### MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	21,697 SQ.FT.	1,634 SQ.FT.	20,063 SQ.FT.

COORDINATE LIST				
NO.	NORTH	EAST		
1	558,128.514	1,351,121.904		
2	558,154.583	1,351,130.535		
3	558,389.948	1,351,208.459		
4	558,420.699	1,351,065,366		
5	558,132.799	1,350,949.402		
6	558.106.494	1.350.938.807		

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

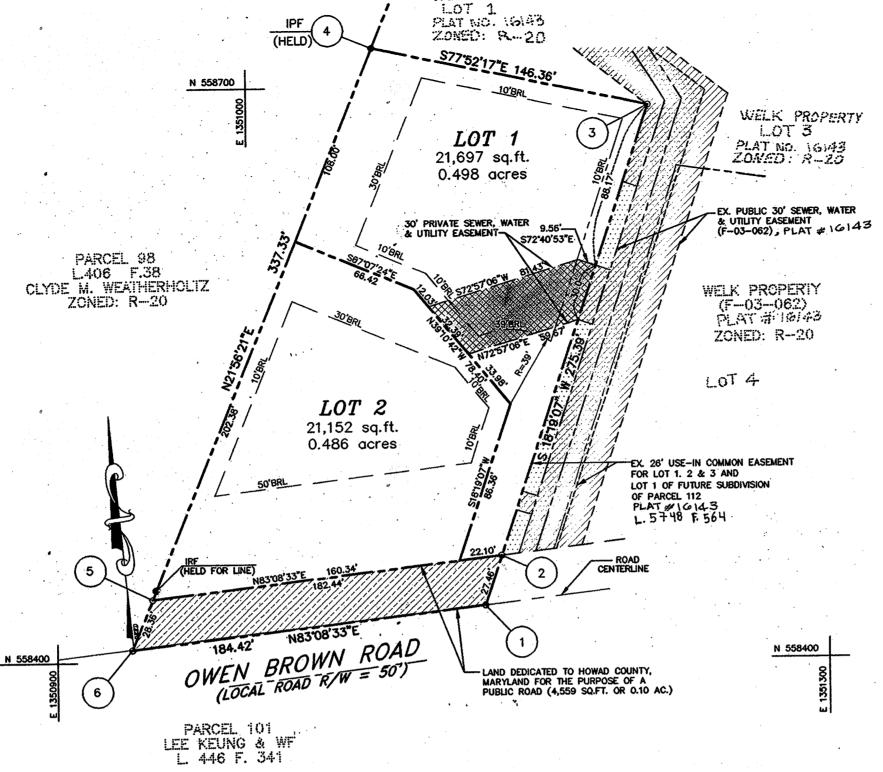
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME MENTED) AS FAR AS THEY RELATE TO THE MAKING SETTING OF MARKERS HAVE BEEN DATE 8-25-03 DATE

### AREA TABULATION (THIS SHEET) NUMBER OF BUILDABLE LOTS NUMBER OF BULK PARCELS ٠O NUMBER OF OPEN SPACE LOTS NUMBER OF LOTS OR PARCELS AREA OF BUILDABLE LOTS 0.99 AC ± AREA OF BULK PARCELS O AC ± AREA OF OPEN SPACE LOTS O AC ± O AC ± AREA OF RECREATIONAL OPEN SPACE O AC ± AREA OF 100 YEAR FLOODPLAIN 0.10 AC ± AREA OF ROADWAY 1.09 AC ± **AREA**

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

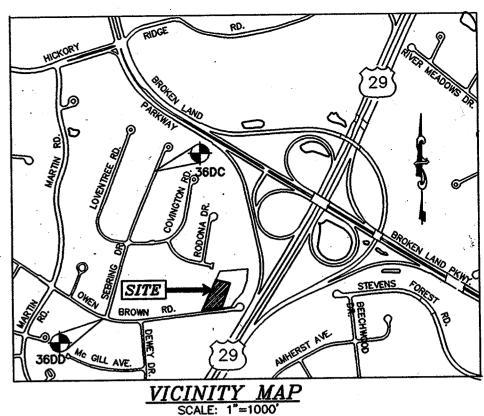
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DEVELOPMENT ENGINEERING DIVISION MAJ LATE



WELK PROPERTY

- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME, CONTRACT # 24-4116-D.
- 21. IN ACCORDANCE WITH SECTION 16.155(a)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR DEVELOPMENTS ON LOTS 1.
  - THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202 (b) (1) (viii) OF THE HOWARD COUNTY CODE AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS. NO FURTHER SUBDIVISION POTENTIAL
- 23. THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 TO REMAIN, KNOWN AS 10128 OWEN BROWN RD. COLUMBIA, MARYLAND 21044. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE
- 24. THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 FOR LOT 1.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE
- NON-STRUCTURAL PRACTICES. THIS PROJECT IS SUBJECT TO WP-03-133, APPROVED ON JUNE 23, 2003. TO WAIVE SECTION 16.120(c)(2) WHICH REQUIRES SINGLE FAMILY DETACHED LOTS SHALL HAVE MINIMUM LOT FRONTAGE ON APPROVED
- STREET RIGHT OF WAY, WHICH PROVIDES ACCESS TO PROPERTY. 28. THE EXISTING SHED ON LOT 2 IS NON-CONFORMING WITH RESPECT TO THE BUILDING RESTRICTION LINES AS SET FORTH UNDER SECTION 108.D OF THE ZONING REGULATIONS
- 29. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR WELK PROPERTY, LOTS 1 THRU 4 AND WELK 2 PROPERTY, LOT 1 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH WELK PROPERTY, F-03-62 AT LIBER 7548, FOLIO 564.



ELEV. 393.153

# GENERAL NOTES

- 1. TAX MAP: 36, PARCEL: 112, DPZ FILE NO.: WP-03-133, SDP-03-153.
- 2. SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- 3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2002 BY MILDENBERG, BOENDER & ASSOC, INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS DESIGNATED SCENIC ROAD. E 1,350,440.606 N 559.590.570 STA. No. 36DC

N 558,056.573 STA. No. 36DD E 1,349,892.314 5. • DENOTES AN IRON PIN OR IRON PIPE FOUND.

- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. BRL DENOTES A BUILDING RESTRICTION LINE.
- 6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.

ALL AREAS ARE MORE OR LESS.

- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.

10. NO STEEP SLOPES EXIST ON-SITE.

- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 12. NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT NOVEMBER 5, 2002.

DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.

DENOTES PRIVATE SEWER, WATER & UTILITY EASEMENT

DENOTES EXISTING SEWER, WATER AND UTILITY EASEMENT

DENOTES EXISTING USE-IN-COMMON EASEMENT

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING 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 (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS
  - DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES MINIMUM 12 FEET
  - MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- 18. FOR THE FLAG OF 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 TO THE PIPESTEM LOT DRIVEWAY.
- 19. PERIMETER LANDSCAPING FOR LOT 1 HAS BEEN PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL THE REQUIRED LANDSCAPING WILL BE FURTHER REVIEWED AT THE SITE DEVELOPMENT PLAN STAGE. SURETY WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$1,800.00 FOR THE REQUIRED SIX (6) SHADE TREES.

LOT 2 IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING

#### OWNER'S STATEMENT

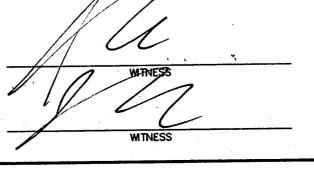
WE, DIANA WELK AND DOREEN WELK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, 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 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 THE 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 25 1/2 DAY OF AUG. 2003

**OWNER** 

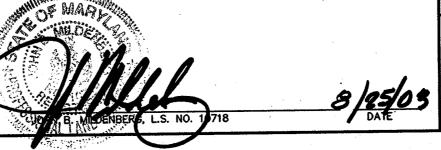
DIANA WELK AND DOREEN WELK 10128 OWEN BROWN RD.

COLUMBIA, MD 21044



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY DIANA V. WELK TO DIANA V. WELK AND DOREEN K. WELK, DATED DECEMBER 26, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 3900 AT FOLIO 181 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 ON ON ON ON THE LAND RECORDS OF HOWARD COUNTY, MD.

WELK PROPERTY-2 LOTS: 1 AND 2

SHEET 1 OF 1

TAX MAP 36 PARCEL NO. 112 GRID: 13

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE : 1"=50" DATE: JULY 2003 DPZ NO: WP-03-133, SDP-03-053

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.