

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
53	569639.7669	1368539.0723	53	173626.548214	417131.543510
54	569709.2948	1368612.0288	54	173647.740354	417153.798983
57	569573.1638	1368284.3815	57	173606.247524	417236.793950
58	569483.5505	1368292.9935	58	173578.933356	417239.418900
61	569406.6648	1368229.4001	61	173555.498539	417220.035577
8009	569704.4738	1368575.4547	8009	173646.270914	417142.632673
8013	569538.9802	1368270.9827	8013	173599.828363	417232.709978
8015	569602.8271	1368248.5328	8015	173615.228926	417225.867253
8016	569626.7397	1368714.8250	8016	173622.577515	417185.113032

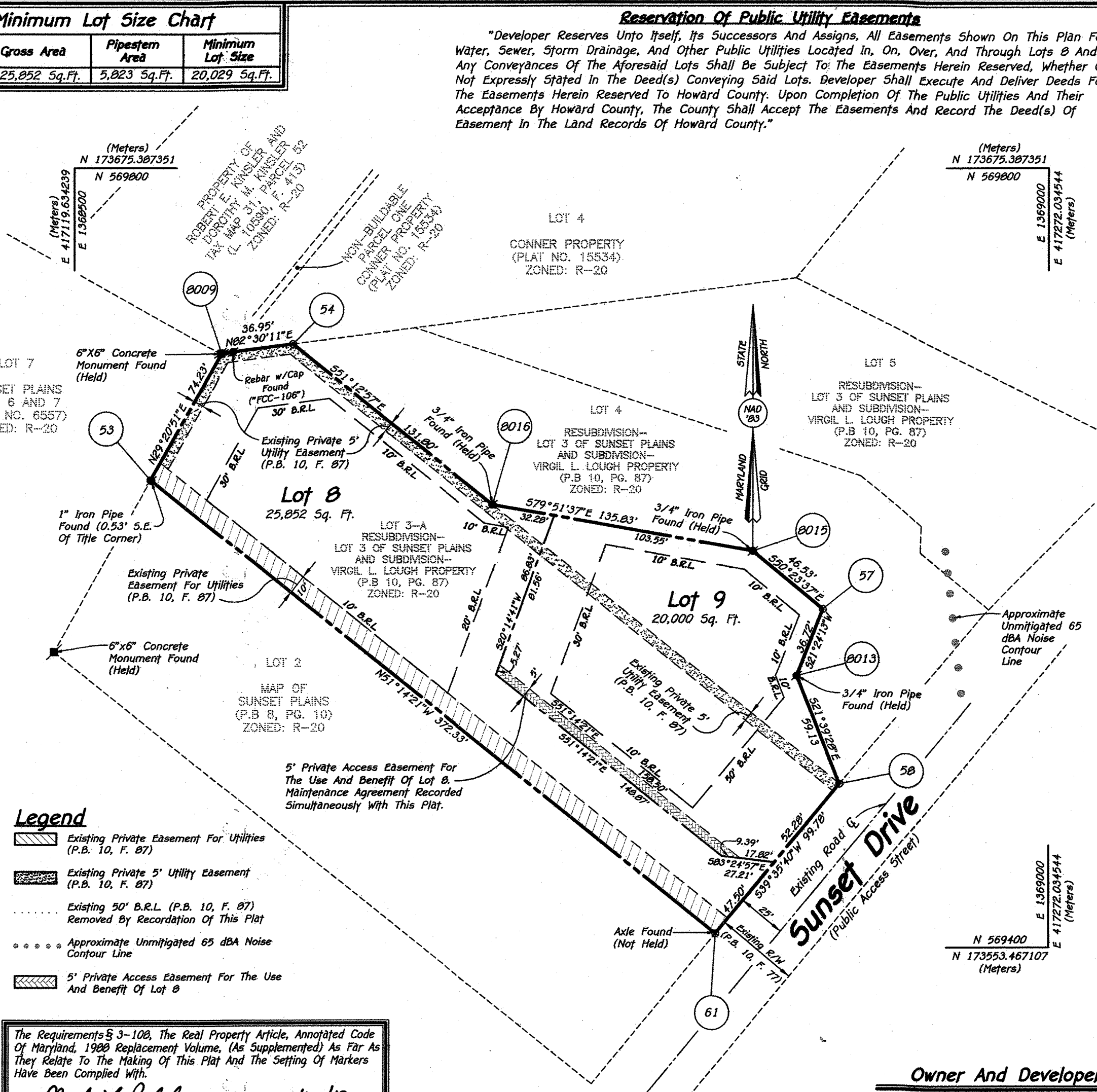
Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
8	25,852 Sq.Ft.	5,823 Sq.Ft.	20,029 Sq.Ft.

General Notes Continued:

- Stormwater Management is in Accordance With The M.D.E. Storm Water Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices in Accordance With Chapter 5 Are Being Utilized.
- No Steep Slopes, 100 Year Floodplain, Stream(s), Stream Buffer(s), Wetland(s), Wetlands Buffer(s) Or Forest Stand Delineation Exist On-Site.
- A Community Meeting Was Conducted On June 23, 2014 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.
- This Property Is Located Within The Metropolitan District. Lots To Be Served By Public Water And Public Sewer.
- Site Is Not Adjacent To A Scenic Road.
- A Letter Of Findings Dated August 4, 2014 For The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals. No Forest Stand Or Wetlands Exist On-Site.
- 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 \$5,227.20 Based On 0.16 Acres x 43,960 Sq. Ft./Acre x \$0.75/Sq. Ft.
- A Landscape Surety In The Amount Of \$1,950.00 For Perimeter Landscape Requirements (4 Shade Trees @ \$300/Tree And 5 Evergreen Trees @ \$150/Evergreen Tree) Of Section 16.124 Of The Howard County Code And Landscape Manual Is To Be Bonded With The Building/Grading Permit.
- Approval Of A Site Development Plan Is Required For The Development Of Residential Lot No. 8 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.
- 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.
- The Project Is In Conformance With The Latest Howard County Standards Unless Noted Otherwise.
- Traffic Report Dated July, 2014 Was Prepared By Mars Group.
- A Fee-In-Lieu For Providing Open Space In The Amount Of \$1,500.00 Has Been Paid.
- Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 - M.I.H.U. Required = (1 Lot x 10%) = 0.1 M.I.H.U.
 - M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
 - An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.128B Of The Howard County Code.
- Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Plat Subject To A Design Manual Waiver To Section 4.3.B.3.b. Which Requires Gravity Sewer Service To The Basement Or Lowest Floor Level. On October 13, 2015 A Request For A Waiver To Not Provide Gravity Service To The Basement Was Approved For The House On Lot 8.
- Plat Subject To A Payment Of A Fee-In-Lieu For The Sidewalks And Road Improvements In The Amount Of \$8,798.30, Which Has Been Paid.
- This Plat Is Subject To WP-16-045 Which On November 2, 2015 The Planning Director Approved A Waiver To Section 16.132(a)(2)(i), Section 16.134(a), Section 16.136 And Section 16.120(a)(17). Approval Is Subject To The Following Conditions:
 - Comply With All SEC Agency Comments On The Submitted Final Plans (F-15-024) And Environmental Concept Plans (ECP-15-015).
 - Provide Two (2) Replacement Trees Of 2 1/2" To 3" Caliper On Site In Place Of The Removed Trees As Mitigation. The Mitigated Plantings Are To Be Placed On The Property To Enhance The Landscape Screening.
 - Compliance With The Attached DED Comments Dated October 13, 2015 Requiring The Payment Of A Fee-In-Lieu For The Sidewalks And Road Improvements Along The Property Frontage.

Area Tabulation For 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 TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.053 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 Ac.+
TOTAL AREA OF LOTS TO BE RECORDED.....	1.053 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 Ac.+
TOTAL AREA TO BE RECORDED.....	1.053 Ac.+



- Legend**
- Existing Private Easement For Utilities (P.B. 10, F. 87)
 - Existing Private 5' Utility Easement (P.B. 10, F. 87)
 - Existing 50' B.R.L. (P.B. 10, F. 87) Removed By Recordation Of This Plat
 - Approximate Unmitigated 65 dBA Noise Contour Line
 - 5' Private Access Easement For The Use And Benefit Of Lot 8

The Requirements § 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.

Mark L. Robel 11/26/19
Date
Mark L. Robel, P.L.S. #339
(Property Line Surveyor)

Joseph A. Lough 11-26-19
Date
Joseph A. Lough
(Owner)

Charlotte A. Lough 11-26-19
Date
Charlotte A. Lough
(Owner)

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 8 And 9. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) 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 Deed(s) Of Easement In The Land Records Of Howard County."

General Notes:

- Subject Property Zoned R-20 Per The 10/06/13 Comprehensive Zoning Regulations.
- Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3104 And 3108
Station No. 3104 N 571,700.701 E 1,369,606.351 Elev. = 494.448
Station No. 3108 N 569,583.630 E 1,369,155.134 Elev. = 492.343
- This Plat Is Based On A Field Run Monumented Boundary Survey Dated November, 2014 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot/Parcel Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- 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.
- Driveways Shall Be Provided Prior To Residential Occupancy 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.
- No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
- No Historic Structures Exist On The Subject Property.
- There Is An Existing Dwelling On Lot 9 To Remain. There Is An Existing Accessory Structure On Lot 8 To Be Removed. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Zoning Regulations Per Council Bill No. 32-2013. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit.
- Previous Department Of Planning And Zoning File Numbers: ECP-15-015, WP-16-045 And P.B. 10, PG. 87.
- Speed Study For This Project Was Prepared By Mars Group, Dated August, 2014.
- Noise Study For This Project Was Prepared By Mars Group, Dated August, 2014.

General Notes Continued This Sheet:

Please Note That Lot 8 In This Subdivision Is Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Lot 3-A, As Shown On A Plat Entitled "Resubdivision-Lot 3 Of Sunset Plains And Subdivision-Virgil L. Lough Property" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 10 At Folio 87, To Create Lots 8 And 9.

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

Signature for Maurice Rossman 12/17/2019
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Signature 12/23/2019
Chief, Development Engineering Division #6P Date

Signature 1-3-20
Director Date

Owner's Certificate

Joseph A. Lough And Charlotte A. Lough, 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, All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 26th Day Of November, 2019.

Signature 11/26/19
Joseph A. Lough Date
Joseph A. Lough
(Owner)

Signature 11-26-19
Charlotte A. Lough Date
Charlotte A. Lough
(Owner)

Signature
Witness

Signature
Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge 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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Idoline L. Lough To Joseph A. Lough And Charlotte A. Lough By Deed Dated March 24, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 17632 At Folio 004; And Also Being All Of Lot 3-A, As Shown On A Plat Entitled "Resubdivision-Lot 3 Of Sunset Plains And Subdivision-Virgil L. Lough Property" Recorded Among The Aforesaid Land Records In Plat Book 10 At Folio 87; 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.

Signature 11/26/19
Mark L. Robel Date
Mark L. Robel, Property Line Surveyor No. 339 Date
Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25292 ON 1/10/2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Sunset Plains
Lots 8 And 9**

(Being A Resubdivision Of Lot 3-A, As Shown On A Plat Entitled "Resubdivision-Lot 3 Of Sunset Plains And Subdivision-Virgil L. Lough Property" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 10 At Folio 87)

Zoned: R-20

Tax Map: 31 Parcel: 478 Grid: 13
Second Election District - Howard County, Maryland
Date: August 1, 2019 Scale: As Shown Sheet 1 Of 1