

5ite Ho. Co. Control Station #31DB

Howard County ADC Map #28, Grid A-6 Vicinity Map

<u>General Notes:</u>

Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan Subject Property Zoned k-20 Per 10/00/13 Comprehensive Zoning Flail.

Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County

Geodetic Control Stations No. 31DB And No. 31D4.

5ta. 31DB N 569,503,5090 E 1,369,155.2110 Elev.= 492.340

5ta. 31D4 N 571,700.6640 E 1,369,606.4170 Elev.= 494.445

This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About

This Plat is Based On Field Run Monumented Boundary Survey Performed G. January, 2019 By Fisher, Collins And Carter, Inc.

B.R.L. Denotes Building Restriction Line

Denotes Iron Pin Set Capped "F.C.C. 106".

Denotes Iron Pipe Or Iron Bar Found.

Denotes Angular Change In Bearing Of Boundary Or Rights—Of—Way.

Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".

Penotes Concrete Monument Or Stone Found.

All Areas Are More Or Less (±).

Distances Shown Are Based On Surface Measurement And-Not Reduced To.

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Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:

b). Surface — Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum); c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot

d). Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons

e). Drainage Elements — Capable Of Safety Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface; f). Structure Clearance — Minimum 12 Feet;

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g). Maintenance - Sufficient To Ensure All Weather Use.
13. Property Subject To Prior Department Of Planning And Zoning File No's: ECP-19-049.
14. No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
15. There is An Existing Dwelling 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.
16. There Are No Forest Stands, Wetland, Wetland Buffer, Stream, Stream Buffers And 100 Year Floodplain Existing On-Site. See Environmental Findings Letter Prepared By Eco-Science Professionals, Inc. Dated February 19, 2019.
17. Site Is Not Adjacent To A Scenic Road.
18. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18, 1228 Of The Howard County Code.

18.1228 Of The Howard County Code.

19. Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building

Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
 This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.
 This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(1)(iii) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.
 This Subdivision Is In Conformance With The Latest Howard County Standards Unless

22. This Subdivision is in Conformance With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved.

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23. The 65 dBA Noise Confour Line Drawn On This Plat is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was 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.

General Notes Continued This Sheet:

M.I.H.U. Note: Please Note That Lot 2 In This Subdivision Is Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Development Regulations For The Moderate Income Housing Unit (M.I.H.U.) Fee—In—Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Issuance By The Permit Applicant. Lot 1 Is Exempt Because It Contains An Existing House.

> RECORDED AS PLAT No. 25931 ON 1213/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Daniel Property Lots 1 And 2

(Being A Subdivision Of Tax Map 31, Tax Parcel 48, Recorded Among The Land Records Of Howard County, Maryland In Liber 17884 At Folio 333)

Zoned: R-20 Tax Map: 31, Grid: 13, Parcel: 48 Second Election District - Howard County, Maryland Date: January 11, 2021 Scale: As Shown Sheet 1 Of 1

11-18-21 Development Engineering Division Date 11/29/21

Date

Daniel

Linda Prince

Mark 2. Robel

Mark L. Robel, Property Line Surveyor No. 339 Expiration Date: October 4, 2022

