

COORDINATE TABLE

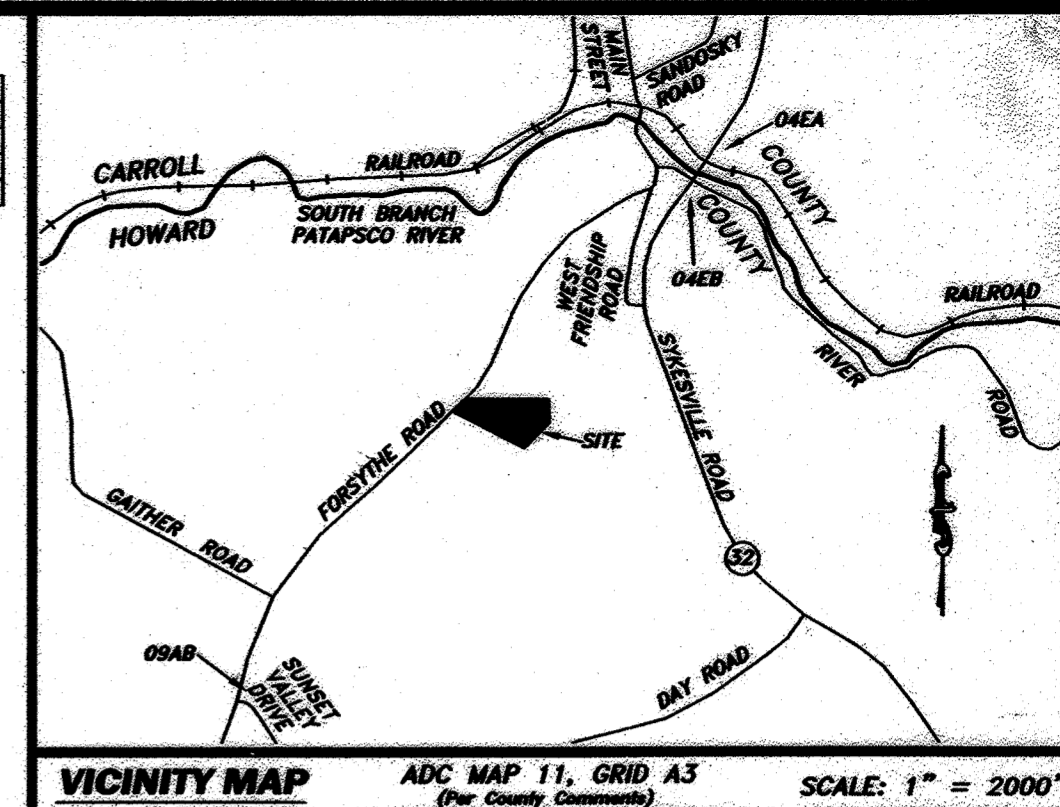
#	NORTHING	EASTING	MONUMENTATION
1	615102.932	1319159.943	
2	615103.391	1319202.277	PIN AND CAP SET
3	615108.952	1319714.684	PIN AND CAP SET
4	615143.834	1320009.125	ANGLE IRON FOUND
5	614752.988	1319886.673	ANGLE IRON FOUND
6	614545.664	1319699.621	IRON PIPE FOUND
7	614953.687	1319040.478	PIN AND CAP SET
8	614968.818	1319016.035	
9	615050.953	1319145.603	
10	615048.856	1319284.164	
11	614692.541	1319832.137	

CONTROL STATIONS

#	NORTHING	EASTING	ELEVATION
09AA	610473.221	1315967.506	606.311
09AB	612167.188	1316859.860	606.357
04EA	618100.811	1322116.795	435.016
04EB	617148.385	1321447.341	390.701

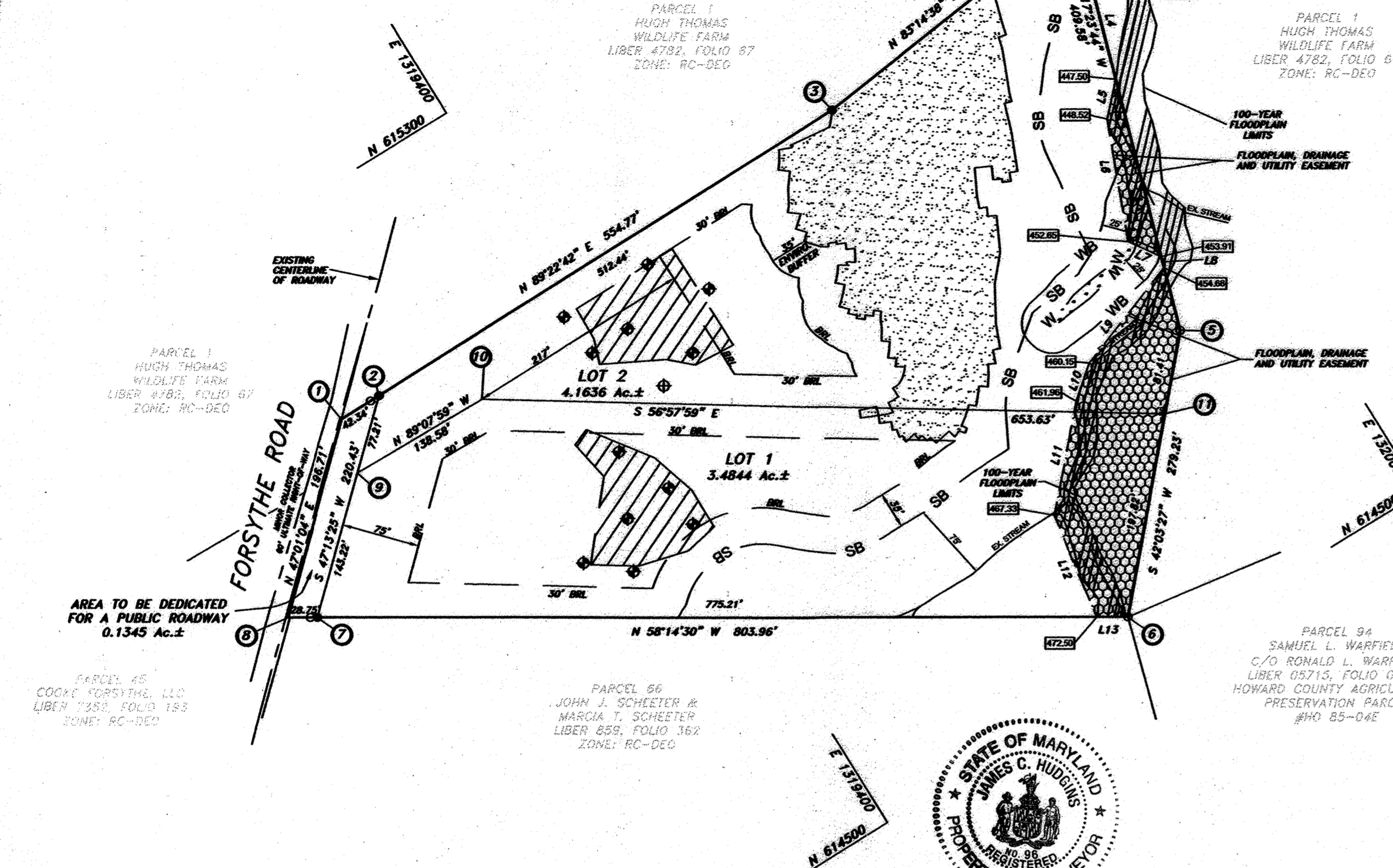
FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°14'38" W	4.17'
L2	S 17°23'44" W	44.39'
L3	S 45°59'39" E	4.26'
L4	S 17°23'44" W	112.61'
L5	S 43°45'47" W	39.01'
L6	S 22°02'37" W	119.29'
L7	S 33°20'23" E	34.86'
L8	S 17°23'44" W	10.76'
L9	S 69°45'46" W	115.82'
L10	S 50°17'44" W	38.85'
L11	S 45°06'07" W	111.76'
L12	S 08°40'04" W	105.88'
L13	S 58°14'30" E	29.65'



GENERAL NOTES:

- The coordinates shown herein are in the Maryland State Plane Coordinate System (NAD83) based on Howard County Control Station Monument Numbers 09AA, 09AB, 04EA and 04EB.
- This plan is based on a field run monumented boundary survey performed in January 2021, by NIT Associates, Inc.
- B.L.L. Indicated Building Restriction Lines.
- Denotes rebar with CORP308 cap set.
- Denotes iron pipe or iron bar found.
- Denotes passed percolation test hole.
- Denotes failed percolation test hole.
- Denotes coordinate point number.
- All areas shown herein 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' (14' existing more than one residence)
 - Surface = 6" of compacted crusher run base with tar and chip coating (1 - 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 = safety passing 100-year flood with no more than 1 foot depth over driveway surface
 - Maintenance = sufficient to insure all weather use
- This plan is conditionally exempt from the requirements of Section 16.1200 of the Howard County code for Forest Conservation in-lieu of Section 16.1202(1)(vi). This project is a minor subdivision creating one additional lot with no further subdivision potential.
- This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County code and the landscape manual. Because credit is being taken for the existing trees and vegetation along the perimeter, no financial survey will need to be posted.
- The Open Space requirement for properties in the RC-Zone will be met by fee-in-lieu in the amount of \$1500.00.
- Distances shown are based on surface measurements and are not reduced to NAD83 Grid measurements.
- 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 of public opinion, or building/grading permit.
- The subject property is zoned "RC-DEO" per the 10/6/2013 Comprehensive Zoning Plan.
- Stormwater management obligations for Lot 2 will be met on site by one micro-bioretention facility (M-6), four drywells (M-5), and two non-rooftop disconnects (N-2). All stormwater management practices shall be owned and maintained by the lot owner. The improvements on Lot 1 are existing and therefore exempt from stormwater management requirements.
- There is an existing dwelling on Lot 1 to remain. There are no existing dwellings on Lot 2.
- No historic structures or complexes exist on the subject property.
- This area designates a Private Sewage Area, of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. This area shall become real and sold upon connection to a public sewerage system. The county health officer shall have the authority to grant adjustments to the private sewerage area. Recordation of a modified sewage area shall not be necessary.
- Department of Planning and Zoning File Number ECP-21-041.
- There is an existing dwelling/structure(s) located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulation requirements.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams(s), or their required buffers, floodplain and forest conservation easement areas.
- Flag and pipeline lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipeline and the road right-of-way line and not onto the pipeline lot driveway.
- Land dedication to Howard County, Maryland for the purpose of a public road (0.1345 Acres).
- A wetland and stream study were performed by Eco-Science Professionals Inc. in August of 2021. Wetlands, streams, and their buffers were found on the property.
- The floodplain study for this project was prepared by SII Engineering Group, LLC, dated August of 2021, and is approved under ECP-21-041.
- Slope slopes shown herein were delineated by SII Engineering Group, LLC, based upon a field run Topographical Survey performed by NIT Associates, Inc. in January 2021.
- On January 17, 2023 an Alternative Compliance request was approved for Section 16.120(b)(4) of the Howard County Subdivision and Land Development Regulations. The Alternative Compliance Request WF-22-134 was approved by the Director of Planning and Zoning subject to the following conditions to allow environmental features on lots less than 10 acres:
 - A 55' Environmental Setback shall be established from the boundary of steep slopes, floodplain, wetlands, streams, and their buffers. No principal structures may be permitted within the Environmental Setback, except that a deck may project ten feet beyond the building envelope.
 - No grading, removal of vegetative cover or trees, paving or new structures will be permitted within the limits of 100-year floodplain, steep slopes, wetlands, streams or their required buffers in accordance with Sections 16.115 and 16.116 of the Subdivision and Land Development Regulations.
- The lot shown herein complies with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
- On January 18, 2023, a Design Manual Water was approved to waive Design Manual, Volume III, Section 1.3 C Street Types, which provides the typical section for a country road. In lieu of providing the typical section along the frontage of the property the request is to pay a fee of \$19,100.00.
- Per Section 3.2-g-2 of the Howard County Design Manual, Volume III, this project is exempt from noise study requirements.



TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS/PARCELS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	7.6480 Ac.±
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 Ac.±
AREA OF LOTS TO BE RECORDED	7.6480 Ac.±
AREA OF ROADWAY TO BE RECORDED	0.1345 Ac.±
AREA TO BE RECORDED	7.7825 Ac.±
AREA OF LOT 1	3.4844 Ac.±
AREA OF LOT 2	4.1636 Ac.±

LEGEND

DENOTES WETLANDS	DENOTES 100-YEAR FLOODPLAIN
DENOTES WETLANDS BUFFER	DENOTES EXISTING STREAM
DENOTES STEEP SLOPES IN EXCESS OF 25%	DENOTES STREAM BUFFER
DENOTES FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT	DENOTES FLOODPLAIN ELEVATION

OWNER/DEVELOPER

ISABEL A. MACHADO
13325 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
PHONE: (443) 812-5981

M.I.H.U. NOTE: LOT 1 CONTAINS AN EXISTING HOUSE TO REMAIN AND IS NOT SUBJECT TO M.I.H.U. OBLIGATION. LOT 2 IN THIS SUBDIVISION IS SUBJECT TO SECTION 13.402(a) OF THE HOWARD COUNTY CODE 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. IN THE EVENT OF REDEVELOPMENT OF LOT 1 MIHU WILL BE REQUIRED AT THAT TIME.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO (1) SUBDIVIDE THE PROPERTY SHOWN HEREON INTO LOTS 1 AND 2, (2) TO DEDICATE LAND TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD, AND (3) TO ESTABLISH THE BUILDING RESTRICTION LINES, BUFFERS, EASEMENTS, ETC. SHOWN HEREON.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 4/4/24
HOWARD COUNTY HEALTH OFFICER 9822 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 4.16.24
CHIEF, DEVELOPMENT ENGINEERING DIVISION 222 DATE

[Signature] 6/27/24
DIRECTOR 6 DATE

OWNER'S CERTIFICATE

WE, ABILIO L. MACHADO AND ISABEL A. MACHADO OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE, WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 4th DAY OF March, 2024

ABILIO L. MACHADO (OWNER/DECEASED)	DATE	WITNESS	DATE
<i>[Signature]</i>	3/4/2024	<i>[Signature]</i>	3/4/2024
ISABEL A. MACHADO (OWNER)	DATE	WITNESS	DATE
<i>[Signature]</i>	3/4/2024	<i>[Signature]</i>	3/4/2024

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY MARION MAUS GREER TO ABILIO L. MACHADO AND ISABEL A. MACHADO BY DEED BY DEED DATED JULY 7, 2014 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15680, FOLIO 414; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY, MARYLAND SUBDIVISION REGULATIONS.

[Signature] 3-1-2024
DATE

J. CARL HUDGINS
PROPERTY LINE SURVEYOR #96
EXPIRATION DATE: 3/11/2024

RECORDED AS PLAT No. 26655 ON 7/2/24
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SUBDIVISION PLAT
MACHADO PROPERTY
LOTS 1 & 2
DEED LIBER 15680, FOLIO 414
TAX MAP 4; GRID 21; PARCEL 65
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: RC-DEO SHEET 1 OF 1
ECP-21-041
JANUARY 22, 2024

SCALE: 1" = 100'

0' 100' 200' 300'

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