

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	534508.9276	1361929.7352	162918.646978	414995.093294
101	534521.7754	1361760.0472	162922.562999	415065.292509
102	534405.0270	1361765.1357	162886.978012	415066.843492
103	534393.7129	1361535.4141	162883.529459	414996.824223

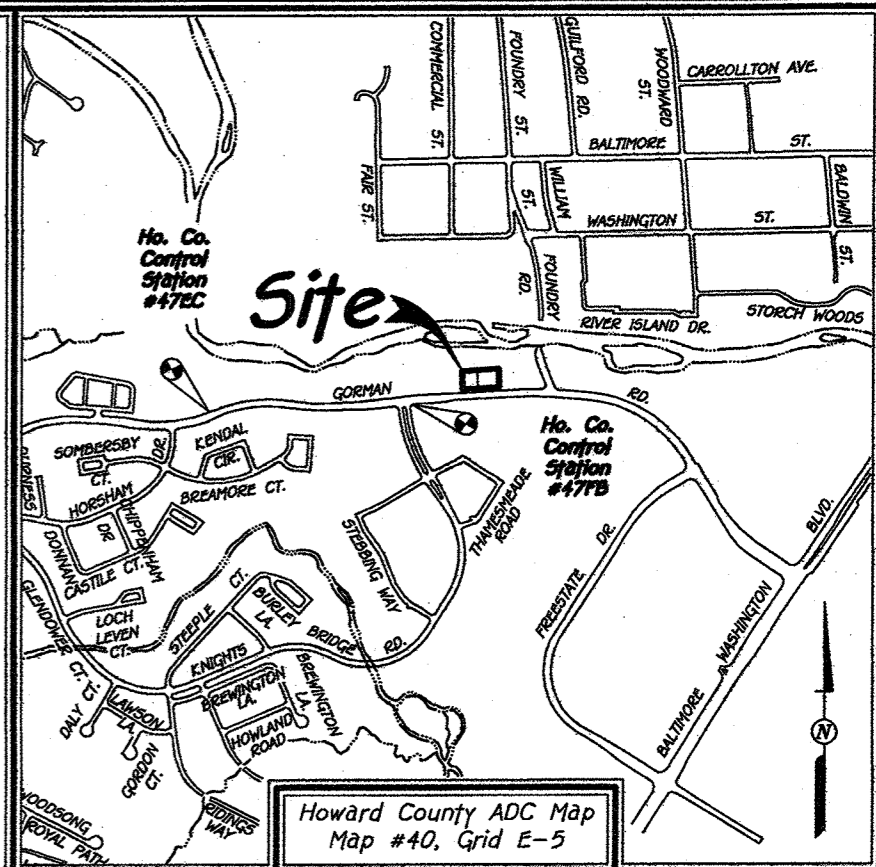
The Requirements § 9-100, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Molding Of This Plat And The Setting Of Markers Have Been Complied With.

Todd M. Hill 8/23/2019
 (Professional Land Surveyor No. 21351)
 RT Realty, LLC
 By: Gopi Mandela, Sole Member/President

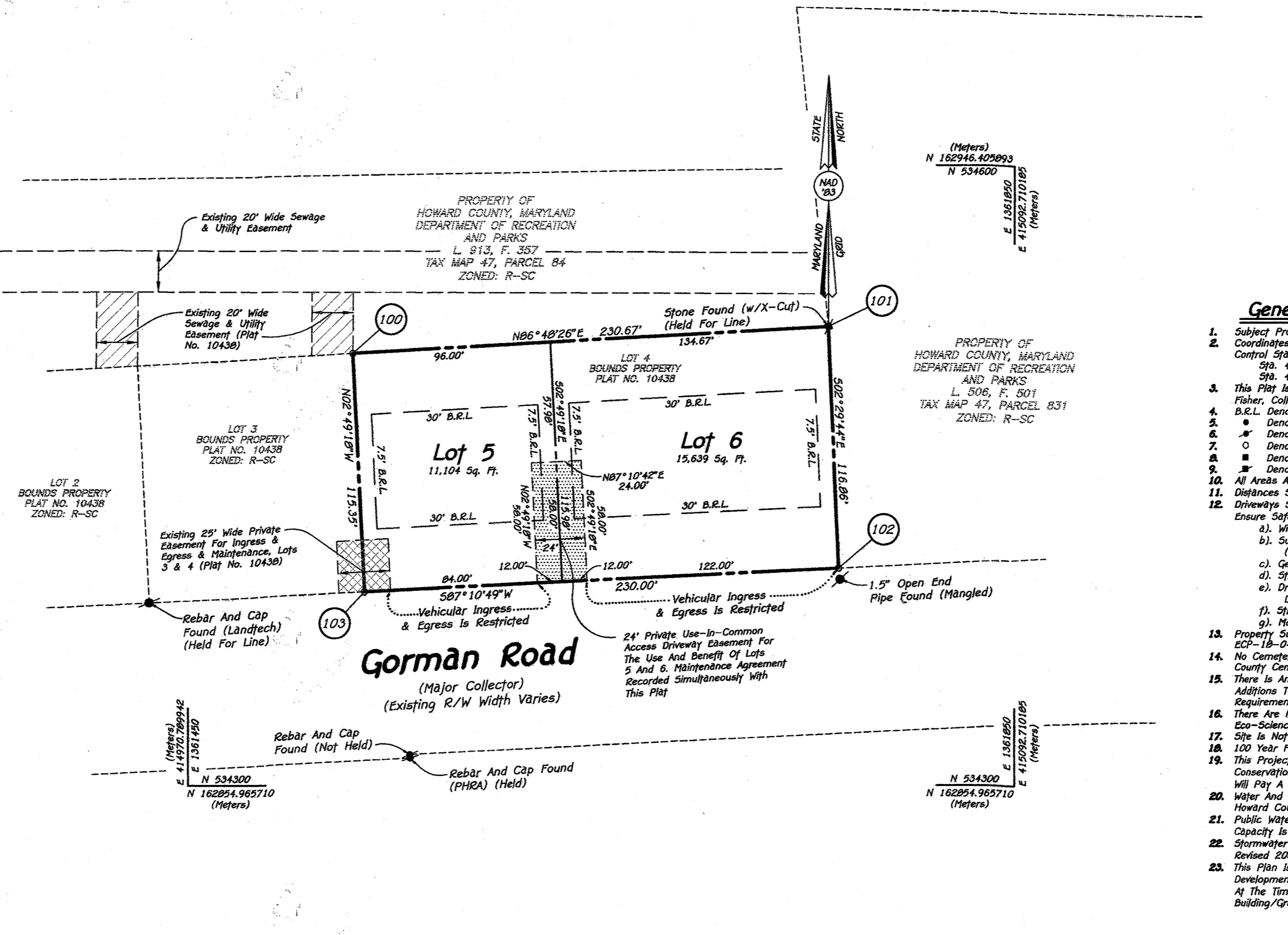
- Legend**
- Existing 25' Wide Private Easement For Ingress & Egress & Maintenance, Lots 3 & 4 (Plat No. 10438)
 - Existing 20' Wide Sewage & Utility Easement (Plat No. 10438)
 - 24' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lots 5 And 6

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 5 And 6. 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 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 As Part Of The Builder's Grading Permit For Lot 5. In The Amount \$1,450.00 Based On One (1) Shade Tree @ \$300.00 Each, And 115 L.F. Of Fencing @ \$10.00 Per L.F. Landscaping Requirements Will Be Deferred To SDP On Both The Plat And Plan.
 - Lot 6 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Contains An Existing Dwelling To Remain.
 - Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To Building Permits Being Issued For The Construction Of Residential Dwellings On These Lots.
 - This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development Of The 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 House. The Enhanced Landscape Buffer Has Been Provided On Lots 5 And 6 To Mitigate Views And To Address Privacy And Compatibility Concerns Expressed By The Adjacent Lot Owners At The Pre-Submission Community Meeting.
 - There Are No Wetlands On This Site, As Stated In A Letter Of Findings Dated January 23, 2018 Prepared By Eco-Science Professionals, Inc.
 - Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.
 - A Community Meeting Was Conducted March 12, 2018 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.
 - The Traffic Study For This Project Dated February 2018 Was Prepared By Mars Group.
 - This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
 - Subdivision Is Subject To Section 110.0.E 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 Will Be Completed And Recorded Simultaneously With This Plat.
 - The 24' Private Use-In-Common Access Driveway Easement And Maintenance Agreement For The Use And Benefit Of Lots 5 And 6 Is 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.
 - The Historic House On Lot 4 Is To Remain On The New Lot Therefore The Historic Preservation Committee Does Not Need To Review These Plans.
 - This Plat Is Subject To WF-91-08 Which On October 9, 1990 The Planning Director Approved A Waiver To Section 16.113.7 For Direct Driveway Access Onto Gorman Road.
 - The Potential Removal Of Specimen Tree #1 May Require Approval Of An Alternative Compliance.



- General Notes:**
- Subject Property Zoned R-5C Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 477C And No. 477B.

Sta. 477C	N 534,261.218	E 1,359,948.169	Elev. = 233.687
Sta. 477B	N 534,295.375	E 1,361,228.708	Elev. = 207.427
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2018 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 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-91-170, WF-91-08 And 207-18-041.
 - 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 And Garage On Lot 6 To Remain. 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 January 23, 2018.
 - Site Is Not Adjacent To A Scenic Road.
 - 100 Year Floodplain, Wetlands, Stream(s) And/OR Their Buffers, And Steep Slopes Do Not Exist On-Site. This Project Complies With The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. To Fulfill The 0.1 Acres (4,356 Sq. Ft.) Of Afforestation Requirement, The Developer Will Pay A Fee-In-Lieu In The Amount Of \$3,267.00.
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B 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.
 - 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.
 - This Plan 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, Alternative Compliance Application Or Building/Grading Permit.

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	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.614 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.614 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	0.614 Ac.*

Graphic Scale

0' 50' 100' 150'

Scale: 1" = 50'

Owner And Developer

RT Realty, LLC
 c/o Gopi Mandela
 6404 Ivy Lane
 Greenbelt, Maryland 20770
 Ph# 301-703-2020

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

M.I.H.U. Note: The Subdivision Will Create One (1) New Lot That Will Be Subject To Payment Of The Fee-In-Lieu. One (1) Existing Lot, Lot No. 6 Is Not Subject To The Fee-In-Lieu.

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

William J. Reardon 11/8/2019
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

John P. ... 11/18/19
 Chief, Development Engineering Division

J. ... 11/20/19
 Director

Owner's Certificate

RT Realty, LLC, By Gopi Mandela, Sole Member/President, 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 21st Day Of October, 2019.

Gopi Mandela 10/24/2019
 RT Realty, LLC
 By: Gopi Mandela, Sole Member/President

Todd M. Hill 10/24/19
 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 Deutsche Bank Trust Company Americas To RT Realty, LLC By Special Warranty Deed Dated November 20, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17976 At Folio 334; And Being Lot 4, As Shown On A Plat Entitled "Final Plat, Bounds Property, Lots 1 Thru 4" Recorded Among The Aforesaid Land Records As Plat No. 10438; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Todd M. Hill 8/28/2019
 Todd M. Hill, Professional Land Surveyor No. 21351 Date
 Expiration Date: July 15, 2019

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Lot 4, As Shown On A Plat Entitled "Final Plat, Bounds Property, Lots 1 Thru 4" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 10438, Creating Lots 5 And 6.

RECORDED AS PLAT No. 25228 ON 12/2/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Bounds Property
 Lots 5 And 6

(Being A Resubdivision Of Lot 4, As Shown On A Plat Entitled "Final Plat, Bounds Property, Lots 1 Thru 4" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 10438)

Zoned: R-5C
 Tax Map: 47, Grid: 17, Parcel: 341
 Sixth Election District - Howard County, Maryland
 Date: March 5, 2019 Scale: As Shown Sheet 1 Of 1