

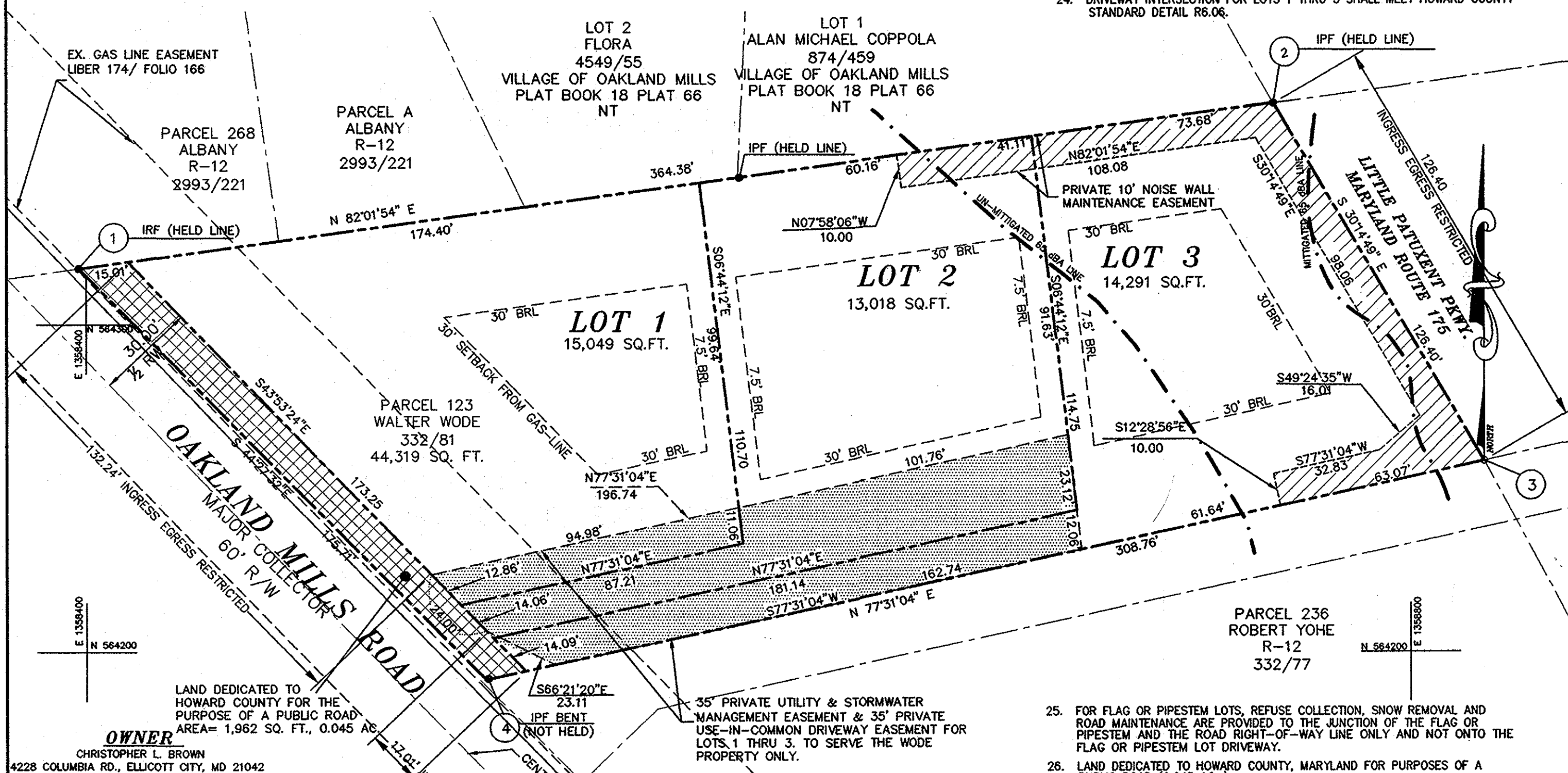
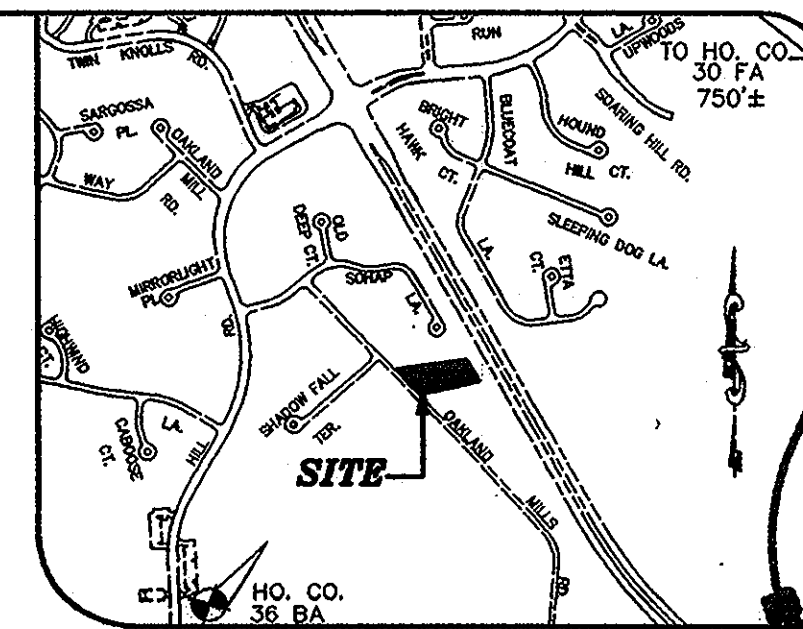
**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	13,018 SQ.FT.	1,002 SQ.FT.	12,016 SQ.FT.
3	14,291 SQ.FT.	2,121 SQ.FT.	12,170 SQ.FT.

NO.	NORTH	EAST
1	564,317.097	1,358,397.791
2	564,367.610	1,358,758.649
3	564,258.419	1,358,822.319
4	564,191.684	1,358,520.858

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

- A SITE DEVELOPMENT PLAN FOR LOTS 1, 2 AND 3 WILL BE REQUIRED PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS— PER SECTION 16.155(o)(2)(ii).
- DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND.
- DENOTES NOISE WALL MAINTENANCE EASEMENT
- DENOTES USE-IN-COMMON DRIVEWAY EASEMENT
- DRIVEWAY INTERSECTION FOR LOTS 1 THRU 3 SHALL MEET HOWARD COUNTY STANDARD DETAIL R6.06.



**GENERAL NOTES**

- TAX MAP: 36, PARCEL: 123, GRID: 4
- SUBJECT PROPERTY ZONED R-12 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JUNE 2004 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 NO. 36BA, 30FA.  
STA. No. 36BA N 562,135.533 ELEV. 416.74 STA. No. 30FA N 568,621.333 ELEV. 440.955  
E 1,357,571.630 E 1,361,564.03
- 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.
- 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.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO WETLANDS OR STREAMS EXIST ON-SITE AS CERTIFIED BY MILDENBERG BOENDER AND ASSOCIATES INC. ON AUGUST 30, 2004.
- NO FOREST EXISTS ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON AUGUST 30, 2004.
- 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.
- ALL EXISTING STRUCTURES ON SITE WILL BE REMOVED, UNLESS OTHERWISE NOTED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- LANDSCAPING FOR LOTS 1-3 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (10 SHADE TREES, 10 EVERGREENS) FOR LOTS 1-3 IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- 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 6,534 SQ. FT. (0.15 AC.) IN THE AMOUNT OF \$ 3,267.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

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

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 COMPLETED.

*[Signature]* 12/14/05  
JOHN B. MILDENBERG, SURVEYOR  
*[Signature]* 12/14/05  
CHRISTOPHER L. BROWN, OWNER

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	3
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0.972 AC±
AREA OF ROADWAY	0.045 AC±
AREA	1.017 AC±

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

*[Signature]* 12/21/05  
HOWARD COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12/28/05  
DIRECTOR

- WODE'S PROPERTY (PARCEL 123) IS SEPARATED FROM YOHE PROPERTY BY AN EXISTING RIGHT OF WAY (APPROXIMATELY 20' WIDE) WITH SOME UNCERTAINTIES AS TO THE OWNERSHIP. ALSO WODE'S DEED (LIBER 332, FOLIO 80) DATED JANUARY 31 1959, DESCRIBING 1.7 ACRES MORE OR LESS, DOES NOT REFLECT THE STATE ROADS COMMISSION'S RELOCATION OF MD. RTE. 175 AS SHOWN ON PLAT NO. 42635 DATED SEPTEMBER 26, 1972, ACQUIRING 25,741.25 SQ.FT. OR .66 ACRES FROM WODE'S ORIGINAL 1.7 ACRES.
- THE SHARED DRIVEWAY IS TO ONLY SERVE LOTS 1-3 OF THE WODE PROPERTY. A MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
- THIS PLAT IS SUBJECT TO WP-06-024 TO WAIVE SECTION 16.144(q)(6), WHICH REQUIRES THE FINAL PLAT ORIGINAL TO BE SUBMITTED WITHIN 180 DAYS OF FINAL PLAN APPROVAL. THIS WAIVER WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON OCTOBER 26, 2005.

- 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.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.045 AC±).
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP DISCONNECT AND GRASS CHANNEL CREDITS FOR THE USE-IN-COMMON DRIVEWAY IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS AS AMENDED BY COUNCIL BILL 45-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACKS OF THE R-12 ZONING DISTRICT AND THE BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SDP OR BUILDING PERMIT.
- OPEN SPACE REQUIREMENTS FOR LOTS 1-3 HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR THE AMOUNT OF \$3,000.00.
- PROPERTY OWNERS OF LOTS 2 AND 3 ARE RESPONSIBLE FOR THE MAINTENANCE OF THE NOISE WALL. A WALL MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.

**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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF December, 2005.

*[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 WALTER D. WODE AND WIFE TO CHRISTOPHER L. BROWN, BY DEED DATED MARCH 17, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 8112 AT FOLIO 472 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]* 12/14/05  
JOHN B. MILDENBERG, SURVEYOR

RECORDED AS PLAT 17941 ON 11/16/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**WODE PROPERTY**  
LOTS 1 THRU 3

TAX MAP 36 SIXTH ELECTION DISTRICT SCALE: 1"=30'  
PARCEL NO. 123 HOWARD COUNTY, MARYLAND DATE: NOVEMBER 2005  
BLOCK 4 EX. ZONING R-12 DPZ FILE NOS. F-05-035

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

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(410) 997-3666 Fax: (301) 621-5521 Wash. (410) 997-0290 P.E. F05-35

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