

COORDINATES TABLE

POINT #	NORTHING	EASTING
1	555,462.363	1,346,101.077
2	555,334.913	1,346,099.912
3	555,338.717	1,346,133.389
4	555,394.439	1,346,623.681
5	555,623.749	1,346,594.383
6	555,590.748	1,346,303.157
7	555,486.414	1,346,314.979
8	555,465.717	1,346,130.909

- LEGEND**
- PRIVATE 30' USE-IN-COMMON ACCESS, STORMWATER MANAGEMENT, AND UTILITY EASEMENT (UICE)
 - AREA DEDICATED TO HOWARD COUNTY, MD FOR THE PURPOSE OF A PUBLIC ROAD 0.09 AC±
 - PUBLIC WATER, SEWER & UTILITY EASEMENT (WSE)
 - FOREST CONSERVATION EASEMENT (RETENTION)
 - (WSE) WATER, SEWER & UTILITY EASEMENT
 - (UICE) USE-IN-COMMON ACCESS EASEMENT
 - PRIVATE STORMWATER MANAGEMENT AND UTILITY EASEMENT

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

WETLANDS LINE TABLE

LINE	BEARING	LENGTH
W1	N07°16'51"W	17.07'
W2	S83°32'06"W	124.11'
W3	S57°25'55"E	29.23'
W4	S77°49'08"E	30.22'
W5	N35°02'35"E	12.53'
W6	N61°43'42"E	20.27'
W7	N80°44'07"E	19.44'
W8	S73°58'18"E	22.27'
W9	N67°49'32"E	6.12'

MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	5
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	2-5

OWNER/DEVELOPER
 BURKARD HOMES
 1511 RITCHIE HIGHWAY #305
 ARNOLD, MD 21012
 240-375-1052

THE REQUIREMENTS OF 7-3-108, 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.

Gary E. Lane 01-15-20
 GARY E. LANE, PLS DATE
JAC 01-15-20
 BURKARD HOMES LLC., OWNER Resident Agent DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	5
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	6
AREA OF BUILDABLE LOTS	1.66 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0.46 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY DEDICATION	0.09 AC ±
AREA	2.21 AC ±

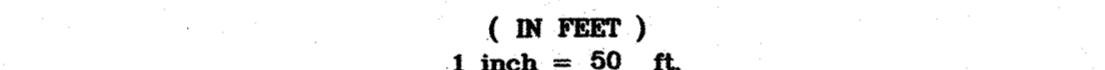
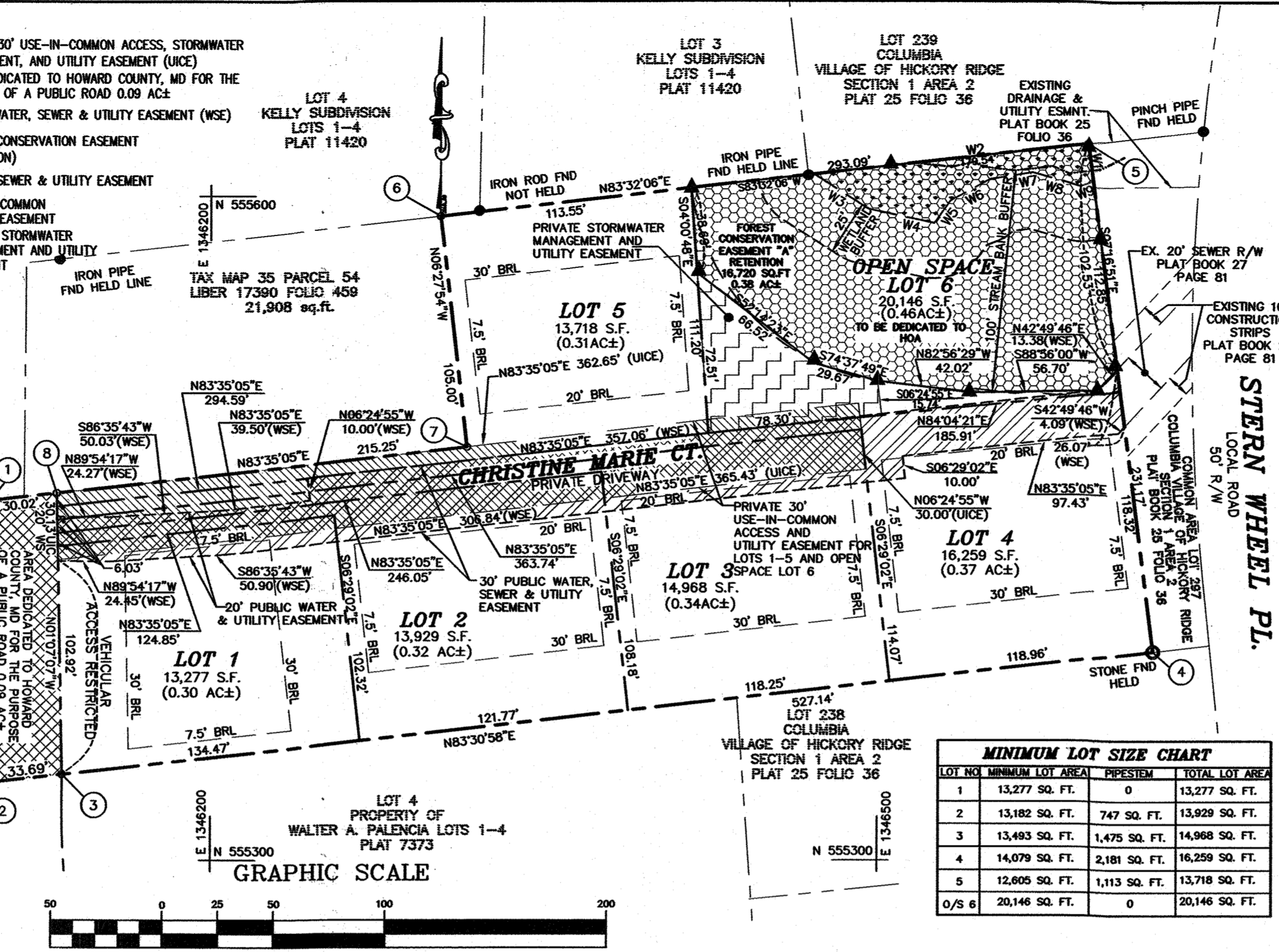
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Maureen Reasman 2/12/2020
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Clark 2-14-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DD 2/26/2020
 FOL DIRECTOR DATE

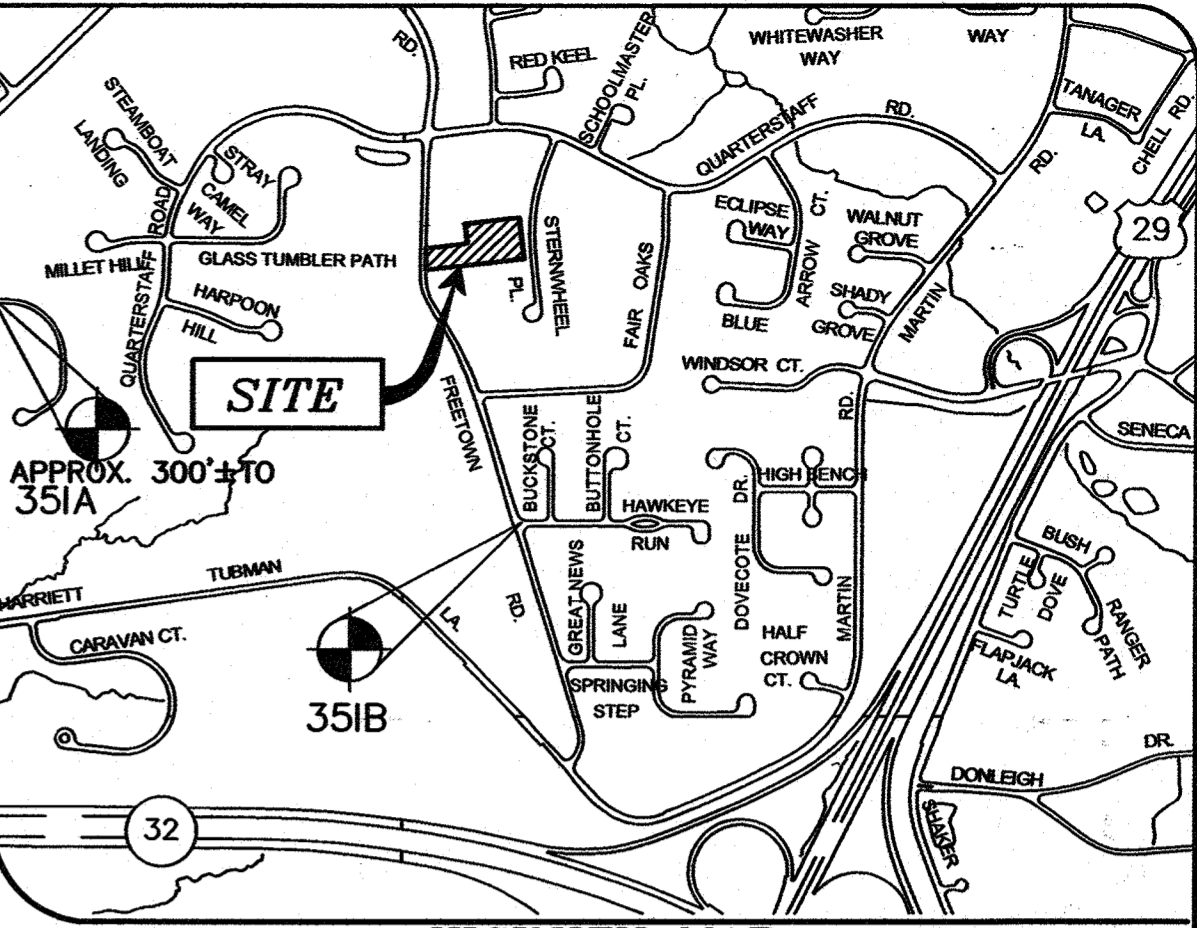


MINIMUM LOT SIZE CHART

LOT NO	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
1	13,277 SQ. FT.	0	13,277 SQ. FT.
2	13,182 SQ. FT.	747 SQ. FT.	13,929 SQ. FT.
3	13,483 SQ. FT.	1,475 SQ. FT.	14,958 SQ. FT.
4	14,079 SQ. FT.	2,181 SQ. FT.	16,259 SQ. FT.
5	12,605 SQ. FT.	1,113 SQ. FT.	13,718 SQ. FT.
0/5/6	20,146 SQ. FT.	0	20,146 SQ. FT.

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- ALL EXISTING STRUCTURES WILL BE REMOVED UNLESS OTHERWISE NOTED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 1-6. ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1-5 AND OPEN SPACE LOT 6 SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND, SIMULTANEOUSLY WITH THIS PLAT.
- 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.
- IF SEPTIC AND WELL IS LOCATED ON THIS PROPERTY, IT WILL BE ABANDONED PRIOR TO PLAT RECORDED.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP ON OCTOBER 10, 2018, AND WAS APPROVED ON JUNE 06, 2019.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- A SURETY IN THE AMOUNT OF \$900.00 FOR (3 SHADE TREES) PUBLIC STREET TREES WILL BE ADDRESSED UNDER DED'S COST ESTIMATE.
- THIS PLAT IS SUBJECT TO WP-19-098, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTION 16.144(b), REQUIRING SUBMISSION OF A PRELIMINARY EQUIVALENT SKETCH PLAN OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON MAY 29, 2019, SUBJECT TO THE FOLLOWING CONDITIONS:
 - ADD A GENERAL NOTE TO F-19-062 TO REFERENCE THIS ALTERNATIVE COMPLIANCE APPLICATION (WP-19-098). INCLUDE DATE OF DECISION, SECTION, AND CONDITIONS OF APPROVAL.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1-5 SHALL BE RECORDED IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- THIS PLAT IS SUBJECT TO 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, ALTERNATIVE COMPLIANCE PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.09 AC±, OR 4,029 SQ. FT.).
- 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 ALL LOTS.
- A COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JULY 9, 2018 AT THE ELKRIDGE LIBRARY.
- MIHU AGREEMENT WILL BE RECORDED IN LAND RECORDS SIMULTANEOUSLY WITH THIS PLAT.
- THIS PLAT IS SUBJECT TO WP-19-024, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTIONS 16.1205(a)(7) WHICH STATES THAT STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES AND TREES 30" IN DIAMETER OR LARGER SHALL BE LEFT IN AN UNDISTURBED CONDITION DURING CONSTRUCTION. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON OCTOBER 30, 2018, SUBJECT TO THE FOLLOWING CONDITIONS:
 - MITIGATE AT 2:1 THE REMOVAL OF THE SPECIMEN TREE. THE REPLACEMENT TREES SHALL BE NATIVE SHADE TREES OF 2.5" CALIPER AND PLANTED IN ADDITION TO ANY LANDSCAPE REQUIREMENTS FOR DEVELOPMENT OF THE SITE.
 - ADD THE ALTERNATIVE COMPLIANCE PETITION WP-19-024, ON ALL PROPOSED PLANS AS A GENERAL NOTE STATING THE REQUEST, THE APPROVAL DATE AND CONDITIONS.
 - INCLUDE A REFERENCE TO WP-19-024 ON ANY RELATED LANDSCAPE PLANS AND INDICATE WHICH TREES ARE USED TO SATISFY THE CONDITIONS OF APPROVAL.
- THIS DEVELOPMENT IS DESIGNATED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, INCLUDING THE USE-IN-COMMON DRIVEWAY AND FRONT YARD SETBACK. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE TYPES, AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE.

ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU 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.



GENERAL NOTES

- SUBJECT PROPERTY ZONED "R-12" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS 351A & 351B.
 STA. No. 351A N 555,450.556 E 1,346,039.778 ELEV. 412.302
 STA. No. 351B N 553,953.538 E 1,346,562.451 ELEV. 419.530
- DENOTES AN IRON PIN, OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 ○ DENOTES STONE FOUND
 BRL DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD'83' GRID MEASUREMENT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- WETLANDS, STREAMS AND ITS BUFFERS EXISTS ON SITE AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2018.
- NO 100 YEAR FLOODPLAIN EXISTS ON THIS SITE.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 05/20/2019, ON WHICH DATE DEVELOPERS AGREEMENT #24-5083-D WAS FILED AND ACCEPTED.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS AND/OR DEVELOPERS AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES, AND A MAINTENANCE AGREEMENT.
- LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR THE REQUIRED 21 SHADE AND 27 EVERGREEN TREES IN THE AMOUNT OF \$10,350.00 WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT.
- FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2018, AND IT WAS APPROVED ON 06/06/2019.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE RETENTION OF 0.4 ACRES AND A PAYMENT OF FEE-IN-LIEU FOR 0.3 ACRES (13,068 SQ. FT.) OF REFORESTATION IN THE AMOUNT OF \$ 9,801.00 WILL BE POSTED WITH THIS PLAN.
- 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE OPEN SPACE REQUIREMENT HAS BEEN SATISFIED BY PROVIDING OPEN SPACE LOT 6 DEDICATED TO HOMEOWNERS ASSOCIATION.
- THE EXISTING DWELLING/STRUCTURE LOCATED ON LOT 1 WAS BUILT IN 1966. IT IS NOT HISTORIC AND NOT ON THE HISTORIC SITE INVENTORY. IT WILL BE REMOVED PRIOR TO RECORDED OF THIS PLAT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

OWNER'S STATEMENT

WE, BURKARD HOMES 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 15 DAY OF January, 2020.

Burkard Homes LLC.
 BURKARD HOMES LLC., Resident Agent
 OWNER

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY JAMES W. KING, JR. TO BURKARD HOMES LLC. BY DEED DATED DECEMBER 2, 2019, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 19054 AT FOLIO 118, 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 AS AMENDED.

Gary E. Lane
 GARY E. LANE, PLS NO. 574
 EXPIRATION: 3/21/21 DATE

RECORDED AS PLAT 25384 ON 3-13-20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ATHOLTON OVERLOOK
 LOTS 1 THRU 5
 & OPEN SPACE LOT 6 SHEET 1 OF 1

TAX MAP 35 5TH ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 138 HOWARD COUNTY, MARYLAND DATE: JANUARY 2020
 EX. ZONING R-12 DPZ FILE NOS. ECP-19-004
 WP-19-024, WP-19-098

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0296 Tel. (410) 997-0298 Fax.

P: 2004\18-014 ATHOLTON.DWG\18-014 FINAL PLANNING