

GENERAL NOTES

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 0056 AND 376B.
- 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 JANUARY 17, 2017 BY ROBERT H. VOGEL ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: PB.8 - PG.20, PB.8 - PG.67, ECP-17-041, F-18-007, SDP-19-014.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC., C/O MR. JOHN CANOLES, DATED MARCH 2017 WITH F-18-007.
- NO 100 YEAR FLOODPLAIN IS PRESENT ON THE SITE.
- THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS PRESENT ON THE PROPERTY.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER SERVICE FOR THIS PROJECT SHALL BE PRIVATE CONNECTIONS FROM CONTRACT NO. 671-W.
- SEWER SERVICE FOR THIS PROJECT SHALL BE PRIVATE CONNECTIONS FROM CONTRACT NO. 20-1264
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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'(18' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE -- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" 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.
- THE SUBJECT PROPERTY IS ZONED "R-12" PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- ALLEN LANE IS CLASSIFIED AS PUBLIC LOCAL ROAD.
SITE ACCESS SHALL BE VIA THE F-18-007 PRIVATE USE-IN-COMMON DRIVEWAY.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON MAY 01, 2017 AT 6:00 PM AT THE HOWARD COUNTY LIBRARY CENTRAL BRANCH.
- THERE IS AN EXISTING STRUCTURE (LOT 1) TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREE PLANTING HAS BEEN POSTED AS PART OF F-18-007.
- LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER SDP-19-014 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE.
- THIS PROJECT IS SUBJECT TO WP-18-074. ON MARCH 6, 2018; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1205(A)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. SECTION 16.127(C)(4)(i) WHICH REQUIRES A SHARED USE-IN-COMMON DRIVEWAY MUST BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL WITHIN A MINIMUM 24-FOOT-WIDE ACCESS EASEMENT FOR ALL PROPOSED RESIDENTIAL INFILL DEVELOPMENT LOTS. ANY EXISTING DRIVEWAY ENTRANCES ONTO THE PUBLIC ROAD RIGHT-OF-WAY MUST BE CONNECTED TO A SINGLE USE-IN-COMMON DRIVEWAY OR ABANDONED. APPROVAL FOR SECTION 16.127(C)(4)(i) AND SECTION 16.1205(A)(7) IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. ALTERNATIVE COMPLIANCE APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1 AND #3 AS DEPICED ON THE EXHIBIT. ANY PROPOSAL TO REMOVE ANY OTHER SPECIMEN TREE WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST.
2. A MINIMUM OF FOUR, NATIVE 2.5"-3" CALIPER, SHADE TREES SHALL BE PROVIDED AS MITIGATION FOR THE REMOVAL OF THE TWO SPECIMEN TREES FROM THE PROPERTY. LANDSCAPING SURETY, IN THE AMOUNT OF \$300.00 PER TREE SHALL BE PROVIDED WITH THE APPLICANT'S GRADING PERMIT.

ON MARCH 6, 2018, THE PLANNING DIRECTOR HAS DENIED YOUR REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING SECTIONS:
SECTION 16.132(A)(2)(B), LOCAL OR MINOR COLLECTOR ROADS: CONTRIBUTE TO THE COUNTY THE FUNDS NECESSARY TO DO SUCH CONSTRUCTION. SECTION 16.134(A)(1), IN RESIDENTIAL SUBDIVISIONS: THE DEVELOPER SHALL CONSTRUCT SIDEWALKS ON BOTH SIDES OF ALL STREETS IN THE PROJECT AND ALONG THE PROJECT FRONTAGE. SECTION 16.135, STREET LIGHTING: UNLESS THE DEPARTMENT OF PLANNING AND ZONING, AFTER CONSULTATION WITH THE DIRECTOR OF PUBLIC WORKS, DETERMINES THAT ADEQUATE STREET LIGHTING ALREADY EXISTS, THE DEVELOPER OF SUBDIVISIONS AND SIDE DEVELOPMENTS SHALL PROVIDE STREET LIGHTING IN ACCORDANCE WITH THE DESIGN MANUAL AND IN LOCATIONS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING. AFTER CONSULTATION WITH THE DIRECTOR OF PUBLIC WORKS. SECTION 16.136, STREET TREES AND LANDSCAPING REQUIREMENTS: THE DEVELOPER SHALL PROVIDE STREET TREES AND LANDSCAPING IN ACCORDANCE WITH SECTION 16.120 AND THE LANDSCAPE MANUAL.

AREA TABULATION

| | |
|---|-----------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 1 |
| - BUILDABLE | 1 |
| - NON-BUILDABLE BULK PARCEL | 0 |
| - OPEN SPACE | 0 |
| - PRESERVATION PARCELS | 0 |
| B. TOTAL AREA OF LOTS AND/OR PARCELS | 0.4481 AC |
| - BUILDABLE | 0.4481 AC |
| - NON-BUILDABLE BULK PARCEL | 0.0000 AC |
| - OPEN SPACE | 0.0000 AC |
| - PRESERVATION PARCELS | 0.0000 AC |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.0000 AC |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED | 0.4481 AC |

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

Maura Roseman 5/14/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ken Schubert 5-20-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ken Schubert 5-28-19
DIRECTOR DATE

OWNER'S CERTIFICATE

I, MICHAEL JOSEPH LARRICK, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS 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, 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 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 22nd DAY OF APRIL, 2019.

Michael Joseph Larrick
MICHAEL JOSEPH LARRICK
[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LANDS CONVEYED BY AND BETWEEN MICHAEL JOSEPH LARRICK AND LISA SCHNEIDER, GRANTORS AND MICHAEL JOSEPH LARRICK, GRANTEE BY DEED DATED SEPTEMBER 21, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 18486 FOLIO 28.

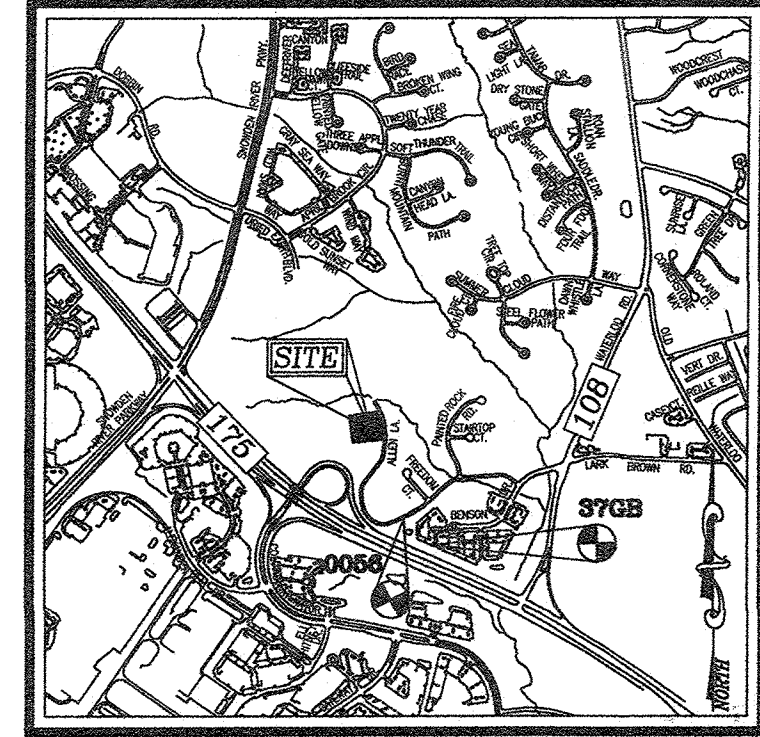
I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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 3, 2020.

Eric David Salmi 4/22/2019
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

COORDINATE TABLE

| NO. | NORTH | EAST |
|-----|-------------|--------------|
| 201 | 554858.5082 | 1367930.9260 |
| 202 | 554836.5435 | 1367942.8750 |
| 206 | 554726.0716 | 1367981.2921 |
| 207 | 554708.3238 | 1367843.7735 |
| 208 | 554778.1193 | 1367815.5758 |
| 209 | 554841.4490 | 1367806.6273 |



VICINITY MAP

SCALE: 1"=2,000'
ADC MAP COORDINATE: PAGE: 34, B-4

LEGEND

- EXISTING PRIVATE 24' USE-IN-COMMON ACCESS, STORMWATER MANAGEMENT, WATER, SEWER DRAINAGE & UTILITY EASEMENT FOR LOTS 2-5 PLAT 24761 - 24762
- EXISTING PUBLIC TREE EASEMENT PLAT 24761 - 24762
- EXISTING SIGHT DISTANCE EASEMENT PLAT 24761 - 24762
- PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT, WATER, SEWER DRAINAGE & UTILITY EASEMENT

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 LOT 1, 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.

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 4/22/2019
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael Joseph Larrick 4-22-19
MICHAEL JOSEPH LARRICK DATE

PURPOSE NOTE

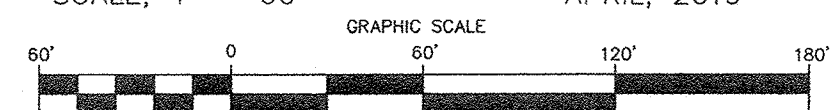
THE PURPOSE OF THIS PLAT IS TO ADD PRIVATE STORMWATER MANAGEMENT, WATER, SEWER, DRAINAGE & UTILITY EASEMENT ON LOT 1 TO ACCOMMODATE A RELOCATED STORMWATER MANAGEMENT FEATURE.

RECORDED AS PLAT No. 25028 ON 5/21/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

LARRICK PROPERTY
LOT 1
A REVISION TO LOT 1
LARRICK PROPERTY - LOTS 1 - 6
PLAT 24761 - 24762
ZONED R-12

TAX MAP 37, GRID 19, PARCEL 775
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 60' APRIL, 2019



SHEET 1 OF 1

F-19-078