

LINE TABLE

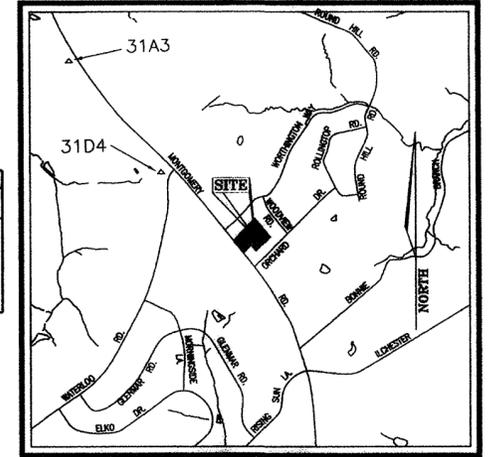
| | |
|----|---------------------|
| L1 | S38°01'33"E 11.28' |
| L2 | S07°19'05"W 21.47' |
| L3 | S39°08'24"E 91.00' |
| L4 | S81°50'00"W 23.01' |
| L5 | N51°50'00"E 23.49' |
| L6 | S39°08'24"E 111.53' |
| L7 | S71°49'31"E 18.38' |

COORDINATE LIST

| POINT | NORTH | EAST |
|-------|-------------|--------------|
| 502 | 570937.5419 | 1370957.3014 |
| 503 | 570385.5071 | 1370972.2529 |
| 801 | 570581.2355 | 1370607.7794 |
| 802 | 570370.5367 | 1370773.3840 |
| 803 | 570489.5910 | 1370890.1714 |
| 805 | 570623.8755 | 1371206.0826 |

LOT AREA SUMMARY

| LOT | NET AREA SQ. FT. | PIPESTEM AREA SQ. FT. | TOTAL AREA SQ. FT. |
|-------|------------------|-----------------------|--------------------|
| LOT 2 | 16010 | 459 | 16469 |
| LOT 3 | 16022 | 831 | 16853 |
| LOT 4 | 16005 | 1357 | 17362 |
| LOT 5 | 16000 | 1059 | 17059 |
| LOT 6 | 16007 | 769 | 16776 |
| LOT 7 | 17382 | 459 | 17841 |
| LOT 9 | 35374 | 1111 | 36485 |



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
- STATION 31A3 N 573217.87 E 1368237.70
- STATION 31D4 N 571700.65 E 1369066.40
- THIS PLAT IS BASED ON A FIELD RUND BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 1999 BY VOGEL & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT IS PROVIDED BY PRIVATE EXTENDED DETENTION FACILITIES TO PROVIDE THE REQUIRED WATER QUALITY IS LOCATED ON LOT 9 AND WILL BE OWNED AND MAINTAINED BY THE HOA.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
- WAIVER TO SECTION 18.1212(E)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS APPROVED 1/18/02 TO ALLOW OPEN SPACE ACCESS FRONTAGE ON A PUBLIC ROAD TO BE LESS THAN 40'. (WP-02-52)
- WAIVER TO SECTION 16.120(A)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS APPROVED 1/18/02 TO ALLOW DIRECT ACCESS TO A MINOR ARTERIAL ROADWAY (MD. ROUTE 103). (WP-02-52)
- FOREST CONSERVATION REQUIREMENTS FOR THIS SITE (0.61 AC. AFFORESTATION) HAS BEEN FULFILLED BY AFFORESTATION OF 0.28 ACRES LOCATED ON OPEN SPACE LOT 9 AND FEE IN LIEU OF 0.33 AC. IN THE AMOUNT OF \$7,188.00 TO BE PAID TO REAL ESTATE SERVICES WITH THE DEVELOPER'S AGREEMENT.
- THE USE IN COMMON ACCESS EASEMENT AGREEMENT IS RECORDED IN THE LAND RECORDS OFFICE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- SEWER AND WATER FOR THIS SITE IS PROVIDED UNDER CONTRACT NO. 14-4200-D.
- STORM WATER MANAGEMENT IS PROVIDED BY EXTENDED DETENTION OF THE 1 YEAR STORM (WQV) AND 10 YEAR MANAGEMENT. CPV IS NOT REQUIRED SINCE THE 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS. THE STORM WATER MANAGEMENT FACILITY IS A (P-5) POCKET POND AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA AND HOWARD COUNTY. HAZARD CLASS A. PROVIDE A CLAY LINER FROM BOTTOM OF FACILITY TO ELEVATION: 49.10. WQV AND REV ARE PROVIDED BY GRASS CHANNELS & RAIN GARDENS.
- THE 4'X10' CONCRETE PAD 2" IN DEPTH WITHIN THE RIGHT OF WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 1-9 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DETAIL 1
SCALE 1"= 50'

- 20' PRIVATE OPEN SPACE AND STORMWATER MANAGEMENT ACCESS EASEMENT
- HOA ACCESS AND MAINTENANCE EASEMENT FOR NOISE WALL
- PUBLIC DRAINAGE, WATER, SEWER, UTILITY AND USE IN COMMON ACCESS EASEMENT FOR LOTS 1-8
- PRIVATE HOA ACCESS AND MAINTENANCE EASEMENT FOR THE NOISE WALL

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 9
TOTAL AREA OF LOTS AND/OR PARCELS 3.9372 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0.1188 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED 4.0560 AC.

MONTGOMERY ROAD

MD RTE. 103
STATE ROAD
MINOR ARTERIAL
EX. 40' R/W
PROP. 40' 1/2 R/W

OWNERS
FORTY WEST GROUP, INC.
3230 BETHANY LANE STE 1
ELLCOTT CITY, MARYLAND
21042

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 THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 5/10/06
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884
DATE

Patrick Costello 5/10/06
FORTY WEST GROUP, INC.
PATRICK COSTELLO, PRESIDENT
DATE

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

Robert J. Weber 6/22/06
for HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Patrick Costello 6/19/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Patrick Costello 6/29/06
DIRECTOR
DATE

OWNER'S CERTIFICATE

WE, FORTY WEST GROUP, INC., BY PATRICK COSTELLO, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS; THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 10th DAY OF MAY, 2005.

Patrick Costello
FORTY WEST GROUP, INC.
PATRICK COSTELLO, PRESIDENT

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MARIE DEEGAN AND CHARLES J. DEEGAN, JR. TO FORTY WEST GROUP, INC. BY DEED DATED JANUARY 6, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8102 FOLIO 581.

I FURTHER CERTIFY 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 THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 18441 ON 7/20/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WORTHINGTON WEST

LOTS 1-8
AND OPEN SPACE LOT 9
ZONED R-20
S-02-06, WP-02-52, P-04-10
TAX MAP 31, BLOCK 14, PARCEL 501
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1"= 50' SEPTEMBER 27, 2005

