

COORDINATE TABLE		
NO.	NORTH	EAST
1	571,467.363	1,370,414.272
2	571,337.288	1,370,517.928
3	571,036.984	1,370,242.776
4	571,191.233	1,370,121.722

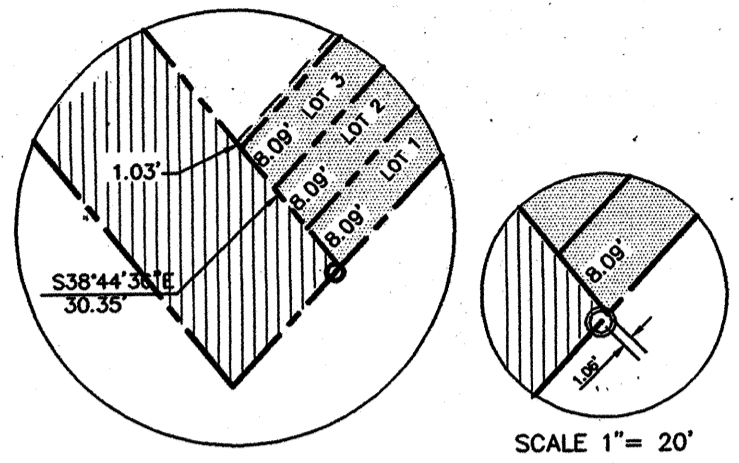
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OPEN SPACE TABULATION

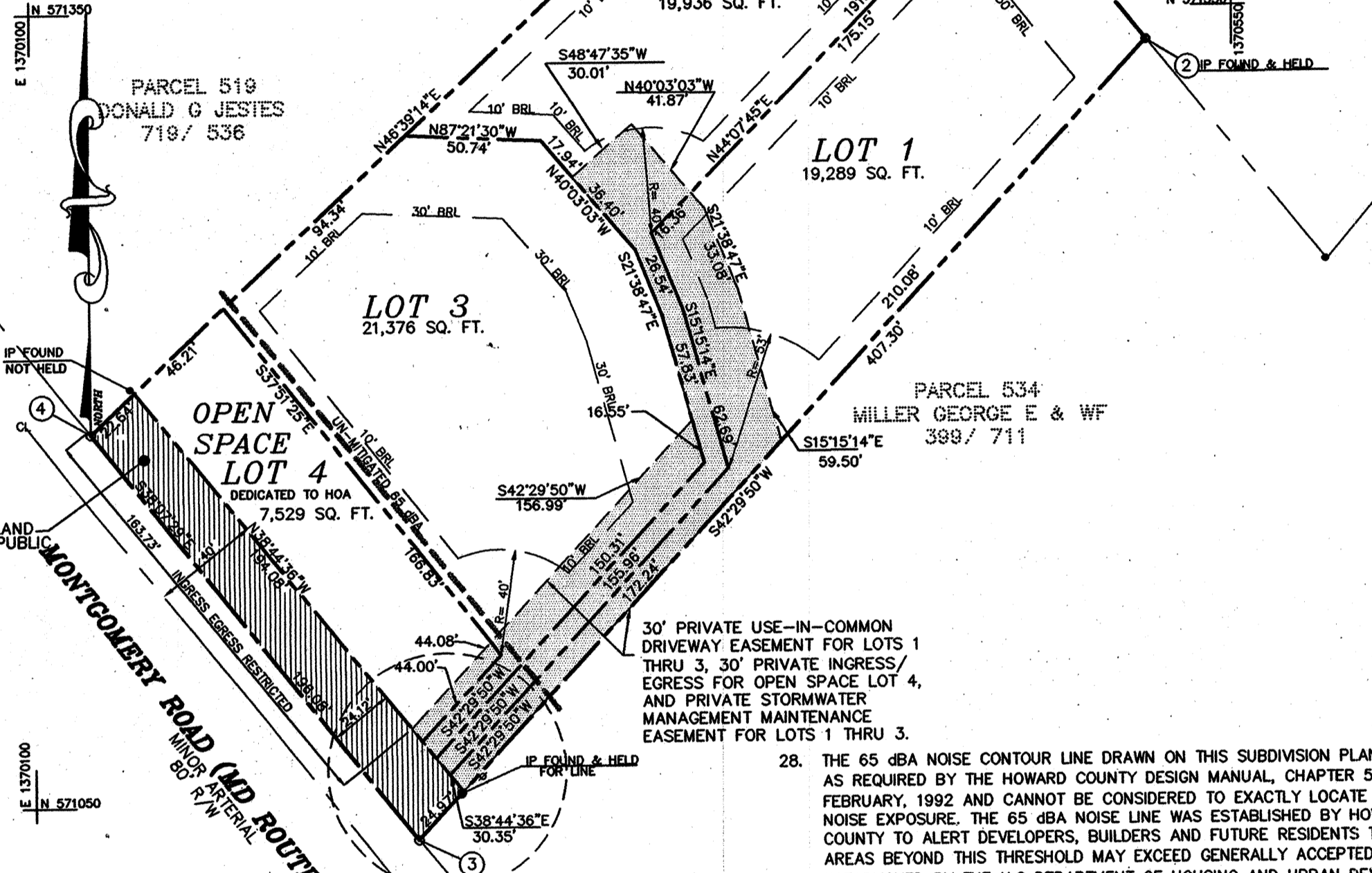
GROSS AREA OF TRACT:	1.67 AC±
REQUIRED OPEN SPACE AT 10%	7,275 SQ. FT.
OPEN SPACE PROVIDED AT 10.35%	7,529 SQ. FT.

MINIMUM LOT SIZE CHART

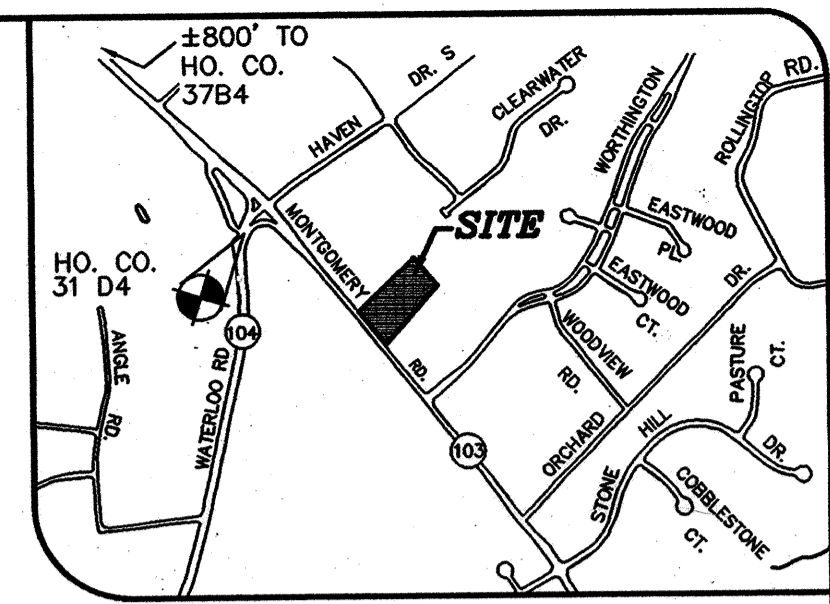
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	19,936 SQ.FT.	1,936 SQ.FT.	18,000 SQ.FT.
3	21,376 SQ.FT.	357 SQ.FT.	21,019 SQ.FT.
1	19,289 SQ.FT.	1,252 SQ.FT.	18,037 SQ.FT.



DETAIL "A"
SCALE 1" = 30'



- 22. [Hatched symbol] DENOTES LAND DEDICATED TO THE STATE OF MARYLAND.
- 23. [Solid grey symbol] DENOTES 24' PRIVATE USE-IN-COMMON DRIVEWAY AND PRIVATE WATER, SEWER AND UTILITY EASEMENT.
- 24. DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3, PRIVATE INGRESS/ EGRESS AGREEMENT FOR LOT 4, AND PRIVATE STORMWATER MANAGEMENT MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND WITH THE RECORDING OF THIS PLAT.
- 25. DRIVEWAY INTERSECTION FOR LOTS 1 THRU 4 SHALL MEET HOWARD COUNTY STANDARD DETAIL R6.06.
- 26. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 27. LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.106 AC±).



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. TAX MAP: 31, PARCEL: 68, GRID: 8
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 APRIL 2003 BY MILDENBERG, BOENDER & ASSOC., INC.
4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31A3, 31D4.
STA. No. 31A3 N 573,217.877 ELEV. 487.641 STA. No. 31D4 N 571,700.659 ELEV. 495.179
E 1,368,237.622 E 1,369,606.281
5. ● DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ 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.
7. ALL AREAS ARE MORE OR LESS.
8. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
9. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
10. STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
11. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
12. NO WETLANDS OR STREAMS EXIST ON-SITE AS CERTIFIED BY MILDENBERG BOENDER AND ASSOCIATES INC. ON 05/17/2003.
13. NO FOREST EXISTS ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 05/17/2003.
14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET 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 OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
15. EXISTING DWELLING/STRUCTURES LOCATED ON LOT 3 KNOWN AS 4939 MONTGOMERY ROAD ARE 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.
16. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
17. LANDSCAPING FOR LOTS 1 & 2 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 3 IS EXEMPT SINCE THE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOTS 1 & 2 IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
18. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION FOR 10,890 SQ. FT. (0.25 AC.) IN THE AMOUNT OF \$ 5,445.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
19. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
20. THIS SUBDIVISION PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL# 50-2001.
21. A SITE DEVELOPMENT PLAN FOR LOTS 1 AND 2 WILL BE REQUIRED PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS- PER SECTION 16.155(a)(2)(i).

OWNER
CHRISTOPHER L. BROWN
4228 COLUMBIA RD., ELLICOTT CITY, MD 21042
(410) 461-0833

LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSE OF A PUBLIC ROAD (0.106 AC±)

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.

[Signature] 3/1/04
DATE

[Signature] 3/1/04
DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.39 AC±
AREA OF OPEN SPACE LOTS	0.17 AC±
AREA OF ROADWAY	0.11 AC±
AREA	1.67 AC±

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

[Signature] 3-12-04
HOWARD COUNTY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/9/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/23/04
DIRECTOR DATE

OWNER'S STATEMENT

I, CHRISTOPHER L. BROWN, 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 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 _____

[Signature]
CHRISTOPHER L. BROWN, OWNER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY WOODROW W. MOORE AND ISABELLE V. MOORE TO CHRISTOPHER L. BROWN, BY DEED DATED MARCH 17, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 6980 AT FOLIO 645 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.

[Signature]
DATE

RECORDED AS PLAT 6611 ON 3-26-04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WOODROW PROPERTY
LOTS 1 THRU 3
AND OPEN SPACE LOT 4
SHEET 1 OF 1

TAX MAP 31 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 68 HOWARD COUNTY, MARYLAND DATE: MARCH 2004
BLOCK 8 EX. ZONING R-20 DPZ FILE NOS. F-03-186

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.