

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. 356B AND 356G WERE USED FOR THIS PROJECT.
- ALL AREAS ARE "MORE OR LESS".
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, dated OCTOBER 19, 2023.
- 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. WITH FINDINGS IN THEIR LETTER DATED DECEMBER 14, 2023.
- 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.
- 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 MARCH 20, 2024.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY UTILIZING 0.2 ACRES OF FOREST CONSERVATION EASEMENT #8 ON TALLEY PROPERTY PARCEL 1 AND 2 AS SHOWN ON SHEET 12 OF THE F-07-003 KINDLER OVERLOOK ROAD CONSTRUCTION PLANS.
- 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 \$2,100.00 SHALL BE PAID AS PART OF THE DPW DEVELOPERS AGREEMENT.
- THE NOISE STUDY IS NOT REQUIRED FOR THIS RESUBDIVISION AS THE SITE IS NOT LOCATED WITHIN ANY OF THE AREAS DEFINED IN SECTION 5.2.G.2 WHICH NECESSITATE A NOISE STUDY.
- A TRAFFIC STUDY IS NOT REQUIRED SINCE THIS RESUBDIVISION DOES NOT GENERATE MORE THAN 5 PEAK HOUR TRIPS PER TRAFFIC LETTER PREPARED BY MARS GROUP INC. DATED FEBRUARY 12, 2024.
- THE SPEED STUDY WAS PREPARED BY MARS GROUP IN OCTOBER, 2022.
- A MULTIMODAL STUDY IS NOT REQUIRED SINCE THIS RESUBDIVISION DOES NOT GENERATE MORE THAN 5 PEAK HOUR TRIPS. THE MULTIMODAL TRANSPORTATION STUDIES CHECKLIST WAS PREPARED BY MARS GROUP, INC DATED FEBRUARY 7, 2024.
- THE STORMWATER MANAGEMENT REPORT WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN MARCH, 2024. 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".
- THE GEOTECHNICAL REPORT FOR THE SOILS BORINGS FOR STORMWATER MANAGEMENT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC. DATED FEBRUARY 26, 2024.
- THIS DEVELOPMENT IS IN ACCORDANCE WITH SECTION 16.127 "RESIDENTIAL INFILL DEVELOPMENT" OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A FEE-IN-LIEU PAYMENT OF \$3,000.00 SHALL BE MADE TO SATISFY THE OPEN SPACE REQUIREMENT PER SECTION 16.121.(b)(2). THIS FEE IS BASED ON \$1,500.00 PER LOT BASED ON THE JULY 1, 2023 FEE SCHEDULE.

- 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.
- PREVIOUS DPZ FILE NUMBERS: PB5 P63, ECP-24-028, WP-24-088
- WP-24-088, AN ALTERNATIVE COMPLIANCE TO SECTION 16.119(f)(3) AND 16.127(c)(4)(i) TO ALLOW THE TWO EXISTING DRIVEWAY ACCESS POINTS OFF SOUTH TROTTER ROAD TO REMAIN AND TO SECTION 16.1205(A)(3) FOR THE REMOVAL OF ONE (1) SPECIMEN TREE WAS APPROVED ON MAY 31, 2024 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE ALTERNATIVE COMPLIANCE APPROVAL GRANTS THE APPLICANT THE AUTHORITY TO REMOVE ONE SPECIMEN TREE, SPECIMEN TREE #5, AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT AND FINAL SUPPLEMENTAL PLAN. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS APPROVAL.
 - PROVIDE THE PLANTING OF TWO (2) 3" DBH NATIVE MARYLAND TREES ON-SITE AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREE #5. THE TWO MITIGATION TREES SHALL BE SHOWN ON THE FINAL SUBDIVISION LANDSCAPE AND FOREST CONSERVATION PLAN SHEETS AND MUST BE BONDED ALONG WITH THE DEVELOPER'S REQUIRED LANDSCAPE OBLIGATION.
 - ACCESS TO SOUTH TROTTER ROAD IS RESTRICTED TO THE 20-FOOT ACCESS POINTS APPROVED ON THE FINAL SUBDIVISION PLAN. THE STATEMENT "VEHICULAR EGRESS AND INGRESS IS RESTRICTED" SHALL BE SHOWN ALONG THE PROPERTY FRONTAGE, EXCEPT WHERE APPROVED ACCESS POINTS ARE LOCATED.

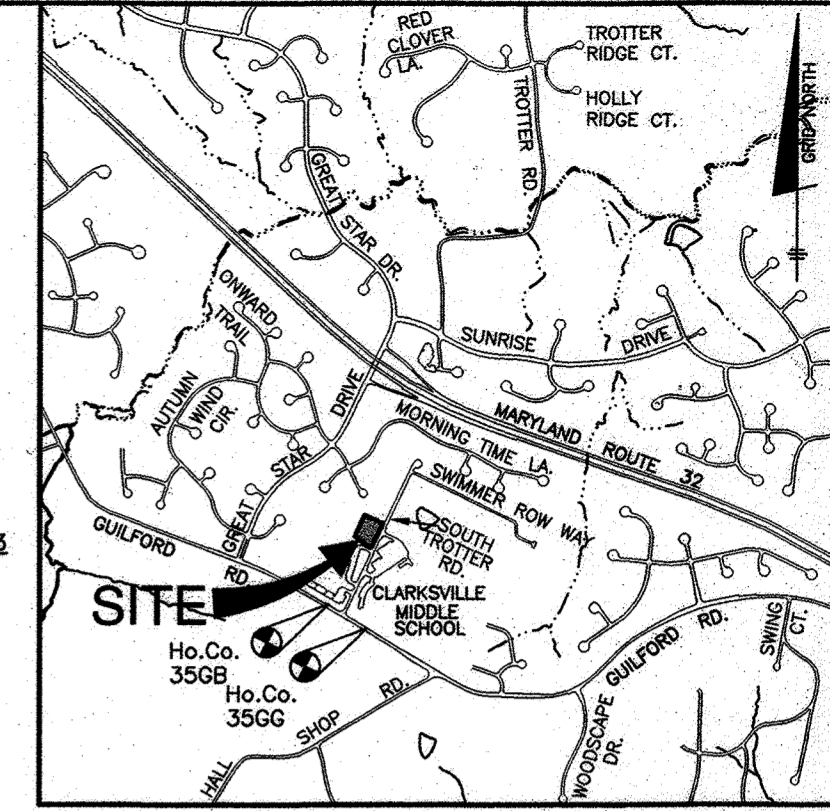
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
100	555454.5895	1333576.8436
101	555687.8639	1333680.4999
102	555661.7338	1333736.3905
103	555599.9494	1333868.9236
104	555363.0422	1333758.3878
105	555353.9872	1333720.2457

TRAVERSE COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
58	555494.3008	1333879.9067
59	555394.5083	1333745.4142
60	555455.2161	1333603.9486
61	555607.6954	1333684.6281

HO. CO. BENCHMARKS
HORIZONTAL: MARYLAND NAD83
VERTICAL: NAVD88

35GG
N 554358.875
E 1333834.183
ELEV. 477.962

35GB
N 554740.098
E 1333317.635
ELEV. 464.651



ADC MAP/GRID: 4934-C10 OR 31F3
SCALE: 1" = 2000'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	45.06'	103°15'53"	31.58'	N76°38'42"E	39.20'

Site Analysis Data Chart	
Zoning	R-20
Gross Area	1.28 ac
100-yr Floodplain	0.00 ac
Steep Slopes 25% or greater (outside floodplain)	0.00 ac
Net Area	1.28 ac
Number of Units Proposed (SFD)	2
Area of Open Space Required *	0.08 ac
Area of Open Space Provided	0.00 ac**
Non-Credited	0.00 ac
Credited	0.00 ac
Area of Recreational Open Space Required***	0.00 ac
Area of Buildable Lots (SFD)	1.28 ac
Area of Bulk Parcels	0.00 ac
Area of Proposed Public Road Right-of-way	0.00 ac

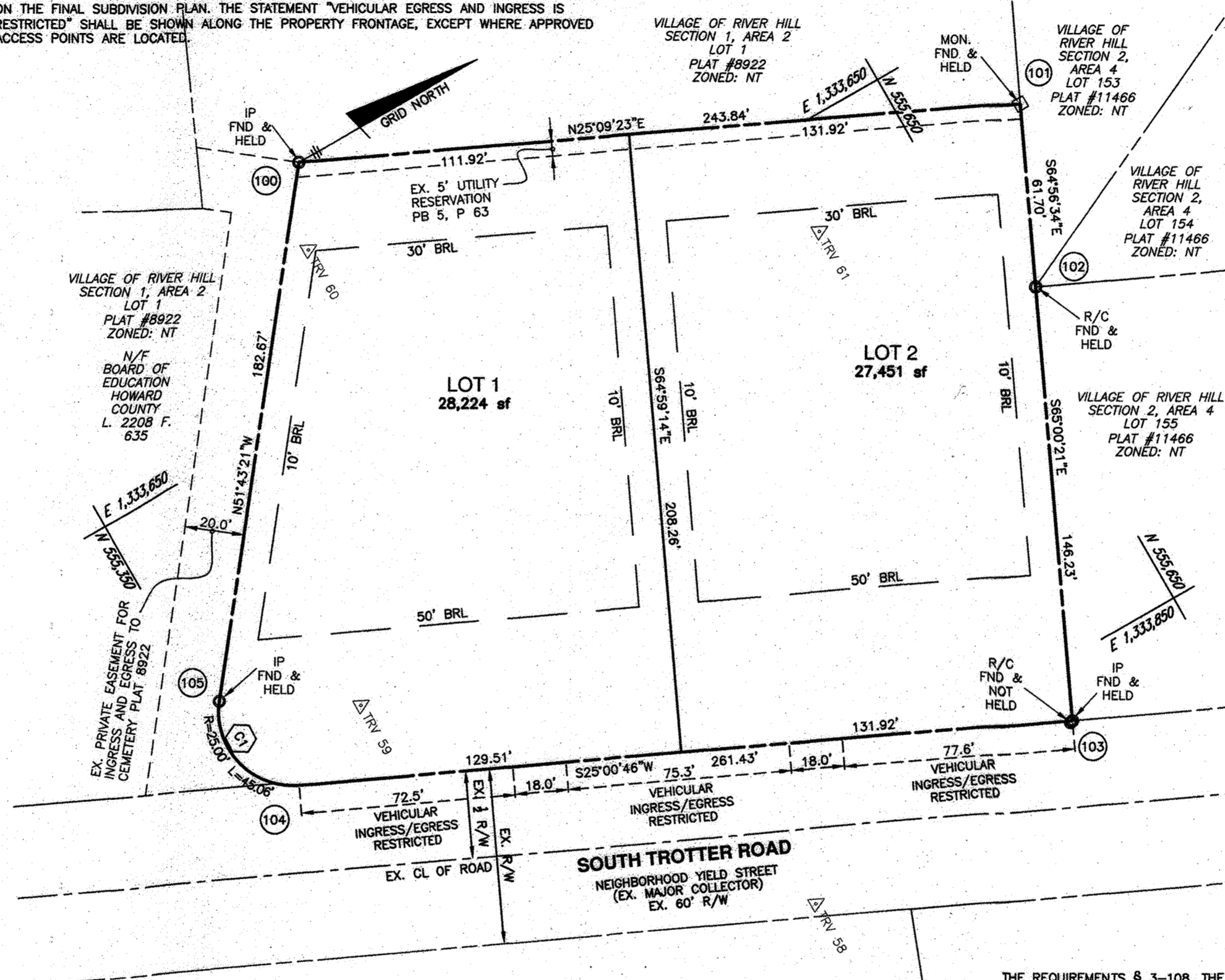
* Open Space Required is 6% of gross area (Section 16.121.a.2)
** Fee-in-lieu to be paid. See General Note 21.
***No recreational open space is required since it is less than 10 lots (Section 16.121.a.4.i)

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	2
Total Number of MIHUs Required	1
Number of MIHUs Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	1
MIHU Fee-in-Lieu	Lots 1 & 2
(Indicate Lot/Unit numbers)	

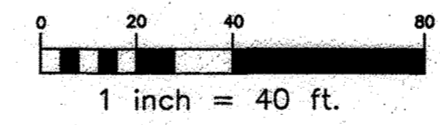
MIHU NOTE: THIS SUBDIVISION IS SUBJECT TO SECTION 13.402(c)(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR MODERATE INCOME HOUSING UNITS. THIS SHALL BE ACCOMPLISHED VIA FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR LOT 1 AND FOR LOT 2

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PREVIOUSLY RECORDED LOT 17 INTO TWO LOTS

RECORDED AS PLAT NO. 21704 ON 10-28-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



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-CIVLENGINEERING.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 A. Mason 9/24/24
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

OWNER:
DEVELOPMENT PARTNERS, LLC
82 EAST LAKE DRIVE
ANNAPOLIS, MARYLAND 21403
410-792-2565

Justin Boy 9/24/24
JUSTIN BOY
DEVELOPMENT PARTNERS, LLC

TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
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)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.28 ac. ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 10/3/24
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 10.10.24
Director 10/24/24

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 CHARLES MARTIN PARLETTE, RONALD KEITH PARLETTE, AND STEPHEN LEE PARLETTE TO DEVELOPMENT PARTNERS, LLC BY DEED DATED FEBRUARY 13, 2024 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 22260 AT FOLIO 409 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.
Donald A. Mason 9-24-24
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE
"DEVELOPMENT PARTNERS, LLC, 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 24TH DAY OF SEPTEMBER, 2024."
Justin Boy
JUSTIN BOY
DEVELOPMENT PARTNERS, LLC

POINTERS VIEW
LOTS 1 AND 2
A Resubdivision of Parlette Farm, Section one, Lot 17
previously recorded as Plat Book 5 Page 63
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35 SCALE: AS SHOWN
GRID: 20 DATE: SEPTEMBER 23, 2024
PARCEL: 60 SHEET: 1 OF 1
ZONED: R-20