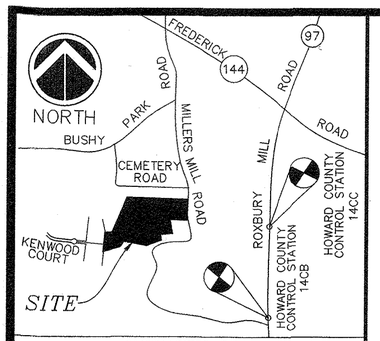


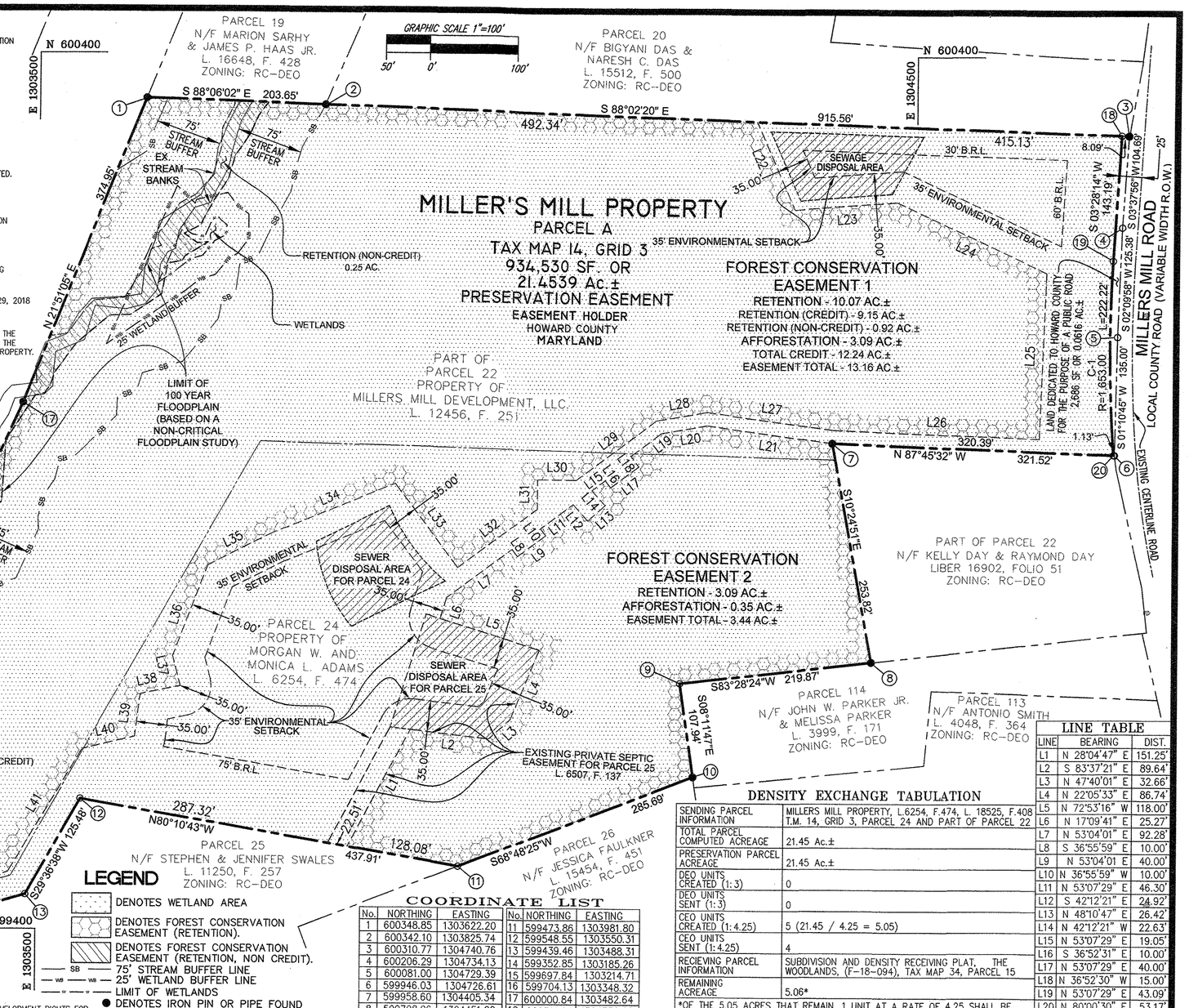
VICINITY MAP
SCALE: 1" = 2000'
ADC MAP-17, GRID-A1

GENERAL NOTES:

1. SUBJECT PROPERTY IS ZONED: RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. PROPERTY ADDRESS: 15015 KENWOOD COURT, WOODBINE, MARYLAND 21797.
3. TOTAL AREA OF PROPERTY: 21.5155 AC.±, AND 0.0616 IS DEDICATED FOR PUBLIC ROAD.
4. REFERENCE NO.: LIBER 6254, FOLIO 474 AND LIBER 18525, FOLIO 408.
5. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PREFORMED ON OR ABOUT JUNE OF 2016 BY NJR & ASSOCIATES, LLC.
6. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 14CB AND 14CC WERE USED FOR THIS PROJECT.
7. THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
8. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF 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 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
9. BRL DENOTES BUILDING RESTRICTION LINE.
10. ALL AREAS ARE MORE OR LESS.
11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOOD PLAINS, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS.
12. THE ENTIRE REMAINING 21.4539 ACRES OF THIS PARCEL, AFTER THE ROAD DEDICATION IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY MARYLAND. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED IN A DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH F-18-075.
13. FOREST STAND DELINEATION WILL BE PROVIDED UNDER SDP-18-052 IN ASSOCIATION WITH THE FOREST CONSERVATION BANK.
14. PER SECTION 16.116 (a)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A WETLAND DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
15. ECO-SCIENCE PROFESSIONALS, INC. HAS PREFORMED AN APPROXIMATE DELINEATION OF THE WETLANDS AND ASSOCIATED BUFFERS ON-SITE. THE WETLANDS AND BUFFERS WILL NOT BE IMPACTED BY THIS PROJECT BECAUSE NO DEVELOPMENT IS PROPOSED. THE DELINEATION SHOWN HEREON SHALL NOT BE UTILIZED IN SUPPORT OF ANY LAND DEVELOPMENT, OR IN SUPPORT OF ANY LAND DISTURBANCE ACTIVITY.
16. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT
17. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.

GENERAL NOTES CONTINUED:

18. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED UNDER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
19. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
20. THERE IS AN EXISTING DWELLING AND STRUCTURES LOCATED ON PARCEL 24 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING/ STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
21. DENOTES THE AREA OF PRESERVATION EASEMENT WITH HOWARD COUNTY, MARYLAND AND ADAM AND MONICA MORGAN. THE EASEMENT AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
22. THIS FOREST MITIGATION BANK IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE NO NEW LOTS ARE BEING CREATED. REFERENCE FILE NUMBER SDP-18-052.
23. WATER AND SEWER ARE PRIVATE.
24. NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS PROJECT.
25. EXISTING UTILITIES ARE BASED ON FIELD LOCATION.
26. THIS PLAN IS EXEMPT FROM REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(B)(1)(VII) OF HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS BECAUSE THE PROPERTY IS A PLAN OF EASEMENT AND NO NEW LOTS ARE BEING CREATED.
27. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
28. ONE DEVELOPMENT RIGHT MUST BE RETAINED FOR THIS PROPERTY (4.25 ACRES) FOR AN EXISTING DWELLING.
29. THERE IS NO KNOWN EXISTING CEMETERY LOCATED ON THIS SITE.
30. THE NON-CRITICAL 100-YEAR FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED ON APRIL 29, 2018 BY SILL ENGINEERING GROUP, LLC. AND WAS APPROVED ON JULY 5, 2018.
31. THIS PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
32. PRESERVATION PARCEL IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AS THE EASEMENT HOLDER. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.



OWNER DEVELOPER

WILLIAM MORGAN ADAMS, Jr.
AND MONICA LYNN ADAMS
15015 KENWOOD COURT
WOODBINE, MD 21797
TEL-(443) 310-0667

CURVE DATA

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C-1	1,653.00'	222.22'	07°42'08"	111.28'	S00°22'51"E 222.05'

LEGEND

- DENOTES WETLAND AREA
- DENOTES FOREST CONSERVATION EASEMENT (RETENTION).
- DENOTES FOREST CONSERVATION EASEMENT (RETENTION, NON CREDIT).
- SB — 75' STREAM BUFFER LINE
- WB — 25' WETLAND BUFFER LINE
- W — LIMIT OF WETLANDS
- ● DENOTES IRON PIN OR PIPE FOUND
- ○ DENOTES IRON PIN & CAP SET

COORDINATE LIST

No.	NORTHING	EASTING	No.	NORTHING	EASTING
1	600348.85	1303622.20	11	599473.86	1303981.80
2	600342.10	1303825.74	12	599548.55	1303550.31
3	600310.77	1304740.76	13	599439.46	1303488.31
4	600206.29	1304734.13	14	599352.85	1303185.26
5	600081.00	1304729.39	15	599697.84	1303214.71
6	599946.03	1304726.61	16	599704.13	1303348.32
7	599958.60	1304405.34	17	600000.84	1303482.64
8	599708.96	1304451.22	18	600311.04	1304732.68
9	599683.97	1304232.78	19	600168.12	1304724.01
10	599577.14	1304248.17	20	599946.08	1304725.49

AREA TABULATION

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 PRESERVATION LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Acres
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Acres
TOTAL AREA OF PARCELS TO BE RECORDED	21.4539 Acres
TOTAL AREA OF PRESERVATION LOTS/PARCELS TO BE RECORDED	21.4539 Acres
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0616 Acres
TOTAL AREA TO BE RECORDED	21.5155 Acres

DENSITY EXCHANGE TABULATION

SENDING PARCEL INFORMATION	MILLERS MILL PROPERTY, L.6254, F.474, L. 18525, F.408 T.M. 14, GRID 3, PARCEL 24 AND PART OF PARCEL 22
TOTAL PARCEL COMPUTED ACREAGE	21.45 Ac.±
PRESERVATION PARCEL ACREAGE	21.45 Ac.±
DEO UNITS CREATED (1:3)	0
DEO UNITS SENT (1:3)	0
CEO UNITS CREATED (1:4.25)	5 (21.45 / 4.25 = 5.05)
CEO UNITS SENT (1:4.25)	4
RECIEVING PARCEL INFORMATION	SUBDIVISION AND DENSITY RECEIVING PLAT, THE WOODLANDS, (F-18-094), TAX MAP 34, PARCEL 15
REMAINING ACREAGE	5.06*

*OF THE 5.05 ACRES THAT REMAIN, 1 UNIT AT A RATE OF 4.25 SHALL BE RESERVED FOR EXISTING RESIDENCE WITH THE PRESERVATION EASEMENT AREA.

LINE TABLE

LINE	BEARING	DIST.
L1	N 28°04'47" E	151.25'
L2	S 83°37'21" E	89.64'
L3	N 47°40'01" E	32.66'
L4	N 22°05'33" E	86.74'
L5	N 72°53'16" W	118.00'
L6	N 17°09'41" E	25.27'
L7	N 53°04'01" E	92.28'
L8	S 36°55'59" E	10.00'
L9	N 53°04'01 E	40.00'
L10	N 36°55'59" W	10.00'
L11	N 53°07'29" E	46.30'
L12	S 42°12'21" E	24.92'
L13	N 48°10'47" E	26.42'
L14	N 42°12'21" W	22.63'
L15	N 53°07'29" E	19.05'
L16	S 36°52'31" E	10.00'
L17	N 53°07'29" E	40.00'
L18	N 36°52'30" W	15.00'
L19	N 53°07'29" E	43.09'
L20	N 80°00'30" E	53.17'
L21	S 82°13'02" E	144.27'
L22	S 23°31'13" E	109.16'
L23	N 85°35'20" E	116.77'
L24	S 64°48'08" E	188.62'
L25	S 02°14'28" W	189.59'
L26	N 87°45'32" W	234.56'
L27	N 82°13'04" W	145.90'
L28	S 80°00'30" W	59.10'
L29	S 53°07'29" W	113.21'
L30	N 89°31'13" W	43.99'
L31	S 00°00'00" E	33.35'
L32	S 53°04'01" W	112.43'
L33	N 36°55'59" W	119.16'
L34	S 67°50'05" W	150.64'
L35	S 63°06'00" W	82.24'
L36	S 20°47'59" W	110.64'
L37	S 14°19'23" E	35.43'
L38	S 78°24'39" W	46.62'
L39	S 07°04'24" W	49.29'
L40	S 76°39'10" W	61.79'
L41	S 30°58'10" W	163.93'
L42	S 74°11'24" W	241.36'
L43	N 27°34'17" W	41.31'
L44	N 10°23'34" E	23.62'
L45	N 12°04'21" W	41.92'
L46	N 36°06'03" W	22.18'

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE THE MILLER'S MILL PROPERTY, TAX MAP 14, GRID 3, PARCEL 24 & PART OF PARCEL 22 TO CREATE A PRESERVATION EASEMENT OF 21,4539 ACRES, THE TRANSFER OF ~~FOUR~~ DEVELOPMENT RIGHTS TO THE WOODLANDS, TAX MAP **28**, GRID 23, PARCEL 15, PLANNING AND ZONING FILE F-18-094 AND THE ESTABLISHMENT OF FOREST CONSERVATION EASEMENT FOR THE PURPOSE OF A FOREST CONSERVATION MITIGATION BANK AND DEDICATE LAND FOR A PUBLIC ROAD.

GENERAL NOTES CONTINUED:

33. USE THE CEO/DEO PROCESS DESCRIBED IN SECTION 106.0 OF THE ZONING REGULATIONS, THE 4 DEVELOPMENT RIGHTS FOR THE WOODLANDS HAVE BEEN TRANSFERRED FROM THE MILLERS MILL PROPERTY.
34. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH PART OF PARCEL A, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID PARCEL A SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCEL A. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION AREA. 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
35. ON NOVEMBER 28, 2018, AN ALTERNATIVE COMPLIANCE PETITION TO WAVE SECTION 16.144(p) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TO PERMIT A TIME EXTENSION TO THE PAYMENT OF FEES, POSTING OF SURETY AND COMPLETION OF THE DEVELOPER'S AGREEMENT WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING SUBJECT TO THE FOLLOWING CONDITIONS, REFER TO WAIVER PERMIT WP-19-040:

a) PAYMENT OF FEES, POSTING OF SURETY AND COMPLETION OF THE DEVELOPER'S AGREEMENT MUST BE COMPLETED BY DECEMBER 17, 2018.
b) ON THE FINAL PLAN (F-18-075 AND SDP-18-052) AND ALL SUBSEQUENT PLANS AND/OR PLATS, PROVIDE A BRIEF DESCRIPTION OF THE ALTERNATIVE COMPLIANCE, WP-19-040, AS A GENERAL NOTE TO INCLUDE REQUEST, SECTION OF THE REGULATION, ACTION AND DATE.

THE REQUIREMENTS SECTION 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.

(SURVEYOR) 03/21/2019 DATE

(OWNER) 04/15/2019 DATE

(OWNER) 04/15/2019 DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

B Nixon for Maura Rossman 4/26/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

5.8.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

6.13.19
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE THIS PLAT IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED FROM COUNTRY BROOK INVESTMENT, LLC. TO WILLIAM MORGAN ADAMS Jr. AND MONICA LYNN ADAMS BY DEED DATED JUNE 25, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6254 AT FOLIO 474 AND PART OF THE LAND CONVEYED BY MILLERS MILL DEVELOPMENT, LLC. TO WILLIAM MORGAN ADAMS Jr. AND MONICA LYNN ADAMS BY DEED DATED OCTOBER 26 2018 AND RECORDED AMONG THE SAME LAND RECORDS IN LIBER 18525 AT FOLIO 408.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

STATE OF MARYLAND — MOHAMMAD NAJIB ROSHAN — No. 11049 — PROFESSIONAL LAND SURVEYOR

03/21/2019
MOHAMMAD NAJIB ROSHAN DATE
MARYLAND REGISTERED SURVEYOR #11049

OWNER'S CERTIFICATE

WE, WILLIAM MORGAN ADAMS, Jr. AND MONICA LYNN ADAMS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS, THE MINIMUM BUILDING RESTRICTION LINES AND ALL OTHER EASEMENT OR RIGHT-O-WAY AFFECTING THE PROPERTY THAT ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HAND/S THIS THE 8 DAY OF April 2019.

WILLIAM MORGAN ADAMS, Jr. — 04/08/19 DATE — WITNESS — 4/8/19 DATE

MONICA LYNN ADAMS — 04/08/19 DATE — WITNESS — 4/8/19 DATE

RECORDED AS PLAT NUMBER 23054 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 6/13, 2019

FINAL RESUBDIVISION, DENSITY SENDING AND FOREST CONSERVATION PLAT OF EASEMENT

MILLERS MILL PROPERTY

PARCEL 24 AND PART OF PARCEL 22

A RESUBDIVISION OF PARCEL 24 AND P/O PARCEL 22
TAX MAP 14, GRID 3
L. 6254, F. 474 & L. 18525, F. 408
ZONED: RC-DEO
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SHEET 1 OF 1

SCALE: 1" = 100' MARCH 9, 2019 REF. SDP-18-052

PREPARED BY:

NJR & ASSOCIATES, LLC.
LAND SURVEYING AND PLANNING
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21794
TEL: (240) 508-3200

F-18-075