

COORDINATE DATA		
POINT	NORTH	EAST
1	592729.067	1360170.016
2	592492.975	1360252.238
3	592424.460	1360055.506
4	592660.552	1359973.284

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

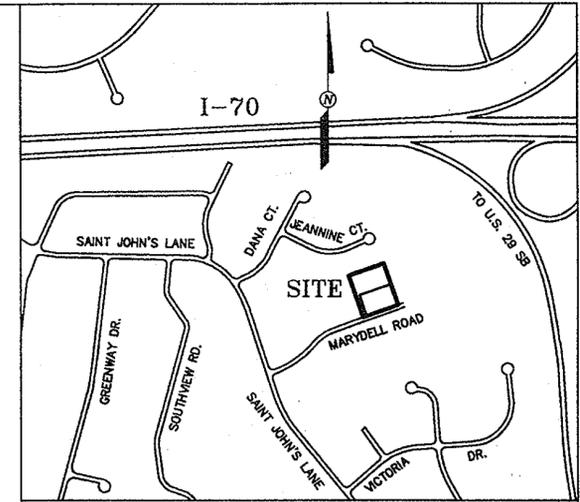
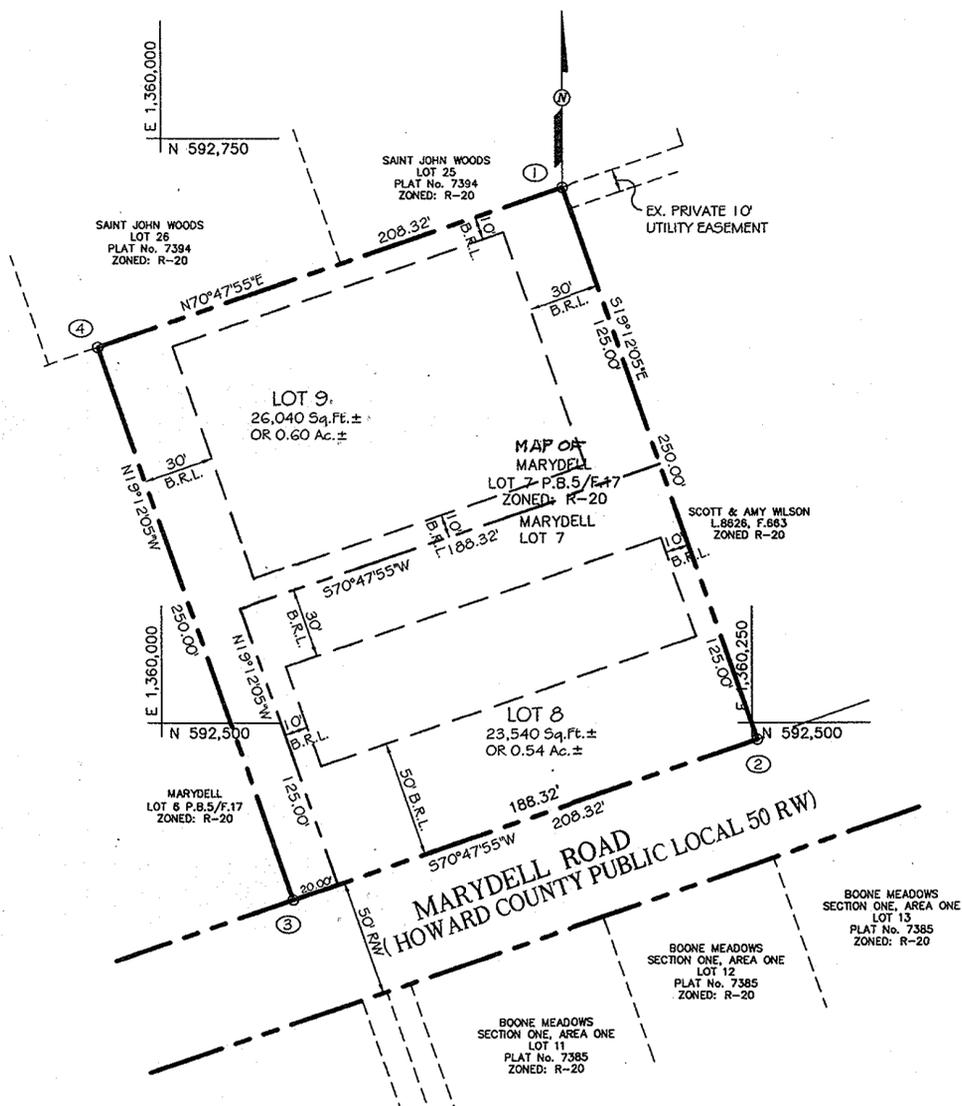
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	23,540 SQ. FT.	0 SQ. FT.	23,540 SQ. FT.
9	28,540 SQ. FT.	2,500 SQ. FT.	26,040 SQ. FT.

OWNER

RONALD B. WILDMAN
4747 BONNIE BRANCH ROAD
ELLCOTT CITY, MD. 21043

SURVEYOR

MARKS & ASSOCIATES
4531 COLLEGE AVENUE
ELLCOTT CITY, MD. 21043



VICINITY MAP
SCALE: 1"=1500'

GENERAL NOTES

- TAX MAP 17 PARCEL 210
- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2003 BY MARKS & ASSOCIATES.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)
STA 17A N 590619.832 E 1360433.45 EL= 433.405
STA 17IA N 588803.623 E 1361007.45 EL= 428.298
- 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 WETLANDS OR FOREST EXIST ON SITE AS CERTIFIED BY WILDMAN ENVIRONMENTAL SERVICES.
- AREA OF SUBDIVISION = 1.19 ACRES +/-
AREA OF THE SMALLEST LOT = 23,540 SQUARE FEET
OPEN SPACE REQUIRED= 0.00 AC.
OPEN SPACE PROVIDED= 0.00 AC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE 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 CHIP COATING. (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM 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 AT THAT TIME.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME 1 VIA ROOFTOP, NON-ROOFTOP DISCONNECT CREDIT. THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL WAS REFERENCED AS SUPPORTING DOCUMENTATION.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL RESOLUTION # 45-2003.
- A FEE-IN-LIEU PAYMENT FOR 0.18 ACRES OF AFFORESTATION IN THE AMOUNT OF \$ 3,920.00 HAS BEEN PAID TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT.

- LANDSCAPING FOR LOTS 1 AND 2 TO BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN TO BE INCLUDED WITH THE SITE DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THERE IS AN EXISTING DWELLING/STRUCTURE ON LOT 8, KNOWN AS 9230 MARYDELL ROAD, ELLCOTT CITY, MARYLAND 21042, TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR THE AMOUNT OF \$1,500.00 FOR THE ADDITIONAL BUILDABLE LOT.
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 7, MAP OF MARYDELL TO CREATE LOTS 8 AND 9, MARYDELL ADDITION.
- WAIVER PETITION (WP-04-48) TO WAIVE REQUIREMENTS OF SECTION 16.119(g)(10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PROVIDE PUBLIC ROAD IMPROVEMENTS, SIDEWALKS, RAMPS, STREET LIGHTS AND STREET TREES WAS APPROVED IN A LETTER FROM THE DEPARTMENT OF PLANNING AND ZONING DATED NOVEMBER 17, 2003.

OWNER'S STATEMENT

RONALD B. WILDMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DOES HEREBY ADOPT THIS PLAT 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 DAY OF

Ronald B. Wildman
RONALD B. WILDMAN, OWNER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A SUBDIVISION OF THAT PROPERTY THAT WAS CONVEYED BY ANDREW DRIPPS AND HEIDI DRIPPS TO RONALD B. WILDMAN BY DEED DATED DECEMBER 31, 2002, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No.8974 AT FOLIO 220 AND THAT ALL MONUMENTS ARE IN PLACE.



Erik C. Marks
ERIK C. MARKS, MD. NO. 607

12/15/06
DATE

RECORDED AS PLAT No. 18912 ON 12/15/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

RECORD PLAT
MARYDELL ADDITION
LOTS 8 AND 9
(A RESUBDIVISION OF LOT 7 "MAP OF MARYDELL")

TAX MAP 17 SECOND ELECTION DISTRICT
PARCEL 210 HOWARD COUNTY, MARYLAND
BLOCK/GRID 20 EX. ZONING R-20
DATE: JUNE 25, 2003 SCALE: 1"=50'
DPZ FILE No. F-03-224 Sh. 1 of 1

Marks & Associates, L.L.C.
-Surveyors-Planners-
4531 COLLEGE AVENUE
ELLCOTT CITY, MD. 21043
PH. (410) 747-8738 FAX (410) 747-8547

THE REQUIREMENTS 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.

Erik C. Marks 12/15/06
ERIK C. MARKS, MD. No. 607 DATE

Ronald B. Wildman 12/15/06
RONALD B. WILDMAN, OWNER DATE

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	1.19 AC.±
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC.±
AREA OF ROADWAY TO BE RECORDED	0.00 AC.±
AREA TO BE RECORDED	1.19 AC.±

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

Robert J. Weber 1/17/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 1/3/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/29/07
DIRECTOR DATE

F-03-224