

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 16DA AND 177B WERE USED FOR THIS PROJECT.
- DENOTES ANGLE CHANGE IN BEARING OR RIGHT OF WAY
 ○ DENOTES IRON PIPE OR BAR FOUND
 ■ DENOTES STONE OR MONUMENT FOUND
 ⊗ DENOTES REBAR WITH CAP SET
 BRL DENOTES BUILDING RESTRICTION LINE.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY BY VOGEL ENGINEERING ENDING IN DECEMBER 2018.
- 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 BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/06/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- 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:
 A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1.5" MIN);
 C. GEOMETRY --- MAX. 1% GRADE, MAX. 10' GRADE CHANGE AND MIN. 48' TURNING RADIUS;
 D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
 F. STRUCTURE CLEARANCES---MINIMUM 12 FEET;
 G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- HIGH RIDGE ROAD IS CLASSIFIED AS A PUBLIC LOCAL ROAD. THE PROPOSED ACCESS ROUTE IS FROM AN EXISTING USE-IN-COMMON DRIVEWAY. LOT 2 WILL UTILIZE A PRIVATE DRIVEWAY TO AN EXISTING USE-IN-COMMON DRIVEWAY (PLAT 18733).
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER SERVICE TO THIS PROJECT IS TO BE A SERVICE CONNECTION TO CONTRACT NO. 70-W.
- SEWER SERVICE TO THIS PROJECT IS TO BE A SERVICE CONNECTION TO CONTRACT NO. 238-S.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-19-009 & WP-18-067.
- THERE IS ONE EXISTING STRUCTURE ON LOT 1 (TO REMAIN). NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- REFERENCE WP-18-067, APPROVED MARCH 28, 2018 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.120(c)(2)(1) WHICH REQUIRES TO HAVE 20 FEET OF ROAD FRONTAGE FOR SINGLE PIPESTEM LOTS SERVING SINGLE FAMILY DETACHED DWELLINGS, AND OF SECTION 16.127 (c)(4)(i) WHICH REQUIRES ANY EXISTING DRIVEWAY ENTRANCES ONTO THE PUBLIC ROAD RIGHT OF WAY MUST BE CONNECTED TO A SINGLE USE-IN-COMMON DRIVEWAY OR ABANDONED. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
 2. THE ALTERNATIVE COMPLIANCE APPLICATION NUMBER (WP-18-067) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS AND FINAL PLAT.
 3. THE PROPOSED LOT FOR THE EXISTING HOUSE MUST COMPLY WITH ALL SETBACKS PER THE R-20 ZONING REGULATIONS.
- F-04-140 PROVIDED A 35' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 2 AND 3 OF THE CARVER ESTATES AND PARCEL 263. THE REQUIRED DRIVEWAY CULVERT, PROVIDING ACCESS ACROSS THE SDP-15-006 SWALE WILL BE MAINTAINED BY THE OWNER OF LOT 2 AS SHOWN HEREON.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOT 2 AND CARVER ESTATES ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON FEBRUARY 14, 2019 AT THE MILLER BRANCH LIBRARY AT 6 P.M.
- DECLARATION OF COVENANTS FOR LOT 2 SHALL BE RECORDED WITH THE DEVELOPERS AGREEMENT AND SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THE LOT.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-19-009) WAS APPROVED DECEMBER 11, 2018.
- A WETLAND AND SIMPLIFIED FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, SEPTEMBER 13, 2018.
 -THREE (3) SPECIMEN TREES WERE FOUND ONSITE. ALL EFFORTS WILL BE MADE TO SAVE THE TREES.
 -NO WETLANDS, STREAMS OR BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY.
- STORMWATER 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 AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS MINOR SUBDIVISION PROJECT (DESIGN MANUAL VOLUME 3 - SECTION 4.7.B.5).
- IN ACCORDANCE WITH SECTION 16.120(b)(1)(viii), THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$4,500 FOR THE REQUIRED 15 SHADE TREES SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT (20,000 SF LOT) IS 6% OF GROSS AREA (0.94 AC. GROSS AREA X 6% = 0.056 AC.) AND WILL BE MET BY A \$1,500 PAYMENT OF FEE-IN-LIEU.
- MODERATE INCOME HOUSING UNITS (MIHU) ARE REQUIRED FOR THIS PROJECT. IN ACCORDANCE WITH SECTION 10B.D.E OF THE 10 / 16 / 13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT.
 - THE MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDED OF THIS PLAT.
- IN ACCORDANCE WITH SECTION 16.121 (A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROJECT IS EXEMPT FROM PROVIDING RECREATIONAL OPEN SPACE.

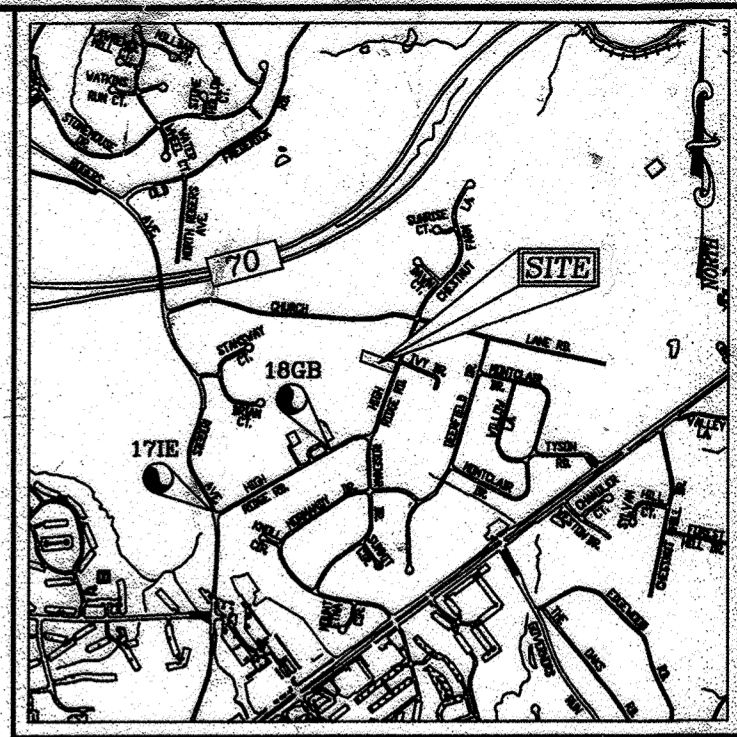
32. THE PLANNING DIRECTOR AND CHIEF OF THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION DETERMINED THAT THIS PROJECT IS NOT CONSIDERED NEIGHBORHOOD INFILL SUBDIVISION OR RESUBDIVISION BECAUSE THE PROPERTY IS SURROUNDED BY LESS THAN 60% OF THE PERIMETER BY RECORDED SUBDIVISION LOTS 20,000 SF OR GREATER.

PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D1	N70°19'13"W	21.08'
D2	N14°35'23"E	62.31'
D3	N59°55'30"E	38.68'
D4	N86°59'17"E	46.83'
D5	S70°22'45"E	45.12'
D6	S31°38'03"E	59.33'
D7	S19°20'38"E	62.18'
D8	S01°20'08"W	25.62'
D9	N70°19'13"W	21.07'
D10	N01°20'08"E	15.34'
D11	N19°20'38"W	56.38'
D12	N31°38'03"W	53.01'
D13	N70°04'37"W	27.20'
D14	S86°59'17"W	43.05'
D15	S59°55'00"W	25.52'
D16	S14°35'23"W	55.74'

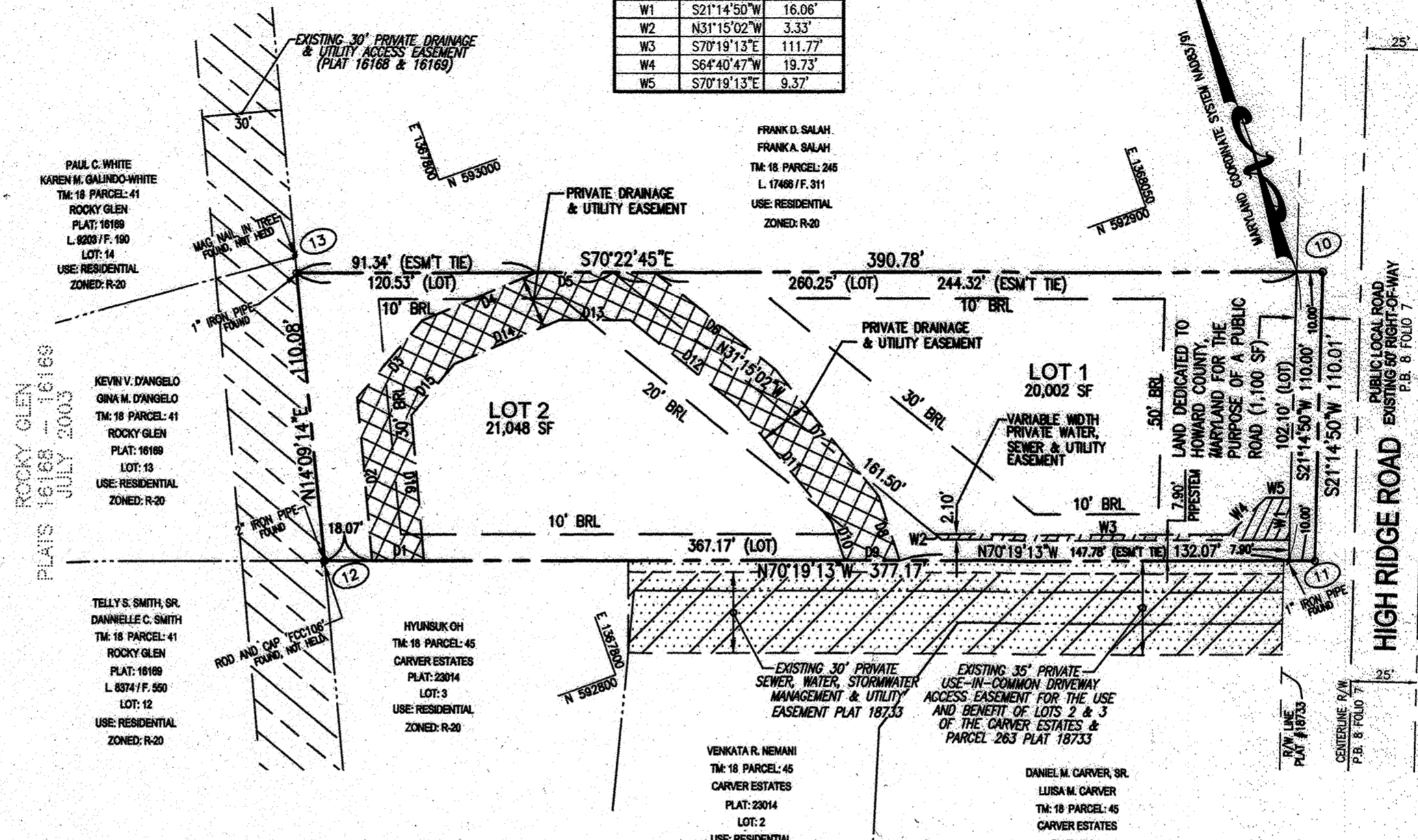
COORDINATE TABLE

NO.	NORTH	EAST
10	592853.8481	1368105.1047
11	592751.3156	1368065.2383
12	592878.3310	1367710.1009
13	592985.0693	1367737.0186



VARIABLE WIDTH PRIVATE WATER, SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
W1	S21°14'50"W	16.06'
W2	N31°15'02"W	3.33'
W3	S70°19'13"E	111.77'
W4	S64°40'47"W	19.73'
W5	S70°19'13"E	9.37'

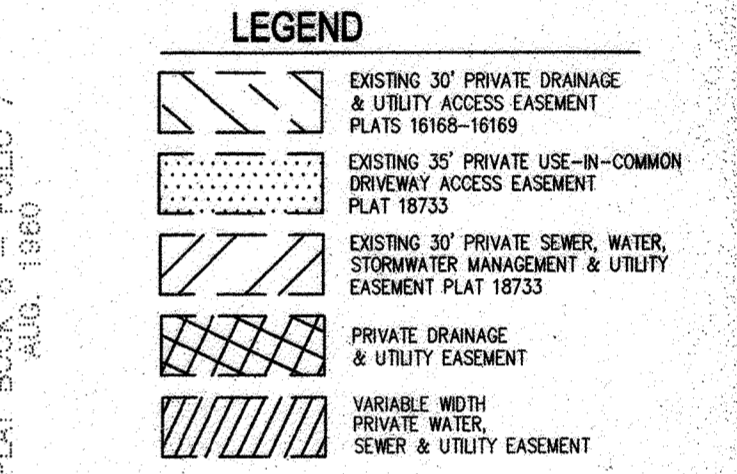


MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	20,002 SF	0 SF	20,002 SF	20,000 SF
2	21,048 SF	1,042 SF	20,006 SF	20,000 SF

VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP 21 GRID B/5

IVY DRIVE
PUBLIC LOCAL ROAD
EXISTING 50' RIGHT-OF-WAY
P.B. & FOLIO 7



MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

DESCRIPTION	QUANTITY
TOTAL NUMBER OF LOTS/UNITS PROPOSED	2
NUMBER OF MIHU REQUIRED	0
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	1 & 2

AREA TABULATION

DESCRIPTION	QUANTITY	AREA
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2	
- BUILDABLE	2	
- NON-BUILDABLE BULK PARCEL	0	
- OPEN SPACE	0	
- PRESERVATION PARCELS	0	
TOTAL AREA OF LOTS AND/OR PARCELS		0.9424 AC
- BUILDABLE		0.9424 AC
- NON-BUILDABLE BULK PARCEL		0.0000 AC
- OPEN SPACE		0.0000 AC
- PRESERVATION PARCELS		0.0000 AC
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS		0.0252 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED		0.9676 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.

Eric R. Quintanilla 11/11/2020
ERICK R. QUINTANILLA DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

OWNER
STEVE AND EVE STAMATAKIS
8418 HIGH RIDGE ROAD
ELLCOTT CITY, MD 21043
(410) 461-9295

Steve Stamatakis
STEVE STAMATAKIS DATE

Eve Stamatakis
EVE STAMATAKIS DATE

RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH THE LOTS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. 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 DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO:
1) SUBDIVIDE TAX MAP 18 PARCEL 263
2) CREATE A PRIVATE DRAINAGE & UTILITY EASEMENT AND A VARIABLE WIDTH DRIVEWAY ACCESS EASEMENT
3) DEDICATE LAND TO HOWARD COUNTY, MD FOR THE PURPOSE OF A PUBLIC ROAD

MIHU AGREEMENT
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.

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

Maura Roseman 12/23/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Edmund 1/21/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 2/3/21
DIRECTOR DATE

OWNER'S CERTIFICATE
WE, STEVE STAMATAKIS AND EVE STAMATAKIS, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 11 DAY OF NOVEMBER 2020.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM HAROLD L. THEISS AND MAY F. THEISS TO STEVE STAMATAKIS AND EVE STAMATAKIS BY DEED DATED JUNE 15, 1979 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 947, FOLIO 624.
 I ALSO CERTIFY ALL MONUMENTS ARE IN 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21408, EXPIRATION/RENEWAL DATE JUNE 15, 2021.

Eric R. Quintanilla 11/11/2020
ERICK R. QUINTANILLA DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

RECORDED AS PLAT No. 251635 ON 2-17-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
STAMATAKIS PROPERTY
LOTS 1 & 2
A SUBDIVISION OF TAX MAP 18 PARCEL 263
DPZ FILES:
WP-18-067, ECP-19-009

TAX MAP 18 GRID 13, PARCEL 263 ----- ZONED: R-20
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
NOVEMBER 2020

50' 0 50' 100' 150'

SHEET 1 OF 1

VOGEL ENGINEERING
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