

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
13	543,174.9005	1,364,511.4870	13	165560.040778	415903.933035
424	543,528.1263	1,364,285.6488	424	165667.704234	415835.097424
426	543,468.5375	1,364,173.8059	426	165649.541518	415801.007651
432	543,112.1782	1,364,397.1633	432	165540.923005	415869.087118
501	543,188.7551	1,364,502.6289	501	165564.263669	415901.233091
505	543,126.7952	1,364,388.0018	505	165545.378261	415866.294671

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 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 11/18/13
 Terrell A. Fisher, L.S. #10692 Date
 (Registered Land Surveyor)

Tim Burkard 11/26/13
 TW Land, LLC, Owner Date
 By: Tim Burkard, Member

- Legend**
- Existing 20' Private Right-Of-Way (L. 892, F. 126 And L. 11410, F. 599)
 - 30' Public Sewer, Water & Utility Easement
 - Private Use-In-Common Access Driveway, Drainage, Stormwater Management Swale & Utility Easement For The Use And Benefit Of Lots 1 Thru 4
 - Private Driveway Easement For The Use And Benefit Of Tax Parcel 376, Map 42
 - Previously Recorded Deed Line Removed By Recordation Of This Plat

General Notes Continued:

- This Plan 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 28, 2005.
 - The Use-In-Common Driveway Maintenance Agreement For Lots 1 Thru 4 Will Be Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.
 - Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$6,000.00.
 - This Development Is Designed To Be In Accordance With Section 16.127-Residential Infill Development - Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
 - Noise Study Is Not Required For This Project Per Howard County Design Manual, Volume III, Section 5.2.(f).
 - A Community Meeting Was Conducted On October 22, 2012 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.
 - There Are No Floodplain, 15-24.9% Slopes, Or 25% Or Greater Slopes On This Site.
 - There Are No Disturbances To Environmental Features As There Are No Environmental Features Located On This Property.
 - Site Area: 53,857 Sq. Ft. / 12,000 Sq. Ft. = 4 Lots / Units (4.49)
 Minimum Adjusted Lot Areas (Including Divided 2.191 Sq. Ft. Road Widening Area)
- | Lot No. | Gross Area | Road Widening Area (+) | Resulting Lot Area | Pipestem Area | Minimum Lot Size |
|---------|----------------|------------------------|--------------------|---------------|------------------|
| Lot 1 | 11,070 Sq. Ft. | 930 Sq. Ft. | 12,000 Sq. Ft. | 0 | 12,000 Sq. Ft. |
| Lot 2 | 12,582 Sq. Ft. | 287 Sq. Ft. | 12,869 Sq. Ft. | 869 Sq. Ft. | 12,000 Sq. Ft. |
| Lot 3 | 13,596 Sq. Ft. | 110 Sq. Ft. | 13,706 Sq. Ft. | 1,706 Sq. Ft. | 12,000 Sq. Ft. |
| Lot 4 | 14,419 Sq. Ft. | 864 Sq. Ft. | 15,283 Sq. Ft. | 2,505 Sq. Ft. | 12,778 Sq. Ft. |
| Totals | | 2,191 Sq. Ft. | | | |
- In Accordance With Section 16.120(b)(2)(i) Of The Subdivision And Land Development Regulations, Land Dedicated For Street Widening In A Minor Subdivision May Be Counted To Satisfy Up To 10% Of The Minimum Lot Size Requirements Not To Exceed The Actual Area Dedicated. 2,191 Square Feet Of Land Will Be Dedicated To Howard County For The Purpose Of A Public Road.
- This Plan Is Subject To A Design Manual Waiver Approved On February 1, 2013 To Waive Design Manual, Volume III, Section 2.6.D., Requiring A 25' Clearance Between A Driveway And A Public Road. Approval Was Based On The Following:
 - The Proposed Driveway Is Minor In Nature For The Use Of Only 4 Houses.
 - Adequate Sight Distance Exists In All Directions From The Driveway And Intersecting Roads.
 - An Existing Acceleration And Deceleration Lane Exists Directly Across From The Proposed Driveway That Could Be Utilized As A Pull-Off If Needed In An Emergency Condition.
 - The Justifications And Exhibit Provided In The Engineer's Request Dated November 5, 2012.
 - The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 10.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.

Owner	Developer
TW Land, LLC 5300 Dorsey Hall Drive, Suite 102 Ellicott City, Maryland 21042 Phone# 443-367-0422	Burkard Homes, LLC 5300 Dorsey Hall Drive, Suite 102 Ellicott City, Maryland 21042 Phone# 443-367-0422

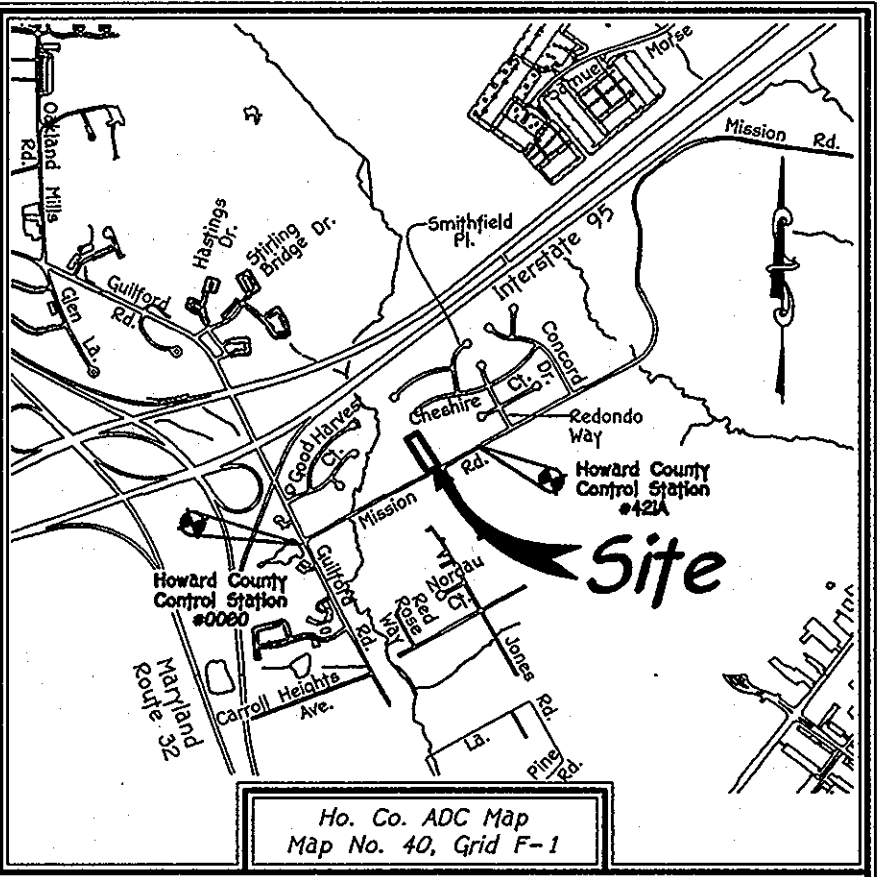
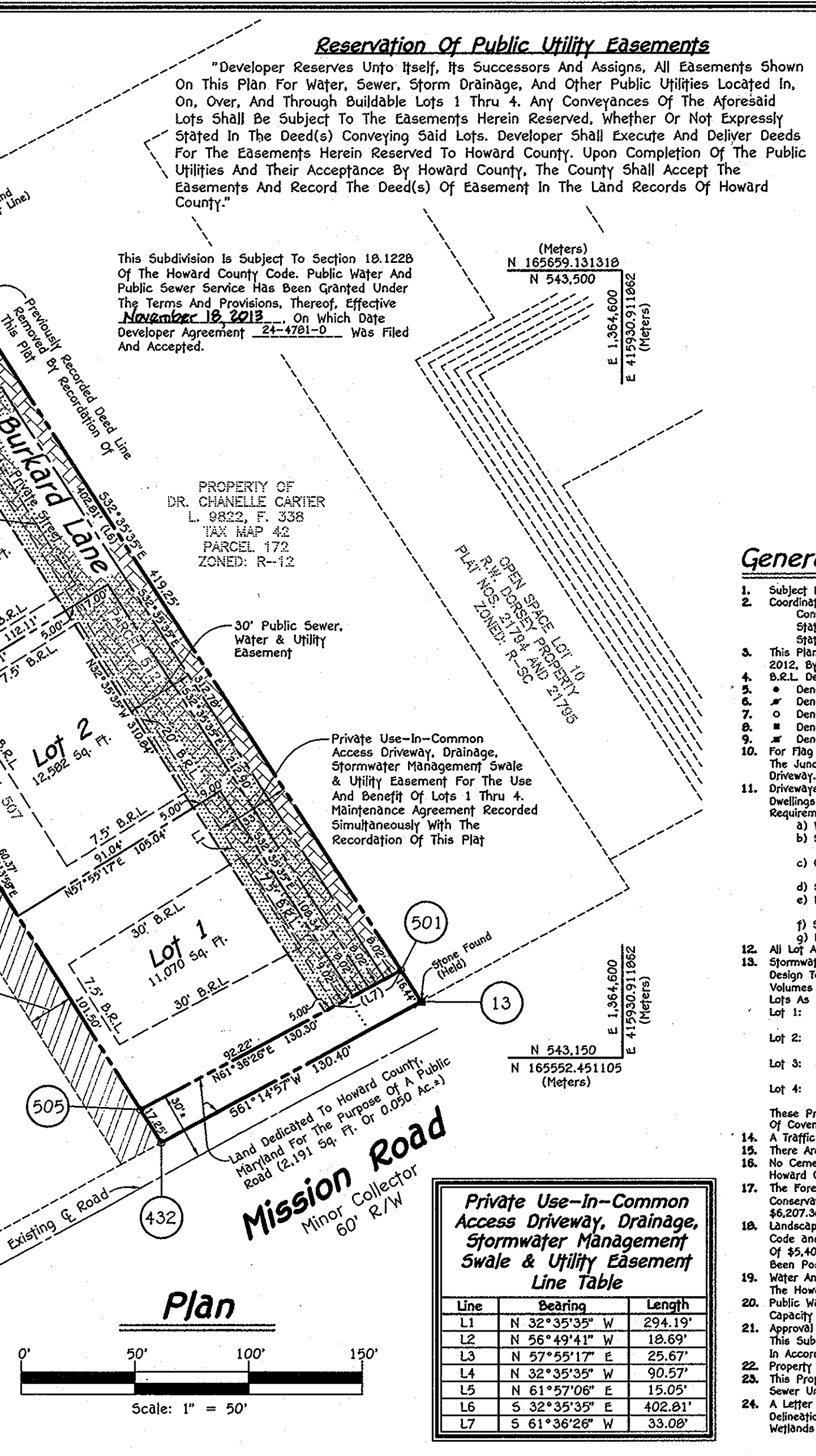
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2895

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
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	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.186 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	1.186 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.050 Ac.±
TOTAL AREA TO BE RECORDED	1.236 Ac.±

Minimum Lot Size Chart

Lot No.	Gross Area	Road Widening Area (+)	Resulting Lot Area	Pipestem Area	Minimum Lot Size
1	11,070 Sq. Ft.	930 Sq. Ft.	12,000 Sq. Ft.	0	12,000 Sq. Ft.
2	12,582 Sq. Ft.	287 Sq. Ft.	12,869 Sq. Ft.	869 Sq. Ft.	12,000 Sq. Ft.
3	13,596 Sq. Ft.	110 Sq. Ft.	13,706 Sq. Ft.	1,706 Sq. Ft.	12,000 Sq. Ft.
4	14,419 Sq. Ft.	864 Sq. Ft.	15,283 Sq. Ft.	2,505 Sq. Ft.	12,778 Sq. Ft.
Totals	--	2,191 Sq. Ft.	--	--	--



- General Notes:**
- Subject Property Zoned R-12 Per The 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 421A And No. 0090.
 Station No. 421A North 543,390.4139 East 1,364,912.6624 Elevation 312.01
 Station No. 0090 North 542,366.9140 East 1,363,075.9745 Elevation 282.39
 - This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2012, By Fisher, Collins & Carter, Inc.
 - B.L.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 Right-Of-Way.
 - Denotes Concrete Monument Set With Cap "F.C.C. #106".
 - Denotes Concrete Monument Or Stone Found.
 - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
 - 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:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (±).
 - Stormwater Management Requirements For Lots 1 Thru 4 Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Design Manual, Volumes I & II, Effective In May Of 2010. The Proposed Practices Will Be Located On The Individual Lots As Follows:
 - Lot 1: Rooftop Disconnection (N-1) And Drywells (H-5) For The Proposed House And A Grass Channel (M-8) For The Proposed Individual And Common Driveway.
 - Lot 2: Rooftop Disconnection (N-1) And Drywells (H-5) For The Proposed House And A Grass Channel (M-8) For The Proposed Individual And Common Driveway.
 - Lot 3: Rooftop Disconnection (N-1) And Drywells (H-5) For The Proposed House And A Grass Channel (M-8) For The Proposed Individual And Common Driveway.
 - Lot 4: Micro-Bioretention (H-6) For The Proposed House And A Grass Channel (M-8) For The Proposed Individual And Common Driveway.
 These Practices Shall Be Privately Owned And Maintained In Accordance With Individual Declarations Of Covenants.
 - A Traffic Study Is Not Required For This Project Since It Is A Minor Subdivision.
 - There Are No Existing Structures On-Site.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map And No Historic Structures Sites Or Features Exist.
 - The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing A Fee-In-Lieu Payment Of \$6,207.30 Based On 0.19 Acres x 43,560 Sq. Ft./Acre x \$0.75/Sq. Ft.
 - Landscaping For Lots 1 Thru 4 Is Provided In Accordance With Section 16.124 of the Howard County Code and the Landscape Manual. A Landscape Surety For The Required Landscaping In The Amount Of \$5,400.00 (4 Shade Trees @ \$300/Tree, 25 Evergreen Trees @ \$150/Evergreen Tree) Has Been Posted As Part Of The DPW Developer's Agreement.
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 10.122B Of The Howard County Code.
 - Public Water And Sewerage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
 - Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
 - Property Subject To Department Of Planning And Zoning File Nos. ECP-13-036.
 - This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer Under Contract # 24-4781-D.
 - A Letter Of Findings Dated October 12, 2012 For The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals. No Forest Stands Or Wetlands Exist On-Site.

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

Wilson for Maureen Roseman 12/20/13
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmund 12-10-13
 Chief, Development Engineering Division Date

Ken Sheehan 1/2/14
 Director Date

Owner's Certificate

TW Land, LLC By Tim Burkard, Member, 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 **26th** Day Of **November**, 2013.

Tim Burkard
 TW Land, LLC
 By: Tim Burkard, Member

Terrell A. Fisher
 Witness

Surveyor's Certificate

I Hereby Certify 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 Arnold Benedict Myers To TW Land, LLC By Confirmatory Deed Dated September 30, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15263 At Folio 135; 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 11/18/13
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. **10494** ON **01/10/14**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Mission Ridge
Lots 1 Thru 4

Being A Subdivision Of Deeded Parcel 507 (Liber 2125 At Folio 034) And Parcel 512 (Liber 3928 At Folio 109)

Zoned: R-12
 Tax Map: 42, Parcels: 507 And 512, Grid: 24
 Sixth Election District - Howard County, Maryland
 Date: July 18, 2013 Scale: As Shown Sheet 1 Of 1

F-13-053