	U.S. Equiv Coordinate		Metric Coordinate Table			
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)	
103	591891.3983	1367825.9718	103	180408.859052	416914.190090	
104	591877.7190	1368022.7070	104	180404.689579	416974.155084	
111	592036.5254	1368533.9851	111	180453.093856	417129.992970	
112	592068.8775	1368312.6049	112	180462.954794	417062.516131	
113	592080.1220	1367984.6204	113	180466.382141	416962.546263	
301	592092.9229	1367860.5711	301	180470.283868	416924.735952	
302	592076.2910	1367651.7274	302	180465.214444	416922.040389	
303	591913.0568	1367827.8005	303	180415.460565	416914.747454	
304	591891.3356	1367826.8739	304	180408.839934	416914.465037	
402	592093.4661	1367855.3071	402	180470.449436	416923.131484	
405	591664.6222	1368428.7180	405	100339.737535	417097.907481	

_	
	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
	Terrell A. Fisher, L.S. *10692 Date
	Terrell A. Fisher, L.S. *10692  (Registered Land Surveyor)  Coul C. Miller  Paul C. Miller, Trustee of The Paul C. Miller  Revocable Trust (Owner)  Georgia L. Miller, Trustee of The Paul C. Miller  Revocable Trust (Owner) (Deceased)  Georgia L. Miller, Trustee of The Georgia L. Miller  Revocable Trust (Owner) (Deceased)  Paul C. Miller, Trustee of The Georgia L. Miller  Paul C. Miller, Trustee of The Georgia L. Miller  Paul C. Miller, Trustee of The Georgia L. Miller  Paul C. Miller, Trustee of The Georgia L. Miller  Paul C. Miller, Trustee of The Georgia L. Miller  Paul C. Miller, Trustee of The Georgia L. Miller  Paul C. Miller, Trustee of The Georgia L. Miller

### 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 Lot 1 And Non-Buildable Bulk Parcel 'A'. 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(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."

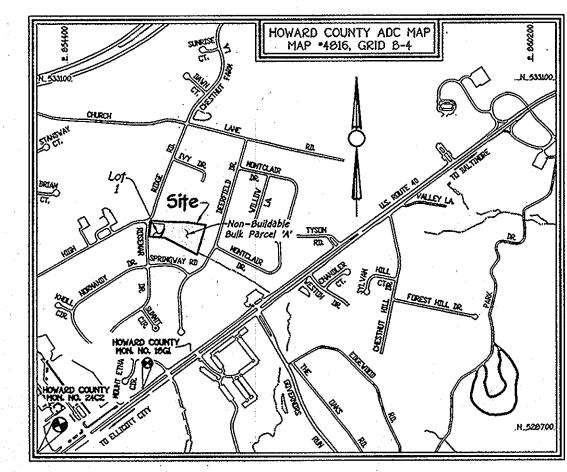
### Area Tabulation This Submission

Howard County Health Department.

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED . TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED . TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED . . . . . . 1 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED . . . . . . 0.648 Ac.+ TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED . . . . . . 0.000 Ac. TOTAL AREA OF LOTS/PARCELS TO BE RECORDED . . . . . . . . . 4.106 Ac.+ TOTAL AREA OF ROADWAY TO BE RECORDED . . . . . . . . . 0.001 Ac. + 

APPROVED: For Public Water And Private Sewerage Systems

Curve Data Chart									
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance				
103-402	1523.27	204.34'	7°41'09"	102.32'	N08°15'37"E 204.19'				
301-302	165.001	18.85'	6°32'41"	9.43'	528°00'03"W 18.84'				
303-304	1075.00	21.74'	1°09'32"	10.87'	502°26'33"W 21.74'				



Vicinity Map Scale: 1" = 1200'

### Legend

Existing Private Sight Distance Easement (L. 7710, F. 058)

Existing Public Drainage & Utility Easement (P.B. 26, F. 14)

Limit Of Wetlands

Private Temporary Driveway Easement Across Non-Buildable Bulk Parcel 'A' For The Use And Benefit Of Lot 1.



# Owner

Paul C. Miller, Trustee 2005 Rosemar Drive Ellicott City, Maryland, 21043 (410-465-4761)

#### Developer

High Ridge, LLC Suite 217 10176 Baltimore National Pike Ellicott City, Maryland, 21042 (410-203-9900)

#### SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Georgia L. Miller And Paul Carl Miller, Also Known As Paul C. Miller To Paul C. Miller And Georgia L. Miller, Trustees Of The Paul C. Miller Revocable Trust, And Georgia L. Miller And Paul C. Miller, Trustees Of The Georgia L. Miller Revocable Trust, By Deed Dated May 13, 2005 And Recorded In The Land Records Of Howard County In Liber No. 9285 Folio 178, 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 As Shown, In Accordance With The Annotated Code Of Maryland, As Amended

Terrell A. Fisher. Professional Land on veyor No. 10692 Expiration Date: December, 13, 2011

#### General Notes:

- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments Effective
- 2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 24C2 And No.

Station No. 24C2 North 588648.312 East 1,366,038.195 Station No. 18G1 North 589984.951 East 1,367.750.255

This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About February, 2006 By Fisher, Collins & Carter, Inc. B.R.L. Denotes Building Restriction Line.

Denotes Iron Pin Set With Cap "F.C.C. 106".

Denotes Iron Pipe Or Iron Bar Found. Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

Denotes Concrete Monument Set With Cap "F.C.C. 106".

Denotes Concrete Monument Or Stone Found. 10. Driveways Shall Be Provided Prior to Issuance Of A Use And Occupancy Permit For Any New Dwellings 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 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;

d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25 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.

11. All Lot Areas Are More Or Less (\*).

12. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. 13. There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.

14. No Cemeteries Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory Map. 15. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003

And The Zoning Regulations as Amended By Council Bill 75-2003. Development Or Construction On These Lots 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 And Per The Comp-Lite Zoning Regulations Dated July 20, 2006.

16. Previous Department Of Planning And Zoning File Nos.: 6P-07-004, And WP-11-023, AND WP-12-076.

17. Property Is Located In Metropolitan District And Is Served By Public Water And Private Sewer. 18. Non-Buildable Bulk Parcel 'A' Reserves The Right To Be Further Subdivided In Accordance With Section 108, R-20 Zoning And Upon APFO Approvals For SP-07-004.

19. This Subdivision is Exempt From The Landscaping Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Since No Additional Units Are Being Created. A Landscaping Plan For Re-Subdivided Non-Buildabe Bulk Parcel 'A' Will Be Submitted In Accordance With 5P-07-004 At The Final Plan Submission

20. This Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation by Providing A Fee-In-Lieu Payment In The Amount Of \$3,267.00 Based On 0.10 Acres x 43,560 Sq.Ft./Acres X \$0.75/Sq.Ft.

21. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands. Stream(s), Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.

22. Non-Buildable Bulk Parcel 'A' Was Excluded From Forest Conservation Calculations And Requirements Of This Subdivision Plat. Upon Re-Subdivision Of Non-Buildable Bulk Parcel 'A' Separate Forest Conservation Calculations And Requirements Will Be Provided Based On

23. Wetlands Exist On Site But Will Not Be Affected By This Subdivision Since No Improvements Are Proposed By This Plat.

24. Plat Subject To Waiver Petition WP-11-023 Which The Planning Director On November 5, 2010 Approved A Request To Waive Sections 16.144(r)(1)(ii) And 16.144(r)(6) Of The Howard County Code Subject To The Following Conditions:

1. Petitioner Shall Submit A Final Plan For All Development Approved On Preliminary Equivalent Sketch Plan 5P-07-004 Within One Year From The Date Of This Letter (On Or Before November 5, 2011).

2. Petitioner Shall Submit Final Plat Originals And Address All Items Listed In The DPZ Letter Of August 20, 2007 Regarding

Final Plan F-07-167 Within One Year From The Date Of This Letter (On Or Before November 5, 2011).

3. Petitioner Shall Pay Applicable Fees In Accordance With Fee Schedules In Effect At Time Of Payment.

25. The Existing Home On Lot 1 Will Remain And Is Presently Served By Public Water House Connection From Rosemar Drive And By Private Sewer. The Existing Home Will Remain Served By Public Water And Private Sewerage Until The Re-Subdivision Of Non-Buildable Bulk Parcel 'A'. Upon Re-Subdivision Of Non-Buildable Bulk Parcel 'A' Into Single Family Detached Lots The Existing Private Septic System Serving Lot 1 Will Be Properly Abandoned And The Existing House Connected To Public Sewer Main.

26. The Private Temporary Driveway Easement Across Non-Buildable Bulk Parcel 'A' For The Benefit Of Lot 1 Will Terminate With The Recordation Of The Final Record Plat For The Re-Subdivision Of Non-Buildable Bulk Parcel Creating Single Family Detached Lots. The Portion Of The Existing Driveway Will Be Removed As Necessary, Upon The Re-Subdivision Of Non-Buildable Bulk Parcel 'A' By The

27. Plat Does Not Require Stormwater Management Since There Are No Improvements Proposed For This Submittal.

18 Upon Re-Subdivision of Bulk Parcel A. The Health Department Will Require A Note to be placed on the Sewer Contract flam Stating that The Existing Trively Septic System Serving Lot I Will be Properly Abandoned And The Existing Dwelling will be Connected to The Public Sever System As A Condition of Development of Tuture Lots on bulk Parcel A. An Agreement to The Above Condition Has been signed by the owner of Lot I and The Prospective Owner of Bulk - Parcel to And Has Been Entered Into The Land Rebords of Howard County - for The Property,

#### <u>Purpose Note:</u>

1. The Purpose Of This Plat Is To Create Buildable Lot 1 And Non-Buildable Bulk Parcel 'A'.

2. Non-Buildable Bulk Parcel 'A' Reserves The Right To Be Further Subdivided.

RECORDED AS PLAT No. 21833 ON 2//7/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

# Normandy Oaks Lot 1 And Non-Buildable Bulk Parcel 'A'

Zoned: R-20

Tax Map: 18 Parcel: 51 Grid: 13 Second Election District Howard County, Maryland

Scale: As Shown

Date: October 24, 2011 Sheet 1 of 2

APPROVED: Howard County Department Of Planning And Zoning.

## OWNER'S CERTIFICATE

Paul C. Miller. Trustee Of The Paul L. Miller Revocable Trust, Georgia L. Miller. Trustee Of The Paul L. Miller Revocable Trust (Deceased). Georgia L. Miller. Trustee Of The Georgia L Miller Revocable Trust (Deceased) And Paul C. Miller, Trustee Of The Georgia L. Miller Revocable Trust, 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 Haintenance: 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 28

Georgia L. Miller, Trustee Of The Paul C. Miller Revocable Trust (Deceased

Paul C. Miller, Trustee Of The Georgia L. Miller Revocable Trust

F-07-167

