WILL BE APPROVED BY THE DEPARTMENT OF HOUSING PRIOR TO THE SUBMISSION OF THE FINAL PLAT.
- IN ACCORDANCE WITH SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON NOVEMBER 2, 2016 AT BONNIE BRANCH MIDDLE SCHOOL.
- ALL WELL AND SEPTIC SYSTEMS MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPARTMENT PRIOR TO SIGNATURE OF THE RECORD PLAT.
- THERE ARE 21 SPECIMEN TREES ON THE PROPERTY. NINE SPECIMEN TREES ARE PROPOSED TO BE REMOVED TO FACILITATE DRIVEWAY OR HOUSE DEVELOPMENT AS REQUESTED UNDER WP-17-124.
- THE HOWARD COUNTY PLANNING BOARD SIGNED THE DECISION AND ORDER FOR PB CASE 433 ON MARCH 1, 2018, GRANTING APPROVAL OF SP-17-006.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT INTO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A 30 FOOT WIDE PRIVATE USE-IN-COMMON MAINTENANCE ACCESS AGREEMENT FOR LOTS 1 AND 3 THRU 7 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AND FILED AS HOA ID# D20575759, FORMED ON JUNE 8, 2020.
- ENVIRONMENTAL CONCEPT PLAN (ECP-15-007) WAS APPROVED ON JUNE 19, 2015.
- THIS SUBDIVISION HAS A REQUIREMENT OF 50% OF THE GROSS AREA TO BE PLACED INTO OPEN SPACE, PER SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS. THIS SUBDIVISION REQUIRES A TOTAL OF 2.93 ACRES OF OPEN SPACE AND SHALL PROVIDE A TOTAL OF 3.12 ACRES OF OPEN SPACE. A TOTAL OF 2.93 ACRES OF CREDITED OPEN SPACE IS PROVIDED.

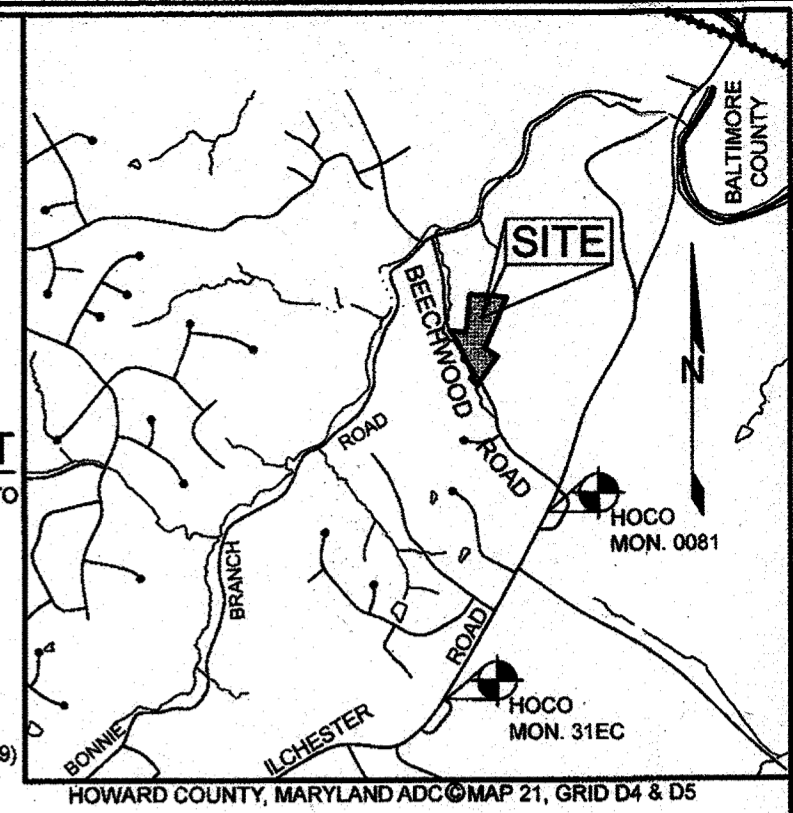
- WP-17-124 PENKUSKY PROPERTY (SP-17-006)
ALTERNATE COMPLIANCE TO SECTION 16.116(a)(1) AND (2), SECTION 16.116(b)(1), AND SECTION 16.1205(a)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION WAS REQUESTED AND APPROVED ON FEBRUARY 26, 2018 SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH SRC COMMENTS FOR SP-17-006 AND PLANNING BOARD APPROVAL OF PB CASE 433 FOR THE PROPOSED SUBDIVISION PLAN DESIGN, LAYOUT AND LOCATION OF LOTS, SHARED DRIVEWAY AND UTILITIES.
2. NO ADDITIONAL DISTURBANCE OR GRADING SHALL OCCUR BEYOND THE LIMIT OF DISTURBANCE (L.O.D.) OF THE 25% SLOPE SLOPES, THAT ARE DETAILED ON THE PRELIMINARY GRADING PLAN AND AS APPROVED BY THE PLANNING BOARD, UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED TO BE WARRANTED OR JUSTIFIED BY THE PETITIONER AS NECESSARY DISTURBANCE OR THROUGH THE FILING OF AN ADDITIONAL ALTERNATIVE COMPLIANCE PETITION.
3. THE AFFECTED STEEP SLOPE AREAS MUST BE SUFFICIENTLY STABILIZED BY SOIL STABILIZATION DEVICES/METHODS THAT SHALL LESSEN THE ERODIBILITY OF SOILS AND RUNOFF. THE IMPACTED STEEP SLOPE AREAS MUST BE REVEGETATED OR STABILIZED WITH SUITABLE NATIVE SPECIES THAT WILL BIND THE SURFACE TIGHTLY. THESE STABILIZATION TECHNIQUES MUST BE CLEARLY DEMONSTRATED ON THE SITE DEVELOPMENT PLAN.
4. THE REMOVAL OF THE NINE (9) SPECIMEN TREES WILL REQUIRE MITIGATION WITH THE PLANTING OF 2:1 REPLACEMENT TREES (18 TOTAL) WITH A MINIMUM 3" CALIPER NATIVE PLANT SPECIES. THE REPLACEMENT TREES SHALL BE PROPOSED WITHIN A REASONABLE LOCATION ON THE SITE, BONDED AND SHOWN ON THE LANDSCAPE PLAN WITH THE FORTHCOMING FINAL PLAN.
5. THE REMAINING TWELVE (12) SPECIMEN TREES SHALL BE SAVED AND PROTECTED DURING CONSTRUCTION ACTIVITIES. ANY ADDITIONAL REMOVAL OF SPECIMEN TREES SHALL REQUIRE THE SUBMITTAL OF A NEW ALTERNATIVE COMPLIANCE PETITION APPLICATION.
6. PROVIDE TREE PROTECTION FENCING AT THE TREES DRIP LINE, OR FARTHER OUT, TO PREVENT TREE DAMAGE FROM EXCAVATION, SOIL COMPACTION OF SOIL OVER ROOTS. THESE PROTECTION TECHNIQUES MUST BE DEMONSTRATED ON THE SITE DEVELOPMENT PLAN.
7. PROVIDE A NOTE ON THE SP PLAN (SP-17-006), THE FINAL PLAT AND THE SITE DEVELOPMENT PLAN REGARDING THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL. THIS NOTE SHALL INCLUDE THOSE SUBDIVISION REGULATION SECTIONS PETITIONED, THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL, AND THE CONDITIONS OF APPROVAL.
- WP-16-047, A REQUEST TO AN ALTERNATIVE COMPLIANCE OF SECTIONS 16.144(B) AND 16.145(A) OF THE SUBDIVISION REGULATIONS WAS DENIED ON NOVEMBER 6, 2015.
THERE IS AN EXISTING HOUSE AND DETACHED GARAGE ON LOT 1 TO REMAIN. ANY NEW ADDITIONS OR NEW CONSTRUCTION TO THE EXISTING HOUSE SHALL CONFORM TO SETBACKS AS SHOWN ON THE FINAL PLAT FOR THIS SUBDIVISION.
- THE EXISTING GARAGE AND SHED ARE TO REMAIN ON LOT 1 AND ARE CONSIDERED NON-CONFORMING STRUCTURES TO THE 30' SETBACK FROM THE PROJECT BOUNDARY SINCE IT PRE-DATES THE NEW APPLICATION OF THE R-ED SETBACKS FROM AN EXISTING PROPERTY LINE AS CONFIRMED BY LETTER, DATED AUGUST 16, 2017, FROM THE CHIEF OF THE ZONING ADMINISTRATION.
- THE FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAS BEEN FULFILLED WITH 1.9 ACRES OF ON-SITE FOREST RETENTION AND 0.04 ACRES OF REFORESTATION. A SURETY IS REQUIRED FOR THE REFORESTATION, OF \$823.00 AND SHALL BE POSTED WITH THE FINAL PLAT DEVELOPER'S AGREEMENT. A FOREST CONSERVATION AGREEMENT MUST BE EXECUTED BY THE DEVELOPER FOR LONG-TERM FOREST PROTECTION PRACTICES.
- STORMWATER MANAGEMENT SOIL BORING OBSERVED BY SILL ADCOCK AND ASSOCIATES ON FEBRUARY 17, 2014.
- THIS FINAL PLAT IS NOT SUBJECT TO COUNCIL BILLS 61-2019, 62-2019, AND 63-2019, BECAUSE THE PRELIMINARY EQUIVALENT SKETCH (SP-17-006) PLAN WAS SIGNED ON MAY 8, 2018 WHICH IS PRIOR TO THE FEBRUARY 5, 2020 ENACTMENT DATE OF THESE BILLS, PER SECTION 16.102(h)(1) OF THE SUBDIVISION REGULATIONS.
- ON AUGUST 13, 2019, THE CHIEF OF LAND DEVELOPMENT APPROVED A REQUEST FOR THE DISTURBANCE OF THE 50' STREAMBANK BUFFER AND THE 25% STEEP SLOPES AS NECESSARY IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
1. THE APPLICANT SHALL OBTAIN ANY REQUIRED PERMITS FOR THE PUBLIC SEWER LINE CONNECTION.
2. DURING CONSTRUCTION, THE PROPOSED WORK AREA WITHIN THE 50' STREAM BANK BUFFER SHALL BE ADEQUATELY PROTECTED BY A SILT FENCE TO CONTROL WATER RUN-OFF.
3. THE 50' STREAM BANK BUFFER AND THE 25% STEEP SLOPE AREAS DISTURBED SHALL BE STABILIZED AND RE-VEGETATED UPON COMPLETION OF THE SEWER LINE AND THE USE-IN-COMMON DRIVEWAY CONSTRUCTION BACK TO ITS ORIGINAL PRECONSTRUCTION CONDITION. THE DISTURBED AREA SURROUNDING THE PUBLIC SEWER EASEMENT SHALL BE RESTORED WITH NATIVE TREES ALONG THE STREAM BANK EDGE TO CREATE A RIPARIAN BUFFER AND NATIVE TREES ARE TO BE PLANTED WITHIN A FOREST CONSTRUCTION EASEMENT ADJACENT TO THE ROADWAY DISTURBANCE AS PROPOSED.
4. THE APPLICANT SHALL OBTAIN ANY REQUIRED PERMITS AND AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE U.S. ARMY CORPS OF ENGINEERS FOR ACTIVITIES IN REGULATED STREAM BUFFER AREAS PRIOR TO SUBMISSION OF ANY GRADING PERMIT APPLICATIONS, IF APPLICABLE, AND REFERENCE THE APPLICABLE MDE OR USAGE PERMITS OR TRACKING NUMBERS ON ANY ASSOCIATED PERMITS, IF APPLICABLE.
- WP-21-007 PENKUSKY PROPERTY (F-19-018)
ALTERNATE COMPLIANCE TO SECTION 16.116(a)(2)(i), AND SECTION 16.116(a)(3), OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION WAS REQUESTED AND APPROVED ON AUGUST 24, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE DISTURBANCE TO THE STREAM AND ITS BUFFER SHALL BE LIMITED TO THE GRADING REQUIRED TO WIDEN THE DRIVEWAY AND TO CONSTRUCT THE STORM DRAIN SYSTEM AND BIORETENTION FACILITY.
2. ANY NATURAL VEGETATION DISTURBED DURING THE GRADING IN THE STREAM BUFFER MUST BE RESTORED TO ITS NATURAL CONDITION ONCE CONSTRUCTION IS COMPLETED.
3. THE ULTIMATE/LOWER STREAM CHANNEL AND ITS BUFFER MUST BE DELINEATED ON THE PLAT AND MUST BE LOCATED ENTIRELY WITHIN OPEN SPACE, EXCEPT THE STREAM BUFFER MAY BE WITHIN THE PIPESTEM AREAS OF THE RESIDENTIAL LOTS.
4. A COPY OF THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE) PERMIT APPROVAL FOR THE DISTURBANCE TO THE STREAM CHANNEL MUST BE PROVIDED TO DPZ PRIOR TO THE RECORDATION OF THE FINAL PLAT AND REFERENCED AS A NOTE ON THE PLAT.
5. ADDITIONAL LANDSCAPING THAT INCLUDES A MIX OF AT LEAST 2 TREES AND 8 SHRUBS TO HELP SLOW STORMWATER RUNOFF, CONTROL EROSION AND REDUCE SEDIMENTATION TO THE STREAM MUST BE PROVIDED IN THE STREAM BUFFER. THIS ADDITIONAL LANDSCAPING MUST BE SHOWN ON THE FINAL LANDSCAPE PLAN AND BONDED WITH THE FINAL PLAN.
6. INCLUDE THIS ALTERNATIVE COMPLIANCE PETITION DECISION AS A GENERAL NOTE ON THE PLAT AND SITE DEVELOPMENT PLAN. THIS NOTE SHALL INCLUDE THE PETITION'S FILE NUMBER, THE REGULATORY SECTIONS, AND DECISION DATE, AND THE CONDITIONS OF APPROVAL.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"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 LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) 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, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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"

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
A. BUILDABLE: 6
B. NON-BUILDABLE: 0
C. OPEN SPACE: 5
D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
A. BUILDABLE: 2.2194 AC
B. NON-BUILDABLE: 0.00 AC
C. OPEN SPACE: 3.12 AC
(CREDITED 2.93 AC, NON-CREDITED 0.19)
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.5259 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.8680 AC



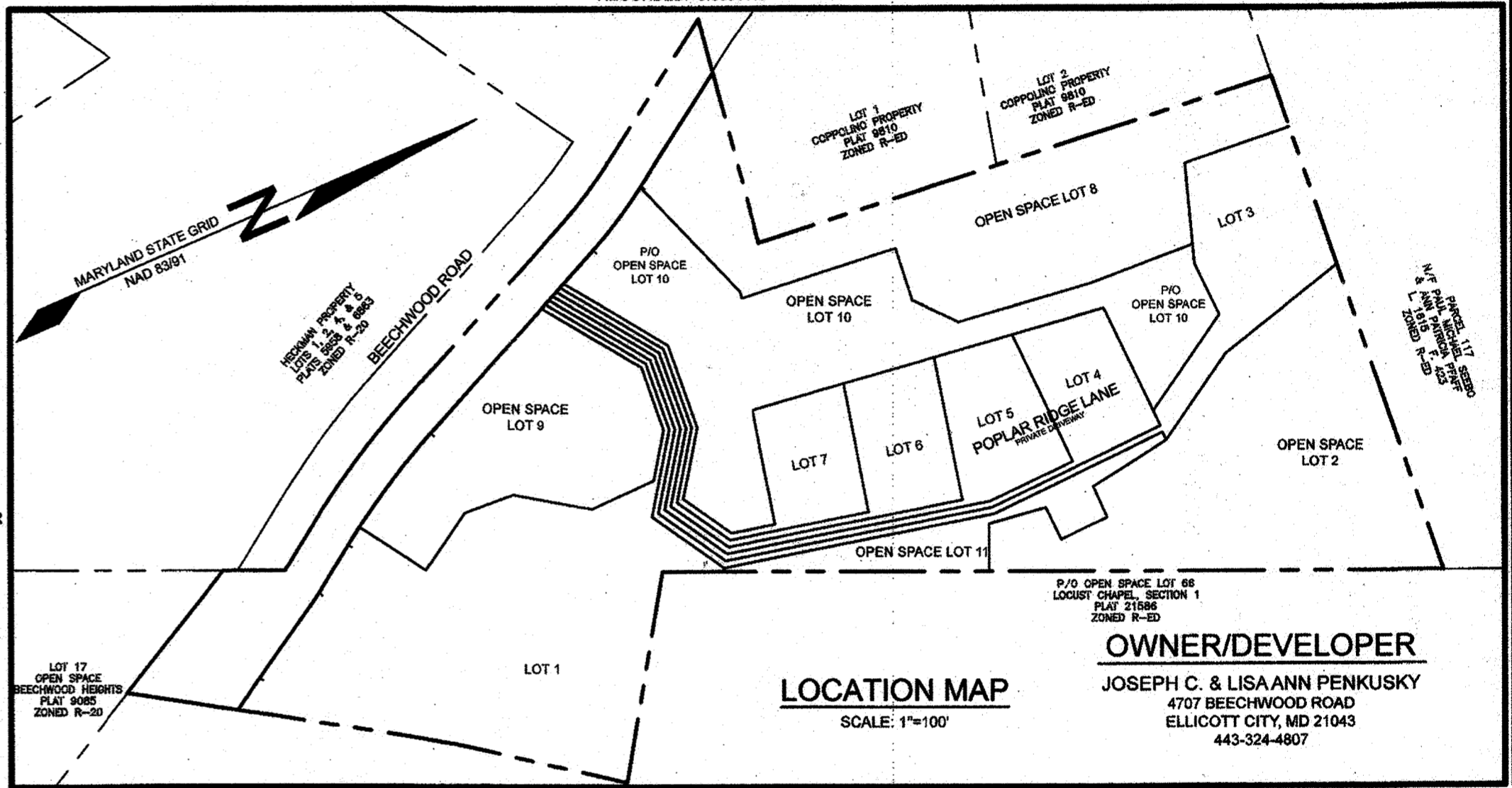
VICINITY MAP
SCALE: 1"=2000'

THE REQUIREMENTS OF § 108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock, Professional Land Surveyor
DATE: 3/23/2021

Joseph C. Penkusky
DATE: 5/12/2021

Lisa Ann Penkusky
DATE: 5-12-2021



LOCATION MAP
SCALE: 1"=100'

OWNER/DEVELOPER

JOSEPH C. & LISANN PENKUSKY
4707 BEECHWOOD ROAD
ELLCOTT CITY, MD 21043
443-324-4807

BENCHMARKS

| NUMBER | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|--------|------------|--------------|-----------|---|
| 0081 | 572,335.36 | 1,377,504.01 | 477.89 | BY OUR LADY OF PERPETUAL HELP, 9' SE SIDE OF ILCHESTER RD, 250' W OF BEECHWOOD RD |
| 31EC | 570,387.05 | 1,376,436.70 | 477.73 | NEAR BONNIE BRANCH MIDDLE SCHOOL, E SIDE OF ILCHESTER ROAD, 61' S OF AN INLET |

MINIMUM LOT SIZE CHART

| LOT NUMBER | GROSS AREA (SF) | PIPESTEM AREA (SF) | NET AREA (SF) | MINIMUM LOT SIZE (SF) |
|------------|-----------------|--------------------|---------------|-----------------------|
| 1 | 45,612 ± | 691 ± | 44,921 ± | 6,000 |
| 3 | 15,215 ± | 4,134 ± | 11,081 ± | 6,000 |
| 4 | 9,474 ± | 2,383 ± | 7,091 ± | 6,000 |
| 5 | 9,886 ± | 1,930 ± | 7,956 ± | 6,000 |
| 6 | 8,795 ± | 1,568 ± | 7,227 ± | 6,000 |
| 7 | 7,696 ± | 1,210 ± | 6,486 ± | 6,000 |

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.

RECORDED AS PLAT NUMBER 25807 ON 8-12-21 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

HOWARD COUNTY HEALTH OFFICER
DATE: 7/27/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6-4-21

DIRECTOR
DATE: 7/27/21

OWNER'S CERTIFICATE

WE, JOSEPH C. PENKUSKY AND LISANN PENKUSKY, 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 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 ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER 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 FLOODPLAINS, 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 31 DAY OF MARCH, 2021

JOSEPH C. PENKUSKY
DATE: 3-31-2021

LISANN PENKUSKY
DATE: 3-31-2021

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MONROE C. MALIN, TRUSTEE OF THE MALIN LIVING TRUST TO JOSEPH C. PENKUSKY AND LISANN PENKUSKY BY DEED DATED THE 30TH OF JULY, 2010 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12616, FOLIO 91, 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 THE LANDSCAPE PLAN AND IN COMPLIANCE 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 REFERENCED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 17, SUBTITLE 13, CHAPTER 06, REGULATION 12.

MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2021
DATE: 3/23/2021

SUBDIVISION PLAT OF PENKUSKY PROPERTY

LOTS 1, 3-7 AND OPEN SPACE LOTS 2, & 8 THRU 11

A SUBDIVISION OF PARCEL 119
TAX MAP 31, GRID 4
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: R-ED

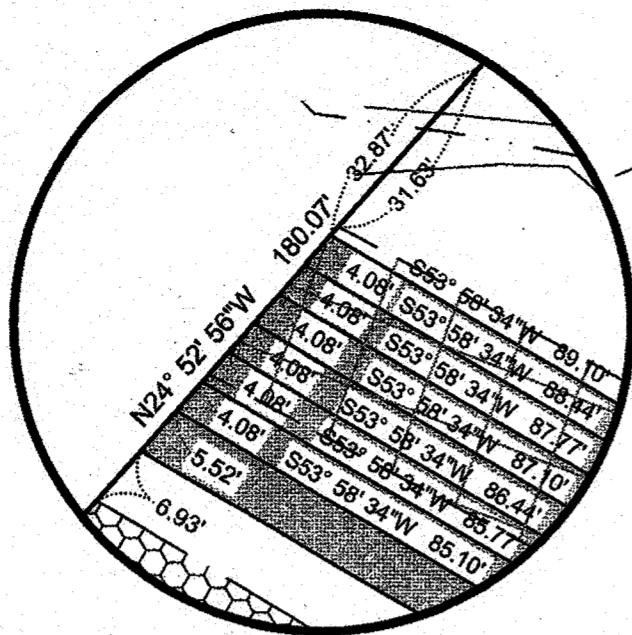
PREVIOUS DPZ FILES: ECP-15-007, WP-16-047, WP-17-124, WP-21-007, SP-17-006, PB CASE 433

SCALE: AS SHOWN
SHEET 1 OF 2

DATE: MARCH 19, 2021
DRAWN BY: AEA/JJT

| WATER EASEMENT LINE TABLE | | | LINE TABLE | | |
|---------------------------|-------------|---------|------------|-------------|--------|
| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
| W1 | S51°54'37"W | 51.07' | L1 | N89°23'36"E | 24.81' |
| W2 | S63°50'27"W | 29.12' | L2 | S01°50'48"E | 37.93' |
| W3 | S75°05'27"W | 27.66' | L3 | S89°07'45"W | 26.13' |
| W4 | N82°24'33"W | 27.66' | L4 | S07°32'09"W | 43.39' |
| W5 | N71°09'33"W | 14.07' | L5 | S66°32'47"E | 35.02' |
| W6 | N59°54'33"W | 52.54' | L6 | S86°02'41"E | 64.14' |
| W7 | N71°09'33"W | 9.46' | L7 | S53°58'34"W | 89.10' |
| W8 | S86°20'27"W | 3.43' | L8 | N55°16'16"W | 55.82' |
| W9 | S41°20'27"W | 29.19' | L9 | S86°02'41"E | 61.59' |
| W10 | S18°50'27"W | 52.63' | L10 | S53°58'34"W | 86.44' |
| W11 | S71°09'33"E | 8.25' | L11 | N55°16'16"W | 58.18' |
| W12 | S18°50'27"W | 5.00' | L12 | S86°02'41"E | 59.03' |
| W13 | N71°09'33"W | 8.25' | L13 | S53°58'34"W | 87.77' |
| W14 | S18°50'27"W | 46.49' | L14 | N55°16'16"W | 60.55' |
| W15 | S07°35'27"W | 20.43' | L15 | S86°02'41"E | 56.48' |
| W16 | S82°24'33"E | 11.30' | L16 | S53°58'34"W | 87.10' |
| W17 | S07°35'27"W | 5.00' | L17 | N55°16'16"W | 62.92' |
| W18 | N82°24'33"W | 11.30' | L18 | S86°02'41"E | 53.92' |
| W19 | S07°35'27"W | 68.42' | L19 | S53°58'34"W | 86.44' |
| W20 | S82°24'33"E | 10.34' | L20 | N55°16'16"W | 65.29' |
| W21 | S07°35'27"W | 4.99' | L21 | S86°02'41"E | 51.36' |
| W22 | N82°24'33"W | 10.34' | L22 | S53°58'34"W | 85.77' |
| W23 | S07°35'27"W | 53.98' | L23 | S86°02'41"E | 48.81' |
| W24 | S03°39'33"E | 21.13' | L24 | S53°58'34"W | 85.10' |
| W25 | N86°20'27"W | 11.82' | | | |
| W26 | S03°39'33"E | 5.00' | | | |
| W27 | S86°20'27"W | 11.82' | | | |
| W28 | S03°09'17"E | 48.60' | | | |
| W30 | S31°53'56"E | 29.19' | | | |
| W31 | S58°06'04"W | 20.00' | | | |
| W32 | S31°53'56"E | 33.32' | | | |
| W33 | N26°09'33"W | 15.42' | | | |
| W34 | N02°07'24"W | 82.53' | | | |
| W35 | N07°35'27"E | 70.84' | | | |
| W36 | N83°28'04"W | 17.81' | | | |
| W37 | N06°16'40"E | 20.00' | | | |
| W38 | S83°28'04"E | 18.27' | | | |
| W39 | N07°35'27"E | 65.92' | | | |
| W40 | N18°50'27"E | 110.07' | | | |
| W41 | N41°20'27"E | 41.45' | | | |
| W42 | N86°20'27"E | 15.69' | | | |
| W43 | S71°09'33"E | 15.41' | | | |
| W44 | S59°54'33"E | 52.54' | | | |
| W45 | S71°09'33"E | 10.13' | | | |
| W46 | S82°24'33"E | 21.71' | | | |
| W47 | N75°05'27"E | 21.71' | | | |
| W48 | N63°50'27"E | 25.06' | | | |
| W49 | N51°54'37"E | 53.67' | | | |

| ACCESS EASEMENT LINE TABLE | | |
|----------------------------|-------------|---------|
| LINE | BEARING | LENGTH |
| A1 | N53°58'34"E | 84.10' |
| A2 | S86°02'41"E | 44.98' |
| A3 | S55°16'16"W | 64.63' |
| A4 | S70°00'52"E | 40.27' |
| A5 | S12°17'37"W | 203.37' |
| A6 | S02°07'24"E | 32.80' |
| A7 | N87°52'36"E | 46.26' |
| A8 | S87°52'36"W | 47.63' |
| A9 | N02°07'24"W | 54.53' |
| A10 | N87°52'36"E | 30.00' |
| A11 | S02°07'24"E | 131.29' |
| A12 | S12°17'37"W | 49.87' |
| A13 | S58°50'37"W | 40.75' |



DETAIL
SCALE: 1"=20'

DENSITY INFORMATION

GROSS AREA OF PROPERTY: 5.8680 AC.
MINUS 25% OR GREATER STEEP SLOPES: 2.04 AC.
NET AREA OF PROJECT: 3.78 AC.
DENSITY PERMITTED: 2 DWELLING UNITS/NET AC: 7 UNITS
NUMBER OF PROPOSED BUILDABLE LOTS: 6 LOTS

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|---------|---------|------------|---------|---------------|--------------|
| C1 | 107.84' | 594.00' | 283°08'08" | 50.02' | N30°04'57"W | 107.69' |
| C2 | 53.81' | 336.63' | 51°19'04" | 23.24' | N29°27'41"W | 53.75' |
| C3 | 102.42' | 564.09' | 111°58'57" | 54.02' | N30°05'01"W | 102.78' |
| C4 | 58.62' | 366.63' | 17°40'32" | 24.02' | N29°27'35"W | 58.56' |

LEGEND

- EXISTING STREAM
- 50' STREAM BUFFER
- FOREST CONSERVATION EASEMENT
- PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- PRIVATE 30' USE-IN-COMMON ACCESS AND DRIVEWAY AND RETAINING WALL MAINTENANCE EASEMENT FOR LOTS 1, 3, 4, 5, 6, AND 7
- 20' PUBLIC WATER EASEMENT

LOT 17
OPEN SPACE
BEECHWOOD HEIGHTS
PLAT 8085
ZONED R-20

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 6
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 5
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 2.2194 AC
 - B. NON-BUILDABLE: 0.00 AC
 - C. OPEN SPACE: 3.12 AC
 - (CREDITED 2.93 AC, NON-CREDITED 0.19)
 - D. PRESERVATION PARCELS: 0.00 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.5259 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.8680 AC

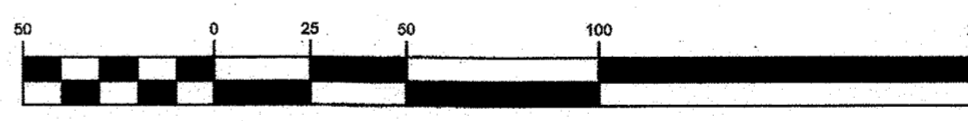
U.S. EQUIVALENT COORDINATE TABLE

| POINT | NORTHING | EASTING | POINT | NORTHING | EASTING | POINT | NORTHING | EASTING | POINT | NORTHING | EASTING |
|-------|--------------|----------------|-------|--------------|----------------|-------|--------------|----------------|-------|--------------|----------------|
| 5 | 574,054.1750 | 1,376,843.3172 | 102 | 574,089.4173 | 1,376,579.1835 | 106 | 573,758.0774 | 1,376,713.9613 | 273 | 574,612.4154 | 1,376,889.8326 |
| 45 | 574,582.6100 | 1,377,072.5787 | 103 | 573,926.0442 | 1,376,854.9572 | 107 | 573,657.0976 | 1,376,768.8115 | 1390 | 574,235.2973 | 1,376,522.0185 |
| 99 | 574,136.2170 | 1,376,552.7472 | 104 | 573,832.8665 | 1,376,708.9382 | 241 | 573,863.4134 | 1,376,898.6678 | 1411 | 574,216.2552 | 1,376,650.4233 |
| 101 | 574,241.2438 | 1,376,481.7977 | 105 | 573,99.8840 | 1,376,732.269 | 242 | 573,967.9529 | 1,376,975.2515 | 1596 | 573,729.4668 | 1,376,814.1508 |

GENERAL NOTES (CONTINUED)

- A PERMIT TO THE MARYLAND DEPARTMENT OF ENVIRONMENT AND ARMY CORPS OF ENGINEERS TO DISTURB THE STREAM SYSTEM HAS BEEN SUBMITTED TO THOSE AGENCIES. THE PERMIT NO./TRACKING NO. IS 202060573/20-NT-3081. APPROVAL OF THE PERMIT IS REQUIRED PRIOR TO SUBMISSION OF ANY GRADING PERMIT TO HOWARD COUNTY.
- LOT 1 CONTAINS STEEP SLOPES THAT ARE 25% OR GREATER. PER SECTION 16.120(b)(4)(iii)(a), STEEP SLOPES MAY BE LOCATED ON A RESIDENTIAL LOT THAT IS 20,000 SQUARE FEET OR GREATER IF THE SLOPES ARE LOCATED NO CLOSER THAN 35 FEET FROM THE BUILDING ENVELOPE. THE EXISTING STRUCTURES ON LOT 1 ARE IN THE 35 FOOT ENVIRONMENTAL SETBACK AND ARE CONSIDERED NONCOMPLYING BECAUSE THE STRUCTURES PREDATE SUBDIVISION. ANY ADDITIONS TO THE STRUCTURES REQUIRE COMPLIANCE WITH THE SETBACKS.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

GRAPHIC SCALE



OWNER/DEVELOPER

JOSEPH C. & LISA ANN PENKUSKY
4707 BEECHWOOD ROAD
ELLCOTT CITY, MD 21043
443-324-4807

Adcock & Associates · LLC

Engineers · Surveyors · Planners
5389 Enterprise Street, Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: info@saaland.com

RECORDED AS PLAT NUMBER 25808 ON 8-12-21
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

HOWARD COUNTY HEALTH OFFICER: *[Signature]* DATE: 7/2/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 6-21-21
DIRECTOR: *[Signature]* DATE: 7/2/21

OWNER'S CERTIFICATE

WE, JOSEPH C. PENKUSKY AND LISA ANN PENKUSKY, 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 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 ROAD AND 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER 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 FLOODPLAINS, 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 31 DAY OF MARCH, 2021.
JOSEPH C. PENKUSKY DATE: 3-31-2021
LISA ANN PENKUSKY DATE: 3-31-2021

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MONROE C. MALIN, TRUSTEE OF THE MALIN LIVING TRUST TO JOSEPH C. PENKUSKY AND LISA ANN PENKUSKY BY DEED DATED THE 30TH OF JULY, 2010 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12616, FOLIO 91, 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 AM IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK OF THE PROJECT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 89, SUBTITLE 13, CHAPTER 06, REGULATION 12.

MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2021
DATE: 3/23/2021

SUBDIVISION PLAT OF PENKUSKY PROPERTY

LOTS 1, 3-7 AND OPEN SPACE LOTS 2, & 8 THRU 11
A SUBDIVISION OF PARCEL 119
TAX MAP 31, GRID 4
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: R-ED
PREVIOUS DPZ FILES: ECP-15-007,
WP-16-047, WP-17-124, WP-21-007, SP-17-006, PB CASE 433
SCALE: AS SHOWN
SHEET 2 OF 2
DATE: MARCH 19, 2021
DRAWN BY: AEA/JJT