

GENERAL NOTES

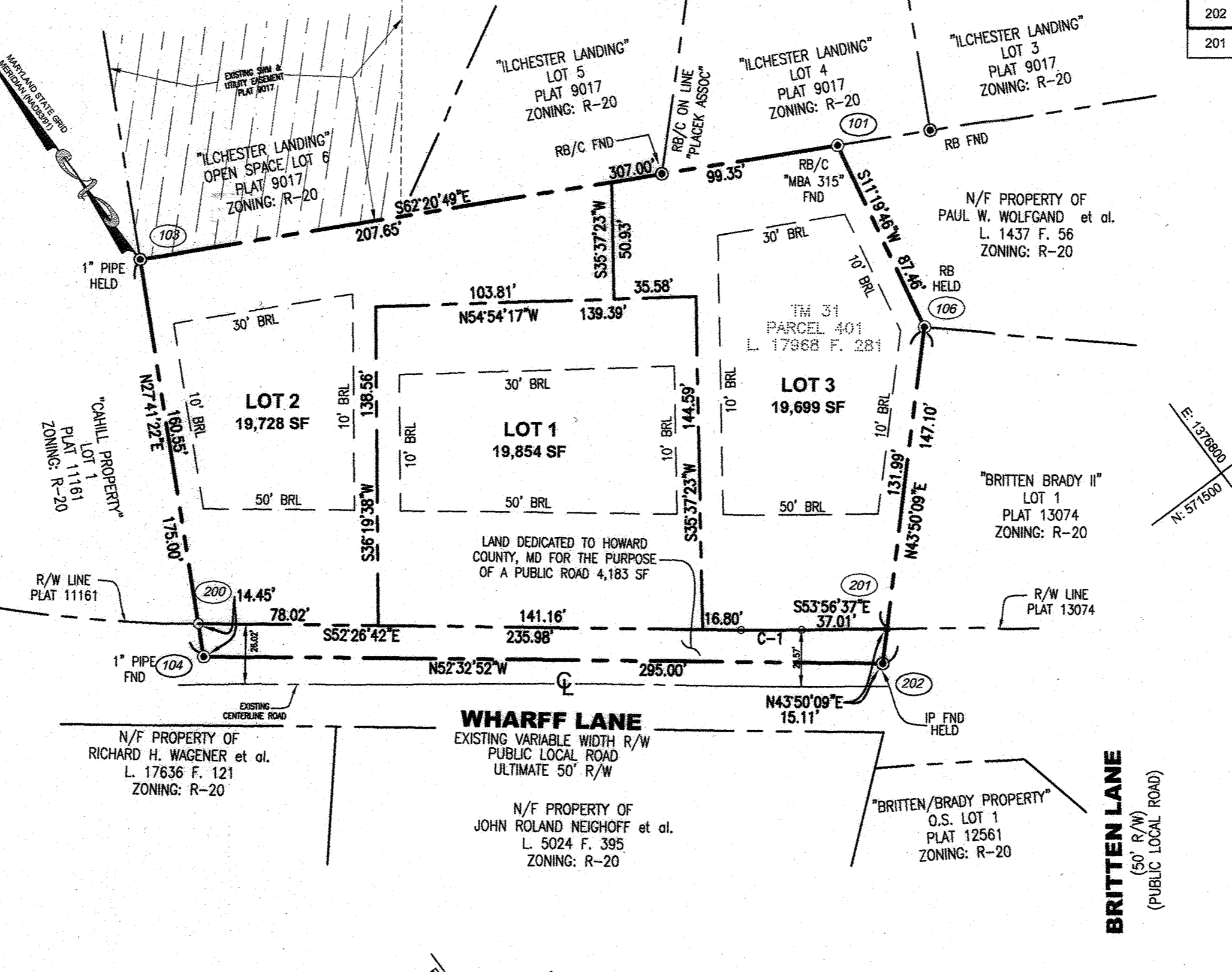
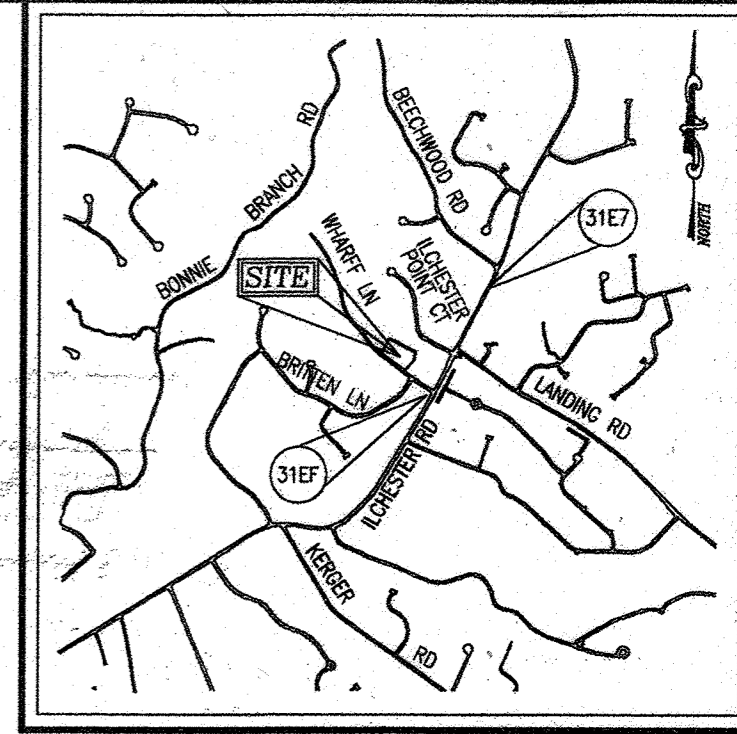
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 (1991) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: 31EF & 0081.
- THIS PLAT, COORDINATES AND DISTANCES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP IN APRIL 2020.
- ALL AREAS ARE MORE OR LESS (+/-).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 - GEOMETRY: - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS: - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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 TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - WATER FOR THIS PROJECT SHALL BE FROM PUBLIC SERVICE CONNECTIONS FROM CONTRACT #44-1031.
 - SEWER FOR THIS PROJECT SHALL BE FROM THE PROPOSED EXTENSION OF CONTRACT #14-3503-D.
- THERE IS AN EXISTING DWELLING ON LOT 1 TO REMAIN AND AN EXISTING STRUCTURE ON LOT 2 TO BE RAZED. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 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 CANGLES, DATED DECEMBER 1, 2020.
 - MR. CANGLES NOTED THAT THE THE PROPERTY IS CURRENTLY DOMINATED BY LAWN, PASTURE AND SCATTERED YOUNG TREES.
 - NO SPECIMEN SIZED TREES, FOREST OR ANY OTHER REGULATED ENVIRONMENTAL FEATURES WERE FOUND WITHIN THE LIMITS OF THE DEVELOPMENT AREA FOR THIS PROJECT.
 - THERE ARE 0 S.F. (0.00 AC.) AREA OF WETLANDS PRESENT WITHIN THE DEVELOPMENT AREA PER SITE EVALUATION BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER 2020.
- THE SUBJECT PROPERTY PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
 - DEVELOPMENT OF THE SITE WILL REQUIRE 0.2 ACRES OF AFFORESTATION TO MEET THE FCA OBLIGATION.
 - FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE MET BY THE PURCHASE OF THE EQUIVALENT OF 0.20 AC./8,712 S.F. OF AFFORESTATION CREDIT IN THE HIMEL PROPERTY SDP-05-132 FOREST CONSERVATION BANK.
- LANDSCAPING FOR LOTS 1-3 IS INCLUDED WITH THE SUPPLEMENTAL PLAN SET, AND PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE PERIMETER LANDSCAPING IN THE AMOUNT OF \$7,200.00 FOR THE REQUIRED 15 SHADE TREES AND 18 EVERGREEN TREES WILL BE BONDED PER THIS SUBMISSION AND PAID WITH THE BUILDER'S GRADING PERMIT.
 - PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124 (E)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY OF \$4,800.00 FOR THE REQUIRED 16 STREET TREES ALONG THE PUBLIC ROADWAY SHALL BE COLLECTED AS PART OF THE DED COST ESTIMATE.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENT FOR THIS R-20 ZONED MINOR SUBDIVISION (20,000SF LOT) IS 6% OF GROSS AREA (1.46X 6% = 0.88 ACRES) AND WILL BE MET BY A PAYMENT OF FEE-IN-LIEU.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROJECT IS EXEMPT FROM PROVIDING RECREATION OPEN SPACE.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF DRYWELLS (M-5) AND MICRO-BIORETENTION FACILITIES (M-6) PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA.
- ALL STORMWATER MANAGEMENT DEVICES SHALL BE LOCATED WITHIN THE PRIVATE LOTS AND MAINTAINED BY THE HOMEOWNER. A DECLARATION OF COVENANTS SHALL BE RECORDED SIMULTANEOUSLY WITH THE SITE DEVELOPMENT PLAN.
- THIS SUBDIVISION IS EXEMPT FROM A NOISE STUDY, PER THE REQUIREMENTS OF THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5.2.F.
- AN ADEQUATE ROADS FACILITIES TEST STUDY IS NOT REQUIRED FOR THIS PROJECT.

RESERVATION OF PUBLIC UTILITY

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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, 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 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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C1	26.16'	1,000.00	01°29'55"	S53°11'39"E 26.15'	13.08'

COORDINATE TABLE		
POINT	NORTHING	EASTING
101	571,713.0734	1,376,751.6916
103	571,855.5576	1,376,479.7592
104	571,700.5989	1,376,398.4401
106	571,627.3180	1,376,734.5100
200	571,713.3940	1,376,405.1547
202	571,521.2100	1,376,632.6290
201	571,532.1071	1,376,643.0920



GENERAL NOTES CONTINUED

- THERE IS NO OBSERVED EVIDENCE OF BURIAL GROUNDS OR CEMETERIES ON THE SUBJECT PROPERTY.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS VIRTUALLY HELD FOR THIS PROJECT ON JANUARY 27, 2021.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-21-027) WAS APPROVED ON AUGUST 9, 2021.
- A FINAL SUPPLEMENTAL PLAN (F-22-012) WAS APPROVED ON **DECEMBER 6, 2023**.
- MIHUs ARE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 108.0.E OF THE HOWARD COUNTY ZONING MANUAL. AT LEAST 10% OF DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS. THE DEVELOPER WILL PAY A FEE-IN-LIEU TO ADDRESS THIS REQUIREMENT.
- 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 THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER DMW2-22-023. IN A LETTER DATED JUNE 8, 2022, THE CHIEF OF THE DEPARTMENT OF PUBLIC WORKS-UTILITY DESIGN DIVISION APPROVED THE USE OF A LOW-PRESSURE SEWER SYSTEM (LPSS) FOR THIS DEVELOPMENT IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME II - WATER AND SEWER (DMV2) SECTION 8.3.B.2. SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE REQUEST IS APPROVED, CONTINGENT UPON CONFORMANCE WITH THE CHANGES OUTLINED BELOW AND GRAPHICALLY MARKED ON THE WAIVER EXHIBIT.
 - 1. THE MAIN LINE 1.5" LPSS FORCE MAIN SHALL BE PUBLIC AND LOCATED 5 FEET SOUTH OF THE CURB & GUTTER LINE IN THE PUBLIC RIGHT-OF-WAY/PAVED ROADWAY.
 - 2. EACH HOUSE SHALL HAVE A PRIVATE GRINDER PUMP WITH A PRESSURE SEWER HOUSE CONNECTION ASSEMBLY (DMV4, S-4.03) LOCATED AT THE PROPERTY LINE.
 - 3. THE PUBLIC 1.5" LPSS FM SHALL HAVE A TERMINAL END AS DETAILED IN DMV4, E-2.05.
 - 4. THE PUBLIC 1.5" LPSS FM SHALL DISCHARGE INTO A TRANSITION MH AS DETAILED IN DMV4, S-4.15.
 - 5. THE PUBLIC LPSS AND GRAVITY SEWER CONSTRUCTION SHALL BE DOCUMENTED UNDER THE PROCEDURES FOR PUBLIC WATER/SEWER EXTENSIONS OR ADVANCED DEPOSIT ORDER AS APPLICABLE.
- THIS PROJECT IS SUBJECT TO WP-23-089. ON NOVEMBER 16, 2023, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE OF SECTION 16.144(q) TO EXTEND THE DEADLINE DATE TO SUBMIT THE FINAL PLAT MYLAR ORIGINALS FOR SIGNATURE AND RECORDED.
 - APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE APPLICANT MUST COMPLETE THE REQUIRED DOCUMENTS, POST ANY FINANCIAL OBLIGATIONS AND HAVE THE FINAL PLAN ORIGINALS SUBMITTED WITHIN 30 DAYS OF THE ALTERNATIVE COMPLIANCE REQUEST APPROVAL (ON OR BEFORE DECEMBER 13, 2023).
 - ADD THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, PURPOSE, SECTION, DATE AND CONDITIONS ON ALL SUBSEQUENT PLAN SUBMISSIONS.

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	3
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	1.3809 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0980 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	1.4569 AC

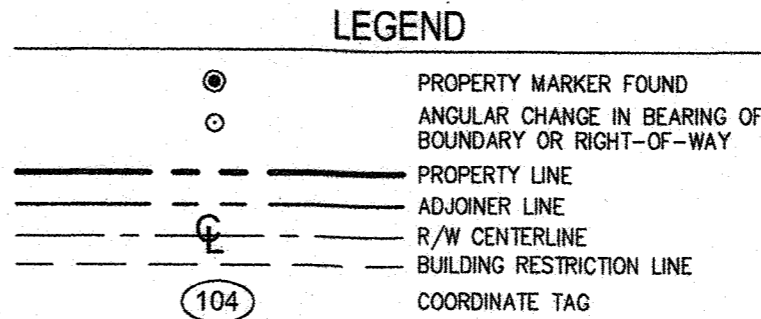
THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Eric David Salmi 11-27-23
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

OWNER
 JAE WOOK SHIN
 4935 WHARFF LANE
 ELLICOTT CITY, MD 21043
 (202) 415-7414

LOT SIZE CHART					
LOT	MIN. LOT SIZE	MAX REDUCTION*	R/W DED. AREA	LOT AREA	
1	20,000 SF	2,000 SF	1,974 SF	19,854 SF	
2	20,000 SF	2,000 SF	1,090 SF	19,728 SF	
3	20,000 SF	2,000 SF	1,119 SF	19,699 SF	

*MAX 10% REDUCTION ALLOWED PER 16.120(B)(2)(i)



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

Howard County Health Officer 3/4/24 R-1
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division 3-27-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 3/21/24
 DIRECTOR DATE

OWNER'S CERTIFICATE

I, JAE WOOK SHIN, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY 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 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 27th DAY OF NOVEMBER, 2023

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

Eric David Salmi 11-27-23
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: 01/03/2024

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

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 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED FROM LENORE JOANNE LOS HUFFMAN TO JAE WOOK SHIN BY A DEED DATED NOVEMBER 30 2017 AND RECORDED IN LIBER 17968 AT FOLIO 281 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. 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 THE 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.

Eric David Salmi 11-27-23
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: 01/03/2024

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. 26559 ON 3-11-2024

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF SUBDIVISION

WHARFF LANE
 LOTS 1, 2 & 3

A SUBDIVISION OF TAX MAP 31, GRID 10, PARCEL 401- LIBER 17968 FOLIO 281

ZONED R-20
 DPZ FILE Nos. F-82-106, ECP-21-027
 TAX MAP 31, GRID 10, PARCEL 401
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 GRAPHIC SCALE NOVEMBER 2023

SHEET 1 OF 1