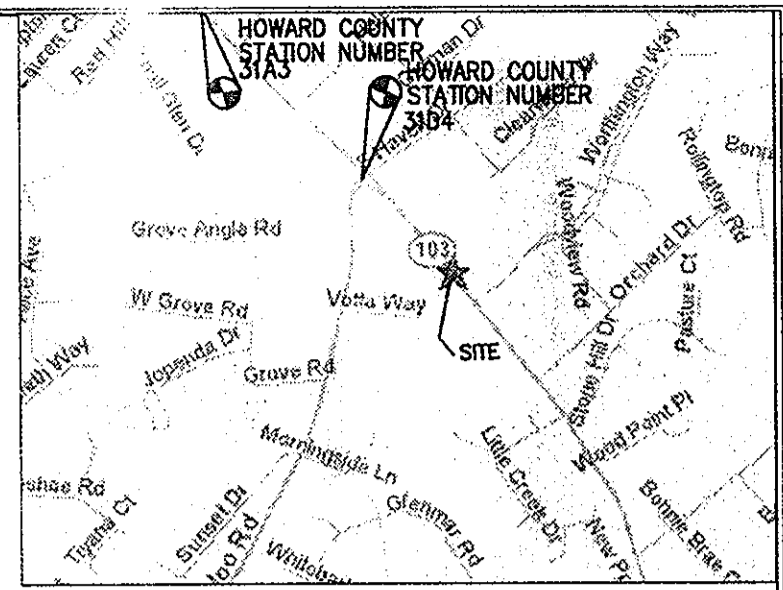


- ### GENERAL NOTES
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
  - SUBJECT PROPERTY ZONED R-20 PER FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
  - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 24C2 & 18G1.
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, LLC. IN SEPTEMBER, 2004. **AND PER THE COMPLETE ZONING REAS AMENDMENTS EFFECTIVE 7/28/06.**
  - BRL DENOTES BUILDING RESTRICTION LINE.
  - DENOTES IRON PIN W/CAP SET.
  - DENOTES IRON PIPE OR IRON BAR FOUND.
  - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
  - DENOTES STONE OR MONUMENT FOUND.
  - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
    - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
    - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - STORM WATER MANAGEMENT WILL BE PROVIDED VIA GRASS CHANNEL CREDITS.
  - WATER AND SEWER SERVICE TO THE LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - WATER SERVICE FOR LOT 1 & 2 TO BE SERVED BY PUBLIC WATER (CONTRACT NO. 64-W). SEWER SERVICE FOR LOT 1 & 2 TO BE SERVED BY PUBLIC SEWER (CONTRACT NO. 419-S)
  - ALL AREAS ARE MORE OR LESS.
  - LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SINCE LOT 1 CONTAINS AN EXISTING DWELLING, IT IS EXEMPT FROM LANDSCAPING REQUIREMENTS. SURETY IN THE AMOUNT OF \$1,200 FOR THE REQUIRED LANDSCAPING OF LOT 2 WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION WITH THE SITE DEVELOPMENT PLAN.
  - THE EXISTING DWELLING LOCATED ON LOT 1, KNOWN AS 4942 MONTGOMERY ROAD, IS TO REMAIN. NO NEW BUILDING EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ. FT. DO NOT EXIST ON SITE.
  - THIS PLAT IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ANT THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003.
  - A SITE DEVELOPMENT PLAN FOR LOT 2 WILL BE REQUIRED PER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.155(a)(2)(ii).
  - THERE ARE NO WETLANDS OR STREAMS ON THIS SITE AS STATED IN A REPORT BY LYNN SCHULMAN GULLEY, DATED APRIL 4, 2005.
  - A USE IN COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE WILL BE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
  - LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSE OF A PUBLIC ROAD. (.1671 ACRES)
  - A FEE IN LIEU OF OPEN SPACE FOR LOT 2 IN THE AMOUNT OF \$1500 WAS PAID.
  - THE EXISTING STRUCTURE ON LOT 1, BUILT IN 1984, IS TO REMAIN.
  - A FEE-IN-LIEU OF IN THE AMOUNT OF \$13,939.20 IS OWED TO SATISFY THE REQUIREMENTS OF FOREST CONSERVATION PER SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT.



### MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	42,809 sq. ft.	0	42,809 sq. ft.
2	50,730 sq. ft.	3,931 SQ. FT.	46,799 sq. ft.

### OWNER/DEVELOPER AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED:.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:.....	2.3144 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:.....	0.0
TOTAL AREA OF LOTS TO BE RECORDED:.....	2.3144 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:.....	0.1671 ACRES
TOTAL AREA TO BE RECORDED:.....	2.3144 ACRES.

### COORDINATE CHART

NUMBER	NORTHING	EASTING
1	N 570924.00110	E 13703.0544100
2	N 570705.78080	E 137044.75330
3	N 570699.58550	E 1370432.80450
4	N 570504.09180	E 1370087.32030
5	N 570742.58630	E 1376986.06910
6	N 570905.07240	E 1370272.11780

OPTION 1: FEE-IN-LIEU	FOREST CONSERVATION DATA SUMMARY	
FILE NUMBER: F-06-120	PROJECT/SUBDIVISION NAME: WOMBLE PROPERTY	
FEE-IN-LIEU AMOUNT: \$13,939.20	NET TRACT AREA: 2.31 ACRES	AREA OF DISTURBANCE: 0.68 ACRES
CASH RECEIPT NO*:	WATERSHED:	
COMMENT: FEE-IN-LIEU FOR _____ ACRES OF AFFORESTATION OR REFORESTATION		

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

*Robert J. Walker* 12/26/06  
FOR HOWARD COUNTY HEALTH OFFICER DATE

APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark L. Woyte* 1/23/07  
DIRECTOR DATE

### OWNER'S CERTIFICATE

WILLARD M. WOMBLE AND BEATHSADER M. WOMBLE,

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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 11 DAY OF DECEMBER, 2006.

BY: **DECEASED** WILLARD M. WOMBLE *Beathsader M. Womble*  
WITNESS: *Doree Robinson*

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY WILLARD M. WOMBLE AND BEATHSADER K. WOMBLE TO WILLARD WOMBLE AND BEATHSADER M. WOMBLE DATED JANUARY 13, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4327 AT FOLIO 165 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AMENDED.

12/11/06 *Erik C. Marks*  
DATE ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 18808 on 12/10/07  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## WOMBLE PROPERTY

LOTS 1 & 2

LIBER 4327 FOLIO 165, JANUARY 13, 1998

TAX MAP NO.31 PARCEL NO.566 GRID NO.14  
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1"=50'  
SHEET 1 OF 1

DPZ FILE#-06-120