

GENERAL NOTES

- COORDINATES BASED ON NAD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS
No. 37CA AND 37CB
37CA N 564321.637 E 1382742.900
37CB N 562930.787 E 1384957.348
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & VOGEL ASSOCIATES, INC. DATED APRIL 1996.
- BRL DENOTES BUILDING RESTRICTION LINE ESTABLISHED BY ZONING.
- O DENOTES REBAR WITH CAP SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊠ DENOTES ANGLAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊞ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS (+/-).
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH -- 12' (16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" 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';
G. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, FLOODPLAINS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THIS SUBDIVISION IS WITHIN THE METROPOLITAN DISTRICT.
-WATER FOR THIS PROJECT SHALL BE FROM AN EXTENSION OF CONTRACT #44-1024.
-SEWER FOR THIS PROJECT SHALL BE FROM THE PROPOSED EXTENSION OF CONTRACT #10-1043.
-WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A FEE-IN-LIEU OF STORMWATER MANAGEMENT FOR THE PROJECT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON JUNE 28, 1996. WATER QUALITY TRENCHES AND DRYWELLS SHALL BE PROVIDED WITH INDIVIDUAL HOUSE CONSTRUCTION.
- THE 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON PLAT 13025.
- THE PROJECT SITE WAS EVALUATED FOR THE PRESENCE OF ENVIRONMENTAL FEATURES AND A LETTER HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED JULY 19, 2017. MR. CANOLES NOTED AREAS OF FOREST AND LAWN BUT NO SPECIMEN TREES OR ANY OTHER REGULATED ENVIRONMENTAL FEATURES WERE FOUND WITHIN THE LIMITS OF THE DEVELOPMENT AREA FOR THIS PROJECT. WETLAND DELINEATION FOR THE AREA NORTH OF LOT 3 WAS PROVIDED BY MARKS & VOGEL ASSOCIATES, INC., DATED APRIL 1996.
- THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. A FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED UNDER F-96-177 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. (FOREST RESTRICTIONS, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF CONSERVATION EASEMENT ARE ALLOWED. THE BALANCE OF THE FOREST CONSERVATION OBLIGATION INCURRED BY THIS SUBDIVISION (0.23 AC. OF REFORESTATION) HAVE BEEN MET BY PAYMENT OF \$3005.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND. (Fee-in-lieu)
- THERE ARE 0 S.F. (0.00 AC.) AREA OF WETLANDS PRESENT WITHIN THE DEVELOPMENT AREA PER DELINEATION BY MARKS & VOGEL ASSOCIATES, INC., DATED APRIL 1996.
- REFERENCE WP-97-87 APPROVED APRIL 16, 1997 TO WAIVE SECTION 16.120(b)(5)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO NOT REQUIRE NOISE MITIGATION BY MEANS OF A BERM FOR THE 65dbA NOISE LINE CROSSING LOT 1. CONDITION OF APPROVAL: CONSTRUCTION OF A MINIMUM 5-FOOT HIGH SOLID BOARD FENCE TO SUPPLEMENT THE TYPE 'B' VEGETATIVE BUFFER REQUIRED ON MONTGOMERY ROAD. PLANT TREES ON THE STREET SIDE (I.E. OUTSIDE) OF THE FENCE. A TALLER FENCE IS PERMITTED FOR USE AS A NOISE MITIGATION DEVICE.
- LANDING ROAD IS CLASSIFIED AS A MINOR COLLECTOR. MONTGOMERY ROAD IS CLASSIFIED AS A MINOR ARTERIAL. SITE ACCESS SHALL BE VIA PRIVATE DRIVEWAYS FROM LANDING ROAD.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE IS ONE EXISTING DWELLING WITHIN THE DEVELOPMENT AREA (ON LOT 3).
- A PRE-SUBMISSION COMMUNITY MEETING IS NOT REQUIRED FOR CONSTRUCTION OF A HOME ON AN EXISTING LOT.
- DECLARATION OF COVENANTS FOR LOTS 1 AND 2 SHALL BE RECORDED WITH THE DEVELOPER AGREEMENT AND SIMULTANEOUSLY WITH THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS. ALL STORMWATER DEVICES SHALL BE PRIVATE. ALL STORMWATER DEVICES SHALL BE LOCATED WITHIN THE PRIVATE LOTS, AND OWNED AND MAINTAINED BY THE HOMEOWNER.
- THE 65 dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE NOISE IMPACT STUDY FOR THIS PLAN WAS CONDUCTED BY VOGEL ENGINEERING + TIMMONS GROUP DATED AUGUST 13, 2019.
- LANDING ROAD IS CLASSIFIED AS A SCENIC ROAD, BUT THE LOTS WERE RECORDED PRIOR TO THE ESTABLISHMENT OF SCENIC ROAD REGULATIONS.
- 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 EASEMENT), LOCATED IN, OVER, AND THROUGH LOT 3 AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENT. 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.
UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN CASE OF A 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.

28. PREVIOUS PLAT No. 13025 RECORDED 1-26-98.

AREA TABULATION CHART

BUILDABLE LOTS TO BE RECORDED	3
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	0
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	2,122.4 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	2,122.4 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	2,122.4 AC

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

Maura Rossman 11/2/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Columbus 11-15-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. M. ... 11-20-19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, DORSEY FAMILY HOMES, INC., OWNER OF THE PROPERTY SHOWN HEREON, ADOPT THIS EASEMENT PLAT, 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24TH DAY OF OCTOBER, 2019.

Robert L. Dorsey, Sr.
DORSEY FAMILY HOMES, INC.
AUTHORIZED PERSON

Mark ...
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE LAND CONVEYED FROM SNOGRASS REALTY LLC TO DORSEY FAMILY HOMES, INC., BY DEED DATED AUGUST 02, 2019 AND RECORDED IN LIBER 18809 FOLIO 402, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY FURTHER CERTIFY THAT 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 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. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe 10/23/2019
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21143
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25229 ON 12/2/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
SNOGRASS PROPERTY
LOTS 1, 2 & 3

LANDING ROAD
ELKRIDGE, MARYLAND 21075

ZONED R-20
TAX MAP 37, GRID 6, PARCEL 67
FIRST ELECTION DISTRICT, HOWARD COUNTY

SCALE: 1" = 100' GRAPHIC SCALE
OCTOBER 2019

100' 0 100' 200' 300'

SHEET 1 OF 1

F-20-026

WETLANDS LINE TABLE

LINE	COURSE
W1	S46°05'28"W 12.84'
W2	N64°36'29"W 23.31'
W3	N13°00'08"W 12.66'
W4	N63°59'59"W 15.67'
W5	N42°32'58"W 16.08'
W6	S56°13'17"W 34.84'
W7	S34°48'59"W 4.79'
W8	N09°25'53"W 49.38'
W9	N67°38'16"E 37.63'
W10	N76°10'26"E 17.01'
W11	N83°22'12"E 13.44'
W12	S24°29'08"E 15.20'
W13	S42°19'21"W 28.43'
W14	S70°13'03"E 33.19'
W15	S24°30'29"E 32.52'

VARIABLE WIDTH PRIVATE DRAINAGE, SEWER & UTILITY EASEMENT LINE TABLE

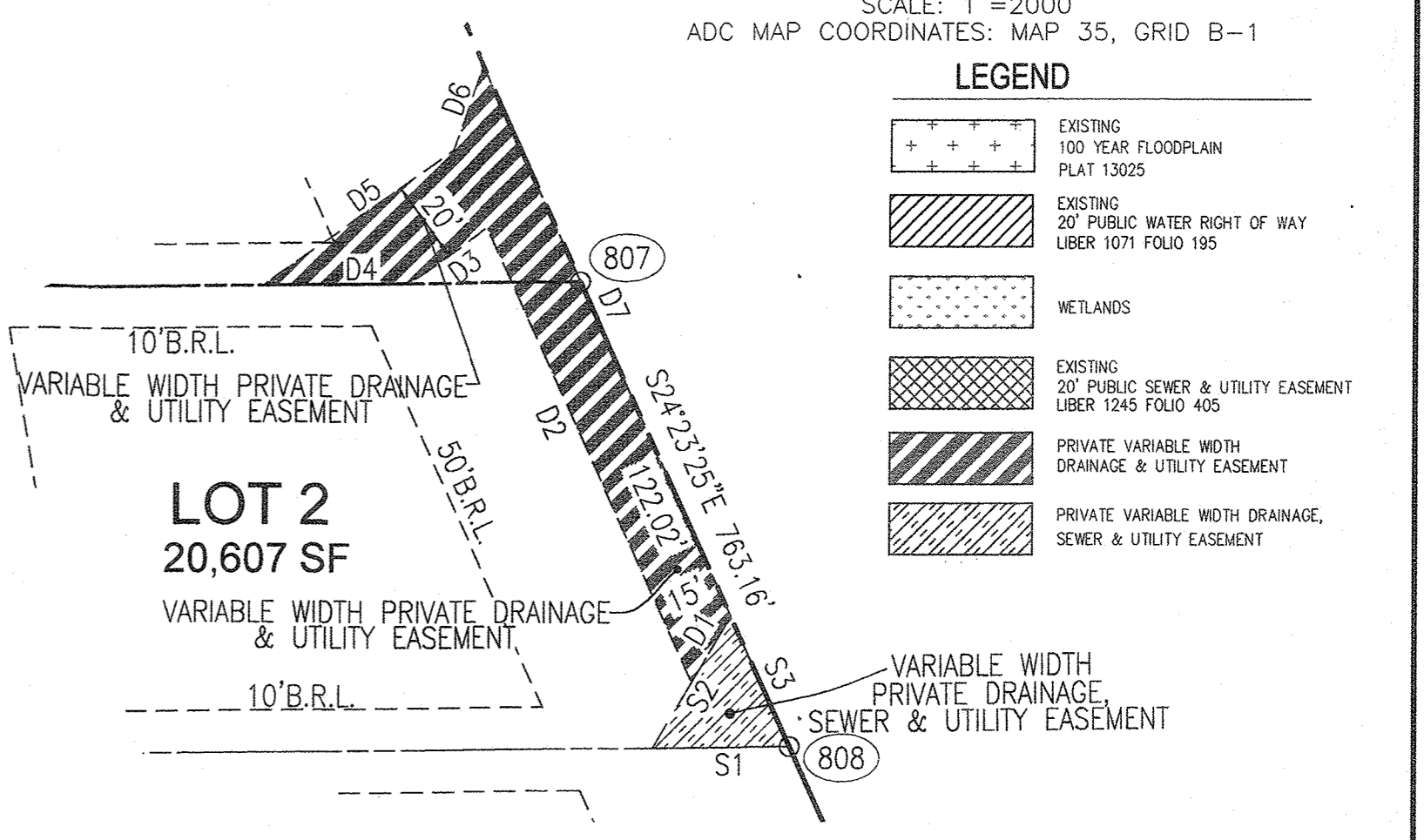
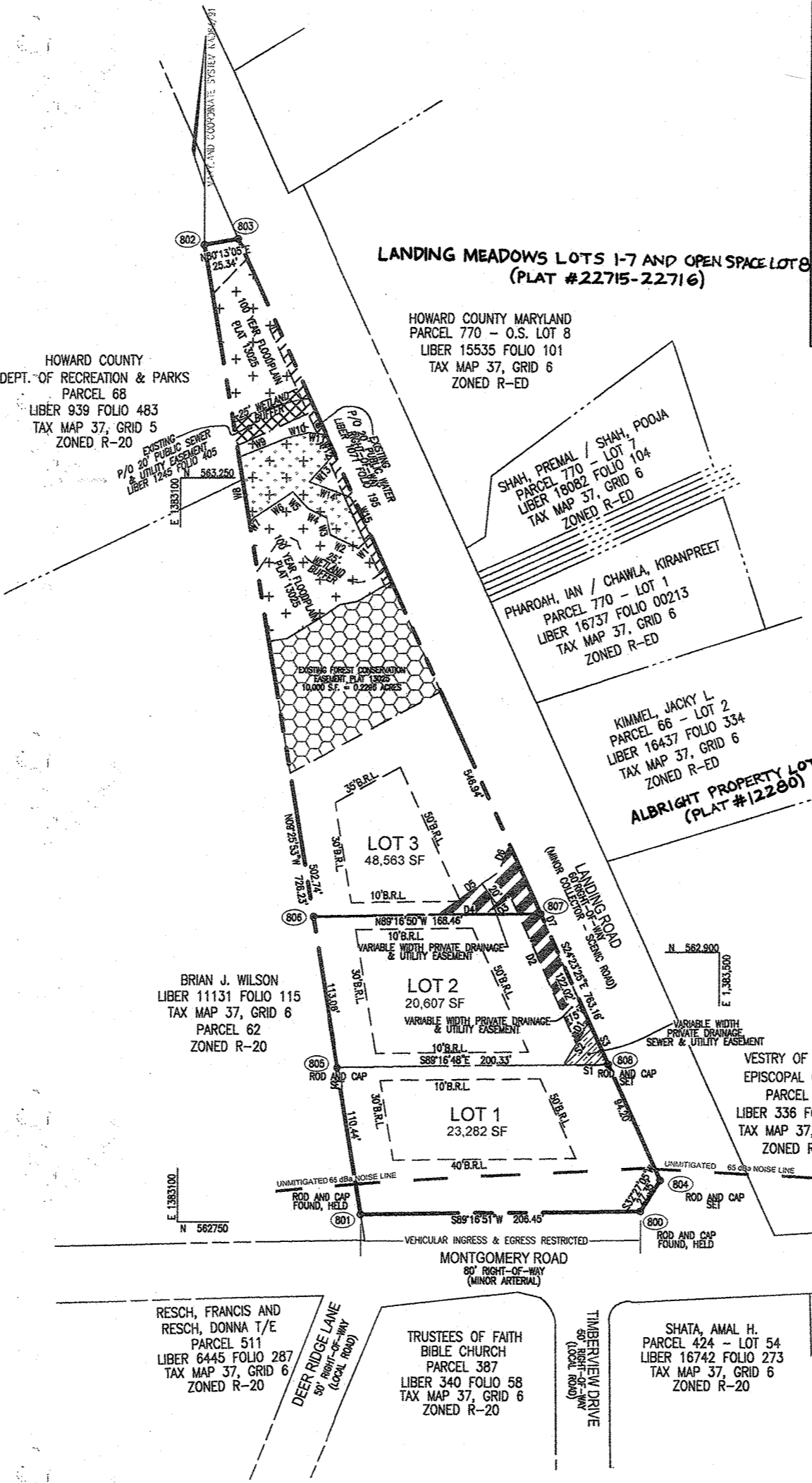
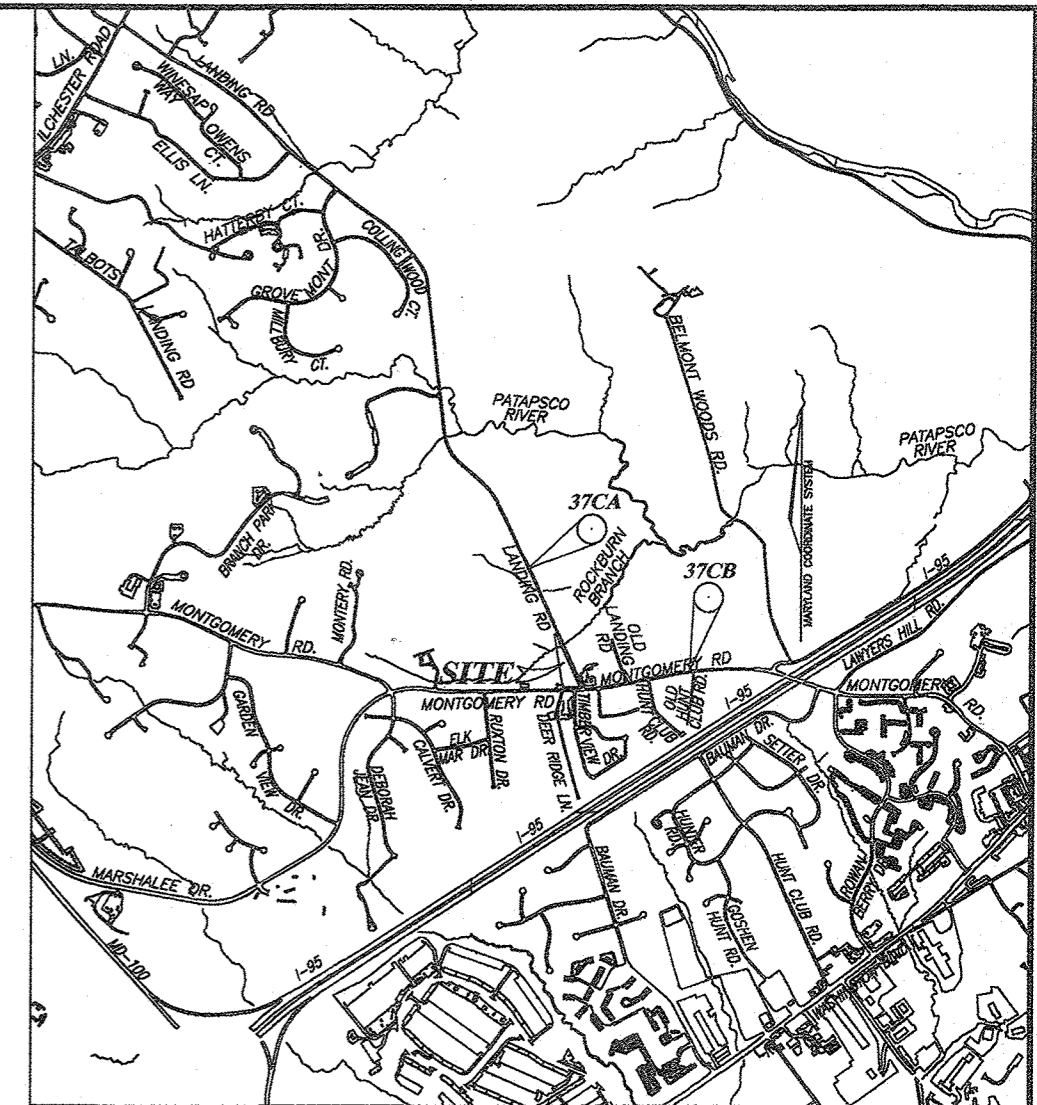
LINE	COURSE
S1	N89°16'42"W 32.77'
S2	N30°36'35"E 36.64'
S3	S24°23'25"E 34.17'

VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	COURSE
D1	S30°36'35"W 18.31'
D2	N24°23'25"W 119.33'
D3	S54°23'45"W 23.07'
D4	S89°16'42"W 34.97'
D5	N54°23'45"E 55.72'
D6	N19°52'23"E 21.49'
D7	S24°23'25"E 144.61'

COORDINATE TABLE

NO.	NORTH	EAST
800	562708.4118	1383442.4563
801	562705.8136	1383236.0198
802	563422.2367	1383117.0136
803	563426.5419	1383141.9851
804	562731.4911	1383457.1319
805	562814.7607	1373217.9224
806	562926.2924	1383199.3957
807	562928.4142	1383367.8439
808	562817.2841	1383418.2320



PURPOSE:
THE PURPOSE OF THIS PLAT IS TO:
1. CREATE A VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT.
2. CREATE A VARIABLE WIDTH PRIVATE DRAINAGE, SEWER & UTILITY EASEMENT.
3. REVISE THE UNMITIGATED 65 dba NOISE LINE.

04-33 SURV. 0499 SNOGRASS EASEMENT 2019 08.11.09