

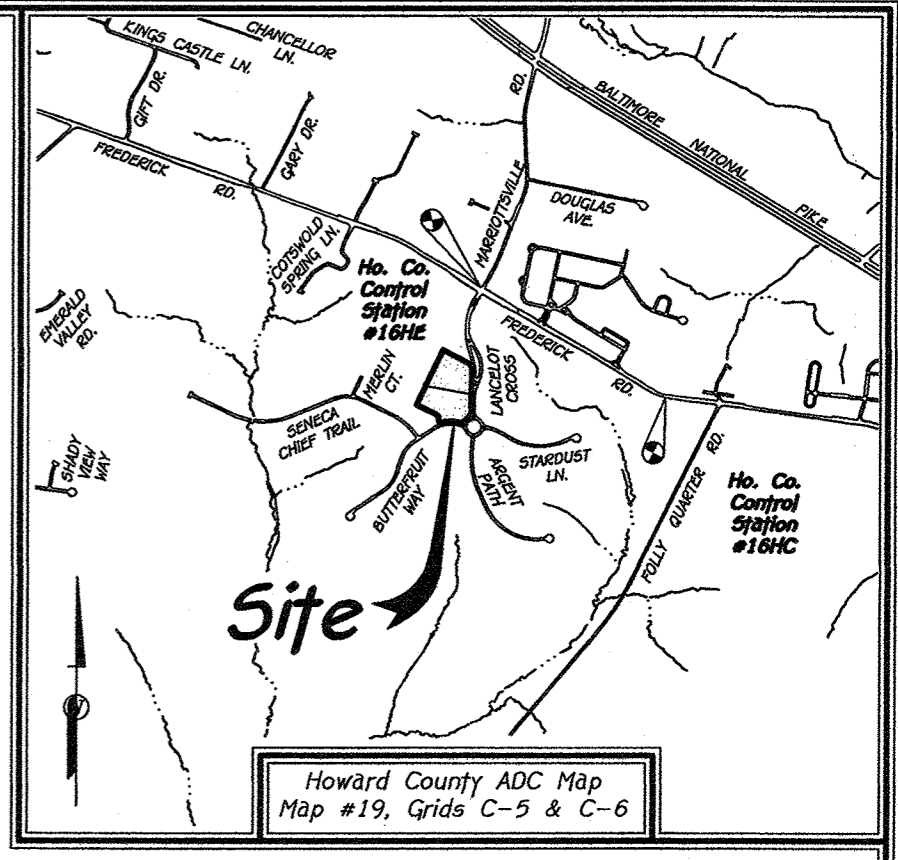
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
101	589621.3421	1339516.3181	179716.944493	408285.390331
102	589528.3677	1339412.1312	179688.609863	408253.634089
104	589604.4790	1339166.2930	179711.804623	408178.702464
1000	589522.4288	1339186.1905	179686.795678	408184.762335
1002	589712.7253	1339044.5852	179744.798147	408111.125795
1003	590280.9997	1339216.8908	179918.008599	408194.124719
1007	589587.3268	1339493.3064	179706.576612	408270.376351
1010	589547.2404	1339448.1346	179694.358272	408264.607944
1012	589537.7949	1339343.4956	179691.479274	408232.713914
1016	590127.3988	1339507.6910	179871.190911	408282.760785
1017	589887.5541	1339515.2593	179798.086096	408285.067592
1019	589777.5886	1339513.6087	179764.568525	408284.564491
1023	589990.4274	1339520.1360	179829.441920	408286.554014

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.

Charles C. Feaga 5/16/18 Date
Professional Land Surveyor

Barbara W. Feaga 5/15/18 Date
Barbara W. Feaga

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1016-1023	500.00'	137.97'	15°48'38"	69.43'	S 05°11'29" E 137.54'
1017-1019	1700.00'	110.00'	03°42'26"	55.02'	S 00°51'36" W 109.98'
1007-1010	114.00'	61.12'	30°43'13"	31.32'	S 48°24'49" W 60.39'
1012-1000	341.00'	159.50'	26°48'01"	81.24'	S 84°29'15" W 158.05'



General Notes Continued:

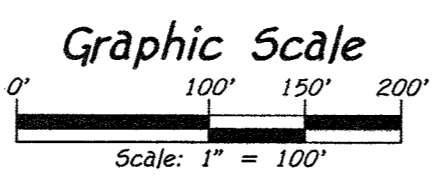
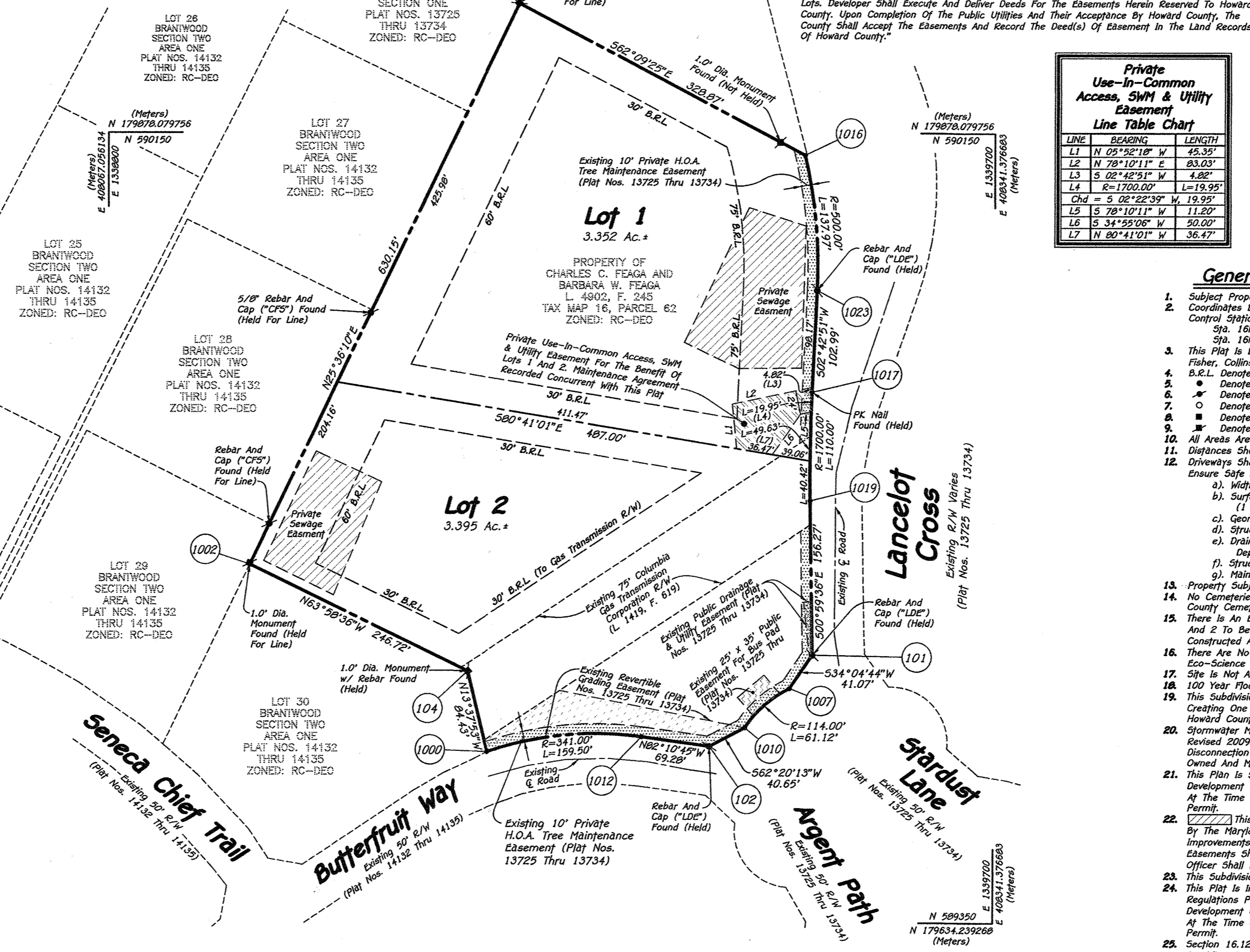
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted With The Building/Grading Permit In The Amount \$900,000 Based On (03) Shade Trees @ \$300.00 Each, (00) Evergreens @ \$150.00 Each And (00) Shrubs @ \$30.00 Each.
- A Community Meeting Was Conducted March 9, 2017 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.
- A Traffic Study Is Not Required For This Project Since This Is A Minor Subdivision.
- Subdivision Is Subject To Section 104.D.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 And Recorded Simultaneously With This Plat.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
- An M.I.H.U. Agreement And Declaration Of Covenants Are Recorded Simultaneously With This Plat.
- The Existing House On Lot 1 Is Considered A Historic House, Dated Circa 1952.
- Maintenance Agreement For The Private Use-In-Common Access, SWM & Utility Easement For The Benefit Of Lots 1 And 2 Is To Be Recorded Concurrently With The Recording Of This Plat.

Legend

- Existing Public Easement For A Bus Pad (Plat Nos. 13725 Thru 13734)
- Existing Public Drainage & Utility Easement (Plat Nos. 13725 Thru 13734)
- Existing Reversible Grading Easement (Plat Nos. 13725 Thru 13734)
- Existing 10' Private H.O.A. Tree Maintenance Easement (Plat Nos. 13725 Thru 13734)
- Private Use-In-Common Access, SWM & Utility Easement For The Benefit Of Lots 1 And 2

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.747 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	6.747 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.747 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	6.747 Ac.±



Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

Owner
Charles C. Feaga And Barbara W. Feaga
3050 Lancelot Cross
Ellicott City, Maryland 21042
Ph# 410-489-7900

Developer
Heritage Land Development
15950 North Avenue
P.O. Box 482
Lisbon, Maryland 21765
Ph# 410-489-7900

- General Notes:** Scale: 1" = 2,000'
- Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 16HC And No. 16HE.

SJA 16HC	N 599,780.930	E 1,341,529.966	Elev. = 448.644
SJA 16HE	N 290,948.693	E 1,369,596.619	Elev. = 537.975
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2017 By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line
 - Denotes Iron Pin, Set Capped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found
 - All Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - 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 Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - Property Subject To Prior Department Of Planning And Zoning File No's: F-98-138 And ECP-17-059.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Is An Existing Dwelling On Lot 1 (Circa 1952) To Remain And An Existing Barn On Lots 1 And 2 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.
 - There Are No Forest Stands Existing On-Site. See Environmental Findings Letter Prepared By Eco-Science Professionals, Inc. Dated May 15, 2017.
 - Site Is Not Adjacent To A Scenic Road.
 - 100 Year Floodplains, Wetlands, Stream(s) And/OR Their Buffers, And Steep Slopes Do Not Exist On-Site.
 - This Subdivision Is Exempt From Forest Conservation Requirements Since It Is A Minor Subdivision Creating One Additional Lot With No Further Subdivision Potential Per Section 16.1202(b)(1)(viii) Of The Howard County Code.
 - 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. Non-Rooftop Disconnection (N-2) And Drywells (M-5) Are Proposed. Stormwater Management Devices Will Be Privately Owned And Maintained.
 - This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. 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.
 - This Area Designates A Private Sewage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (COMAR 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewage Easement.
 - This Subdivision Is In The Tier IV Growth Area.
 - This Plat 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.
 - Section 16.121 Of The Subdivision Regulations Require A \$1,500.00 Payment For Fee-In-Lieu Of Providing Open Space For Non-Cluster Subdivisions In The RC-DEO Zoning District. The Developer Will Pay The Fee-In-Lieu.
 - This Property Is Not Located Within The Metropolitan District.
 - Private Water And Sewage Will Be Used Within This Site.

Please Note That Lot 2 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.

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

Michael J. Davis 6/13/18 Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Charles C. Feaga 5.30.18 Date
Chief, Development Engineering Division

Barbara W. Feaga 6.14.18 Date
Director

Owner's Certificate

Charles C. Feaga And Barbara Feaga, 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 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 15th Day Of MAY, 2018.

Charles C. Feaga
Charles C. Feaga

Barbara W. Feaga
Barbara W. Feaga

Tom Feaga
Tom Feaga
Witness

Barbara W. Feaga
Barbara W. Feaga
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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By David A. Carney And Laurence B. Raber, Trustees To Charles C. Feaga And Barbara W. Feaga By Deed Dated June 30, 1999 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4902 At Folio 245; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Todd M. Hill 5/16/18 Date
Todd M. Hill, Professional Land Surveyor No. 21351 Date
Expiration Date: July 15, 2019

RECORDED AS PLAT No. 24130 ON 8/10/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Charles Feaga Property
Lots 1 And 2

(Being A Subdivision Of Tax Map 16, Tax Parcel 62
Liber 4902 At Folio 245)

Zoned: RC-DEO
Tax Map: 23, Grid: 04, Parcel: 62
Third Election District - Howard County, Maryland
Date: March 16, 2018 Scale: As Shown Sheet 1 Of 1

