

Howard County Standard General Notes for Final Plats.

1. Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. _____ and No. _____." (State the station numbers of Howard County geodetic control stations that coordinates are based on.)
2. This plat is based on a field run monumented boundary survey performed on or about (month, day, year) by (surveyor's name and firm).
3. All areas are more or less (+/-).
4. Distances shown are based on _____.
5. Plat subject to prior Department of Planning and Zoning Files _____.
6. (Provide a statement regarding existing cemeteries or that no cemeteries are located on the site.)
7. (Draw a square symbol to denote concrete monument and a circle symbol to denote iron pipe or rebar with identification caps set in accordance with subdivision regulations, Section 16.139(C). Provide a legend of all symbols used.)
8. The Forest Stand delineation for this project was prepared by (company name), dated (date compiled), and was approved on (date approved)., or, There is no forest stand delineation for this site
9. The floodplain study for this project was prepared by (company name), dated (date compiled), and was approved on (date approved)., or, There is no floodplain on this site.
10. The wetlands delineation study for this project was prepared by (company name), dated (date compiled), and was approved on (date approved)., or, There are no wetlands on this site.
11. ***The traffic study for this project was prepared by (company name), dated (date compiled), and was approved on (date approved). In a table below the note provide a Summary of Findings for the APFO Traffic Analysis. Include the date of the report, the date of the counts, that the report was submitted as part of plan number (list number), provide a statement that schools were in session on that date(s), list the intersections studied, identify intersections as State of County jurisdiction, and label the LOS for the horizon year of each intersection, and provide a statement as to whether mitigation is required and explain the method of mitigation/in lieu of fee., or, No traffic study is required for this project.***
12. The noise study for this project was prepared by (company name), dated (date compiled), and was approved on (date approved)., or, No noise study is required for this project.

(If the noise study reflects that the property is well within the 65 dBA noise zone and reflects that mitigation may not be practical, in order to allow construction within the noise zone, a Subdivision Waiver would need to be approved specifying mitigation hardships and that construction of the noise mitigation is not practical. If the subdivision waiver is approved, add a note to the plat stating, "Building construction materials shall be used to reduce the interior sound to 45 dBA.")
13. Storm water management practices are required in accordance with the Design Manuals. Prior to signature approval of the final plat or site development plan, the developer will be

required to execute the declaration of covenant and/or a developer's agreement for the construction of the storm water management practices and a maintenance agreement (list specifics and ownership and maintenance responsibility).

14. The property is/is not located in the Metropolitan District.
15. For flag or 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.
16. Provide one of the following water and sewer notes on the plat regarding water and sewer availability:
 - (a) The lot(s) shown on this plat are subject to the Middle Patuxent Drainage Area supplemental in-aid-of-construction charge created by Section 20.311B of the Howard County Code.
 - (b) This subdivision is subject to Section 18.122B of the Howard County Code. Public water and/or sewer service has been granted under the terms and provisions, thereof, effective _____, on which date developer agreement # _____ was filed and accepted.
 - (c) Water and sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
17. Driveways shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
 - (a) Width – 12 feet (16 feet serving more than one residence);
 - (b) Surface – Six (6) inches of compacted crusher run base with tar and chip coating (1-1/2”) minimum);
 - (c) Geometry – Maximum 15% grade, maximum 10% grade change and 45-foot turning radius;
 - (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 depth over surface;
 - (f) Structure Clearance – Minimum 12 feet;
 - (g) Maintenance – Sufficient to ensure all weather use.
18. Provide one (1) of the following:
 - (a) Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lots _____ through _____. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). 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, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
 - (b) Developer reserves unto itself, its successors and assigns, the forest conservation easement located in, over and through Lots _____ through _____, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer

shall execute and deliver a Deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. Upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the Developer's surety posted with said Agreement, the County shall accept the easements and record the Deed of Forest Conservation Easement in the Land Records of Howard County.

(c) Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Lots _____ through _____, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver a deeds for the easements herein reserved to Howard County, with a metes and bounds description of the Forest Conservation Area. Upon completion of the public utilities and their acceptance by Howard County, and, in case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the 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.

19. 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.

(Signature of Platting Surveyor) Date

(Name of Firm or Partnership that owns the property being recorded by this plat)

(Signature of Owner) Date