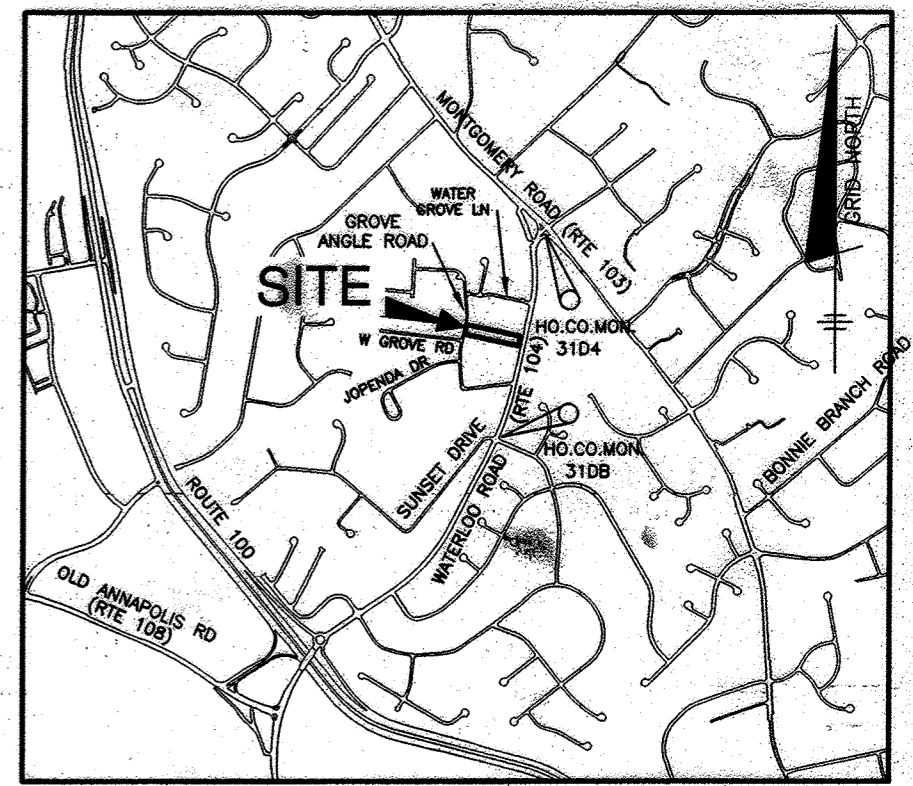


GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
- SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 31DB AND 31DA WERE USED FOR THIS PROJECT.
- ALL AREAS ARE "MORE OR LESS".
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, IN OCTOBER, 2022.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS PROPERTY. FIELD REVIEW WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. RESULTS IN THEIR LETTER DATED OCTOBER 17, 2022.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT PER THE HOWARD COUNTY PLAN FOR WATER AND SEWER, DATED NOVEMBER, 2015.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THERE ARE EXISTING STRUCTURES LOCATED WITHIN THE LIMITS OF LOT 1. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
 - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON NOVEMBER 29, 2022.
- THIS DEVELOPMENT IS NOT SUBJECT TO THE REQUIREMENTS OF SECTION 16.1200 FOR FOREST CONSERVATION SINCE IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL PER SECTION 16.1202(b)(vii).
- PERIMETER LANDSCAPING FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$4,070.00 SHALL BE PAID AS PART OF THE GRADING PERMIT UNDER THE SITE DEVELOPMENT PLAN.
- THE NOISE STUDY WAS PREPARED BY MARS GROUP IN OCTOBER, 2022. THE 65dBA 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. DEPT OF HOUSING AND URBAN DEVELOPMENT.
- A TRAFFIC STUDY IS NOT REQUIRED SINCE THIS IS A MINOR SUBDIVISION.
- THE 85TH PERCENTILE SPEED STUDY WAS PREPARED BY MARS GROUP IN OCTOBER, 2022.
- THE MULTIMODAL STUDY WAS PREPARED BY MARS GROUP IN OCTOBER, 2022.
- THE STORMWATER MANAGEMENT REPORT WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN NOVEMBER, 2022. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT HAS BEEN PROVIDED VIA ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL (ESD TO THE MEP) AND COMPLIES WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME 1, CHAPTER 5".
- A TEST PIT FOR STORMWATER MANAGEMENT WAS DUG BY HILLIS-CARNES ON OCTOBER 18, 2022. THE TEST PIT LOG GAS BEEN INCORPORATED INTO THE STORMWATER MANAGEMENT REPORT.
- THIS DEVELOPMENT IS IN ACCORDANCE WITH SECTION 16.127 "RESIDENTIAL INFILL DEVELOPMENT" OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- OPEN SPACE REQUIREMENTS ARE PROVIDED BY A FEE-IN-LIEU PAYMENT OF \$1,500.00.
- THIS PROPERTY IS SUBJECT TO SECTION 16.1107(b)(1)(v) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW FOR A SINGLE LOT FAMILY MEMBER EXEMPTION.

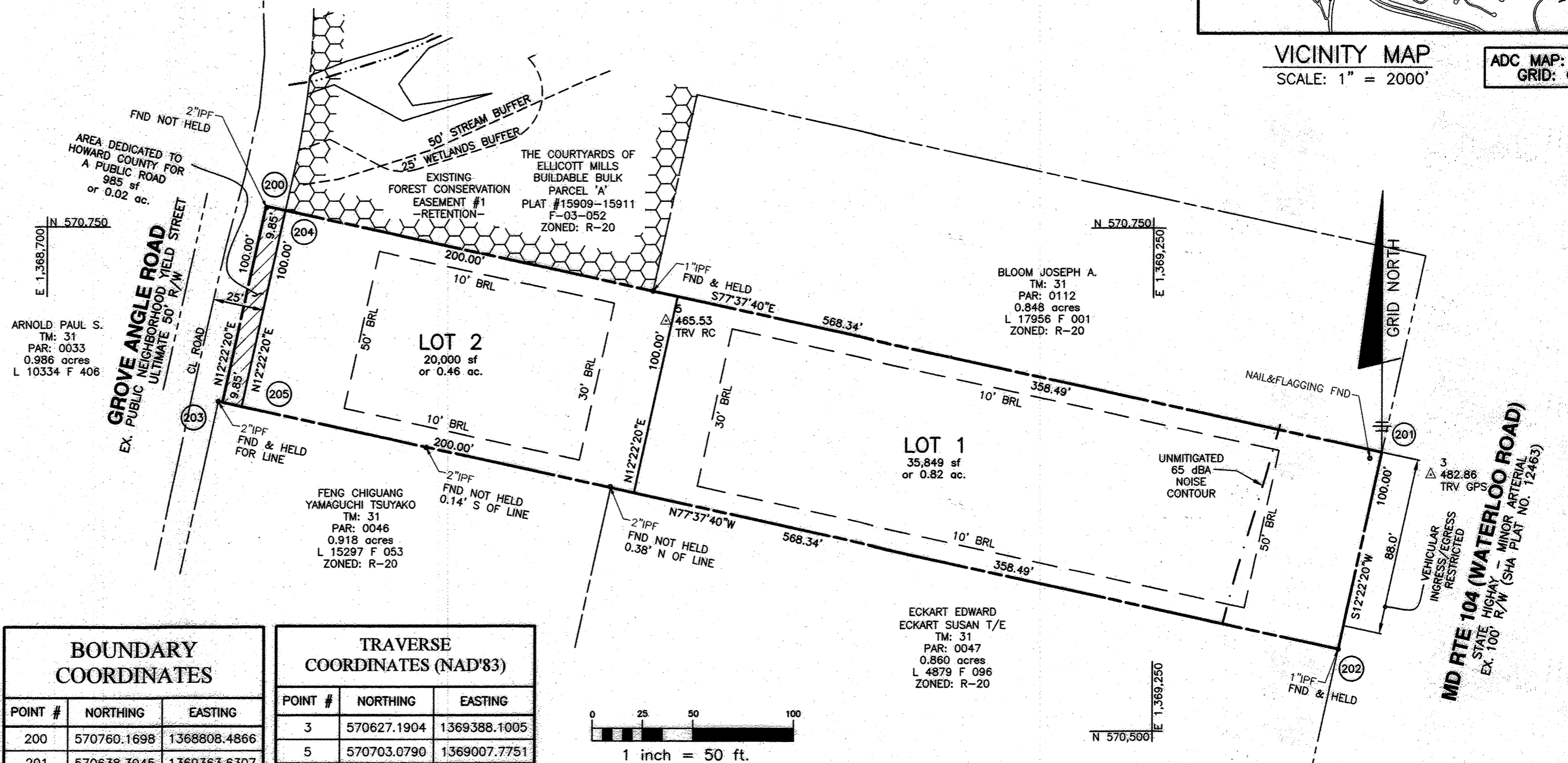
- RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 1 AND 2. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/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 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.
- A FEE-IN-LIEU REQUEST FOR SIDEWALK IMPROVEMENTS ALONG GROVE ANGLE ROAD AND MD RTE 104 (WATERLOO ROAD) IN THE AMOUNT OF \$9,184.80 WAS APPROVED ON JANUARY 9, 2023 AND SHALL BE APPLIED TO CAPITAL PROJECT NUMBER J-4711.
- ECP-23-02 WAS APPROVED ON NOVEMBER 7, 2022. THERE ARE NO OTHER FILE NUMBERS ASSOCIATED WITH THIS SUBDIVISION.
- WP-23-072, AN ALTERNATIVE COMPLIANCE TO SECTION 16.119(f)(1) TO ALLOW THE EXISTING DRIVEWAY SERVING LOT 1 TO CONTINUE TO ACCESS FROM MD ROUTE 104 WAS APPROVED ON FEBRUARY 27, 2023 WITH THE FOLLOWING CONDITIONS:
 - ACCESS TO THE SITE IS RESTRICTED TO THE ACCESS POINTS APPROVED UNDER F-23-025
 - ADD THE AC REQUEST NUMBER, PURPOSE, SECTION, DATE, AND CONDITIONS ON ALL SUBSEQUENT PLAN SUBMISSIONS.

BENCHMARKS
 HORIZONTAL: MARYLAND NAD83
 VERTICAL: NAVD88L
 HO. CO. #31D4 (AKA: 2843004)
 STAMPED BRASS DISK SET ON TOP OF
 A 3ft DEEP COLUMN OF CONCRETE.
 N 571700.664' E 1369606.417'
 ELEVATION: 494.445'
 HO. CO. #31DB
 STAMPED BRASS DISK SET ON TOP OF
 A 3ft DEEP COLUMN OF CONCRETE.
 N 569583.589' E 1369155.211'
 ELEVATION: 492.348'



LEGEND OF SYMBOLS

- LIMIT OF SUBMISSION
- RIGHT-OF-WAY DEDICATION
- 10' BRL
- BUILDING RESTRICTION LINE
- EXISTING FOREST CON EASEMENT
- UNMITIGATED 65dBA NOISE CONTOUR

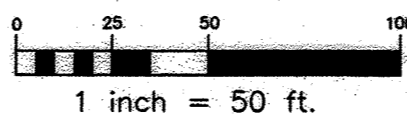


BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
200	570760.1698	1368808.4866
201	570638.3945	1369363.6307
202	570540.7170	1369342.2044
203	570662.4922	1368787.0603
204	570758.0593	1368818.1078
205	570660.3817	1368796.6815

TRAVERSE COORDINATES (NAD'83)

POINT #	NORTHING	EASTING
3	570627.1904	1369388.1005
5	570703.0790	1369007.7751



TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	0
OPEN SPACE	0
PARCELS	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.28 ac. ±
BUILDABLE	N/A
OPEN SPACE	N/A
PARCELS	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.02 ac. ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.30 ac. ±

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-CIVILENGINEERING.COM

THE REQUIREMENTS § 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.
Donald Mason 3/20/23
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE: 4-3-23
 ARTHUR A. WELLS

OWNER:
 ARTHUR A. WELLS
 5008 WATERLOO ROAD
 ELLICOTT CITY, MARYLAND 21043
 410-207-2188

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	2
Total Number of MIHU's Required	1
Number of MIHU's Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	1
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	Lots 1 & 2

MIHU NOTE: THIS SUBDIVISION IS SUBJECT TO SECTION 13.402(c)(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR MODERATE INCOME HOUSING UNITS. THIS SHALL BE ACCOMPLISHED VIA FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR LOT 2 AND FOR LOT 1 IF THE EXISTING HOUSE IS EVER DEMOLISHED

RECORDED AS PLAT NO. 21355 ON 1-29-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 5/26/23
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 5.31.23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 5/23
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY ARTHUR A. WELLS AND KIM S. WELLS, HIS WIFE, TO ARTHUR A. WELLS, BY DEED DATED MAY 4, 2001 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5481 AT FOLIO 001 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AT THE TIME OF ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald Mason 3/20/23
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
 "ARTHUR A. WELLS, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) 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-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 3rd DAY OF APRIL, 2023."
[Signature]
 ARTHUR A. WELLS
 WITNESS *[Signature]*

WELLS PROPERTY LOTS 1 AND 2
 2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 31
 GRID: 13
 PARCEL: 45
 ZONED: R-20
 SCALE: AS SHOWN
 DATE: MARCH 9, 2023
 SHEET: 1 OF 1