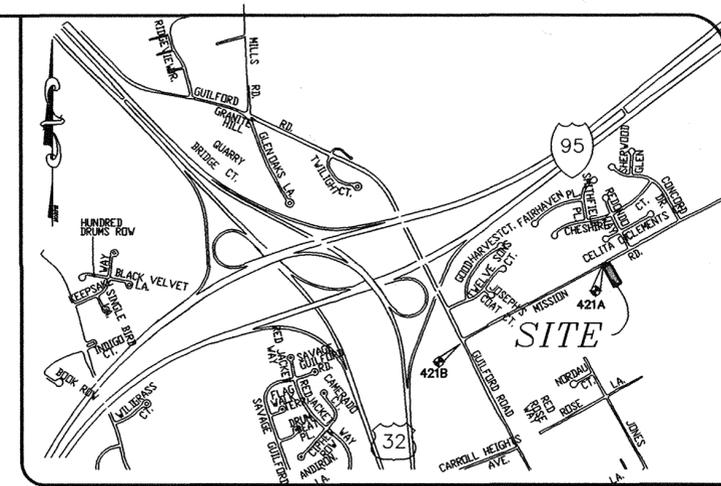


**GENERAL NOTES:**

- TAX MAP 42 PARCEL 103
  - SUBJECT PROPERTY IS ZONED R-12 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
  - THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24F4 AND 24F3.
- STATION NO. 421A N 543390.386 ELEVATION 312.667  
E 1364912.655
- STATION NO. 421B N 542366.879 ELEVATION 283.120  
E 1363076.003
- DENOTES AN IRON PIN OR IRON PIPE FOUND
  - DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
  - BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
  - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
  - NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
  - NO STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON SITE.
  - NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY MILDENBERG BOENDER AND ASSOCIATES ON AUGUST 2002.
  - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
  - AREA OF SUBDIVISION = 0.678 ACRES ±
  - AREA OF THE SMALLEST LOT = 11,413 sq.ft. (12,000 PER NOTE 25)
  - REQUIRED OPEN SPACE = 0.678 X 8% = 0.054 AC ±
  - PROVIDED OPEN SPACE = 0.00 AC ±
  - NUMBER OF PROPOSED BUILDABLE LOTS = 2
  - AREA OF PROPOSED BUILDABLE LOTS = 0.678 AC ±
  - THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 PER LOT.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
    - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
    - STRUCTURES (CULVERTS/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 INCHES
    - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - NO STRUCTURES EXIST ON SITE.
  - 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.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
  - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
  - LANDSCAPING FOR LOTS 1 & 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. CREDIT IS BEING TAKEN FOR EXISTING TREES ON LOTS 1 & 2; FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE PLANTINGS (8 SHADE TREES) WILL BE DEFERRED UNTIL SPP PLAN SUBMISSION.

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN VIA ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDIT.
- THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION PLAN REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202 (b) (1) (i). OF THE HOWARD COUNTY CODE FOR A DEVELOPMENT ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET.
- UPON THE ADDITION OF A FIFTH RESIDENTIAL USER TO THE USE-IN-COMMON DRIVEWAY INDICATED ON THIS PLAT, IT MUST BE DEMONSTRATED THAT THE SHARED DRIVEWAY MEETS THE PRIVATE ACCESS PLACE STANDARDS MANDATED BY THE DESIGN MANUAL AND THE LANDSCAPE MANUAL. THE DEVELOPER OF THE FIFTH LOT MUST SUBMIT AS-BUILT DRAWINGS DEMONSTRATING COMPLIANCE AND PROPOSING, IF NECESSARY, ANY IMPROVEMENTS REQUIRED TO MEET THOSE STANDARDS (i.e. TRASH PAD, LANDSCAPE TREES, etc.) THE DEVELOPER WILL NEED TO POST SURETY FOR ANY IMPROVEMENTS NEEDED TO FULFILL PRIVATE ACCESS PLACE STANDARDS.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOT 2 AND THE FUTURE SUBDIVISION OF MOORE II PROPERTY F-03-060 WILL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDATION OF THIS PLAT. THE MINIMUM LOT SIZE HAS BEEN REDUCED BY 5.1% IN ACCORDANCE WITH SECTION 16.120 (b) (2) (ii) WHICH ALLOWS FOR LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION MAY BE COUNTED TO SATISFY 10% OF THE MINIMUM LOT SIZE REQUIREMENTS NOT TO EXCEED THE ACTUAL AREA DEDICATED.



**VICINITY MAP**

SCALE 1"=1500'

**COORDINATE TABLE**

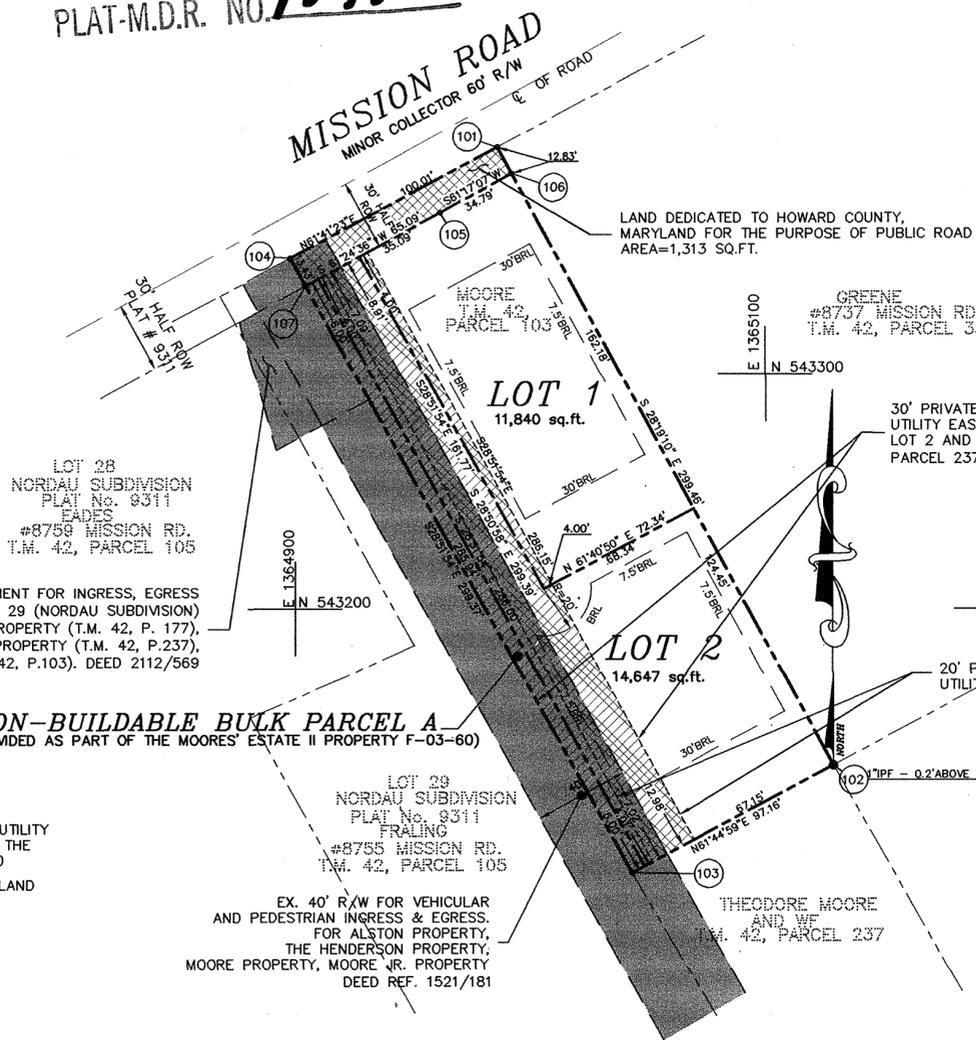
POINT	NORTHING	EASTING
101	543396.795	1364986.336
102	543133.176	1365128.396
103	543087.190	1365042.812
104	543349.368	1364898.291
105	543368.785	1364961.910
106	543385.500	1364992.423
107	543337.591	1364904.783

NOTE: COORDINATES AND GRIDS TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.2808333.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	14,647 sq. ft.	3,234 sq. ft.	11,413 sq. ft.

PLAT-M.D.R. NO. 15983



THE REQUIREMENTS OF §§ 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF PLATS AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*John B. Mildeberg* 5/22/03  
DATE

*W.F. Utz* 5/13/03  
DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	1
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0.608 AC. ±
AREA OF BULK PARCELS	0.040 AC.
AREA OF ROADWAY DEDICATION	0.030 AC.
AREA	0.678 AC. ±

**LEGEND**

- 20' PUBLIC WATER AND UTILITY EASEMENT
- 30' PRIVATE USE-IN-COMMON, SEWER AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 AND THE FUTURE SUBDIVISION OF MOORE II F-03-060
- AREA DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF PUBLIC ROAD
- EXISTING PRIVATE INGRESS, EGRESS AND PEDESTRIAN INGRESS & EGRESS.

**OWNER**

W.F. UTZ CONSTRUCTION CO. Inc.  
539 Benfield Road, Suite 2.  
Severna Park, MD 21146

**NON-BUILDABLE BULK PARCEL A**  
1,716 SQ.FT. (TO BE RESUBDIVIDED AS PART OF THE MOORES' ESTATE II PROPERTY F-03-60)

**OWNER'S STATEMENT**

WE, W.F. UTZ CONSTRUCTION CO. Inc., 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 RIGHT-OF-WAYS 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13<sup>th</sup> DAY OF May, 2003

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY LEONARD MOORE JR. & SUSIE MOORE HAVING DIED ON OCTOBER 15, 1993 THEREBY VESTING FULL TITLE IN HER HUSBAND LEONARD MOORE JR. TO W.F. UTZ CONSTRUCTION COMPANY Inc. BY DEED DATED JANUARY 10, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6983, FOLIO 133 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**MOORES' ESTATE**  
LOTS 1, 2  
&  
**NON-BUILDABLE BULK PARCEL A**

TAX MAP 42 2ND ELECTION DISTRICT SCALE: 1"=50'  
PARCEL 103 HOWARD COUNTY, MARYLAND DATE: MAY 2003  
GRID 24 EX. ZONING R-12

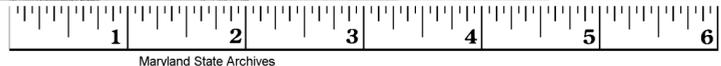
**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William Utz* 5/27/03  
DATE

*Frank K. Wingle* 5/27/03  
DATE

*W.F. Utz* 5/27/03  
DATE



Maryland State Archives

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