

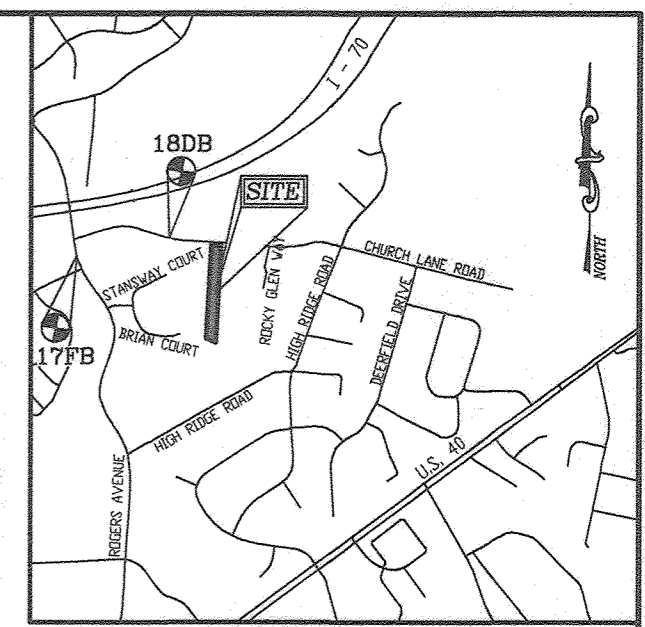
GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 177B AND 180B WERE USED FOR THIS PROJECT.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY 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.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2016 BY ROBERT H. VOGEL ENGINEERING, INC.
- 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 SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "R-ED" AND "R-20" IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE EXISTING DWELLING AND STRUCTURES WILL BE REMOVED PRIOR TO SIGNATURE APPROVAL OF THIS PLAT.
- 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. (1-3" MIN.)
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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.
- CHURCH LANE ROAD IS CLASSIFIED AS A LOCAL PUBLIC ROAD. SITE ACCESS SHALL BE VIA A USE-IN-COMMON DRIVEWAY.
- LOTS 1-2 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE SERVICE CONNECTIONS FROM CONTRACT NO. 70-W. SEWER FOR THIS PROJECT IS TO BE SERVICE CONNECTIONS FROM CONTRACT NO. 14-4432-0.
- WETLANDS AND STREAMS SHOWN ON-SITE ARE BASED ON THE DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. DATED MARCH, 2019.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOREST STAND DELINEATION (FSD) FOR THIS PROJECT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 2019.
- A NOISE AND TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS SUBDIVISION IS BEING SUBDIVIDED UNDER THE R-20 ZONING REGULATIONS PER SECTION 107.0.1.1.
- 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 FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- STREET TREES ARE NOT REQUIRED FOR THIS MINOR SUBDIVISION.
-STREET LIGHTING IS NOT REQUIRED FOR THIS MINOR SUBDIVISION.

- AN ENVIRONMENTAL CONCEPT PLAN (ECP-19-013) WAS APPROVED ON FEBRUARY 25, 2019.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON SEPTEMBER 13, 2018 AT 6:00PM AT LINDEN HALL, 4765 DORSEY HALL DRIVE, ELLICOTT CITY, MARYLAND.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-19-013, WP-24-057
- A LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$6,300.00 FOR THE REQUIRED 15 SHADE TREES (\$4,500), 6 SHADE TREES (SPECIMEN TREE REPLACEMENT) (\$1,800) SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT. FINAL REVIEW AND APPROVAL OF THE LANDSCAPE PLAN WILL BE WITH THE SITE DEVELOPMENT PLAN SUBMISSION.
- MODERATE INCOME HOUSING UNITS (MIHU) ARE REQUIRED FOR THIS PROJECT. IN ACCORDANCE WITH SECTION 107.0.E AND 108.0.E OF THE 10/06/13 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 RECORDING OF THIS PLAT.
- DECLARATION OF COVENANTS FOR LOTS 1 AND 2 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- 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 SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- RECREATION OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
- 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 (18,000 SF LOT) IS 10% OF GROSS AREA (2.27 AC. GROSS AREA X 10% = 0.23 AC.).
-OPEN SPACE LOT 3 IS 1,3010 ACRES.
-OPEN SPACE LOT 3 IS TO BE DEDICATED TO HOWARD COUNTY.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS - RESIDENTIAL INFILL DEVELOPMENT. THE DESIGN PROPOSES SINGLE FAMILY DETACHED HOMES, THE ENVIRONMENTAL AREAS SHALL BE PROTECTED WITHIN AN OPEN SPACE LOT, SOME SPECIMEN TREES HAVE BEEN PRESERVED, STREETScape SHALL REMAIN UNCHANGED, LOT CONFIGURATION AND PROJECT DESIGN MAXIMIZES PRIVACY. THIS R-20 PROJECT PROPOSES A SHARED DRIVEWAY, THE FRONT YARD SETBACK OF LOT 1 HAS BEEN SET BY THE REQUIREMENTS OF THE ABOVE SECTION, DRAINAGE PATTERNS HAVE BEEN REVIEWED TO MINIMIZE IMPACTS TO ADJOINING PROPERTIES AND NO NON-STRUCTURAL STORMWATER MANAGEMENT (ESD) ARE PROPOSED.
- THE SUBJECT PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION ACT PER COUNTY CODE SECTION - 16.1202. (B)(1)(VII), A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- THE LOT 1 FRONT SETBACK WAS ESTABLISHED IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.127(C)(4)(I).

LEGEND

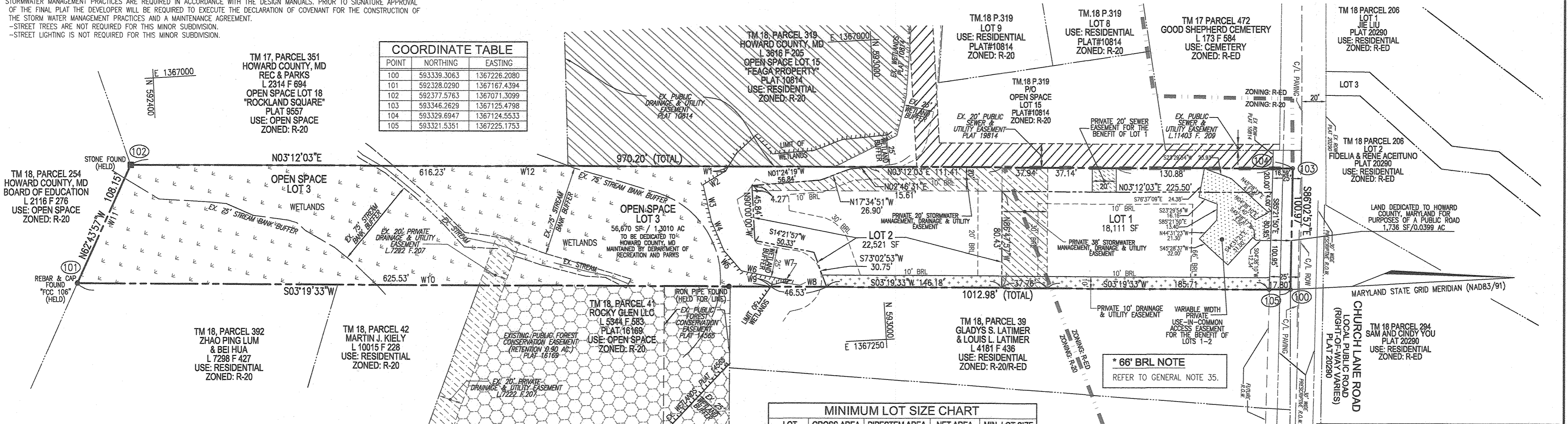
	EXISTING WETLAND AREA		EX. 20' PUBLIC SEWER & UTILITY EASEMENT PLAT 19814
	PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT		PRIVATE 20' SEWER EASEMENT FOR THE BENEFIT OF LOT 1
	VARIABLE WIDTH PRIVATE UTILITY ACCESS EASEMENT FOR BENEFIT OF LOTS 1 AND 2		PRIVATE 10' DRAINAGE & UTILITY EASEMENT
	EX. PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 10814		EX. 20' PRIVATE DRAINAGE & UTILITY EASEMENT L7222 F.207
	EX. PUBLIC FOREST CONSERVATION EASEMENT PLAT 14565 & 16169		EX. PUBLIC SEWER & UTILITY EASEMENT L11403 F. 209



- THIS PLAN IS SUBJECT TO WP-24-057. ON 01/03/2024 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.144(P) AND SECTION 16.144(O) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REQUEST A 60-DAY EXTENSION TO THE DEADLINE FOR THE COMPLETION OF THE DEVELOPER AGREEMENTS AND SUBMISSION OF THE FINAL PLAT ORIGINALS.
- APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLETION OF THE DEVELOPER'S AGREEMENT AND PAYMENT OF FEES FOR F-19-074 ON OR BEFORE JANUARY 28, 2024.
2. SUBMISSION OF THE ORIGINAL FINAL PLAT TO THE DIVISION OF LAND DEVELOPMENT FOR SIGNATURE APPROVAL AND RECORDATION ON OR BEFORE MARCH 28, 2024.

COORDINATE TABLE

POINT	NORTHING	EASTING
100	593339.3063	1367226.2080
101	592328.0290	1367167.4394
102	592377.5763	1367071.3099
103	593346.2629	1367125.4798
104	593329.6947	1367124.5533
105	593321.5351	1367225.1753



AREA TABULATION

DESCRIPTION	AREA (AC)
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
- BUILDABLE	0.9328 AC.
- NON-BUILDABLE	0.0000 AC.
- OPEN SPACE	1.3010 AC.
- PRESERVATION PARCELS	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.2338 AC.
- BUILDABLE	0.9328 AC.
- NON-BUILDABLE	0.0000 AC.
- OPEN SPACE	1.3010 AC.
- FUTURE LOTS	0.0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0399 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.2736 AC.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 3, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL 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 WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, 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 THE 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.

WETLAND TABLE

LINE	BEARING	DISTANCE
W1	S55°39'31"E	4.49'
W2	S28°17'17"E	22.00'
W3	N80°07'13"E	31.06'
W4	N69°30'43"E	26.81'
W5	N52°32'07"E	21.97'
W6	N14°21'57"E	33.67'
W7	N1°00'10"E	9.09'
W8	S09°43'45"E	16.58'
W9	S52°01'27"E	2.12'
W10	S03°19'33"W	579.00'
W11	N62°43'57"W	108.15'
W12	N03°12'03"E	499.20'

MINIMUM LOT SIZE CHART

LOT	GROSS AREA SF	PIPESTEM AREA SF	NET AREA SF	MIN. LOT SIZE SF
2	22,521	4,515	18,006	18,000

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 David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 3-27-24

OWNER/DEVELOPER
ZABLAH REAL ESTATE, LLC
224 N. FRANKLINTOWN ROAD
BALTIMORE, MD 21223
(443) 841-8920

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION/EXEMPTIONS TRACKING

DESCRIPTION	QUANTITY
TOTAL NUMBER OF LOTS/UNITS PROPOSED	2 SFD UNITS
NUMBER OF MIHU REQUIRED	1 SFD (2 X 10%)
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM AFFO ALLOCATIONS)	0
NUMBER OF AFFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	* 1 UNIT
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	LOTS 1-2

* ONE CREDIT FOR EXISTING HOUSE TO BE REMOVED.

MIHU AGREEMENT

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION (LOTS 1&2) 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. REFER TO L. F.

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

Howard County Health Officer
HOWARD COUNTY HEALTH OFFICER
DATE: 4/12/24

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4.18.24

Director
DIRECTOR
DATE: 5/13/24

OWNER'S CERTIFICATE

WE, ZABLAH REAL ESTATE LLC, OWNER 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 27TH DAY OF MARCH, 2024.

Zablah Real Estate, LLC
ZABLAH REAL ESTATE, LLC
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM JAMES M. HORVATH AND DAVID J. HORVATH TO ZABLAH REAL ESTATE, LLC BY DEED DATED MAY 2, 2023 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 21961, FOLIO 193.

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. 21639, EXPIRATION DATE JANUARY 03, 2026.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 3/27/2024

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 24632 ON 5-20-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

HORVATH PROPERTY
LOTS 1-2 AND OPEN SPACE LOT 3
8457 CHURCH LANE ROAD
ELLICOTT CITY, MD 21043
(L21961 F.193)

TAX MAP 18 GRID 13, PARCEL 38 ----- ZONED: R-ED, R-20
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

