

U.S. EQUIVALENT COORDINATE TABLE

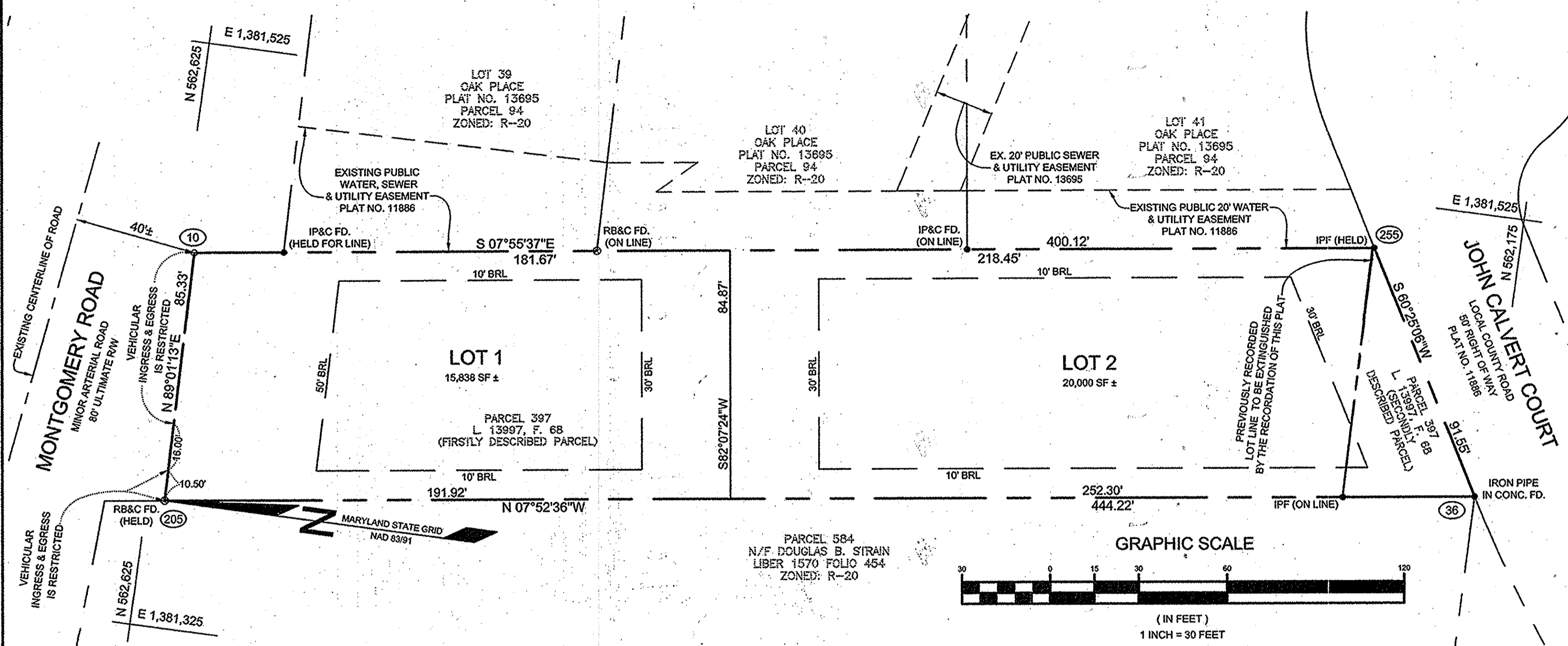
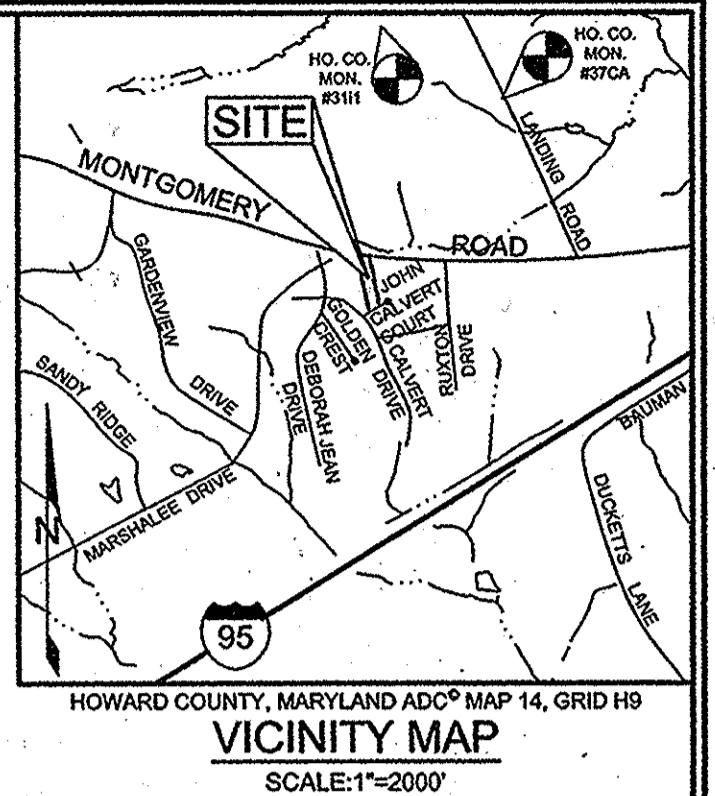
POINT	NORTHING	EASTING
10	562,620.41809	1,381,453.64316
36	562,178.92864	1,381,429.20613
205	562,618.95913	1,381,368.32936
255	562,224.12441	1,381,508.82397

THE REQUIREMENTS OF §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.

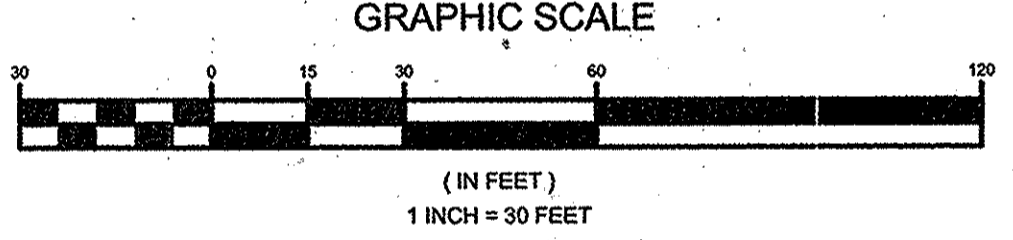
Michael D. Adcock 10/28/2015 DATE
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
Ronald Eugene Toms 10/29/15 DATE
 RONALD EUGENE TOMS
Desiree L. Bartlett 10/29/15 DATE
 DESIREE L. BARTLETT

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 LOTS/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.



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 SUBJECT TO THE 2013 ZONING REGULATIONS ADOPTED OCTOBER 6, 2013.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37CA AND NO. 3111.
 - STATION 37CA N 584,321.6873 E 1,382,742.8184
 - STATION 3111 N 565,004.7325 E 1,381,588.8997
 - SCALE FACTOR: 0.99998762
 - DENOTES IRON PIPE FOUND.
 - ⊗ DENOTES REBAR AND CAP FOUND.
 - ⊙ DENOTES REBAR AND CAP SET.
 - DENOTES CONCRETE MONUMENT OR STONE FOUND.
 - DENOTES CONCRETE MONUMENT SET.
 - PROPERTY ADDRESS: 6498 MONTGOMERY ROAD, ELK RIDGE, MARYLAND 21075
 - ALL LOT AREAS ARE MORE OR LESS (+/-).
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC. ON OR ABOUT JANUARY, 2014. BASED ON A FIELD INVESTIGATED NON-TIDAL WETLAND AND STREAM STUDY, PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT AUGUST 2013. THERE ARE NO WETLANDS, STREAMS, OR THEIR BUFFERS LOCATED ON THIS SITE.
 - THERE ARE NO FLOODPLAINS, HISTORIC RESOURCES, CEMETERIES OR CONTIGUOUS SLOPES OF 25% OR GREATER WITHIN THE PROJECT BOUNDARY.
 - 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:
 - 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 DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - THERE ARE EXISTING STRUCTURES LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 - WATER AND SEWER SERVICES WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - PUBLIC WATER AND SEWERAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION UNDER SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE DUE TO THIS SUBDIVISION BEING ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. SEE GENERAL NOTES CONTINUED (THIS SHEET).



- GENERAL NOTES (CONT.)**
- STORMWATER MANAGEMENT FOR LOT 2 HAS BEEN PROVIDED FOR BY A MICRO-BIORETENTION FACILITY TO TREAT NON-ROOFTOP AND ROOFTOP IMPERVIOUS AREAS. NO PROVISIONS FOR STORMWATER MANAGEMENT HAVE BEEN PROVIDED FOR LOT 1. LOT 1 IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS FOR THE EXISTING STRUCTURES AND DRIVEWAY.
 - LANDSCAPING FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT; IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$600 (2 SHADE TREES) FOR THE REQUIRED LANDSCAPING WILL BE POSTED AT THE SITE DEVELOPMENT STAGE FOR LOT 2. LANDSCAPING REQUIREMENTS AND SURETY AMOUNT MAY CHANGE AT SUCH TIME IF ANY OF THE EXISTING CREDIT TREES NEED TO BE REMOVED AS PART OF FINALIZING THE DEVELOPMENT DESIGN.
 - THIS PROJECT IS IN CONFORMANCE WITH THE CURRENT HOWARD COUNTY STANDARDS UNLESS A WAIVER HAS BEEN APPROVED.
 - WAIVER PETITION WP-12-186 TO WAIVE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.147 REQUIRING A FINAL PLAT TO RECONFIGURE THE PARCEL LINES, WAS DENIED ON AUGUST 21, 2012. A RECONSIDERATION OF WP-12-186 WAS DENIED ON SEPTEMBER 26, 2012. WAIVER PETITION WP-15-104, REQUESTING TO WAIVE SECTION 16.119(f)(1) AND SECTION 16.134(c) REQUIRING ACCESS FROM A LOWER CLASS STREET AND THE INSTALLATION OF SIDEWALKS OR PAYMENT OF A FEE-IN-LIEU WAS APPROVED ON FEBRUARY 25, 2015.
 - OPEN SPACE REQUIREMENTS FOR THE NEW DEVELOPMENT ON LOT 2 WILL BE SATISFIED BY A FEE-IN-LIEU IN THE AMOUNT OF \$1,500. (\$1,500/LOT = \$1,500 X 1 = \$1,500)
 - A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS SUBDIVISION ON WEDNESDAY, NOVEMBER 19, 2014.

- GENERAL NOTES (CONT.)**
- THIS MINOR SUBDIVISION PLAN IMPROVES THE COMPLIANCE OF THE EXISTING LOTS/PARCELS THAT CURRENTLY DO NOT MEET CURRENT ZONING BULK REQUIREMENTS. THIS PLAN BRINGS THE NON-COMPLYING LOTS/PARCELS AS CLOSE TO ZONING COMPLIANCE AS POSSIBLE. THE ENLARGEMENT OF THE SMALLER PARCEL THROUGH THIS SUBDIVISION ALLOWS THE PARCEL TO BECOME BUILDABLE AND MORE COMPLIANT WITH ZONING LOT SIZE REQUIREMENTS OF THIS SITE.
 - THIS SUBDIVISION IS NOT SUBJECT TO MIHU FEE-IN-LIEU FOR LOT 2. NO FEE-IN-LIEU IS REQUIRED DUE TO THE DETERMINATION THAT THE PROPERTY PRESENTLY EXISTS AS TWO PARCELS IN THE EXISTING RECORDED DEED AND THAT NO NEW LOTS ARE BEING ESTABLISHED. THIS SUBDIVISION IS ATTEMPTING TO IMPROVE THE LOT SIZE NON-COMPLIANCE. THE MIHU FEE IS THEREFORE NOT APPLICABLE TO THIS SUBDIVISION.

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
 - BUILDABLE: 2
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS:
 - BUILDABLE: 0.8227 AC
 - NON-BUILDABLE: 0.0000 AC
 - OPEN SPACE: 0.0000 AC
 - PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.8227 AC

HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
Barbara M. Morrison 11/5/2015 DATE
 HOWARD COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Desiree L. Bartlett 11-16-15 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR

DEDICATION FOR INDIVIDUALS

WE, RONALD EUGENE TOMS AND DESIREE L. BARTLETT, 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 28th DAY OF OCTOBER, 2015.
Ronald Eugene Toms 10/28/15 DATE
 RONALD EUGENE TOMS
Desiree L. Bartlett 10/28/15 DATE
 DESIREE L. BARTLETT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RONALD EUGENE TOMS TO RONALD EUGENE TOMS AND DESIREE L. BARTLETT BY DEED DATED THE 9TH OF FEBRUARY, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 13997, FOLIO 68, 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. I FURTHER CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE ANNOTATED CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

Michael D. Adcock 10/28/2015 DATE
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2017

SUBDIVISION PLAT

BARTLETT PROPERTY

LOTS 1 & 2

TAX MAP 37 GRID 5, PARCEL 397.
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: R-20

PREVIOUS FILE NO.s: ECP-14-026, WP-12-186, WP-15-104

SCALE: 1"=30'
 SHEET 1 OF 1

DATE: JULY 1, 2015 DRAWN BY: AEA

OWNER/DEVELOPER

RONALD EUGENE TOMS AND
 DESIREE L. BARTLETT
 6498 MONTGOMERY ROAD,
 ELK RIDGE, MARYLAND 21075



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@saaland.com

RECORDED AS PLAT NUMBER **23539**
 ON **11/16/15** IN THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND