

COORDINATES SHOWN HEREIN ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEMS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 36DC & 36DD

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

(SIGNATURE OF PLATTING SURVEYOR)

1-29-06

EX. 8"S

(C=40168)

EX. 8"S

WILLIAM H. POE

(NAME OF FIRM OR PARTNERSHIP THAT

OWNS THE PROPERTY BEING RECORDED BY THIS PLAT)

William H. Box

#### **GENERAL NOTES:**

- 1. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS
- A) WIDTH 12' (14' SERVING MORE THAN ONE RESIDENCE);
- B) SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN)
- C) GEOMETRY MAXIMUM 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM OF 45' TURNING RADIUS; TURNING RADIUS.
- D) STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (h25 LOADING);
- E) DRAINING ELEMENTS-- CAPAPBLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
- F) MAINTENANCE-- SUFFICIENT TO INSURE ALL WEATHER USE
- 2. SUBJECT PROPERTY IS ZONED R-20 PER 2/2/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEB. 2, 2004 BY THE J.E. CLARK CO. MD. REG. #4379.

#### AREA TABULATION

TOTAL NUMBER OF LOTS = 2TOTAL AREA OF BUILDABLE LOTS = 1.00 AC +/-TOTAL AREA R/W DEDICATION = 0.02 AC TOTAL AREA OF PLAT = 1.02 AC +/-

# <u>EX.</u> 16"W VEHICULAR INGRESS AND EGRESS IS RESTRICTED-(C=435W)S 56'37' 33" E EX. R.O.W S 56°03' 53" E 1 N 556700 19,930 SQF ' GEBHARDT L/T ET ( 5457' FOLIO 0544 N33"24"04"E LOT 2 23,932 SQF. 10.01 150.00 W LOT 1 FINAL SUBDIVISION PLAT OF PLAT A

21. THE USE- IN- COMMON EASEMENT MAINTENANCE AGREEMENT WILL BE RECORDED AT THE HOWARD COUNTY LAND RECORDS SIMULTANEOUSLY WITH THE PLAT.

WOODLEIGH 7 PLAT 18 -20

N 556600

296.

- 22. THE STORMWATER MANAGEMENT IS PROVIDED BY A STONE FIELD TRENCH PROVIDING STORAGE FOR WQv AND Rev. CPV IS NOT REQUIRED FOR THIS SITE.
- 23. THE SITE DEVELOPMENT PLAN FOR LOT 2 WILL NOT BE SIGNED BY THIS DEPARTMENT UNTIL EVIDENCE SHOWING THAT THE EXISTING DRIVEWAY ONTO OWEN BROWN ROAD HAS BEEN REMOVED.
- 24. DESIGN MANUAL WAIVER REQUEST TO USE AVAILABLE ROADWAY STOPPING SIGHT DISTANCE DATED FEB 23, 2005 WAS APPROVED APRIL 14, 2006

#### MINIMUM LOT SIZE CHART LOT NO. GROSS AREA PIPESTEM AREA MIN. LOT SIZE 23,932 3,864 20,068 R.O.W DEDICATION 750 SQUARE FEET

- 4. B.R.L. INDICATES BUILDING RESTRICTION LINE.
- 5. DENOTES A CONCRETE MONUMENT WITH IDENTIFICATION CAPS.
- DENOTES IRON PIPE OR REBAR AND CAP FOUND OR SET, IN ACCORDANCE WITH SUBDIVISION REGULATIONS SEC. 16 139(C).
- NO STREAMS OR WETLANDS EXIST ON-SITE AS CERTIFIED BY A SITE REVIEW PERFORMED BY ECO-SCIENCE PROFFESSIONALS ON MARCH 24, 2004.
- 7. NO STEEP SLOPES EXIST ON-SITE.
- 8. NO FLOODPLAINS EXIST ON-SITE.
- 9. NO BURIAL OR CEMETERY SITES EXIST ON-STIE. 10. ALL AREAS SHOWN ARE MORE OR LESS (+/-)
- 11. THERE IS AN EXISTING STRUCTURE ON LOT 1 AND IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS
- 12. FOR FLAG OR PIPE STEM LOTS; REFUSE COLLECTION SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.
- 13. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE [LOTS/PARCELS] MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- 14. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROMSIONS OF SECTION 18. 122B OF THE HOWARD COUNTY CODE, PUBLIC WATER & PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 15. A FEE-IN-LIEU FOR OPEN SPACE WILL BE PAID IN THE AMOUNT OF \$1,500 UPON PLAT RECORDATION FOR THE ONE NEW LOT.
- 16. THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION, BECAUSE IT IS A MINOR SUBDIVISION THAT IS CREATING ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL, PER SECT. 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE.
- 17. LANDSCAPING IS DEFERRED TO THE SITE DEVELOPMENT PLAN SUBMISSION. LANDSCAPE DESIGN ALONG THE PROPOSED DRIVEWAY AND ADJACENT PROPERTY BOUNDARY LINE WILL FOLLOW TYPE-A REQUIREMENTS AS PER THE HOWARD COUNTY LANDSCAPE MANUAL AND PER SECT. 16.120(b)(6)(vi) OF THE SUBDIVISION REGULATIONS.
- 18. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 AND 2, ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 19. LOT SIZES COMPLY WITH SPECIAL PROVISION FOR A MINOR SUBDIVISION WHICH ALLOWS THE MINIMUM LOT SIZE (LOT 1) TO BE REDUCED UP TO 10% FOR LAND DEDICATED TO STREET WIDENING PER SECTION 16.120(b)(2)(ii) OF THE SUBDIVISION REGULATIONS.
- 20. PROPERTY HAS BEEN CERTIFIED TO BE WITHIN THE METRO-POLITAN DISTRICT BY TINA HACKETT, OF THE REAL ESTATE DIVISION ON OCTOBER, 2004.

VICINITY MAP SCALE: 1'' = 2000'HOWARD COUNTY STANDARD MONUMENT

> 36DD BRASS DISC E 1349892.31sft

ELEV 393.185sft

N 559590.574sft BRASS DISC E 1350440.6sft ELEV 381.036sft

OWNER W. H. POE 10339 OWEN BROWN RD COLUMBIA MD. 21044

PHONE: 410-997-8772

#### APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENTENGINEERING DIVISION

#### OWNER'S CERTIFICATE

WE, WILLIAM H. POE AND MARY L. POE, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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 STREETS RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREA SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS AND OPEN SPACES 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 BED OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACES WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

OF WOODLEIGH

PLAT BOOK 7 PLAT 18

R - 20

WITNESS OUR HANDS THIS 24 TOF Abril 2006

**SCALE** 

1"=30'

WITNESS

N 556450

OWEN BROWN ROAD

(PUBLIC ROAD)

126.00'

PROP. R.O.W \_\_\_\_\_ AND PROPERTY LINE

(60' R.O.W)

LOT 1

S56°37'33"E

126.00

EX. 8"S

EX. 2' CONC. CURB & GUTTER

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC BOAD 0.02 ACRES

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF ALL OF THE LAND OBTAINED BY WILLIAM H. POE AND MARY L. POE, HIS WIFE, FROM ALFRED JUDY AND EVELYN G. JUDY, HIS WIFE, BY DEED DATED AUGUST 24, 1965 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 440 FOLIO 0707, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

JACK E. CLAR REGISTERED ROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 4379



RECORDED AS PLAT 18.305 ON 5-31-06

## POE PROPERTY LOTS 1 AND 2

ELECTION DISTRICT NO. 5

(301) 725 3442

HOWARD COUNTY, MARYLAND,

PREPARED BY: THE J.E. CLARK COMPANY LAND SURVEYING AND ENGINEERING

P.O. BOX 147 LAUREL, MARYLAND 20707

13 PARCEL: 145 SCALE: 1"=30" DATE: DRN. BY: R.B. J.E.C. CHKD. BY:

R-20 36 TAX MAP: SHEET FEBRUARY 21. 2006

FILE NO. REFERENCE