

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
100	580543.1511	1309685.2340	100	176949.552452	399192.059338
101	580536.8754	1309688.6393	101	176947.639630	399193.097254
102	580534.1154	1309687.8361	102	176946.798384	399192.852446
103	580332.0131	1309799.7095	103	176885.197603	399226.951462
104	580271.1249	1309611.3041	104	176866.638249	399169.525480
105	580202.3091	1309495.4089	105	176845.663826	399134.200646
106	580357.9280	1309409.2665	106	176893.096449	399107.944444
107	580446.7946	1309513.8899	107	176920.182980	399139.833637
108	580421.6157	1309530.2001	108	176912.508457	399144.804998
109	580465.2677	1309594.8777	109	176925.813580	399164.518715
110	580522.3004	1309661.0442	110	176943.197170	399184.686265
111	580347.7807	1309755.0922	111	176890.023545	399213.352113
112	580319.8336	1309742.6679	112	176881.485270	399209.565177
113	580291.1797	1309625.5099	113	176872.751558	399173.855406
114	580225.4636	1309482.5919	114	176852.721301	399130.293999

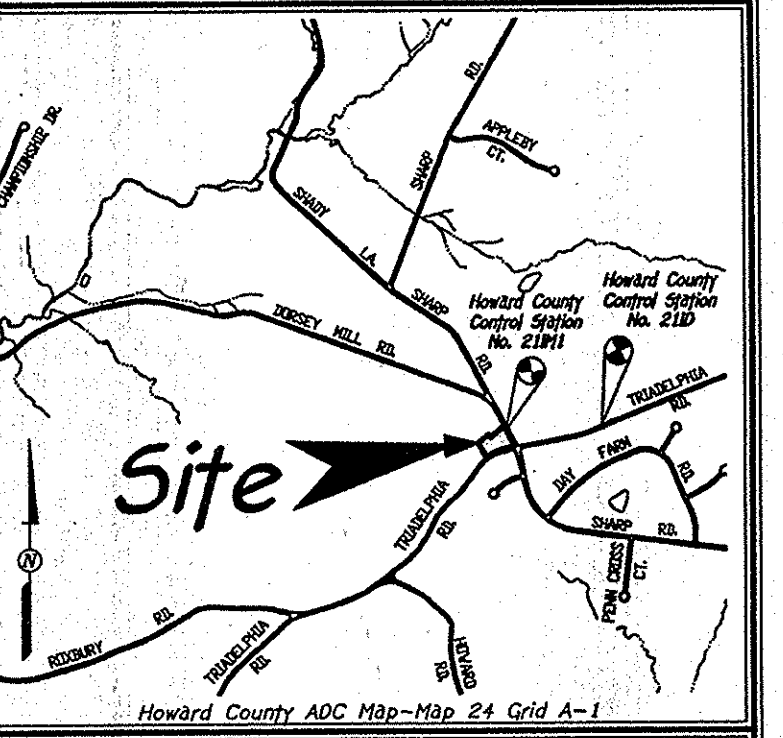
The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Stacia Smith 3/16/15
Date
Terrell A. Fisher, No. 10692
(Professional Land Surveyor)
Stacia Smith 3-6-15
Date
Homewood Properties, LLC
By: Stacia Smith, Member

Prnt-Prnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
113-114	347.83'	198.68'	26°08'16"	80.74'	S 65°18'22" W 157.30'

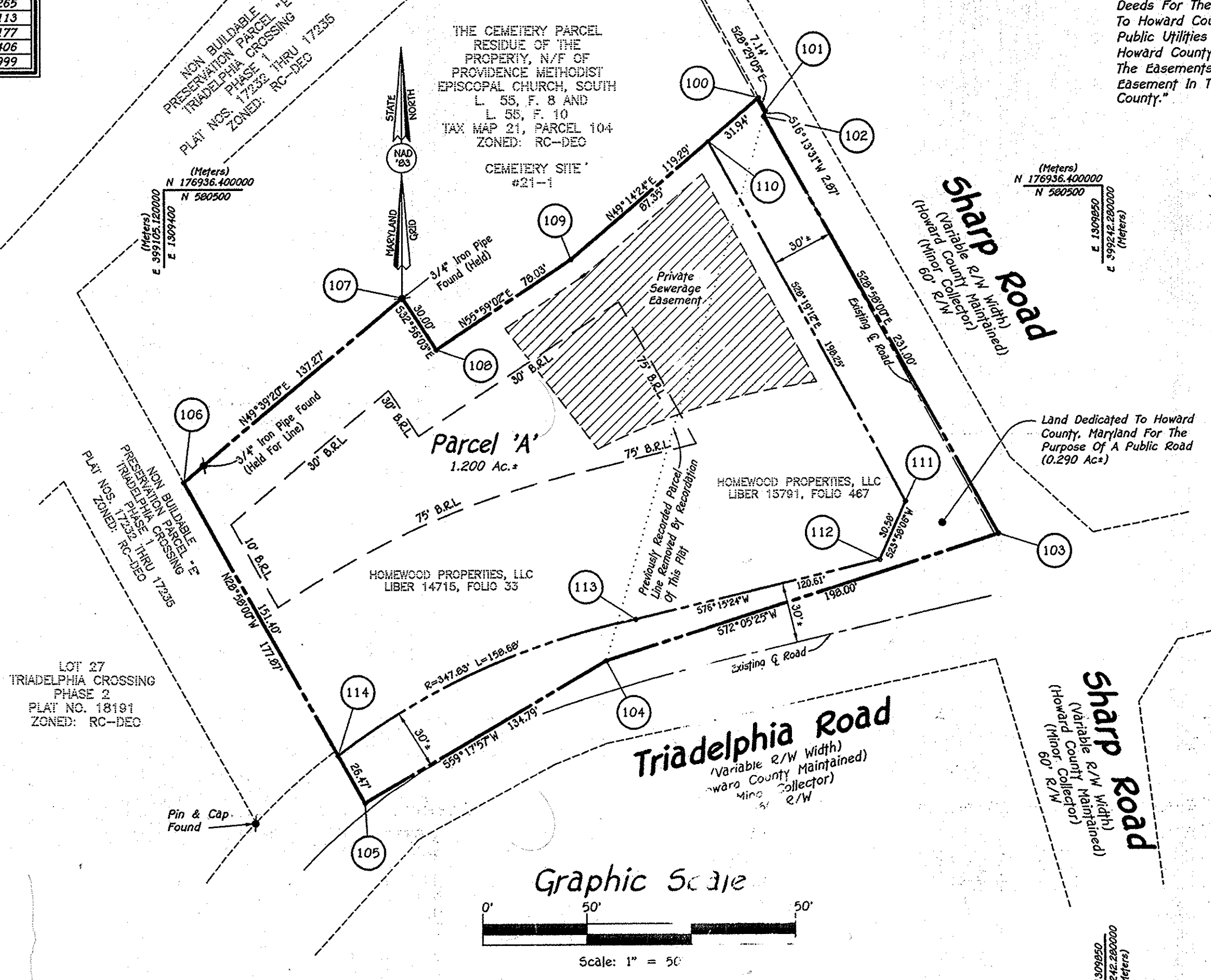
Reservation Of Public Utility Easements

"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 Parcel 'A'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. 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 Continued:

29. This Plat Is Subject To BA 14-004 C&V Which Is A Request For Conditional Use For Use Of An Historic Building As An Interior Design Business (Section 131.0.N.27); A Request For A Variance From The Bulk Requirement Given In Section 104.0.E.4.b(4)(b) Of The Zoning Regulations To Reduce The Required Setback From The Rear Property Line From 30 Feet To 9.8 Feet For A Proposed Deck And 21.9 Feet For An Existing Building; And A Request For A Variance From The Bulk Requirement Given In Section 104.0.E.5 Of The Zoning Regulations To Reduce The Required Setback From The Rear Property Line For Uses Not Accessory To Farming Or Single-Family Detached Dwellings From 30 Feet To 3.7 Feet For A Paved Drive Aisle In The Parking Area. Approved On April 18, 2014 Subject To The Following Comments:
- 1) The Petitioner Shall Be Advised That A Building Permit Is Required For The Proposed "Change-In-Use". It Is Recommended That The Petitioner And Their Design Consultant Arrange A Preliminary Meeting With The Plan Review Division Of The Department Of Inspections, Licenses And Permits To Discuss Any Major Code Requirements That May Pertain To The Proposed Use. Such Meeting Should Occur Prior To Permit Application So That Delays During The Permit Process Can Be Avoided. Please Contact The Plan Review Division At (410) 313-2436 For Information.
 - 2) The 2010 ADA And The Maryland Accessibility Code Requires That Historic Properties To Comply To The Maximum Extent Feasible.
30. This Plat Is Subject To WF-15-032 Which On November 4, 2014 The Planning Director Approved A Waiver From Section 16.118.(c) Which Requires That No Grading Or Construction Shall Be Permitted Within 30-Feet Of A Cemetery Boundary Or Within 10-Feet Of Individual Graves. Approval Is Subject To The Following Conditions:
- 1) Review And Approval Of A Grave Location Survey Is Required With The Subdivision Plat, F-15-037. This Survey Is Required To Insure That The Cemetery Limits And No Individual Grave(s) Exist On This Site. If The Findings Of The Grave Location Survey Show That Any Portion Of The Cemetery Or Any Individual Grave(s) Exist Within This Site, Then The Subdivision Plat Shall Be Designed To Be In Accordance With The Cemetery Preservation Requirements As Outlined In Section 16.130.4 Of The Subdivision And Land Development Regulations And Planning Board Approval Will Be Required.
 - 2) Waiver Approval For Construction Within 30-Feet Of The Cemetery Boundary Is To Coincide With The Limit Of Disturbance (LOD) As Approved Under SDP-15-010. The LOD For The Proposed Improvements Shall Coincide With The Limits Of The Previous Disturbed Area For The Existing Gravel Drive And Parking Areas Which Are Shown On The Waiver Petition Exhibit To Be Located Approximately 22-Feet From The Fence And Boundary Of The Off-Site Cemetery At The Closest Point.
 - 3) Grading Or Construction Within 10-Feet Of An Individual Grave(s) Has Not Been Approved Under This Waiver Petition Request.
 - 4) Based On The Proposed LOD Shown On The SDP And Waiver Petition Exhibit, No Grading Or Construction To The Area Between The Rear Of The Existing Church Structure And The Cemetery Is Approved Under This Waiver Petition Request.
 - 5) Under Discovery Of Any Evidence Of Burial Or Graves, The Developer Will Be Subject To Section 16.130.5 Of The Howard County Subdivision And Land Development Regulations. Burial Grounds Shall Not Be Disturbed Except As Permitted By State Law.



General Notes:

1. Subject Property Is Zoned "RC-DEO" Per The 10/06/13 Comprehensive Zoning Plan.
2. The Boundary Shown Hereon Is Based On A Field Run Monumented Boundary Survey Dated February 11, 2013 By NJR & Associates, LLC.
3. This Plat And The Coordinates Shown Hereon Are Based On Nad '83, Maryland State Coordinate System As Projected By Howard County Geodetic Control Station No. 211H1 And No. 21D. Sta. No. 211H1 N 580,489.534 E 1,309,698.019 Elev. = 280.72 Sta. No. 21D N 580,541.470 E 1,310,693.627 Elev. = 283.44
4. B.R.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set Capped "F.C.C. 106".
6. ○ Denotes Iron Pipe Or Iron Bar Found.
7. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
9. ■ Denotes Concrete Monument Or Stone Found.
10. All Lot Areas Are More Or Less (+).
11. Distances Shown Are Based On Surface Measurement And Reduced To Nad '83 Grid Measurement.
12. Plat Subject To Prior Department Of Planning And Zoning File Nos.: SDP-15-010, ECP-15-010, BA 14-004 C&V, Historic Site HO-209, WF-15-032 And BA-02-22E (Previous Craft Shop Use).
13. This Property Is Located Outside The Metropolitan District.
14. Site Is Not Adjacent To A Scenic Road.
15. There Are No Floodplains, Wetlands, Streams Or Their Buffers, Steep Slopes Or Cemeteries On This Site. There Is A Cemetery (#21-1) Located Adjacent To The Property (To The North).
16. There Is An Existing Structure On This Site To Remain And Existing Gravel Access Drive And Parking To Be Reconfigured And Paved. No New Buildings, Extensions Or Additions To The Existing Structure Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow. The Existing Structure, Formerly The M.E.C.S. Church, Is Listed On The Historic Sites Inventory As HO-209. The Existing Structure Dates To 1889 And Went Before The Historic District Commission On February 6, 2014. Portions Of The Existing Structure Are Non-Conforming With Respect To The Building Restriction Lines As Set Forth Under Section 104.0 Of The Zoning Regulations.
18. No Wetlands Or Forest Stands Exist On Site As Determined By Eco-Science Professionals Inc. In A Letter Of Findings Dated August 4, 2014.
19. This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.
20. The Lots Shown Hereon Comply With The Minimum Ownership, Width And Lot Area As Required By The Maryland State Department Of The Environment.
21. Traffic Study Dated June, 2014 For This Project Was Prepared By Mars Group.
22. No Noise Study Is Required For This Project.
23. Since This Is An Already Built Site, The Limit Of Disturbance Is Being Utilized As The Net Tract Area To Determine Forest Conservation Requirements In Accordance With Section 16.1200 Of The Howard County Code And The Forest Conservation Act. This Plan Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation By Payment Of A Fee-In-Lieu Of Afforestation In The Amount Of \$3,724.38 (3,920.4 Sq. Ft. x \$0.95/Sq. Ft.) For 0.09 Acres. (3,920.4 Sq. Ft.) Of Afforestation. The Forest Conservation Fee-In-Lieu Payment Will Be Made Prior To Signature Of Associated SDP-15-010.
24. Stormwater Management (SWM) Is Provided For This Project. The On-Site Pe Of 1.6" Is Being Treated Through The Use Of Micro-Bioretenation And Non-Rooftop Disconnection With SDP-15-010.
25. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 32-2013. 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.
26. Based On The Findings Of A Grave Location Survey By Fisher Collins & Carter, Inc. On Or About December, 2014 There Are No Known Cemeteries Or Burial Grounds Located On-Site Within The Limits Of This Parcel. However, Upon Discovery Of Any Evidence Of Burial Or Graves, The Developer Will Be Subject To Section 16.130.5 Of The Howard County Subdivision And Land Development Regulations. Burial Grounds Will Not Be Disturbed Except As Permitted By State Law.
27. There Are Nine (9) Specimen Trees Located On This Site To Remain.
28. An Approved Landscaping Plan For This Site, Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual, Has Been Reviewed And Approved Under SDP-15-010, And Surety Will Be Posted With The Builder's Grading Permit.

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	1.200 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.200 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.290 Ac.±
TOTAL AREA TO BE RECORDED	1.490 Ac.±

Legend

- Private Sewerage Easement
- Previously Recorded Parcel Line Removed By Recordation Of This Plat

Owner/Developer
Homewood Properties, LLC
11362 Homewood Road
Ellicott City, Maryland 21042
Ph# 410-530-8330

FISHER, COLLINS & CARTER, INC.
ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELlicOTT CITY, MARYLAND 21042
(410) 461-2855

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

Maureen Roseman 3/16/2015
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clarke 3-24-15
Chief, Development Engineering Division

Kurt Sheehan 3-30-15
Director

Owner's Certificate

Homewood Properties, LLC, By Stacia Smith, Member, Owner Of The Property Shown And Described Herein, 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, Herby 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 16th Day Of MARCH, 2015.

Stacia Smith
Homewood Properties, LLC
By: Stacia Smith, Member

Stephanie Intre
Witness

Surveyor's Certificate

I Hereby 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By John F. McMahon To Homewood Properties, LLC By Deed Dated February 12, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 14715 At Folio 033; And All The Lands In A Summary Judgement Dated June 16, 2014 And Recorded Among The Aforesaid Land Records In Liber 15791 At Folio 467 Between Homewood Properties LLC, Plaintiff, And Glenelg United Methodist Church, et. al., That The Property Is Owned By Homewood Properties, LLC; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23287 ON 4/21/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Homewood Properties Parcel 'A'

(Being A Subdivision Of Tax Map Parcel 135, Map No. 21, Liber 14715 At Folio 033 And Liber 15791 At Folio 469)

Zoned: RC-DEO
Tax Map: 21, Grid: 18, Parcel: 135
Fourth Election District - Howard County, Maryland
Date: December 30, 2014 Scale: As Shown Sheet 1 Of 1