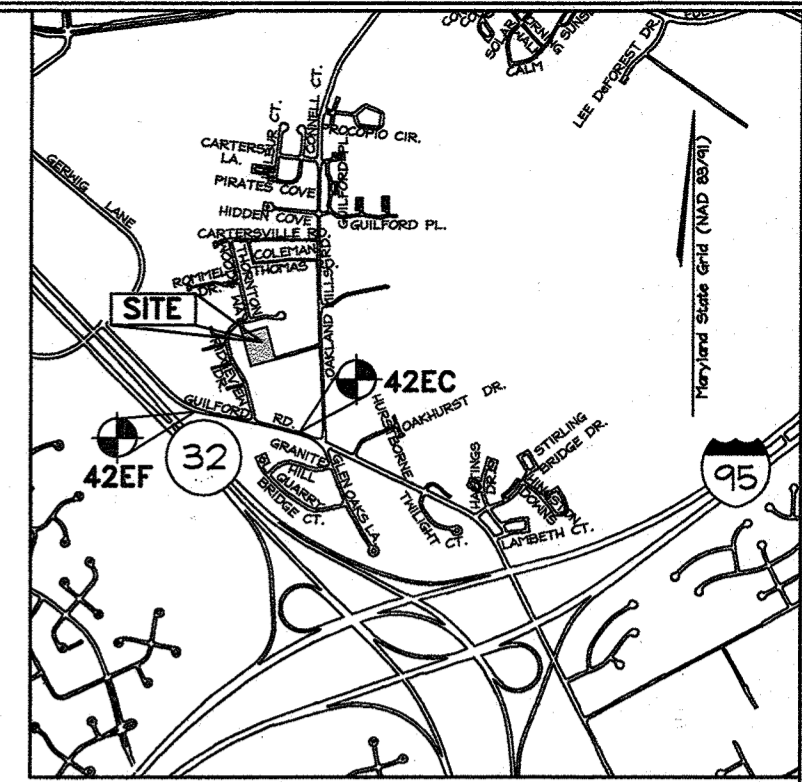


GENERAL NOTES

- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 42EF and No. 42EC.
- This plat is based on a field run monumented boundary survey performed on or about October 12, 2016 by FSH Associates.
- All areas are more or less (+/-).
- Plat subject to prior Department of Planning and Zoning Files: WP-18-048, ECP-17-069, 24-5058-D.
- There are no cemeteries or historic structures located on the site.
- A square symbol □ is used to denote concrete monument and a solid circle ● to denote iron pipe or rebar with identification caps set in accordance with subdivision regulations, Section 16.139(C).
- The Forest Stand delineation for this project was prepared by Exploration Research, Inc., dated June 12, 2017, and was approved on September 12, 2017.
- There are no floodplains on this site.
- The wetlands delineation study for this project was prepared by Exploration Research, Inc., dated October 13, 2016. There are no wetlands on this site.
- The traffic study for this project was prepared by The Traffic Group, dated March 20, 2018, and was approved on April 10, 2018.
- Storm water management practices are required in accordance with the Design Manuals. Prior to signature approval of the final plat or site development plan, the developer will be required to execute the declaration of covenant and/or a developer's agreement for the construction of the storm water management practices and a maintenance agreement.
- The property is located in the Metropolitan District.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only and not onto the flag or pipestem lot driveway.
- This subdivision is subject to Section 18.122B of the Howard County Code, Public water and sewer service has been granted under the terms and provisions, thereof, effective 12-3-19, on which date developer agreement #24-5058-D was filed and accepted.
- 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 Clearance - Minimum 12 feet;
 - Maintenance - Sufficient to ensure all weather use.
- The subject property is zoned R-12 per the 10/6/13 Comprehensive Zoning Plan.
- This property is subject to the Amended 5th edition of the Howard County Subdivision and Land Development Regulations.
- Minimum lot size and open space requirements are in accordance with Howard County Code sections 16.121.0 and 16.121.1. Open space was calculated using the optional minimum lot size per section 16.121.1(a)(2) as follows:
 Open Space Required: 2.745 x 0.30 (30% of gross area (min. Lot Size 8,794 s.f.)) = 0.824 ac.±
 Open Space Provided: 1.053 ac.±

- The open space shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.
- BRL Denotes Building Restriction Line.
- Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$3,300 (10 shade trees @ \$300.00 each and 2 ornamental trees @ \$150.00 each).
- A Use-in-Common Access Maintenance Agreement shall be recorded simultaneously with this final plat in the Land Records Office of Howard County, Maryland.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- Property is subject to WP-18-048 where on December 6, 2017, the Planning Director approved an alternative compliance application to the following sections of the subdivision regulations:
 - 16.1205 (a)(7) to remove 3 specimen trees subject to replacement of each specimen tree with two 3 1/2"-4 1/2" dbh for each tree removed.
 - 16.145 to allow submission of a final plan without first submitting a sketch plan or preliminary equivalent sketch plan.
 - 16.146 to allow submission of a final plan without first submitting a preliminary plan.
- protective covenants; maintenance covenants of Home Owner's Association owned space; maintenance of use-in-common driveways; reservations or forest conservation areas. **are recorded simultaneously with this plat.**
- The Articles of Incorporation of Home Owner's Association by State Department of Assessments and Taxation was approved on July 11, 2019, with Department ID D19795608.
- Forest Conservation obligations in accordance with Section 16.1202 of Howard County Code and Forest Conservation Manual shall be provided by the retention of 0.29 acres of existing forest and the payment of a fee-in-lieu for the remaining obligation of 43,560 s.f. (1 ac.) in the amount of \$41,382.00 (\$0.95 per sq.ft. x 43,560 sq.ft.).
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- Land dedicated to Howard County, Maryland, for purposes of a public road (0.008 acres).
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the forest conservation easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
- A pre-submission community meeting was held on March 13, 2018.
- A noise study is not required for this project.
- Landscaping for Lots 1 through 6 is provided in accordance with a certified Landscape Plan included with the road construction plan set, F-18-083, in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- Refuse collection, snow removal and road maintenance are provided to the junction of the use-in-common driveway and the Oakland Mills Road right-of-way only and not onto the use-in-common driveway.
- The Moderate Income Housing Unit (MIHU) obligation for this subdivision will be provided through a fee-in-lieu. An executed MIHU agreement will be recorded in the Land Records along with the recording of this plat.



VICINITY MAP
SCALE: 1"=2000'
HOWARD COUNTY ADC MAP 5053-G4

GEODETIC SURVEY CONTROL

● Denotes Howard County Geodetic Survey Control (shown on Vicinity Map).
 42EF N 545,623.351 E 1,359,044.500 (NAD 83/91) Elev. 347.010 (NGVD 88)
 42EC N 545,416.990 E 1,360,140.442 (NAD 83/91) Elev. 365.383 (NGVD 88)

Reservation Of Public Utility Easements

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through Lots 1-6 and Open Space Lot 7, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."

Moderate Income Housing Units Note:

The Moderate Income Housing Unit (MIHU) obligation for this subdivision will be provided through a fee-in-lieu. All six (6) lots will pay the fee-in-lieu.
 Moderate Income Units (MIHU) are required for all residential zoning districts and for projects in the PSC (Planned Senior Community), R-SI, POR, CCT, CEF and CAC zoning districts, for projects in the R-MH zoning district (when the SFA or the apartment option will be used), for projects using the MXD overlay, and for Conditional Uses for Age Restricted Adult Housing in accordance with the Zoning Regulations. Please be advised that a MIHU Agreement and MIHU Covenants will be required for the project. These documents and their required content are described in Section 13.402 of the County Code. They are to be compiled in a format dictated by the Department of Housing and Community Development (DHCD) and will have to be reviewed/approved by the DHCD and the Office of Law.

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 6
- Total area of Buildable Lots to be recorded: 1.684 Acres±
- Total number of Open Space Lots to be recorded: 1
- Total area of Open Space Lots to be recorded: 1.053 Acres±
- Total area of road right-of-way dedication: 0.008 Acres±
- Total area of subdivision to be recorded: 2.745 Acres±

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

Mohammad Najib Roshan (Pro. Land Surveyor #11049) 12-11-19
 Date
 Joe Encarnacao, 7440 Oakland Mills Road, LLC 12-10-19
 Date

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed land surveyor under the laws of the State of Maryland, License No. #11049, Expiration Date: 2/10/2019.

PURPOSE NOTE
 The purpose of this plat is to subdivide existing Parcel 277 into six residential buildable lots and one Open Space lot.

OWNER/DEVELOPER
 7440 Oakland Mills Road, LLC
 c/o Mr. Joe Encarnacao
 19901 Belle Chase Drive
 Laytonsville, Maryland 20882
 Phone No. 301-252-2870

SHEET INDEX	
NUMBER	DESCRIPTION
1	Plat Cover Sheet & Notes
2	Plat Plan View

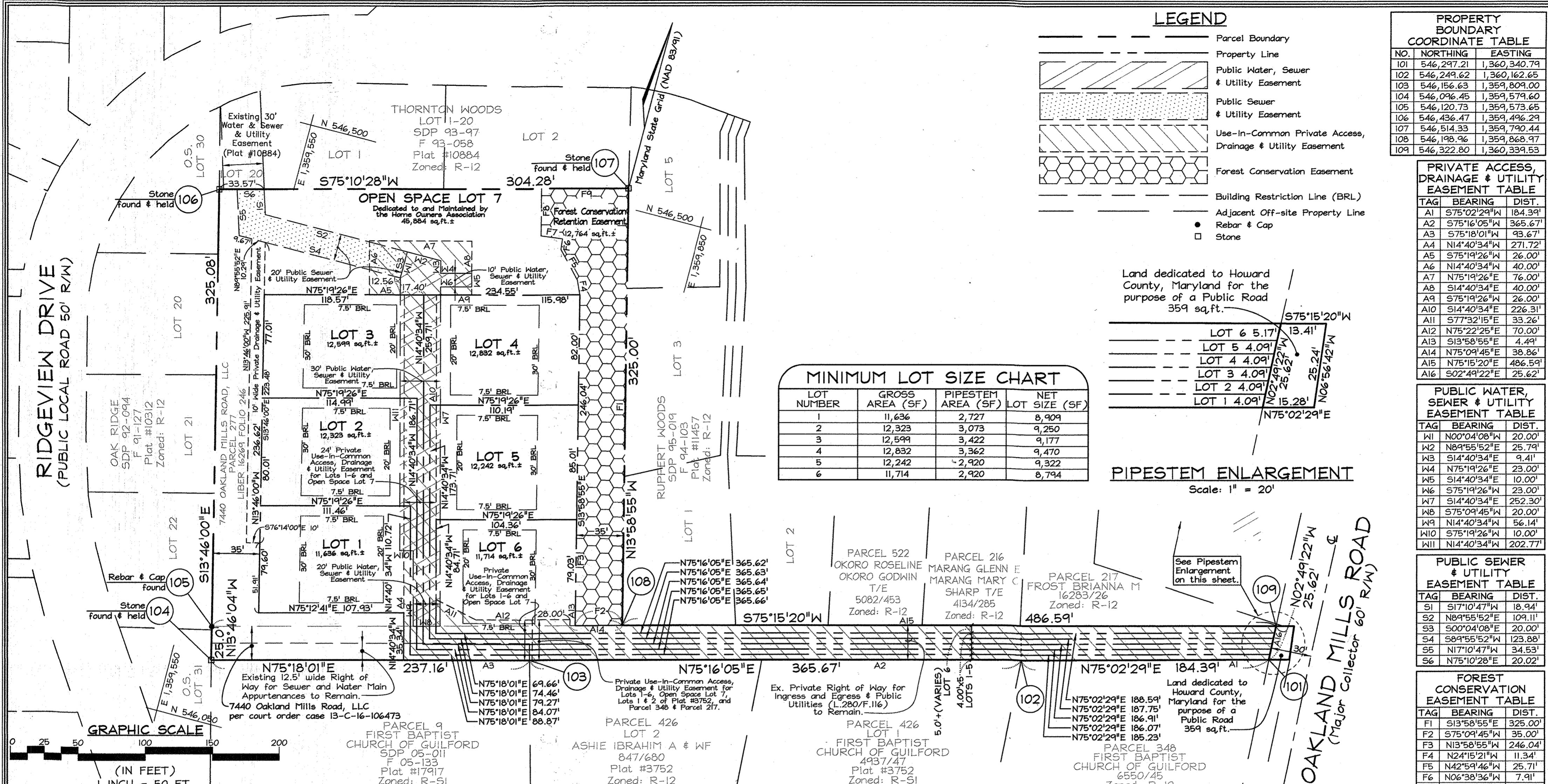
FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane ElkrIDGE, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsheri.com

Howard County Health Department
 APPROVED: For Public Water and Sewage Systems
 B. Wilson for Maureen Rozzman 1/17/2020
 Howard County Health Officer Date
 APPROVED: Howard County Department of Planning and Zoning
 Chief, Development Engineering Division 1/24/20
 Date
 Director 2/5/20
 Date

OWNER'S CERTIFICATE
 I, Joe Encarnacao, representing 7440 Oakland Mills Road, 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 sewers, drains, water pipes and other Municipal utilities and services in and under all road 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 said Easements and Rights-of-Way.
 Witness my hand this 10th day of DECEMBER, 2019.
 Joe Encarnacao, 7440 Oakland Mills Road, LLC
 Zacharia J. Fisch
 Witness

SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Christine Miranda, personal representative of the estate of John F. Conlon to 7440 Oakland Mills Road, LLC, a Maryland Limited Liability Company by deed dated June 5, 2015 and recorded in the Land Records of Howard County in Liber 16269 Folio 246, and land conveyed to 7440 Oakland Mills Road, LLC, a Maryland Limited Liability Company by declaratory judgment in the Circuit Court of Howard County case 13-C-16-106473, 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.
 Mohammad Najib Roshan (Pro. Land Surveyor #11049) 12-11-19
 Date

Recorded as Plat No. 25351 on 2-14-2020
 Among the Land Records of Howard County, Maryland.
 PLAT OF SUBDIVISION
BRICKLEY MILLS
 BUILDABLE LOTS 1 THROUGH 6
 AND OPEN SPACE LOT 7
 ZONED: R-12
 TAX MAP 42 GRID 16 PARCEL 277
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Date: Dec. 9, 2019
 Sheet 1 of 2



LEGEND

- Parcel Boundary
- Property Line
- Public Water, Sewer & Utility Easement
- Public Sewer & Utility Easement
- Use-In-Common Private Access, Drainage & Utility Easement
- Forest Conservation Easement
- Building Restriction Line (BRL)
- Adjacent Off-site Property Line
- Rebar & Cap
- Stone

PROPERTY BOUNDARY COORDINATE TABLE

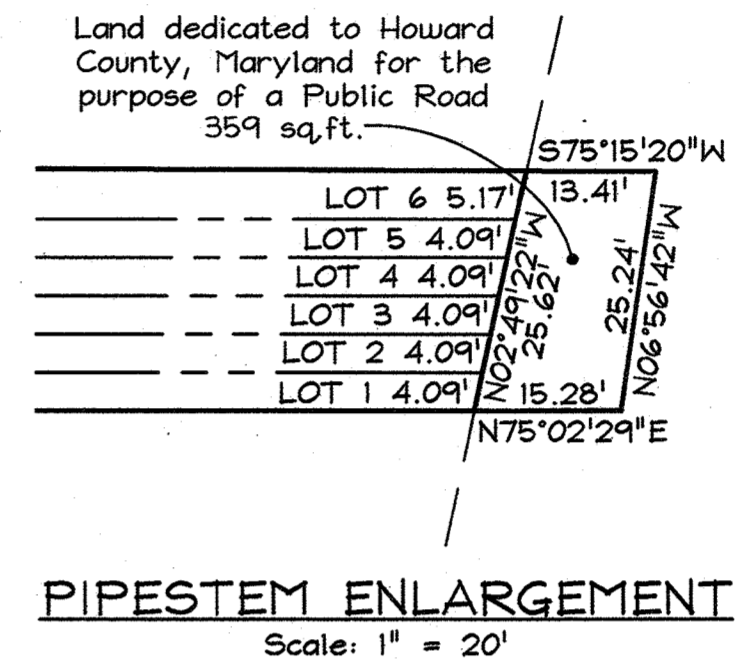
NO.	NORTHING	EASTING
101	546,297.21	1,360,340.79
102	546,249.62	1,360,162.65
103	546,156.63	1,359,809.00
104	546,096.45	1,359,579.60
105	546,120.73	1,359,573.65
106	546,436.47	1,359,496.29
107	546,514.33	1,359,790.44
108	546,198.96	1,359,868.97
109	546,322.80	1,360,339.53

PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT TABLE

TAG	BEARING	DIST.
A1	S75°02'29"W	184.39'
A2	S75°16'05"W	365.67'
A3	S75°18'01"W	93.67'
A4	N14°40'34"W	271.72'
A5	S75°19'26"W	26.00'
A6	N14°40'34"W	40.00'
A7	N75°19'26"E	76.00'
A8	S14°40'34"E	40.00'
A9	S75°19'26"W	26.00'
A10	S14°40'34"E	226.31'
A11	S77°32'15"E	33.26'
A12	N75°22'25"E	70.00'
A13	S13°58'55"E	4.49'
A14	N75°09'45"E	38.86'
A15	N75°15'20"E	486.59'
A16	S02°49'22"E	25.62'

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	NET LOT SIZE (SF)
1	11,636	2,727	8,909
2	12,323	3,073	9,250
3	12,599	3,422	9,177
4	12,832	3,362	9,470
5	12,242	2,920	9,322
6	11,714	2,920	8,794



PUBLIC WATER, SEWER & UTILITY EASEMENT TABLE

TAG	BEARING	DIST.
W1	N00°04'08"W	20.00'
W2	N89°55'52"E	25.79'
W3	S14°40'34"E	9.41'
W4	N75°19'26"E	23.00'
W5	S14°40'34"E	10.00'
W6	S75°19'26"W	23.00'
W7	S14°40'34"E	252.30'
W8	S75°09'45"W	20.00'
W9	N14°40'34"W	56.14'
W10	S75°19'26"W	10.00'
W11	N14°40'34"W	202.77'

PUBLIC SEWER & UTILITY EASEMENT TABLE

TAG	BEARING	DIST.
S1	S17°10'47"W	18.94'
S2	N89°55'52"E	109.11'
S3	S00°04'08"E	20.00'
S4	S89°55'52"W	123.88'
S5	N17°10'47"W	34.53'
S6	N75°10'28"E	20.02'

FOREST CONSERVATION EASEMENT TABLE

TAG	BEARING	DIST.
F1	S13°58'55"E	325.00'
F2	S75°09'45"W	35.00'
F3	N13°58'55"W	246.04'
F4	N24°15'21"W	11.34'
F5	N42°59'46"W	25.71'
F6	N06°38'36"W	7.91'
F7	S83°22'03"W	16.06'
F8	N14°11'10"W	35.00'
F9	N75°10'28"E	64.54'

AREA TABULATION CHART

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Mohammad Najib Roshan 12-11-19
Mohammad Najib Roshan (Pro. Land Surveyor #11049) Date

Joe Encarnacao 12-10-19
Joe Encarnacao, 7440 Oakland Mills Road, LLC Date

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed land surveyor under the laws of the State of Maryland, License No. #11049, Expiration Date: 2/10/2019.

OWNER/DEVELOPER
7440 Oakland Mills Road, LLC
c/o Mr. Joe Encarnacao
19901 Belle Chase Drive
Laytonsville, Maryland 20882
Phone No. 301-252-2870

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-296-1562
E-mail: info@fsheri.com

Howard County Health Department
APPROVED: For Public Water and Sewage Systems

Maureen Rosemary 11/17/2020
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Joe Encarnacao 1.24.20 Date
Joe Encarnacao 2/10/20 Date

OWNER'S CERTIFICATE

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Witness my hand this 10th day of DECEMBER, 2019.

Joe Encarnacao
Joe Encarnacao, 7440 Oakland Mills Road, LLC

Technicia Y. Fisch
Technicia Y. Fisch
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Christine Miranda, personal representative of the estate of John F. Conlon to 7440 Oakland Mills Road, LLC, a Maryland Limited Liability Company by deed dated June 5, 2015 and recorded in the Land Records of Howard County in Liber 16269 Folio 246, and land conveyed to 7440 Oakland Mills Road, LLC, a Maryland Limited Liability Company by declaratory judgment in the Circuit Court of Howard County case 13-C-16-106473, 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.

Mohammad Najib Roshan 12-11-19
Mohammad Najib Roshan (Pro. Land Surveyor #11049) Date

Recorded as Plat No. 25352 on 2-14-2020
Among the Land Records of Howard County, Maryland.

PLAT OF SUBDIVISION
BRICKLEY MILLS
BUILDABLE LOTS 1 THROUGH 6
AND OPEN SPACE LOT 7

ZONED: R-12
TAX MAP 42 GRID 16 PARCEL 277
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 50'
Date: Dec. 9, 2019
Sheet 2 of 2