

GENERAL NOTES

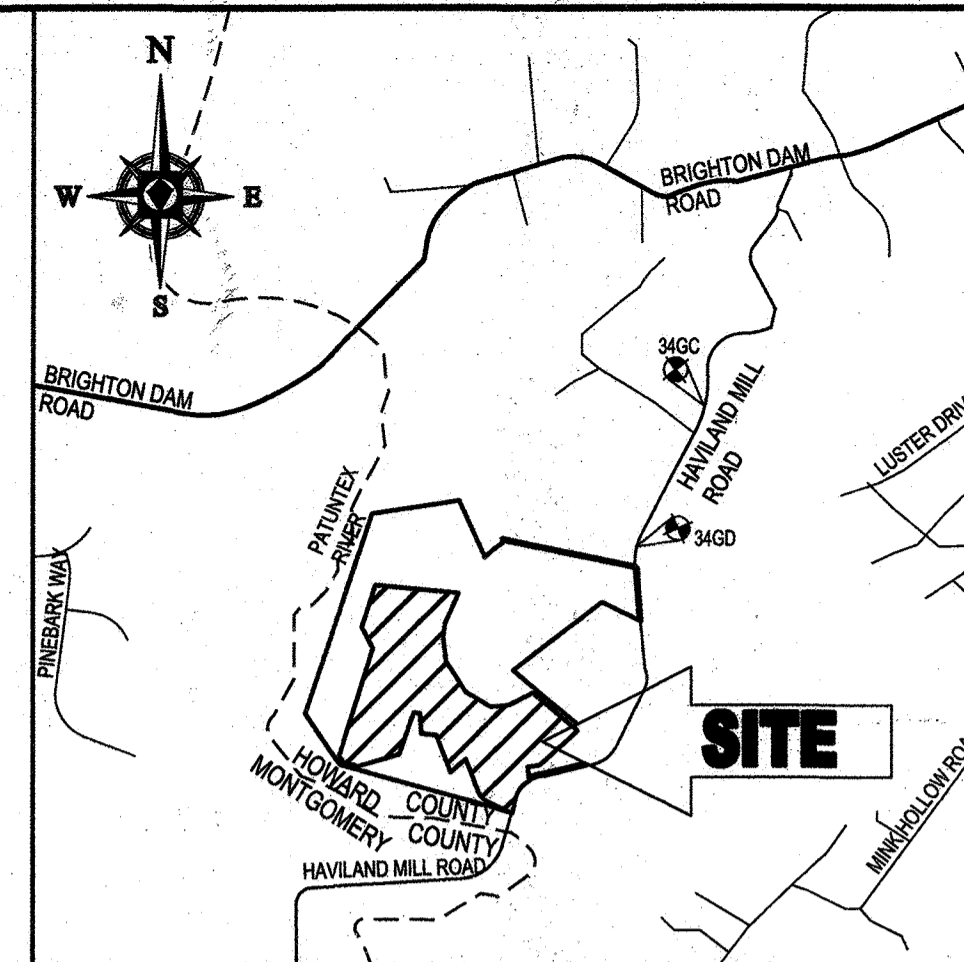
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 10/6/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBER ASSOCIATED WITH THIS PROJECT INCLUDE WP-20-003.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 1/16/15.
- SUBDIVISION IS A MINOR SUBDIVISION, THERE IS NO PROPOSED DISTURBANCE. AS SUCH, STORM WATER MANAGEMENT IS NOT REQUIRED.
- THIS PROPERTY IS NOT LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- NO CEMETERIES ARE KNOWN TO EXIST WITHIN THIS SUBDIVISION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HORIZONTAL AND VERTICAL CONTROL DATUM ARE BASED ON HOWARD COUNTY MONUMENT NOS. 34GC AND 34GD WHICH WERE USED FOR THIS PROJECT.
HOWARD COUNTY MONUMENT NO: 34GC N = 554882.960 E = 1314248.668 ELEV. = 482.873
HOWARD COUNTY MONUMENT NO: 34GD N = 553733.762 E = 1313736.594 ELEV. = 465.288
- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. ON 6/9/15. FIELD WORK WAS PERFORMED ON 10/9/14, 12/30/14 AND 2/23/15.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS AND ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED.
- AN OBVIOUSLY NON-CRITICAL FLOOD PLAIN STUDY WAS COMPLETED BY BOHLER ENGINEERING ON 2/25/15.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- PRIVATE, ON-SITE WATER WELLS AND SEPTIC RESERVE AREAS ARE TO REMAIN.
- THE STRUCTURES LOCATED ON THE PROPERTY ARE NOT LISTED ON THE HISTORIC REGISTRY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, 100-YEAR FLOODPLAIN, STEEP SLOPES AND FOREST CONSERVATION EASEMENTS.
- A DECLARATION OF INTENT HAS BEEN FILED TO REQUEST AN EXEMPTION VIA REAL-ESTATE TRANSFER TO SATISFY FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT.
- THE PARCELS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- ALL AREAS ARE MORE OR LESS (±).
- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
- THE PROPOSED SUBDIVISION IS A MINOR SUBDIVISION, AS SUCH APP NOT REQUIRED.
- THE SUBDIVISION DOES NOT REQUIRE A PRE-SUBMISSION COMMUNITY MEETING, BECAUSE IT INVOLVES A REAL-ESTATE TRANSFER FOR FAMILY ESTATE PLANNING PURPOSES, CREATING LOTS AROUND PRE-EXISTING DWELLINGS.

GENERAL NOTES CONTINUED

- A REQUEST FOR AN ALTERNATIVE COMPLIANCE (WP-20-003) IN ACCORDANCE WITH THE FOLLOWING SECTION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED 12/02/19 FOR:
 - SECTION 16.120(b)(4)(iii): TO ALLOW THE CREATION OF A LOT WITH EXISTING STRUCTURES LOCATED WITHIN AN EXISTING ENVIRONMENTAL BUFFER AND TO ALLOW THE CREATION OF A LOT LESS THAN (10) ACRES IN SIZE THAT IS ENCUMBERED BY ENVIRONMENTALLY SENSITIVE AREAS.
"EACH OF THE 3 EXISTING DWELLINGS IS SERVED BY ITS RESPECTIVE PRIVATE SEPTIC RESERVE AREA AND PRIVATE WELL. THE PROPERTY OWNER PROPOSES TO SUBDIVIDE THE 2 EXISTING PARCELS, INTO 3 LOTS SO THAT EACH HOUSE AND ITS RESPECTIVE SEPTIC AREA AND WELL ARE LOCATED ON THE SAME LOT. IN ADDITION, THE OWNERS WISH TO KEEP THE EXISTING ACCESSORY STRUCTURES ON THEIR RESPECTIVE LOTS. IF LOT 3 WERE PROPOSED TO BE EXPANDED TO 10 ACRES, IT WOULD IMPACT THE SEWAGE RESERVE AREA, WELL LOCATION AND SHEDS THAT ARE ASSOCIATED WITH THE DWELLING AND ACCESSORY STRUCTURE ON PROPOSED LOT 2.
DUE TO THE ORIENTATION AND LOCATION, ACCESSORY STRUCTURES, WELL AND SEPTIC AREAS FOR LOTS 2 AND 3, LOT 3 IS PROPOSED AT 3.15 ACRES AND CONTAIN ENVIRONMENTAL FEATURES, INCLUDING A STREAM AND STREAM BUFFER. LOT LINES FOR LOT 3 HAVE BEEN PROPOSED SO THAT THE BUILDINGS, SEPTIC AREAS AND WELL LOCATIONS WILL COMPLY WITH REQUIRED SETBACKS."
 - SECTION 16.120(c)(2) - ACCESS EQUALS FRONTAGE: TO ALLOW THE CREATION OF LOTS TO UTILIZE A USE-IN-COMMON ACCESS WHEN THERE IS FRONTAGE TO A PUBLIC ROAD RIGHT-OF-WAY.
"THE SITE CONTAINS 3 EXISTING DWELLINGS, ALL OF WHICH ARE CURRENTLY ACCESSED VIA AN EXISTING DRIVEWAY. THE EXISTING USE-IN-COMMON DRIVEWAY ACCESS ENCLOSED WITHIN THE FLOODPLAIN, STREAM AND A STREAM BUFFER NEAR HAVILAND MILL ROAD. THE DRIVEWAY IS AN EXISTING CONDITION AND THERE ARE NO OTHER ACCESS POINTS/OPTIONS TO THE ADJACENT RIGHT-OF-WAY THAT WOULD NOT RESULT IN AN ENVIRONMENTAL IMPACT. A PERENNIAL STREAM, ITS BUFFER AND PORTIONS OF FLOODPLAIN TRAVEL THE ENTIRE FRONTAGE OF THE PROPERTY ALONG HAVILAND MILL ROAD. ALTHOUGH PROPOSED LOTS 2 AND 3 WILL HAVE FRONTAGE ALONG HAVILAND MILL ROAD, A NEWLY PROPOSED INDIVIDUAL ACCESS FOR EACH HOME IS NOT PROPOSED. PROVIDING A NEW DRIVEWAY ACCESS FOR EACH NEW LOT WOULD RESULT IN NEW DISTURBANCES TO ENVIRONMENTALLY SENSITIVE AREAS. THEREFORE, THE HOME OWNERS PROPOSE TO MAINTAIN THEIR CURRENT ACCESS AND CONTINUE TO UTILIZE THE USE-IN-COMMON DRIVEWAY. EACH LOT HAS A MINIMUM OF 20 FEET OF FRONTAGE ALONG THE PUBLIC RIGHT-OF-WAY. NO NEW DISTURBANCE OR DEVELOPMENT IS BEING PROPOSED FOR THIS SUBDIVISION, WHICH IS BEING PURSUED FOR REAL ESTATE PLANNING PURPOSES."
 - SECTION 16.120(b)(4)(i) - REGULAR, GENERALLY RECTANGULAR LOT SHAPE: TO ALLOW THE CREATION OF LOTS THAT ARE IRREGULAR IN SHAPE.
"OVERALL, THE TOTAL TRACT AREA OF 58.45 ACRES ALREADY EXISTS AS A VERY ODDLY SHAPED LOT, SIMILAR TO A DUMBBELL. THE PROPERTY OWNERS PROPOSE TO SUBDIVIDE THE 2 EXISTING PARCELS, INTO 3 LOTS SO THAT EACH HOUSE AND ITS RESPECTIVE SEPTIC AREA AND WELL ARE LOCATED ON THE LOT WITH THE HOUSE THEY SERVE. IN ADDITION, THE OWNERS WISH TO KEEP THE EXISTING ACCESSORY STRUCTURES ON THEIR RESPECTIVE LOTS. AS SUCH, LOTS 1 AND 2 WOULD CONTINUE TO BE ODD IN SHAPE, WITH LOT 3 MORE CONFORMING TO A SQUARE SHAPE, WITH AN ODDLY-SHAPED PIPESTEM. IF RECTANGULAR LOTS WERE TO BE CREATED, THE PROPERTY OWNERS WOULD POTENTIALLY BE REQUIRED TO ACQUIRE MORE LAND AND RELOCATE EXISTING STRUCTURES, SEPTIC AREAS AND WELLS."
- PENDING THE FOLLOWING CONDITIONS:
 - SUBMIT AN ORIGINAL, NOTARIZED DOI FOR REAL ESTATE TRANSACTION WITHIN 3 WEEKS OF ALTERNATIVE COMPLIANCE APPROVAL (ON OR BEFORE DECEMBER 23, 2019). NOTE: INTRA-FAMILY TRANSFER DOIS NO LONGER APPLY.
 - A REVISED/NEW USE-IN-COMMON ACCESS EASEMENT FOR ALL 3 DWELLINGS MUST BE PREPARED AND RECORDED WITH F-19-087.

GENERAL NOTES CONTINUED

- FOR FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING DWELLING/STRUCTURES LOCATED ON LOTS 1, 2 AND 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THEN THE ZONING REGULATION REQUIREMENTS.
- THIS PROPERTY IS LOCATED IN GROWTH TIER III WHICH PERMITS MINOR SUBDIVISIONS OF 4 LOTS OR LESS UTILIZING ON-SITE SEPTIC SYSTEMS. PLANNING BOARD REVIEW OF A MINOR SUBDIVISION IN TIER III IS NOT REQUIRED.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- WETLANDS EXIST ON SITE. THE WETLANDS AND THEIR BUFFERS WILL NOT BE IMPACTED BY THIS SUBDIVISION (F-19-087) IN ACCORDANCE WITH SECTION 16.116(a)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. REFER TO LETTER DATED OCT. 22, 2019.
- A REAL ESTATE TRANSFER DOES NOT REQUIRE THE PREPARATION OF A FOREST STAND DELINEATION. A DOI FOR REAL ESTATE TRANSFER WAS RECEIVED ON 12/20/2019 BY THE DEPARTMENT OF PLANNING AND ZONING.



VICINITY MAP
SCALE: 1"=200'
ADC MAP COORDINATES: 301C5

LEGEND :

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- EXISTING FEMA FLOODPLAIN
- EXISTING OBVIOUSLY NON-CRITICAL FLOODPLAIN
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- EXISTING EASEMENT
- PROPERTY CORNER TO BE SET
- 100' STREAM BANK BUFFER
- STREAM BANK
- PERENNIAL STREAM
- EXISTING WELL
- EXISTING PRIVATE SEWER EASEMENT
- EXISTING WETLANDS
- EXISTING WETLANDS BUFFER

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA (S.F.)	PIPE STEM (S.F.)	NET AREA
1	1,273,531	18,201	1,255,330
2	1,122,586	0	1,122,586
3	137,220	4,715	132,505

OVERALL AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND /OR PARCEL TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	58.16 AC±
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	58.16 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.29 AC±
TOTAL AREA TO BE RECORDED	58.45 AC±

SITE ANALYSIS DATA / TABULATION

	TOTAL
TOTAL PROJECT AREA (GROSS)	58.45 AC.
AREA OF WETLANDS AND BUFFER	0.41 AC. (AREA IS APPROXIMATE)
AREA OF STREAMS AND BUFFER	10.55 AC.
AREA OF FOREST	9.35 AC.
AREA OF 100-YR FLOODPLAIN	1.38 AC.
AREA OF STEEP SLOPES (25% OR GREATER)	0.73 AC.
AREA OF R/W DEDICATION	0.29 AC.
HIGHLY ERODIBLE SOILS (K > 0.35)	4.41 AC.
NET TRACT AREA:	56.34 AC.
LIMIT OF DISTURBED AREA	0.00 AC.
PRESENT ZONING DESIGNATION	RR-DEO.
PROPOSED USE:	SINGLE FAMILY DETACHED DWELLINGS
IMPERVIOUS COVER	1.30 AC.

OWNERS/DEVELOPER

Jennifer Schrader, ERIC O'KEEFE AND SALLY O'KEEFE
6940 HAVILAND MILL ROAD
CLARKSVILLE, MD 21029

PROPOSED LOT #	EXISTING ADDRESS
1	6940 HAVILAND MILL ROAD
2	6950 HAVILAND MILL ROAD
3	6930 HAVILAND MILL ROAD

MIHU FEE-IN-LIEU DOES NOT APPLY TO THIS SUBDIVISION SINCE EACH PROPOSED LOT WILL CONTAIN AN EXISTING DWELLING

COVER SHEET

BOHLER 12825 WORLDGATE DRIVE, SUITE 700 HERNDON, VIRGINIA 20170 703.709.9500
www.bohlerengineering.com

RECORDED AS PLAT 25921 ON 9-21-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**O'KEEFE SUBDIVISION
LOTS 1 - 3**

ZONING: RR-DEO
TAX MAP 39, GRID 6, PARCEL 1 & 9
5th ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND

SHEET: 1 OF 5 SCALE: N/A
DATE: JANUARY 08, 2020 DPZ FILE #'S : WP-20-003

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH OFFICER DATE 9/10/21

CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE 9-21-21

DIRECTOR DATE 9/23/21

OWNER'S CERTIFICATE

WE, DONALD O'KEEFE AND SALLY O'KEEFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
- THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

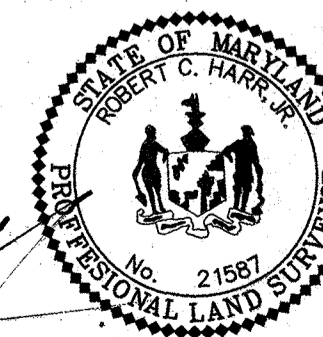
WITNESS MY HAND THIS 27 DAY OF SEP 2020

Jennifer Schrader
ERIC O'KEEFE
SALLY O'KEEFE

Witness signatures: Jennifer Schrader, Eric O'Keefe, Sally O'Keefe

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY GRANVILLE J. O'KEEFE TO GRANVILLE J. O'KEEFE, DONALD O'KEEFE AND SALLY O'KEEFE, BY DEED DATED OCTOBER 30, 1987 IN LIBER 1748 FOLIO 438, BY DONALD O'KEEFE AND SALLY O'KEEFE TO DONALD O'KEEFE AND SALLY O'KEEFE BY DEEDS DATED DECEMBER 28, 2001 AND RECORDED IN LIBER 5889 FOLIO 466, LIBER 5889 FOLIO 471, LIBER 5889 FOLIO 476 AND LIBER 5889 FOLIO 481, ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL THE MONUMENTS ARE IN PLACE 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.

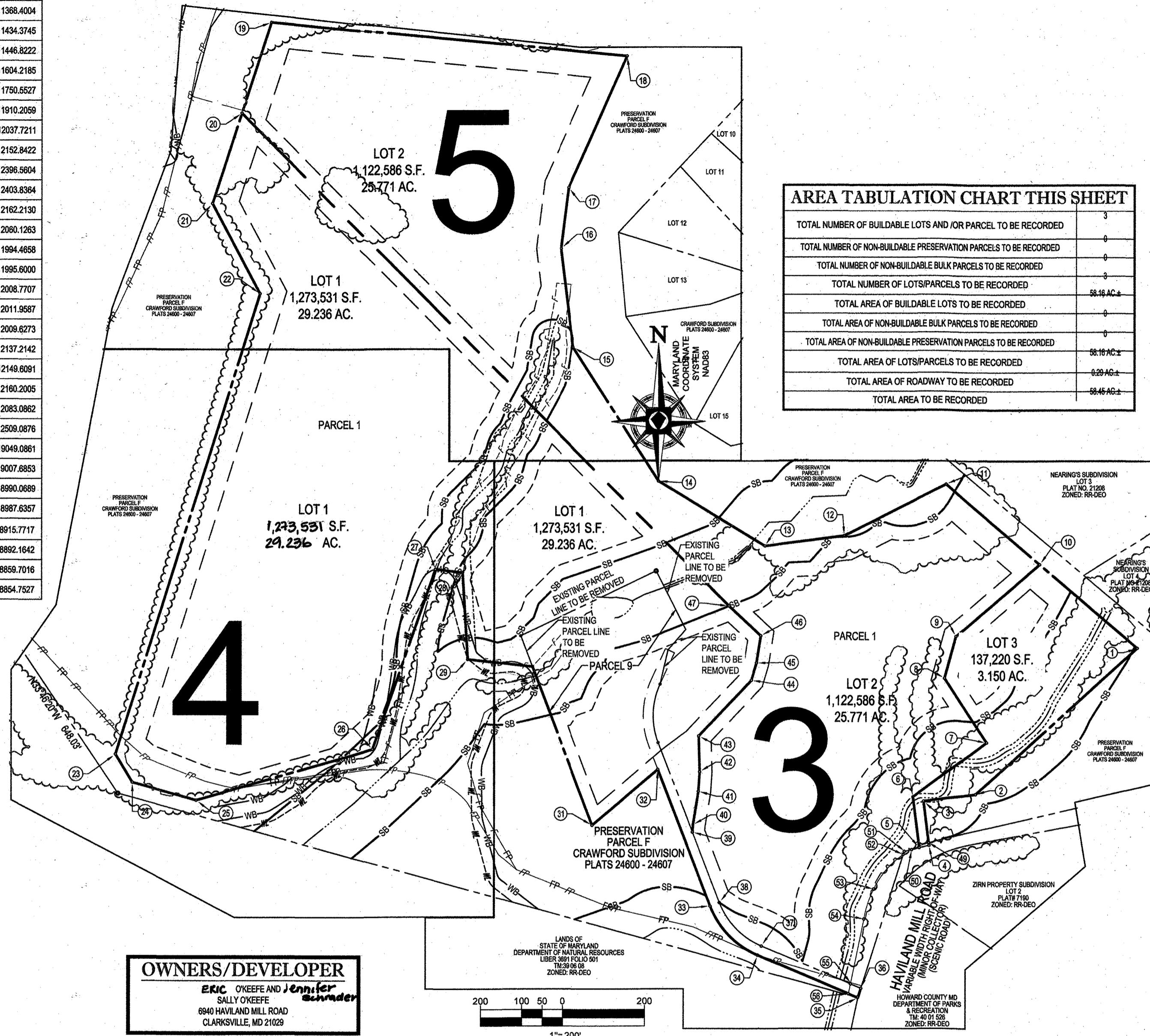


ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2026

DATE 1-14-2020

Point #	Northing	Easting
1	551680.2383	1313073.4521
2	551324.9210	1312680.6011
3	551307.9158	1312555.5090
4	551200.7153	1312568.8653
5	551194.9691	1312545.3956
6	551318.8551	1312529.9605
7	551450.5912	1312707.7378
8	551606.7875	1312605.9830
9	551708.3189	1312633.4032
10	551893.8561	1312836.5814
11	552078.6419	1312809.9850
12	551953.0346	1312362.7307
13	551928.1223	1312170.5803
14	552096.1229	1311911.6480
15	552411.4369	1311703.3596
16	552690.8973	1311673.8725
17	552799.2460	1311692.3313
18	553117.8993	1311834.1668
19	553201.3070	1310969.5136
20	552881.0698	1310897.8583
21	552761.8580	1310826.5327
22	552842.2351	1310942.5119
23	551423.2368	1310591.4922
24	551354.7430	1310632.5652
25	551311.8240	1310787.7552

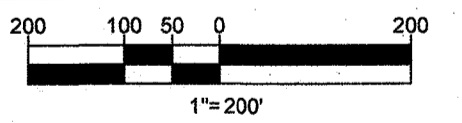
Point #	Northing	Easting
26	551435.1460	1311215.5903
27	551872.3011	1311368.4004
28	551864.2302	1311434.3745
29	551653.1756	1311446.8222
30	551635.2435	1311604.2185
31	551249.8417	1311750.5527
32	551385.5076	1311910.2059
33	551053.2037	1312037.7211
34	550933.9954	1312152.8422
35	550830.5836	1312396.5604
36	550853.5698	1312403.8364
37	550956.0928	1312162.2130
38	551061.8037	1312060.1263
39	551232.9146	1311994.4858
40	551250.3806	1311995.6000
41	551331.7465	1312008.7707
42	551379.2760	1312011.9587
43	551466.4116	1312009.6273
44	551601.8802	1312137.2142
45	551643.6906	1312149.6091
46	551709.9710	1312160.2005
47	551782.0582	1312083.0862
48	551186.0797	1312509.0876
49	545987.0358	1319049.0861
50	545970.6105	1319007.6853
51	545966.2974	1318990.0689
52	545958.6105	1318987.6357
53	545875.1858	1318915.7717
54	545801.7016	1318892.1642
55	545644.4445	1318859.7016
56	545620.4709	1318854.7527



TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	58.46 AC.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	58.46 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.20 AC.±
TOTAL AREA TO BE RECORDED	58.46 AC.±

	PROPOSED PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING PROPERTY LINE
	SETBACK
	EXISTING FEMA FLOODPLAIN
	EXISTING OBVIOUSLY NON-CRITICAL FLOODPLAIN
	PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
	EXISTING EASEMENT
	PROPERTY CORNER TO BE SET
	100' STREAM BANK BUFFER
	STREAM BANK
	PERENNIAL STREAM
	EXISTING WELL
	EXISTING PRIVATE SEWER EASEMENT
	EXISTING WETLANDS
	EXISTING WETLANDS BUFFER

OWNERS/DEVELOPER
ERIC O'KEEFE AND Jennifer Schrader
 SALLY O'KEEFE
 6940 HAVILAND MILL ROAD
 CLARKSVILLE, MD 21029



KEY SHEET

BOHLER // 12825 WORLDGATE DRIVE, SUITE 700 HERNDON, VIRGINIA 20170 703.709.9500
www.bohlerengineering.com

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

For *[Signature]* 8/10/21
 HOWARD COUNTY HEALTH OFFICER DATE

[Signature] 9/21/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 NY

[Signature] 9/23/21
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, DONALD O'KEEFE AND SALLY O'KEEFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS;
 (5) 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.

WITNESS MY HAND THIS 27 DAY OF Jan 2020
[Signature]
 Jennifer Schrader
 ERIC O'KEEFE
 SALLY O'KEEFE

[Signature]
 Witness
[Signature]
 Witness
[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY GRANVILLE J. O'KEEFE TO GRANVILLE J. O'KEEFE, DONALD O'KEEFE AND SALLY O'KEEFE, BY DEED DATED OCTOBER 30, 1987 IN LIBER 1748 FOLIO 438, BY DONALD O'KEEFE AND SALLY O'KEEFE TO DONALD O'KEEFE AND SALLY O'KEEFE BY DEEDS DATED DECEMBER 28, 2001 AND RECORDED IN LIBER 5886 FOLIO 486, LIBER 5889 FOLIO 476 AND LIBER 5889 FOLIO 484 ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL THE MONUMENTS ARE IN PLACE 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.

[Signature]
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21567
 EXPIRATION DATE: JANUARY 16, 2023

1-14-2020
 DATE

O'KEEFE SUBDIVISION
LOTS 1 - 3

ZONING: RR-DEO
 TAX MAP 39, GRID 6, PARCEL 1 & 9
 5th ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 2 OF 5 SCALE: 1" = 200'
 DATE: JANUARY 08, 2020 DPZ FILE #'S :WP-20-003

OWNERS/DEVELOPER
ERIC O'KEEFE AND JENNIFER SCHRADER
 6940 HAVILAND MILL ROAD
 CLARKSVILLE, MD 21209

- LEGEND:**
- PROPOSED PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - EXISTING PROPERTY LINE
 - SETBACK
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 - EXISTING EASEMENT
 - PROPERTY CORNER TO BE SET
 - 100' STREAM BANK BUFFER
 - STREAM BANK
 - PERENNIAL STREAM
 - EXISTING WELL
 - EXISTING PRIVATE SEWER EASEMENT
 - EXISTING WETLANDS
 - EXISTING WETLANDS BUFFER

- EASEMENT LEGEND:**
- ▨ 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N06° 22' 16"W	66.40'
L2	S70° 53' 47"E	21.57'
L3	N45° 00' 18"E	21.17'
L4	N06° 04' 42"E	70.59'
L5	S67° 32' 46"E	48.87'
L6	N59° 20' 59"E	53.29'

ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	24.00'	48.37'	S51°21'59"W	40.59'	115°28'30"	38.02'
C2	54.70'	53.76'	N84°55'36"E	51.63'	056°18'40"	29.28'
C3	47.76'	36.92'	N22°51'31"E	36.01'	044°17'33"	19.44'
C4	54.15'	47.04'	S30°58'00"W	45.58'	049°46'36"	25.12'
C5	81.57'	77.32'	S80°33'33"W	74.46'	054°18'41"	41.84'
C6	553.93'	74.58'	N62°16'18"W	74.51'	007°42'45"	37.34'
C7	105.11'	72.87'	N86°35'43"E	71.42'	039°43'24"	37.97'
C8	218.29'	179.97'	S85°51'28"W	174.92'	047°14'17"	95.45'

AREA TABULATION THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	25.80 AC±
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	25.80 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.28 AC±
TOTAL AREA TO BE RECORDED	26.08 AC±

PLAT
BOHLER // 12825 WORLDGATE DRIVE, SUITE 700 HERNDON, VIRGINIA 20170 703.709.9500
 www.bohlerengineering.com

RECORDED AS PLAT 25553 ON 9-21-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

O'KEEFE SUBDIVISION
LOTS 1 - 3
 ZONING: RR-DEO
 TAX MAP 39, GRID 6, PARCEL 1 & 9
 5th ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 3 OF 5 SCALE: 1" = 100'
 DATE: JANUARY 08, 2020 DPZ FILE #'S: WP-20-003

OWNER'S CERTIFICATE

WE, DONALD O'KEEFE AND SALLY O'KEEFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 PURPOSES 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 RIGHT-OF-WAYS.
- (5) THE REQUIREMENTS 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 27 DAY OF JAN 2020

Jennifer Schrader
 JENNIFER SCHRADER
 WITNESS

Eric O'Keefe
 ERIC O'KEEFE
 WITNESS

Sally O'Keefe
 SALLY O'KEEFE
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY GRANVILLE J. O'KEEFE TO GRANVILLE J. O'KEEFE, DONALD O'KEEFE AND SALLY O'KEEFE, BY DEED DATED OCTOBER 30, 1987 IN LIBER 1748 FOLIO 438; BY DONALD O'KEEFE AND SALLY O'KEEFE TO DONALD O'KEEFE AND SALLY O'KEEFE BY DEEDS DATED DECEMBER 28, 2001 AND RECORDED IN LIBER 5889 FOLIO 465, LIBER 5889 FOLIO 474, LIBER 5889 FOLIO 476 AND LIBER 5889 FOLIO 481 ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL THE MONUMENTS ARE IN PLACE 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.

Robert C. Harr, Jr.
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2023

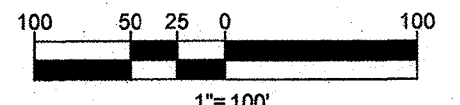
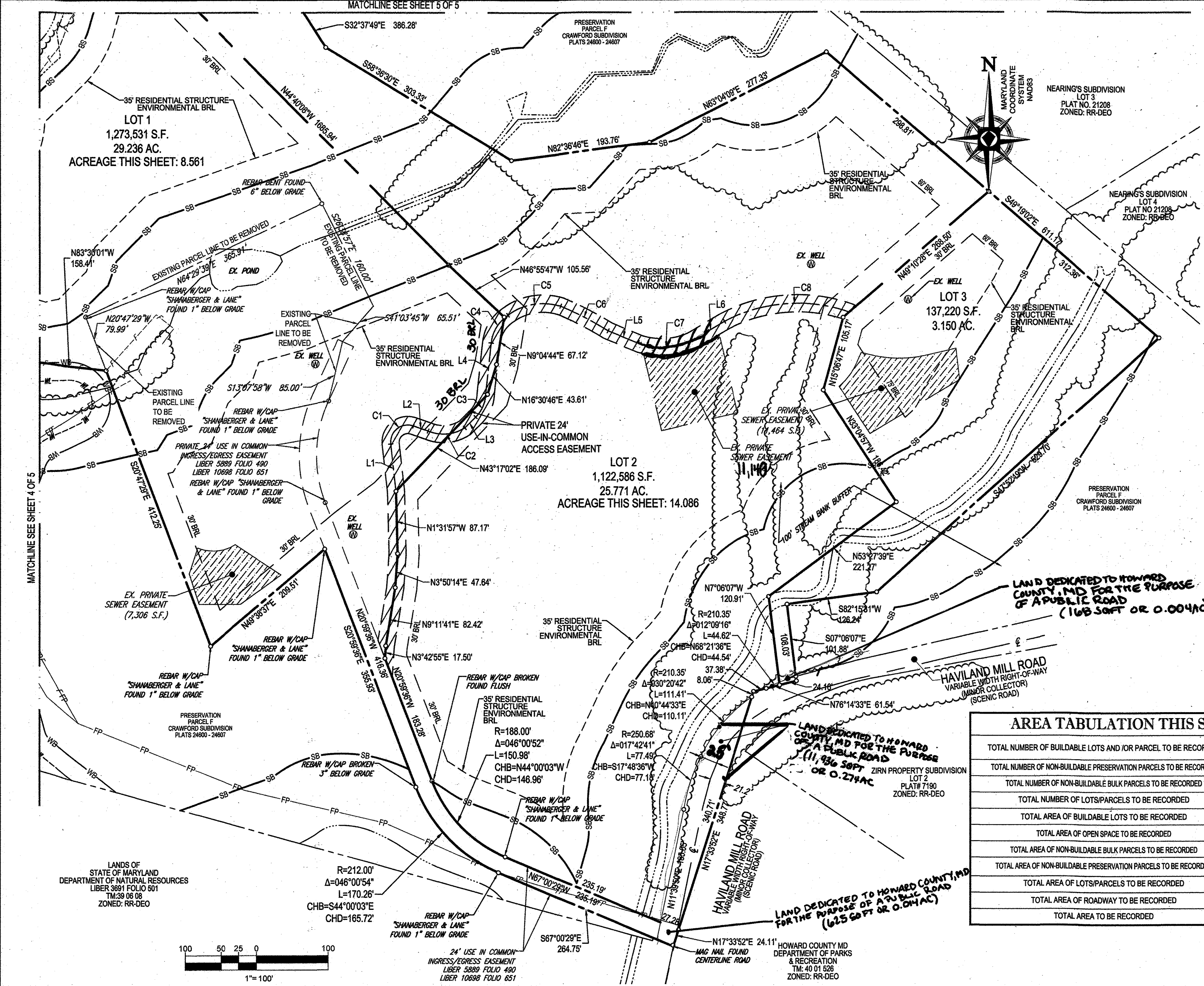
1-14-2020
 DATE

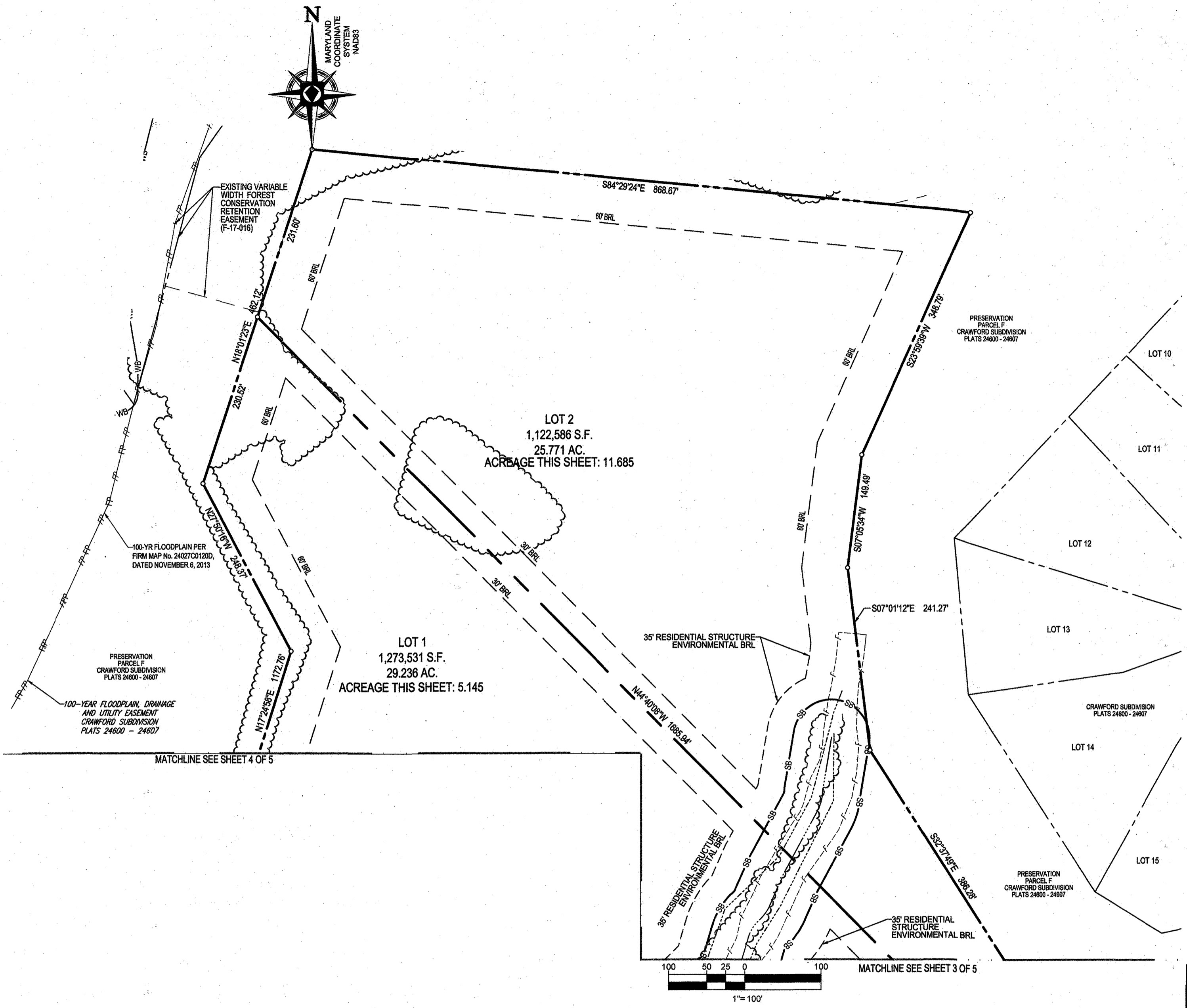
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Howard County Health Officer
 HOWARD COUNTY HEALTH OFFICER
 DATE: 2/10/21

Chief Development Engineering Division
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 NY
 DATE: 9-21-21

Director
 DIRECTOR
 DATE: 9/23/21





AREA TABULATION THIS SHEET	
TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	16.83 AC.±
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	16.83 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	16.83 AC.±

OWNERS/DEVELOPER
ERIC O'KEEFE AND Jennifer Schrader
 SALLY O'KEEFE
 6840 HAVLAND MILL ROAD
 CLARKSVILLE, MD 21029

- LEGEND :**
- PROPOSED PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - EXISTING PROPERTY LINE
 - SETBACK
 - FP --- FP EXISTING FEMA FLOODPLAIN
 - EXISTING OBVIOUSLY NON-CRITICAL FLOODPLAIN
 - FP --- FP PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
 - EXISTING EASEMENT
 - PROPERTY CORNER TO BE SET
 - SB --- 100' STREAM BANK BUFFER
 - STREAM BANK
 - PERENNIAL STREAM
 - ⊙ EXISTING WELL
 - EXISTING PRIVATE SEWER EASEMENT
 - EXISTING WETLANDS
 - WB --- EXISTING WETLANDS BUFFER

PLAT

BOHLER // 12825 WORLDGATE DRIVE, SUITE 700 HERNDON, VIRGINIA 20170 703.709.9500
www.bohlerengineering.com

RECORDED AS PLAT 25855 ON 9-21-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

O'KEEFE SUBDIVISION
LOTS 1 - 3

ZONING: RR-DEO
 TAX MAP 39, GRID 6, PARCEL 1 & 9
 5th ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 5 OF 5 SCALE: 1" = 100'
 DATE: JANUARY 08, 2020 DPZ FILE #'S : WP-20-003

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Eric W. O'Keefe
 HOWARD COUNTY HEALTH OFFICER 8/10/21
 DATE

David R. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 9-21-21
 DATE

[Signature]
 DIRECTOR 9/23/21
 DATE

OWNER'S CERTIFICATE

WE, DONALD O'KEEFE AND SALLY O'KEEFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 RIGHT-OF-WAYS;
- (5) 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.

WITNESS MY HAND THIS 21 DAY OF Jan 2020

Eric W. O'Keefe
 ERIC O'KEEFE
 SALLY O'KEEFE

Jennifer Schrader
 JENNIFER SCHRADER
 WITNESS

[Signature]
 WITNESS

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY GRANVILLE J. O'KEEFE TO GRANVILLE J. O'KEEFE, DONALD O'KEEFE AND SALLY O'KEEFE, BY DEED DATED OCTOBER 30, 1987 IN LIBER 1748 FOLIO 438; BY DONALD O'KEEFE AND SALLY O'KEEFE TO DONALD O'KEEFE AND SALLY O'KEEFE BY DEED DATED DECEMBER 28, 2001 AND RECORDED IN LIBER 5899 FOLIO 468, LIBER 5899 FOLIO 471, LIBER 5899 FOLIO 476 AND LIBER 5899 FOLIO 481 ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL THE MONUMENTS ARE IN PLACE 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.

Eric W. O'Keefe and Jennifer A. Schrader
 TO ERIC W. O'KEEFE AND JENNIFER A. SCHRADER AND RECORDED AMONG THE LAND RECORDS OF CLARKSVILLE (CITY), HOWARD COUNTY), MARYLAND, IN LIBER 11220 AND FOLIO 1 DATED JUNE 17, 2019.

Robert C. Harr, Jr.
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2023

DATE: 1-14-2020