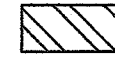
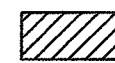

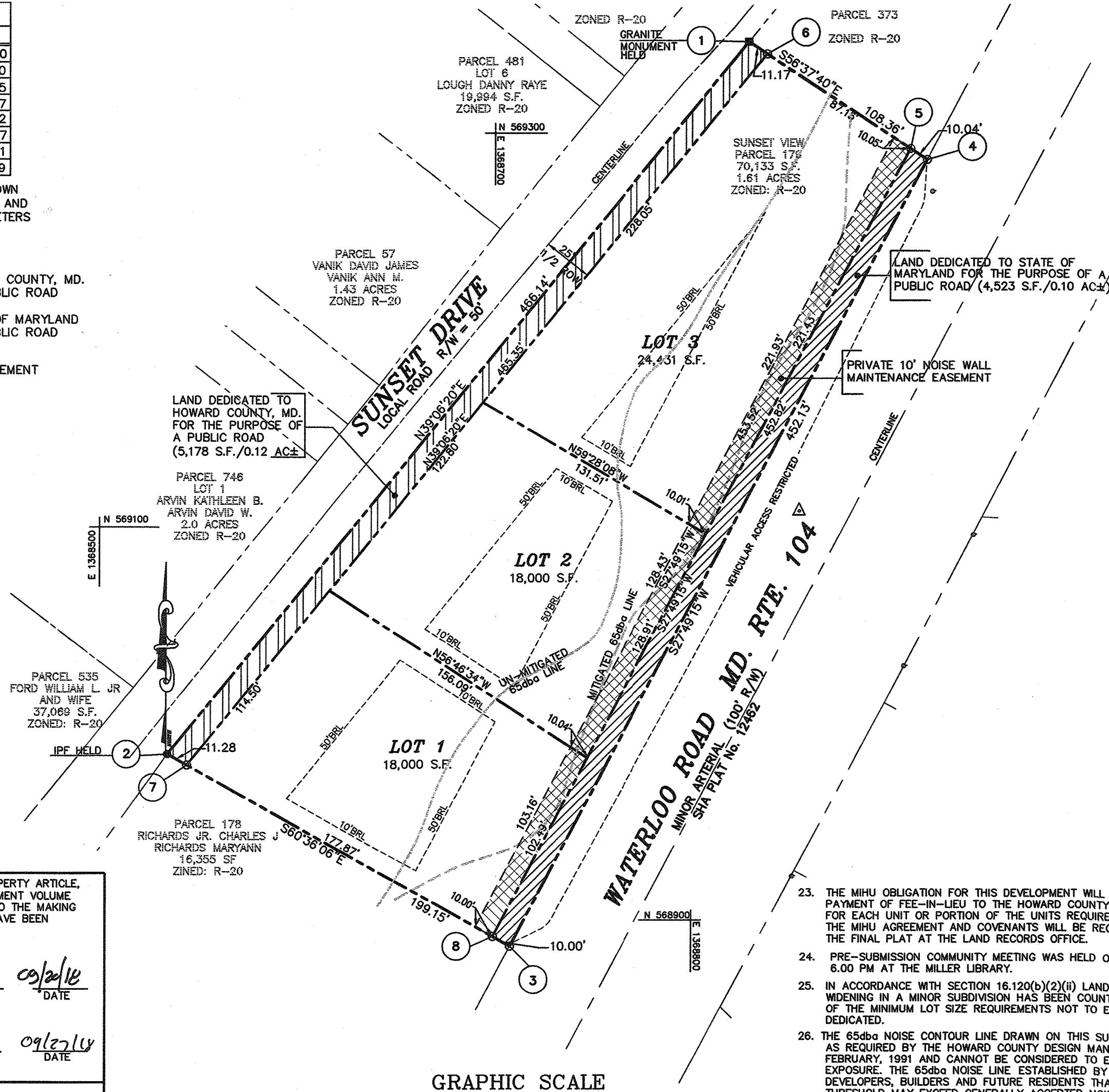


COORDINATES TABLE		
POINT #	NORTHING	EASTING
1	569,346.2650	1,368,828.5330
2	568,984.5470	1,368,534.5150
3	568,886.7900	1,368,708.0175
4	569,286.6471	1,368,919.0287
5	569,292.1838	1,368,910.6382
6	569,340.1203	1,368,837.8637
7	568,979.0118	1,368,544.3391
8	568,891.7007	1,368,699.3019

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

LEGEND

-  LAND DEDICATED TO HOWARD COUNTY, MD. FOR THE PURPOSE OF A PUBLIC ROAD
-  LAND DEDICATED TO STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD
-  PRIVATE 10' NOISE WALL EASEMENT



OWNER
 BURKARD HOMES LLC
 5850 WATERLOO RD. SUITE 140
 COLUMBIA, MARYLAND 21045
 240-375-1052

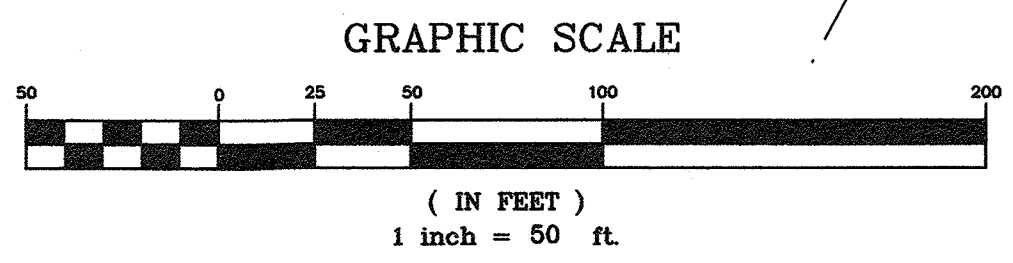
THE REQUIREMENTS OF §§3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane 09/21/18
 GARY E. LANE, P.L.S. DATE

Timothy Burkard 09/27/18
 TIMOTHY BURKARD (PRESIDENT) DATE

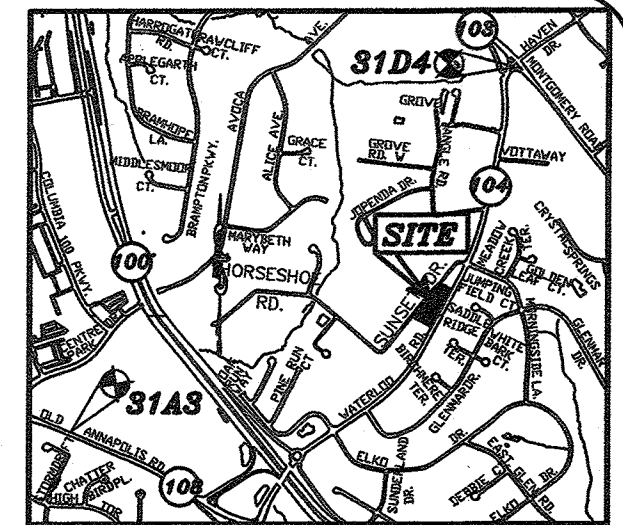
AREA TABULATION CHART

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.39 AC ±
AREA OF ROAD DEDICATION	0.22 AC ±
TOTAL AREA	1.61 AC ±



23. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED TOGETHER WITH THE FINAL PLAT AT THE LAND RECORDS OFFICE.
24. PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON MARCH 12, 2014 AT 6:00 PM AT THE MILLER LIBRARY.
25. IN ACCORDANCE WITH SECTION 16.120(b)(2)(ii) LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION HAS BEEN COUNTEED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENTS NOT TO EXCEED THE ACTUAL AREA DEDICATED.
26. THE 65dba NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1991 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE 65 dba NOISE EXPOSURE. THE 65dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVEL ESTABLISHED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT.
27. THERE IS AN EXISTING DWELLING ON LOT 3 TO REMAIN THAT IS CONSIDERED TO BE NON-CONFORMING TO THE BUILDING RESTRICTION LINES SHOWN ON THIS FINAL PLAT BECAUSE IT WAS BUILT UNDER PRIOR ZONING REGULATIONS.

ALL NEW LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENTS THAT ARE TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP 28, GRID A-7

GENERAL NOTES

1. SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 06, 2013 COMPREHENSIVE ZONING PLAN
2. PROJECT BACKGROUND:
 TAX MAP : 31
 PARCEL : 179 GRID : 2
 DEED REFERENCE : LIBER 15584 FOLIO 345
 ELECTION DISTRICT : SECOND
 ZONING : R-20
 AREA : 71,440 SQ. FT. OR 1.64 ACRES
3. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JULY 2014.
4. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE AS PROJECTED FROM HOWARD COUNTY CONTROL STATION NO. 301A AND 31D4
 STA. 31A3 N567750.955, E136842.701 EL.499.821
 STA. 31D4 N571700.681, E136806.396 EL.495.181
5. ● DENOTES AN IRON PIN, OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 □ DENOTES CONCRETE MONUMENT FOUND
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. NO BURIAL GROUNDS OR CEMETERIES EXIST ONSITE.
9. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
10. NO STREAMS OR THEIR BUFFERS, WETLANDS, WETLAND BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENTS OR STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOC., INC IN THE CERTIFICATION LETTER DATED MARCH 2014.
11. NO FOREST EXISTS ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES INC. ON JULY, 2013.
12. THIS PLAT COMPLIED WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF FEE-IN-LIEU FOR 0.24 ACRES (10,454.4 S.F.) OF AFFORESTATION IN THE AMOUNT OF \$7,840.80.
13. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 64-W AND 302-S).
14. WATER AND SEWER FOR LOT 2 WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
15. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
16. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT AT SDP STAGE.
17. 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 (16 FEET SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
18. THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF 2,000 NEW LOTS, HAS BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.
19. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
20. THE SIDEWALK REQUIREMENT HAS BEEN SATISFIED BY THE PAYMENT OF A FEE-IN-LIEU. IN THE AMOUNT OF \$19,300.00.
21. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 1 AND 2.
22. STORMWATER MANAGEMENT IS PROVIDED VIA DRYWELLS(M-6), ROOFTOP DISCONNECTIONS (N-1) AND NON-ROOFTOP DISCONNECTION (N-2) IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL. ALL ESD PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Bonifon for Mauro Rossman 1/22/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief 1/28/19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Selwicks 1/30/19
 DIRECTOR DATE

OWNER'S STATEMENT

BURKARD HOMES LLC, 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 SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 21 DAY OF September, 2018

Timothy Burkard
 TIMOTHY BURKARD (PRESIDENT)

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR; UNDER THE LAWS OF MARYLAND LICENSE NO. 574; EXPIRATION DATE 03/21/2019; THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY FRANK J. HEBER, MARY KATHERINE HUDDLESTON AND BLANCHE LEE GLENN TO BURKARD HOMES, LLC. BY A DEED DATED 04/25/2014 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15564, FOLIO 345; 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.

Gary E. Lane 09/20/18
 GARY E. LANE, P.L.S. NO. 574 DATE
 EXPIRATION: 3/21/2019

RECORDED AS PLAT 24955 ON 2/11/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SUNSET VIEW
 LOTS 1 THRU 3

TAX MAP 31 2ND ELECTION DISTRICT SCALE: 1"=50'
 PARCEL 179 HOWARD COUNTY, MARYLAND DATE: OCTOBER 2018
 GRID 2 EX. ZONING R-20
 DPZ FILE#: ECP-14-071

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Croce Drive, Columbia, Maryland 21044
 (410) 997-0296 Tel. (410) 997-0298 Fax.