

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
5	596152.1912	1288664.2811	181707.551320	392755.178436
201	597012.6035	1288664.7530	181969.205498	392846.762696
202	596814.8213	1288665.0190	181909.521369	392843.185919
203	596669.7974	1288665.6713	181865.013208	392853.138340
204	596563.8228	1288665.2642	181860.448922	392846.918249
205	596347.4502	1288693.1400	181767.066375	392611.574343
206	596918.1501	1288221.6516	181941.019096	392650.744752
208	597009.2084	1288641.6352	181968.770667	392839.716126
209	596840.3402	1288824.5636	181919.737962	392834.512706
210	596645.6015	1288660.3313	181857.943201	392845.414723

Limit Of Wetlands Line Table			Limit Of Wetlands Line Table		
Line	Bearing	Length	Line	Bearing	Length
W1	S 40°32'25" E	6.41'	W26	N 05°15'38" E	12.33'
W2	S 09°11'30" E	20.19'	W27	N 25°19'29" E	22.06'
W3	S 23°47'00" E	29.95'	W28	N 44°19'40" E	21.81'
W4	S 14°19'14" E	33.99'	W29	N 12°30'58" E	26.90'
W5	S 26°34'21" E	16.90'	W30	N 14°19'03" E	32.21'
W6	S 13°37'00" E	23.81'	W31	N 58°40'36" E	13.00'
W7	S 79°44'08" E	28.09'	W32	N 61°02'22" E	15.89'
W8	N 11°40'24" W	25.77'	W33	S 68°40'16" E	19.36'
W9	N 26°08'14" W	21.37'	W34	S 10°46'29" E	22.80'
W10	N 44°28'39" E	33.51'	W35	N 73°14'22" E	25.64'
W11	N 78°50'40" E	32.87'	W36	S 62°04'16" E	27.45'
W12	S 87°37'09" E	21.99'	W37	S 32°05'45" W	23.24'
W13	S 58°24'40" E	44.49'	W38	S 09°39'28" W	27.95'
W14	S 10°03'09" E	32.31'	W39	S 53°15'54" E	17.48'
W15	S 55°41'21" E	43.40'	W40	S 63°15'54" E	17.48'
W16	S 32°59'53" E	34.75'	W41	N 61°02'26" W	50.39'
W17	S 17°05'46" E	47.59'	W42	N 49°25'38" W	72.11'
W18	S 28°51'19" E	32.39'	W43	N 62°11'04" W	64.54'
W19	N 46°00'43" E	20.16'	W44	N 76°50'36" W	43.56'
W20	N 27°48'07" E	22.06'	W45	S 89°09'41" W	101.77'
W21	N 47°48'12" E	26.36'	W46	N 88°59'03" W	49.68'
W22	N 79°31'29" E	19.98'	W47	N 73°00'09" W	89.94'
W23	S 37°13'57" E	24.53'	W48	N 81°04'14" W	29.97'
W24	S 42°21'28" E	14.42'	W49	S 88°15'39" W	63.68'
W25	N 70°15'58" E	28.66'			

**General Notes Continued:**

22. The Lots Shown Hereon Complies With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.

23. Private Well And Septic Shall Be Utilized Within This Development.

24. There Are No Existing Dwellings/Structures On Lots 1 And 2.

25. Stormwater Management Is In Accordance With The M.D.E. Stormwater Design Manual, Volumes 1 & 2, Revised 2009. Non-Structural Practices In Accordance With Chapter 3 Are Being Utilized. Three (3) Micro-Bioremediation Facilities (M-6) Are Proposed.

26. In Accordance With Section 104.0.F Of The 10/06/13 Comprehensive Zoning Regulations, This Subdivision Is Subject To Moderate Income Housing Units (M.I.H.U.). The Developer Will Execute A M.I.H.U. Agreement And Covenants With The Howard County Housing Department Before The Final Plat Receives Signature Approval. The M.I.H.U. Obligation For This Development Will Be Provided By A Payment Of A Fee-In-Lieu To The Howard County Housing Department For Each Unit Or Portion Of The Units Required By The Development. The M.I.H.U. Agreement And Covenants Will Be Recorded Together At The Same Time With The Final Plat At The Land Records Office.

27. Private Use-In-Common Driveway Access And Stormwater Management Easement For The Use And Benefit Of Lots 1 And 2 Is Provided. Easement And Maintenance Agreement Is Recorded Simultaneously With The Final Plat.

28. Floodplain Outline Shown Hereon Is Based On Existing F.E.M.A. 100 Year Floodplain Identified On F.E.M.A. Map #24027C00400.

29. Wetland And Forest Stand Delineations Prepared By Eco-Science Professionals, Inc. On Or About April, 2014 And Approved On 10/16/14.

30. A Traffic Study For This Subdivision Is Not Required.

31. A Noise Study For This Subdivision Is Not Required.

32. This Plat Is Subject To WP-15-019 Which The Planning Director On September 9, 2014 Approved A Request To Waive Section 16.120(b)(4)(iii)(b) Of The Howard County Subdivision And Land Development Regulations, Which Prohibits Environmental Features To Be Located On Lots Less Than 10 Acres In Size. Approval Is Subject To The Following Conditions:

1. The Applicant Shall Maintain A 35-Foot Setback From The Environmental Features And/Or Required Buffers As Depicted On The Final Plan, F-14-110.
2. This Waiver Is Only To Allow Environmental Features And Required Buffers To Be Located On Lots Less Than 10 Acres In Size. No Disturbance Is Permitted Within The Area Of Floodplain, Wetlands And Stream Buffer, Or Within The 35-Foot Environmental Setback, Including The Removal Of Existing Vegetation As Shown On The Supplemental Plan For F-14-110.

33. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers And Floodplain.

34. Open Space Requirements Have Been Satisfied Via The Payment Of A Fee-In-Lieu In The Amount Of \$1,500.00.

35. The Subject Property Is Located In The County's Growth Tier Area IV And Is Considered A Minor Subdivision In Compliance With The Sustainable Growth And Agricultural Preservation Act Of 2012 (SB-236).

**Area Tabulation For This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	10.373 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	10.373 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.260 Ac.*
TOTAL AREA TO BE RECORDED	10.633 Ac.*

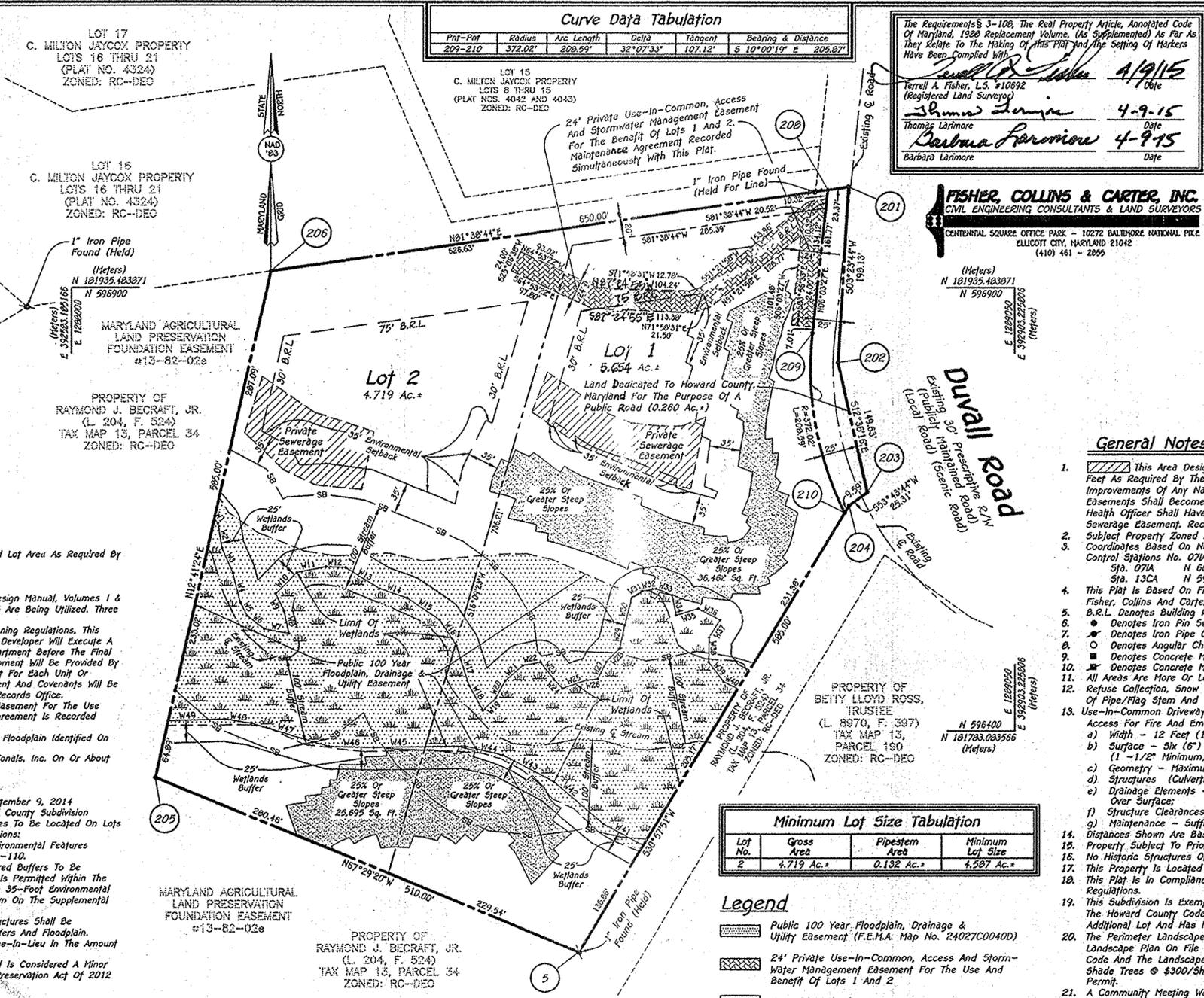
APPROVED: For Private Water And Private Sewerage Systems.  
Howard County Health Department.

*Bilison for Maureen Rossman* 4/30/2015  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chad E. Clark* 5-20-15  
Chief, Development Engineering Division

*Karl Sedwala* 5-26-15  
Director



**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

**Owner's Certificate**

Thomas Larimore And Barbara Larimore, 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-Way. Witness My Hand This *9th* Day Of *April*, 2015.

*Thomas Larimore*  
Thomas Larimore

*Barbara Larimore*  
Barbara Larimore

*Joyce A. [Signature]*  
Witness

*Joyce A. [Signature]*  
Witness

**Surveyor's Certificate**

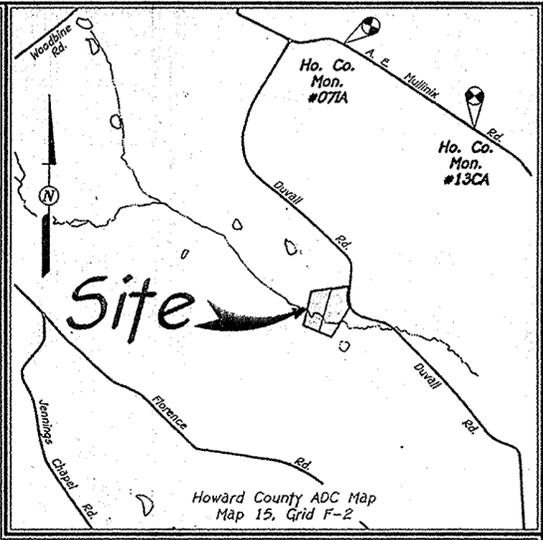
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Alanson L. Larimore Revocable Living Trust To Thomas Larimore And Barbara Larimore By Deed Dated January 29, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14685 At Folio 412; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10682  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. *23249* ON *5/22/15*  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Larimore Property**  
Lots 1 And 2

Zoned: RC-DEO  
Tax Map: 13, Grid: 10; Parcel: 124  
Fourth Election District - Howard County, Maryland  
Date: February 9, 2015 Scale: As Shown Sheet 1 Of 1



**General Notes:**

1. This Area Designates A Private Sewerage Easement Of A Minimum Of At Least 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 Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
2. Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan.
3. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 071A And No. 13CA.  
Sta. 071A N 601,099.9405, E 1,288,753.5756 Elev. = 584.303  
Sta. 13CA N 599,676.0401, E 1,290,946.5643 Elev. = 586.712
4. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2013 By Fisher, Collins And Carter, Inc.
5. B.R.L. Denotes Building Restriction Line.
6. \* Denotes Iron Pin Set Capped "F.C.C. 105".
7. \* Denotes Iron Pipe Or Iron Bar Found.
8. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
9. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 105".
10. \* Denotes Concrete Monument Or Stone Found.
11. All Areas Are More Or Less (±).
12. Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
13. Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Building Permit To Insure 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 - 5x (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
(1 - 1/2" Minimum);  
c) Geometry - Maximum 15% Grade Change And 45-Foot Turning Radius;  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H2S-Loading);  
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
f) Structure Clearances - Minimum 12 Feet;  
g) Maintenance - Sufficient To Ensure All Weather Use.
14. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
15. Property Subject To Prior Department Of Planning And Zoning File No's: ECP-14-076 And WP-15-019.
16. No Historic Structures Or Cemeteries Exist On The Subject Property.
17. This Property Is Located Outside The Metropolitan District.
18. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
19. This Subdivision Is Exempt From The Forest Conservation Requirement Per Section 16.1202(B)(1)(viii) Of The Howard County Code And Forest Conservation Manual. Since This Is A Minor Subdivision Creating One Additional Lot And Has No Further Subdivision Potential.
20. The Perimeter Landscape Obligation For Lots 1 And 2 Is Provided In Accordance With A Certified Landscape Plan On File With The Final Plat. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual, A Landscape Survey In The Amount Of \$3,300.00 Based On 9 Shade Trees @ \$300/Shade Tree And 4 Evergreen Trees @ \$150/Evergreen Tree, Is Bonded With Grading Permit.
21. A Community Meeting Was Conducted On February 19, 2014 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d). Of The Subdivision Regulations.

**Owner/Developer**

Thomas Larimore And  
Barbara Larimore  
825 Iron Rail Court  
Woodbine, Maryland 21797  
Ph# 410-960-3967

Please Note That All Lots In This Subdivision Are Subject To The M.I.H.U. Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspection, Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.