	GENERAL NOTES
1.	COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC
	CONTROL STATIONS NOS. 37C3 AND 38A4.
2.	O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
	DENOTES IRON PIPE OR BAR FOUND
	DENOTES STORE OR MONUMENT FOUND
	Ø DENOTES REBAR WITH CAP SET
	BRL DENOTES BUILDING RESTRICTION LINE.
3.	THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING,
	INC., DATED JANUARY 2014.
4.	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, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
~	THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
5.	THE SUBJECT PROPERT IS ZONED R-ZO IN ACCORDANCE WITH THE TOY OF ZOTO COMPACTED AND ZONES FUNC
b .	AREAS SHOWN HEREON ARE MORE OR LESS. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO
1.	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.
	C. GEOMETRY MAX. 15 % GRADE, MAX. 10 % GRADE CHANGE AND MIN. 45' TURNING RADIUS
	C. GEUMEINT MAX. 15 % GVOLE, MAX. 10 % GVOLE CHANGE AND MIN. 45 TOTOLING A LONDING
	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.
a	G. MAINTENANCE SUFFICIENT TO ENSURE ALL MEATHER USE. LOTS 5 & 6 WILL UTILIZE A USE-IN-COMMON DRIVEWAY, A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED
8.	LUIS 3 & 6 WILL UNLIZE A USE-IN-COMMON DIVIENTI. A USE-IN-COMMON MAINTAINAL MALEMATING THE GRANE

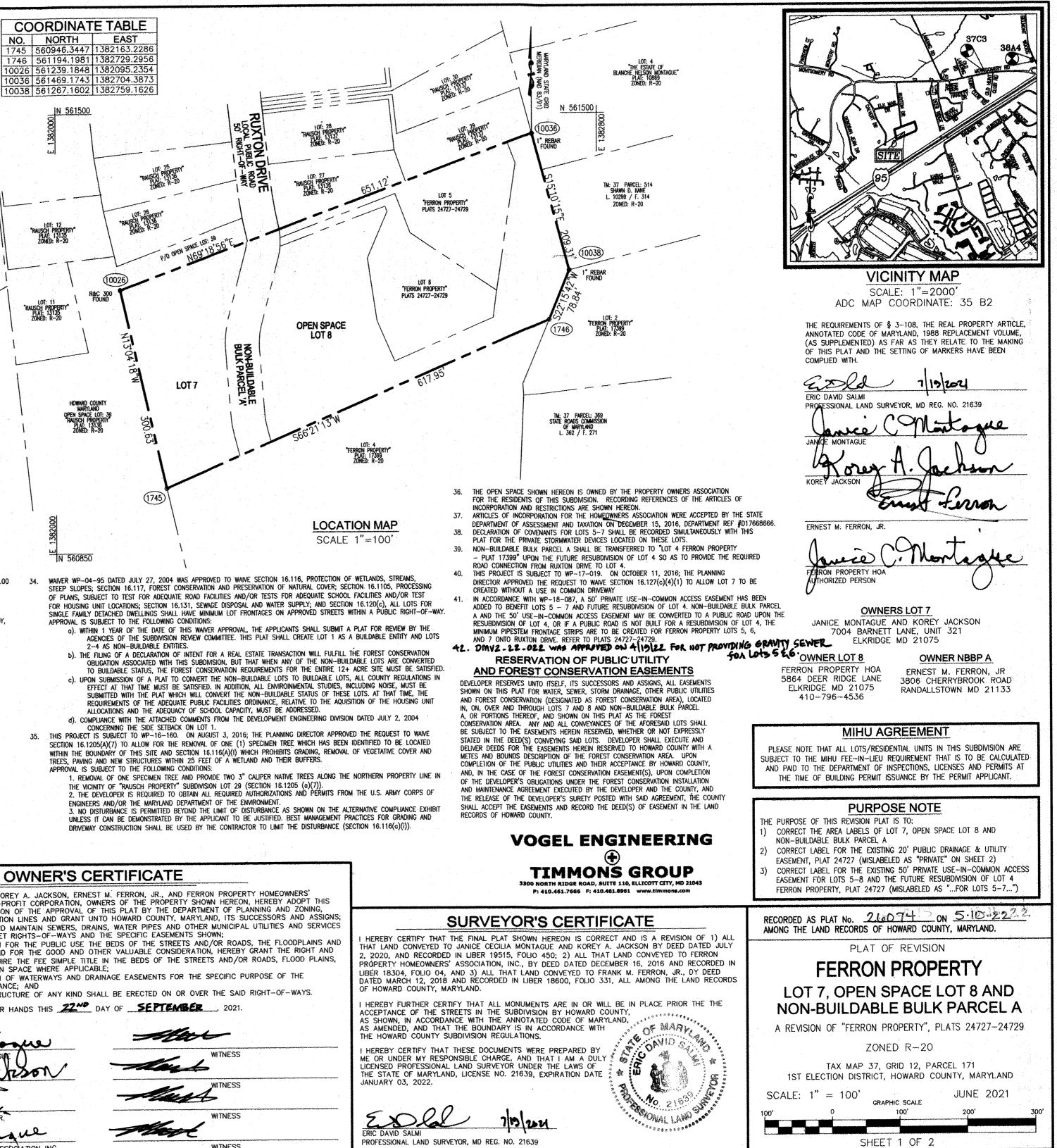
FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY. THIS PROPERTY IS LOCATED WITHIN THE NETROPOLITAN DISTRICT.

- WATER FOR THIS PROJECT SHALL BE PROVIDED BY AN EXTENSION OF CONTRACT NO. 14-3529-1 SEWER FOR THIS PROJECT SHALL BE PROVIDED BY AN EXTENSION OF CONTRACT NO. 14-3529-1 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 TO THE BEST OF THE DWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY. PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-15-030 (APPROVED 06/03/2015),
- CONT, #14-3529-D, F-05-040, WP-04-095, WP-99-139, WP-16-160, WP-17-019, F-16-085.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST, 2014, AND WAS APPROVED ON JUNE 03, 2015 UNDER F-16-085.
- THE DEVELOPER WILL OBTAIN ALL NECESSARY STATE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS. ALL WORK IN THE NON-TIDAL WETLANDS, AND WETLAND BUFFERS, SHALL BE COMPLETED PER THE BEST MANAGEMENT PRACTICES FOR WORKING IN NON-TIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YR FLOODPLAINS. NO GRADING. REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE
- LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, OR IN FOREST CONSERVATION EASEMENT AREAS UNTIL THE PROPER WAIVERS AND PERMITS HAVE BEEN OBTAINED. REFER TO WP-16-160. THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- A NOISE STUDY BEEN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2016. THE STUDY UTILIZES PROPOSED BERMS AND PROPOSED HOMES AS SHIELDING BARRIERS TO REDUCE THE NOISE EXPOSURE TO ACCEPTABLE LEVELS. THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN 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. STORMWATER MANAGEMENT APPROVED LINDER F-16-085
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 21. THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT IS 6% OF GROSS AREA (4.20 AC. x 6% = 0.25 AC. REQUIRED). -OPEN SPACE LOT 8 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. -TOTAL OPEN SPACE PROVIDED IS 1.68 ACRES UNDER F-16-085.
- THE FOREST STAND DELINEATION (FSD) FOR THIS PROJECT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED OCTOBER, 2014. THE FSD WAS APPROVED ON JUNE 03, 2015 UNDER F-16-085.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST 23. CONSERVATION MANUAL HAVE BEEN FULFILLED BY THE PLACEMENT OF 1.45 ACRES INTO A RETENTION EASEMENT. THE REMAINING FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT HAVE BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$2,613.75 MADE OUT TO HOWARD COUNTY FOREST CONSERVATION FUND FOR THE 0.08 ACRE REFORESTATION REQUIREMENT FOR THE PROJECT. FEE-IN-LIEU - (0.08 AC. OR 3,485 SF) X \$0.75 = \$2,613.75. REFER TO F-16-085.
- LANDSCAPING OBLIGATIONS FOR LOTS 5-8, AND NON-BUILDABLE BULK PARCEL 'A', HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$7,950.00 FOR THE REQUIRED 10 SHADE TREES, 32 EVERGREEN, AND 5 SHRUBS SHALL BE POSTED WITH THE GRADING PERMIT THE LANDSCAPE PLAN IS IN ACCORDANCE WITH BG&E POLICY.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON AUGUST 24, 2015 AT 6:00 PM AT THE ELKRIDGE LIBRARY MEETING ROOM.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT. THE PROJECT IS EXEMPT FROM AN ADEQUATE ROADS FACILITIES TEST STUDY, AS IT IS A MINOR SUBDIVISION. SIGNED FINAL PLANS ARE ON FILE FOR THIS SUBDIVISION, F-16-085.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT 29. AND TAXATION ON DECEMBER 15, 2016, DEPARTMENT REF #D17668666.
- PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS OR FOREST CONSERVATION AREAS ARE RECORDED IN L. 18304 F.20

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED

MIHU'S ARE REQUIRED FOR THIS PROJECT. THE DEVELOPER WILL PAY A FEE-IN-LIEU TO ADDRESS THIS REQUIREMENT THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127, RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES. REFER TO F-16-085. WAIVER WP-99-139 DATED JULY 27, 1999 TO WAIVE SECTION 16.147 WAS DENIED.



1/LOT / /RFL/	TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED 1 TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED 0 TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED 1 TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED 1 TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED 3 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED 0.9608 AC TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED 0.3678 AC	UNLESS IT CAN E DRIVEWAY CONSTR 	BE DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED. BEST MANAGEMEN RUCTION SHALL BE USED BY THE CONTRACTOR TO LIMIT THE DISTURBANC
222	TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED 0.0000 AC TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED 1.6842 AC TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED 3.0128 AC	OWNER'S CERTIFICATE	
AI UT NEV	TOTAL AREA OF ROADWAY TO BE RECORDED 0.0000 AC TOTAL AREA TO BE RECORDED 3.0128 AC APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS	WE, JANICE CECILIA MONTAGUE AND KOREY A. JACKSON, ERNEST M. F ASSOCIATION INC., A MARYLAND NOT-FOR-PROFIT CORPORATION, OWNERS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS	OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, OWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS
FLAIS (FL	HOWARD COUNTY HEALTH DEPARTMENT.	IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE S 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BED OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER V OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN TH STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE:	SPECIFIC EASEMENTS SHOWN; DS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AN VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND HE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS,
WG \RECURD	HOWARD COUNTY HEALTH OFFICER H.O. 12/6/21	3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE WITNESS OUR HANDS THIS 22. DAY OF	E ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.
	APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	Janice Cecilia Montague	WITNESS
<13-2019	Chul Churt 4.25.22	Korez A. Jockson	WITNESS
Projects	CHIEF. DEVELOPMENT ENGINEERING DIVISION JP DATE	ERNEST M. FERRON JR.	WINESS
$\frac{1}{2}$	DIRECTOR M. DATE	FERRON PROPERTY HOMEOWNERS' ASSOCIATION INC.	WITNESS

F-22-03

