

14. LANDSCAPING IS PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. CREDIT IS BEING TAKEN FOR EXISTING TREELINE TO BE RETAINED ON-SITE. NO PLANTINGS ARE PROPOSED. THEREFORE FINANCIAL SURETY WILL NOT BE REQUIRED.
15. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
16. AREA OF PROPOSED OPEN SPACE LOTS: 0.2690 AC±
OPEN SPACE REQUIRED (15% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION): 1.2694 AC. x 15% = 0.1904 AC.

CREDITED OPEN SPACE PROVIDED: 0.2690 AC.±
NON-CREDITED OPEN SPACE PROVIDED: 0.0000 AC.±
TOTAL OPEN SPACE PROVIDED: 0.2690 AC.±

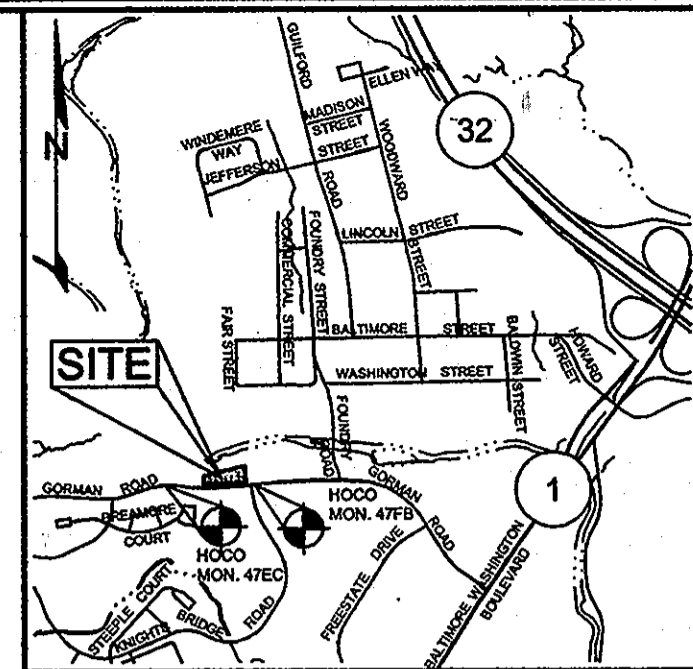
17. THE PROPOSED IMPACT TO THE ENVIRONMENTALLY SENSITIVE FEATURES OR BUFFERS ON LOT 2 ARE CONSIDERED TO BE NECESSARY OR ESSENTIAL DISTURBANCE BY DPZ IN ACCORDANCE WITH SECTION 16.116.(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SHOULD BE IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF WAIVER PETITION WP-10-033.
18. THIS PLAN IS SUBJECT TO WP-10-033, TO WAIVE SECTION 16.116.(b)(1) PROTECTION OF STEEP SLOPES; SECTION 16.117.(b) FOREST CONSERVATION AND PRESERVATION OF NATURAL COVER; SECTION 16.119.(f)(3) ACCESS RESTRICTIONS; SECTION 16.120.(b)(4)(iii), (a) & (b) & SECTION 16.120.(b)(4)(v) USEABLE LOT DESIGN OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WERE APPROVED (SEE ATTACHED APPLICATION FOR EXPLANATIONS); AND WAS APPROVED ON DECEMBER 22, 2009 SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED IN THE REVIEW OF THE SUBDIVISION AND SITE DEVELOPMENT PLAN.
- 2) ANY INCREASE IN THE SIZE OF THE PROPOSED HOUSE FOOTPRINT ON LOT 2, INCREASE IN THE LIMIT OF DISTURBANCE OR INCREASE IN THE NUMBER OF PROPOSED LOTS, AS SHOWN ON THE EXHIBIT ACCOMPANYING THE APPROVED WAIVER PETITION, WILL NEGATE THE CONDITIONAL APPROVAL OF WP-10-033.
- 3) RE-EVALUATION OF THE 75' STREAM BANK BUFFER AT THE FINAL SUBDIVISION PLAN STAGE, BASED ON THE FIELD EXAMINATION IN THE AREA, JUST NORTH OF THE SHARED PROPERTY LINE OF LOTS 1 AND 2, WHERE THE RIVER FLOWS AROUND A SEDIMENT ISLAND, THE STREAM BANK APPEARS CLOSER THAN WHAT IS SHOWN ON THE PLAN.
- 4) FURTHER EVALUATION OF THE PROPOSED HOUSE LOCATION ON LOT 2 AT THE SITE DEVELOPMENT PLAN STAGE TO LESSEN THE IMPACT TO THE STEEP SLOPES BY RE-ORIENTING THE FRONT OF THE DWELLING TO AS CLOSE AS POSSIBLE TO THE FRONT 30' BUILDING RESTRICTION LINE (BRL) FOR EXAMPLE, IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS, THE FRONT PORCH CAN ENCRoACH UP TO 10' INTO THE FRONT BRL.
- 5) THE EXACT DRIVEWAY LOCATION FOR THE 20' SINGLE USE UNRESTRICTED ACCESS POINT ONTO GORMAN ROAD IS CONTINGENT UPON THE APPROVAL OF THE SITE DISTANCE ANALYSIS AT THE FINAL SUBDIVISION PLAN STAGE.
- 6) COMPLIANCE WITH THE FOLLOWING COMMENTS FROM THE DEPARTMENT OF RECREATION AND PARKS, DATED SEPTEMBER 4, 2009
 - i) DEDICATION OF OPEN SPACE LOT 3 TO HOWARD COUNTY
 - ii) THE DEVELOPER WILL BE RESPONSIBLE FOR THE APPROVAL OF THE RIGHT OF ENTRY AGREEMENT TO CONNECT TO THE PUBLIC SEWER.
 - iii) THE DEVELOPER WILL HAVE TO COMPLY WITH THE DEPARTMENT OF RECREATION AND PARKS GENERAL CONDITIONS OF ENTRY.
- 7) NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE 75' STREAM BANK BUFFER.

19. THE RECORDED 35' REAR BUILDING RESTRICTION LINE (BRL) FOR LOTS 1 AND 2 COINCIDE WITH THE BOUNDARY OF THE 35' ENVIRONMENT SETBACK FROM THE STEEP SLOPES THEREFORE THE DISTANCE FROM THE REAR PROPERTY LINES OF LOTS 1 AND 2 WILL VARY IN DISTANCE, NOT TO BE LESS THAN 30' PER THE ZONING REGULATIONS.
20. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THE CONSTRUCTION OF A RESIDENTIAL DWELLING ON THE LOT 2.
21. A WETLAND DELINEATION WAS PERFORMED BY SILL, ADCOCK & ASSOCIATES LLC, DATED APRIL, 2010. NO WETLANDS WERE LOCATED ONSITE.
22. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 0.46 ACRES (19,866 SF) OF FOREST. SURETY WILL NOT BE REQUIRED FOR THIS PLAN. ALTHOUGH THIS PROJECT IS NOT REQUIRED TO POST SURETY FOR THE FOREST CONSERVATION RETENTION EASEMENTS, IT WILL BE NECESSARY FOR THE DEVELOPER TO EXECUTE A DEED OF FOREST CONSERVATION EASEMENT WITH THE COUNTY AND THE DEPARTMENT OF PLANNING AND ZONING WILL PERFORM AN INSPECTION TO VERIFY COMPLIANCE WITH THE APPROVED FOREST CONSERVATION PLAN.
23. IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL, THIS PROJECT REQUIRES WATER QUALITY AND RECHARGE VOLUME TREATMENT BUT IS EXEMPT FROM PROVIDING CHANNEL PROTECTION VOLUME TREATMENT. WATER QUALITY AND RECHARGE WILL BE TREATED BY THE SHEET FLOW TO BUFFER CREDIT, NATURAL AREA CONSERVATION CREDIT AND INFILTRATION BERMS.

24. THIS PLAT IS SUBJECT TO 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.
25. THE FOREST CONSERVATION EASEMENT AREAS LOCATED ON LOTS 1, 2 AND OPEN SPACE LOT 3 FOR THIS DEVELOPMENT HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF THE FOREST CONSERVATION EASEMENT ARE ALLOWED.
26. SHOULD DISTURBANCE OCCUR IN THE FOREST CONSERVATION EASEMENT AREAS DURING OR AFTER CONSTRUCTION, CIVIL PENALTIES OR MITIGATION MAY BE IMPOSED.
27. IN ACCORDANCE WITH DPZ POLICY, FOREST CONSERVATION AREAS OF 10,000 SQUARE FEET OR GREATER THAT ARE DIVIDED BY EASEMENTS 30' WIDE OR LESS CAN BE RETAINED FOR CREDIT AND THE INDIVIDUAL "HALVES" ARE NOT REQUIRED TO MEET THE MINIMUM WIDTH REQUIREMENT OF 35'.
28. THIS PLAN IS SUBJECT TO 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.
29. TRASH AND RECYCLING WILL BE COLLECTED AT GORMAN ROAD WITHIN 5 FEET OF THE COUNTY RIGHT-OF-WAY.

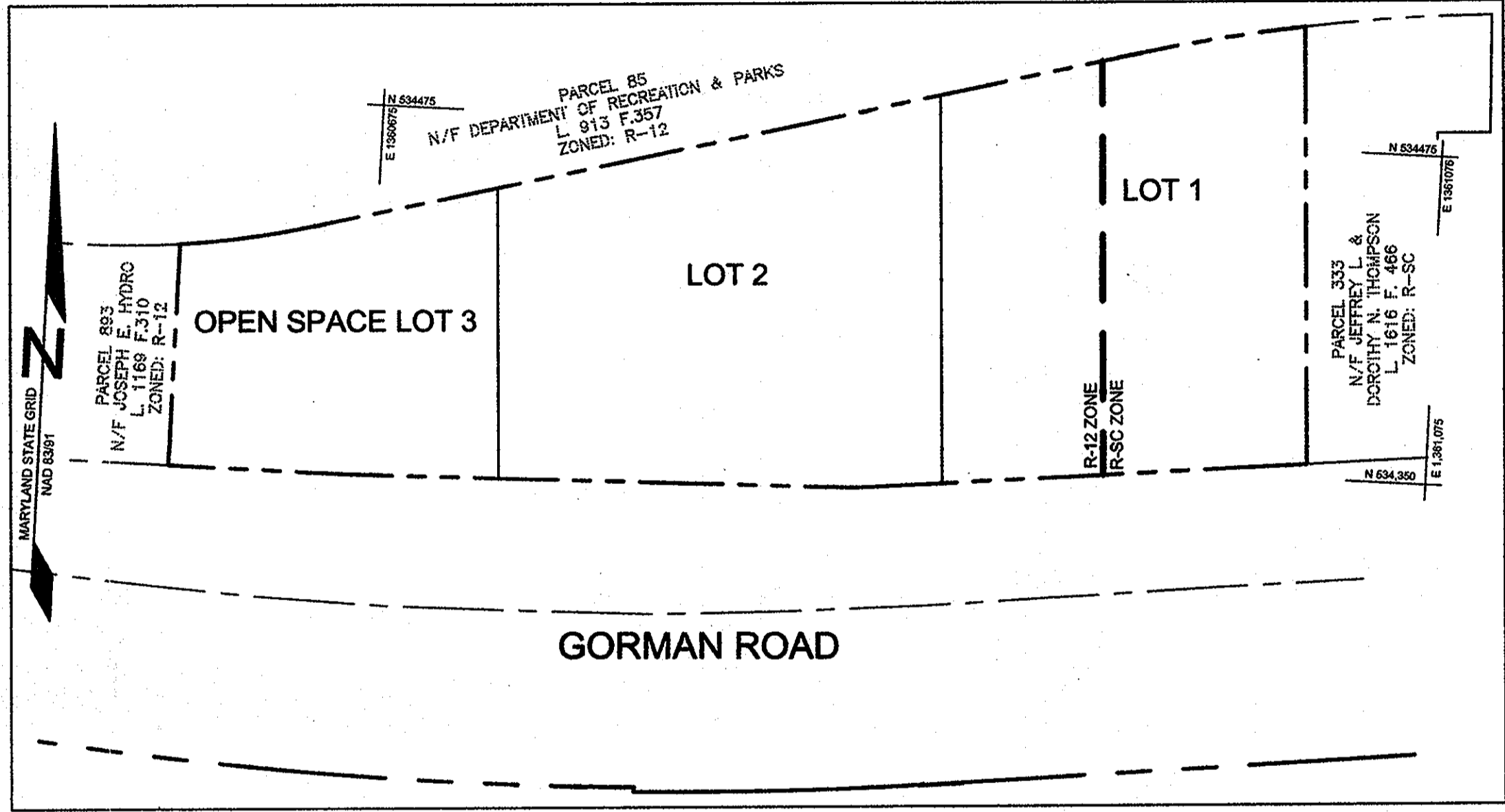
30. A DECLARATION OF COVENANTS FOR THE MAINTENANCE OF THE INFILTRATION BERMS HAS BEEN EXECUTED ON DECEMBER 7, 2010 AND WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
- OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED INFILTRATION BERM (M-4)
- a. THE OWNER SHALL INSPECT THE BERM REGULARLY TO ENSURE THAT PONDING WATER DOES NOT CREATE NUISANCE CONDITIONS.
 - b. SIGNS OF CONCENTRATED FLOW AND OTHER SURFACE EROSION SHOULD BE REPAIRED TO PROMOTE SHEET FLOW.
 - c. THE OWNER SHALL ENSURE A DENSE STAND OF VEGETATION IS PRESENT AT ALL TIMES. BERMS SHOULD BE PLANTED WITH MEADOW VEGETATION AND SHRUBS. TURF GRASS MAYBE USED ON BERMS THAT ARE TO BE MOWED. VEGETATION SHOULD BE REPLACED AS NEEDED.



HOWARD COUNTY, MARYLAND ADC MAP 5053 GRID 9H
VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-SC AND R-12 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47FB AND NO. 47EC.
 - ⊕ DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP).
STATION 47FB N 534,295.4029 E 1,361,228.6196
STATION 47EC N 534,261.2464 E 1,359,948.1215
 - DENOTES IRON PIPE FOUND.
 - ⊗ DENOTES REBAR AND CAP FOUND.
 - ⊙ DENOTES CONCRETE MONUMENT OR STONE FOUND.
 - ⊘ DENOTES REBAR AND CAP SET.
 - DENOTES CONCRETE MONUMENT SET.
3. PROPERTY ADDRESS: 9100 GORMAN ROAD
4. DEED REFERENCE: LIBER 709 FOLIO 532
5. 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 ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
6. THE LOT(S) SHOWN HEREON COMPLY/COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
7. ALL AREAS SHOWN HEREON ARE MORE OR LESS.
8. PROPERTY SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES IN DECEMBER, 2008. TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC IN AUGUST, 2008.
9. THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING AND SUBDIVISION BUFFER REGULATION REQUIREMENTS.
10. DRIVEWAY(S) 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 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 15% 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 DRIVEWAY SURFACE;
 - f) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
11. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. SEE NOTE # 18.
12. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS, 100 YEAR FLOODPLAIN AND STEEP SLOPES AND THEIR BUFFERS EXCEPT AS APPROVED BY DPZ(WP-10-033).
13. THERE ARE NO CEMETERIES, HISTORIC STRUCTURES OR WETLANDS ON-SITE.



LOCATION MAP
SCALE: 1"=50'

AREA TABULATION CHART

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 2
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 1
 - D. PRESERVATION PARCELS: 0
2. TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 1.0004 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 0.2690 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
3. TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.2694 AC

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER, AND THROUGH LOT(S)/PARCELS. ANY CONVEYANCES OF THE FORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED. WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER 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 THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 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.

NAME	DATE
Michael D. Adcock	11-5-10
John M. Garber	11/18/2010
Susan E. Garber	11/18/2010

OWNER/DEVELOPER

JOHN M. GARBER & WIFE
9100 GORMAN ROAD
LAUREL, MARYLAND 20723
1.301.776.3941

RECORDED AS PLAT NUMBER 21395
ON 12/11/10 IN THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS
B. Wilson for Peter Ziehlmann 12/6/2010
DATE 12/6/2010
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 12/5/10 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 12/10/10 DATE
DIRECTOR

DEDICATION FOR INDIVIDUALS

WE, JOHN M. GARBER AND SUSAN E. GARBER, 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 ROAD 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 18 DAY OF Nov, 2010.

John M. Garber 11/18/2010 DATE
JOHN M. GARBER
Susan E. Garber 11/18/2010 DATE
SUSAN E. GARBER
Anta E. Mancha 11/18/2010 DATE
WITNESS
Anta E. Mancha 11/18/2010 DATE
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BERTRAND O. GAGNON AND ELSIE M. GAGNON, TO JOHN M. GARBER AND SUSAN E. GARBER BY DEED DATED NOVEMBER 22, 1974 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY NUMBER 709 FOLIO 532, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ADOPTION OF THIS PLAT. THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT I WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREON, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 8, SUBTITLE 3, CHAPTER 06, REGULATION 12.

Michael D. Adcock 11-5-10 DATE
MICHAEL D. ADCOCK PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257

SUBDIVISION PLAT
GARBER PROPERTY
LOTS 1, 2, AND
OPEN SPACE LOT 3
A SUBDIVISION OF PARCEL 898
TAX MAP 47 GRID 17
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: R-12 AND R-SC
PREVIOUS DPZ NO.s: WP-10-033, ECP-10-007
SCALE: AS SHOWN
DATE: NOVEMBER 2, 2010
SHEET 1 OF 2

LEGEND

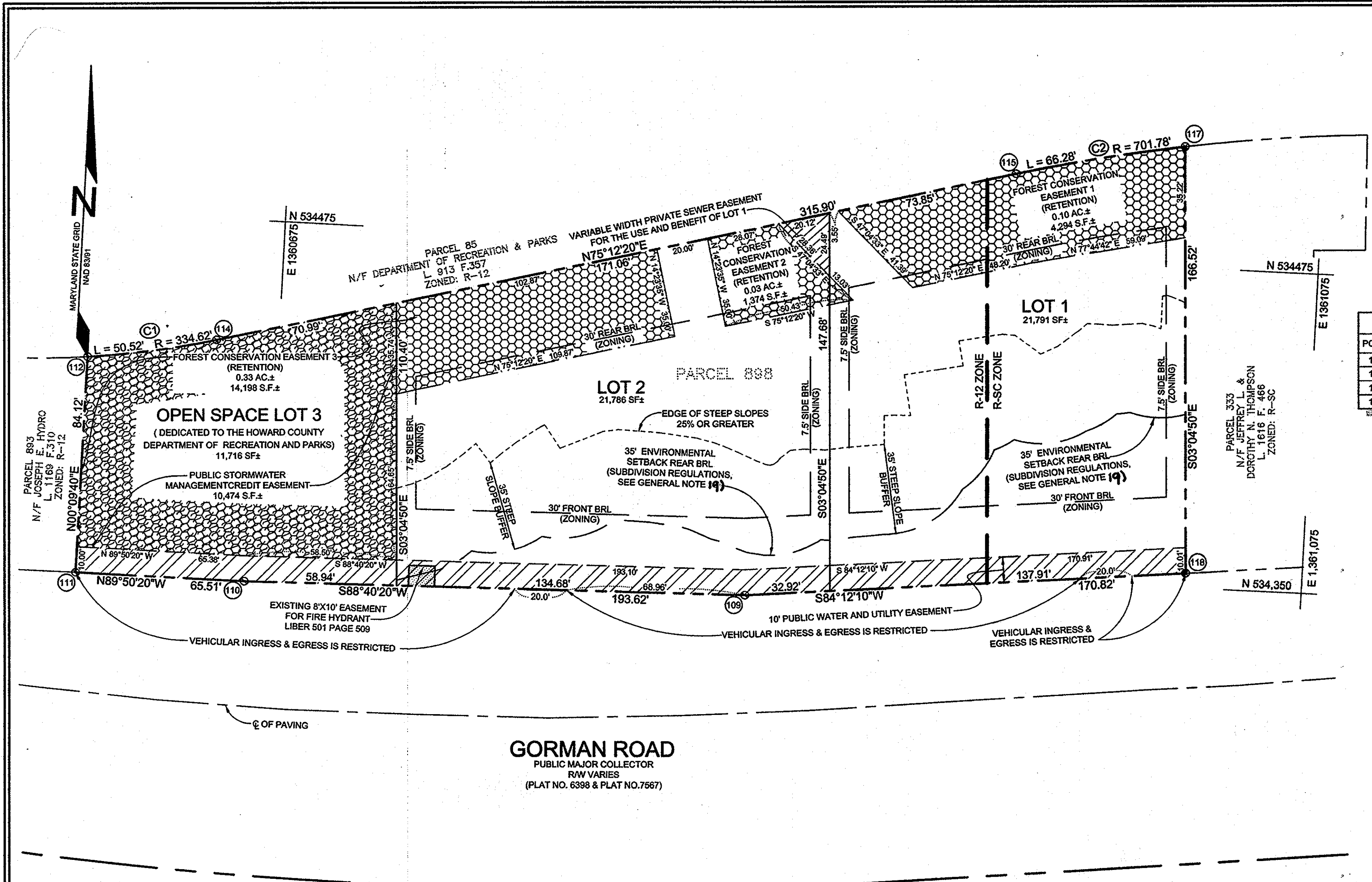
PRIVATE SEWER EASEMENT	
PUBLIC FOREST CONSERVATION EASEMENTS	
10' PUBLIC WATER & UTILITY EASEMENT	
PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT	

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
109	534,338.37445	1,360,860.03958	114	534,427.36272	1,360,650.82814
110	534,333.88788	1,360,866.47157	115	534,608.02842	1,360,956.25547
111	534,334.07209	1,360,600.96183	117	534,521.90420	1,361,021.04227
112	534,418.19176	1,360,601.19837	118	534,355.62914	1,361,029.99081

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.52'	334.62'	8°39'00"	N79°31'50"E	50.47'
C2	66.28'	701.78'	5°24'41"	N77°54'41"E	66.26'



AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 3
 - BUILDABLE: 2
 - NON-BUILDABLE: 0
 - OPEN SPACE: 1
- TOTAL AREA OF LOTS AND/OR PARCELS: 0.2690 AC
 - BUILDABLE: 1.0004 AC
 - NON-BUILDABLE: 0.0000 AC
 - OPEN SPACE: 0.2690 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.2694 AC

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER, AND THROUGH LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER 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 THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 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.

THE REQUIREMENTS § 9-108, 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.

Michael D. Adcock 11-5-10
MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR DATE

John M. Garber 11/18/2010
JOHN M. GARBER DATE

Susan E. Garber 11-18-10
SUSAN E. GARBER DATE

OWNER/DEVELOPER

JOHN M. GARBER & WIFE
9100 GORMAN ROAD
LAUREL, MARYLAND 20723
1.301.776.3941

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saalmd.com

RECORDED AS PLAT NUMBER 21396
ON 12/10/10 IN THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS
William Peter Belsch 12/6/2010
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John M. Garber 12/9/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Michael D. Adcock 12/10/10
DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

WE, JOHN M. GARBER AND SUSAN E. GARBER, 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 ROAD 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 SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 18 DAY OF Nov, 2010.

John M. Garber 11/18/2010
JOHN M. GARBER DATE
Susan E. Garber 11/18/2010
SUSAN E. GARBER DATE

Anta E. Manelha
WITNESS
Anta E. Manelha
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BERTRAND O. GAGNON AND ELSIE M. GAGNON, TO JOHN M. GARBER AND SUSAN E. GARBER BY DEED DATED 08/25/10, 1974 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ADVERTISEMENT OF THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT I WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED THEREIN, AND I AM COMPLIANT WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 9, SUBTITLE 12, CHAPTER 06, REGULATION 12.

Michael D. Adcock 11-5-10
MICHAEL D. ADCKOCK PROFESSIONAL LAND SURVEYOR DATE
MD. REG. NO. 21257

SUBDIVISION PLAT
GARBER PROPERTY
LOTS 1, 2, AND
OPEN SPACE LOT 3
A SUBDIVISION OF PARCEL 898
TAX MAP 47 GRID 17
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: R-12 AND R-SC
PREVIOUS DPZ NO.s: WP-10-033, ECP-10-007
SCALE: 1"=30'
DATE: NOVEMBER 2, 2010
SHEET 2 OF 2