

**U.S. Equivalent Coordinate Table**

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
026	596411.9571	1359349.1154	181786.728104	414330.439077
027	596580.2786	1359392.2462	181838.032612	414343.585366
028	596539.6279	1359551.1283	181825.642248	414392.012728
029	596370.6539	1359507.8303	181774.138880	414378.815483

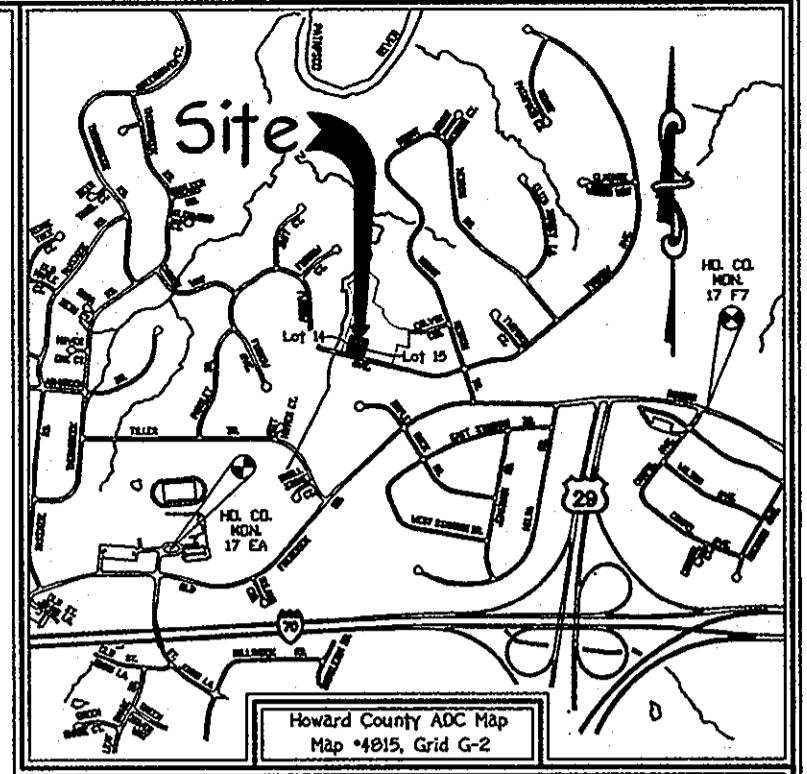
**Metric Coordinate Table**

**General Notes Continued:**

24. Stormwater Management For This Project Has Been Provided In Accordance With Howard County And Maryland 378 Specifications. Recharge Volume Will Be Provided Through The Use Of A Stone Reservoir. Water Quality And Channel Protection Volume Will Be Provided By A Micro-Pool Extended Detention Pond With Developers Agreement For F-09-019. Overbank Flood Protection Volume And Extreme Flood Volume Are Not Required For This Site. The Stormwater Management Facilities Located On Open Space Lot 13, Plat No. 21214 Will Be Privately Owned And Maintained By Mount Hebron Homeowners Association, Inc.
25. The Forest Conservation Requirements Per Section 161200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Have Been Fulfilled Under F-09-019.
26. The Landscaping Surety For This Subdivision Has Been Fulfilled Under F-09-019.
27. The Street Tree Surety For This Subdivision Has Been Fulfilled Under F-09-019.
28. Articles Of Incorporation For Mount Hebron Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On April 12, 2010, Receipt No. D13522065.
29. The Property Is Listed On The Historic Sites Inventory As "HO-49, Mt. Hebron". It Is Not Located Within The Boundary Of The Howard County Historic District. See The Minutes Of The May 4, 2006 Historic District Commission For Advisory Comments.
30. Denotes An Existing Public Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
31. Public Water And Sewer Shall Be Utilized Within This Development. The Public Water And Sewer Contract No. Is 14-4467-D For This Subdivision. Existing Sewer Line From Contract No. 744-S Will Be Utilized To Provide Sewer House Connections To Lots 14 And 15.
32. Open Space Obligation For Lots 14 And 15 Provided Under F-09-019 Within Open Space Lot 13.
33. Recreational Open Space Tabulation:
  - a) Total Recreational Open Space Required = 2,800 Sq. Ft.  
14 Lots (Lots 1 Thru 12, 13 And 14) x 200 Sq. Ft./Lot.
  - b) Total Recreational Open Space Provided = 4,905 Sq. Ft.  
Within Open Space Lot 13, F-09-019.
34. Approval Of A Site Development Plan Is Required For The Development Of Lots 14 And 15 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16155 Of The Subdivision And Land Development Regulations.

**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 14 And 15, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 Deeds Of Easement In The Land Records Of Howard County."



**Vicinity Map**  
Scale: 1"=2000'

The Requirements 53-108, 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.

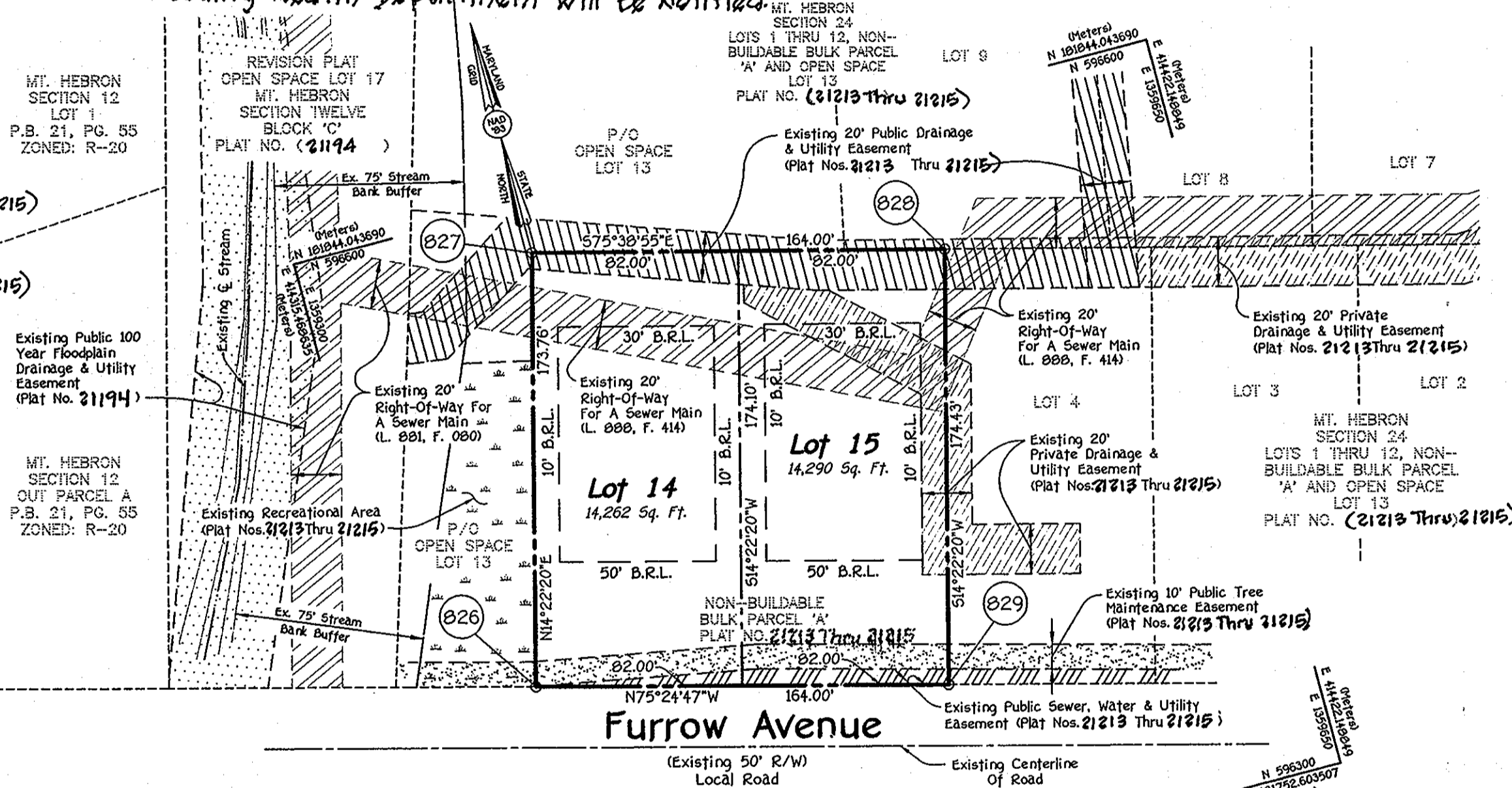
*August W. Glass* 5/19/10  
August W. Glass, L.S. #2154  
(Registered Land Surveyor)  
*H. Jones Baker, Jr.* 6/7/10  
Mount Hebron, Inc.  
BY: H. Jones Baker, Jr., President

**Legend**

- Existing 20' Public Drainage & Utility Easement (Plat No. 21213 thru 21215)
- Existing 20' Private Drainage & Utility Easement (Plat No. 21213 thru 21215)
- Existing 20' Right-Of-Way For A Sewer Main (Liber 088, Folio 414)
- Existing 10' Public Tree Maintenance Easement (Plat No. 21213 thru 21215)
- Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat No. 21213 thru 21215)
- Existing Public Sewer, Water & Utility Easement (Plat No. 21213 thru 21215)
- Existing Recreational Area (Plat No. 21213 thru 21215)

MT. HEBRON SECTION 24 LOT 1 P.B. 21, PG. 55 ZONED: R-20

MT. HEBRON SECTION 12 LOT 1 P.B. 21, PG. 55 ZONED: R-20



**Plan**

Scale: 1"=50'

**General Notes:**

1. Subject Property Zoned R-20 Per The 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 17EA And 17F7. Station No. 17EA North 594,357.610 East 1,357,519.371 Station No. 17F7 North 595,829.636 East 1,363,088.368
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2003, By Fisher, Collins & Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. Denotes Iron Pin Set With Cap "F.C.C. 106".
6. Denotes Iron Pipe Or Iron Bar Found.
7. Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. Denotes Concrete Monument Set With Cap "F.C.C. 106".
9. Denotes Concrete Monument Or Stone Found.
10. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
11. 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 Or 6 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 (425-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.
12. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streambeds, Or Their Buffers And Forest Conservation Easement Areas.
13. All Lot Areas Are More Or Less (±).
14. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
15. Traffic Study For This Project Was Prepared By Mars Group, Dated February, 2010.
16. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
17. Previous Department Of Planning And Zoning File Numbers: S-06-015, P-08-005, BA 08-20, F-08-027, WP-09-091 & F-09-019.
18. There Is No 100 Year Floodplain Within Lots 14 And 15.
19. This Property Is Located Within The Metropolitan District.
20. Public Water And/Or Sewer Allocations For This Development Are Subject To Section 16122B Of The Howard County Code. Allocations Will Be Made Available At The Time Of Final Plat Approval, If Capacity Is Available At That Time.
21. 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.
22. No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2.9.
23. The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc., Dated March, 2006 And Approved Under P-08-005. Under The F-09-019 Plan A Further Jurisdictional Determination Request Was Prepared By Environmental Systems Analysis, Inc. Dated May, 2009. This Jurisdictional Determination Was Approved By The U.S. Army Corps Of Engineers On July 23, 2009.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 481-2855

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.655 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.655 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.+
TOTAL AREA TO BE RECORDED	0.655 Ac.+

**Owner**

Mount Hebron, Inc.  
c/o Mr. H. Jones Baker, Jr.  
5400 Vantage Point Road  
Apt. 1209  
Columbia, Maryland 21044  
410-992-1005

**Developer**

Elm Street Development  
5074 Dorsey Hall Drive  
Suite 205  
Elicott City, Maryland 21042  
Attn: Mr. Jason Van Kirk  
410-720-3021

**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Mt. Hebron, Section 24, Lots 1 Thru 12, Non-Buildable Bulk Parcel 'A' And Open Space Lot 13" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21213 thru 21215 Into Two (2) Buildable Lots, Creating Lots 14 And 15.

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

*Walter Peter Beilenson* 7/20/2010  
Howard County Health Officer Date 7/20/10

APPROVED: Howard County Department Of Planning And Zoning.

*John S. ...* 6/29/10  
Chief, Development Engineering Division Date 6/29/10

*Walter Sheehy* 7/28/10  
Director Date 7/28/10

**OWNER'S CERTIFICATE**

Mount Hebron, Inc., By H. Jones Baker, Jr., President, Owner 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 7th Day Of JUNE 2010.

Mount Hebron, Inc.  
By: H. Jones Baker, Jr., President

Witness

**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 Part Of The Lands Conveyed By Eleanor E. Baker, Franklin D. Baker, Lois C. Baker, H. Jones Baker And Irene Loudelle Baker To Mount Hebron, Inc. By Deed Dated May 18, 1971 And Recorded Among The Land Records Of Howard County, Maryland In Liber 558 At Folio 724 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.



August W. Glass, Professional Land Surveyor No. 2154

Date 5/19/10

RECORDED AS PLAT No. 21221 ON 7/29/10  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Mt. Hebron**  
Section 24  
Lots 14 And 15

A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Mt. Hebron, Section 24, Lots 1 Thru 12, Non-Buildable Bulk Parcel 'A' And Open Space Lot 13" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21213 thru 21215.

Zoned: R-20  
Tax Map: 17, Parcel: 250, Grid: 10  
Second Election District - Howard County, Maryland

Date: May 19, 2010 Scale: As Shown Sheet 1 of 1

F-10-089