

**DRAWING LEGEND**

- PRIVATE RETAINING WALL MAINTENANCE EASEMENT
- PRIVATE STORMWATER MANAGEMENT EASEMENT
- PRIVATE REVERSIBLE SLOPE EASEMENT
- EXISTING EASEMENTS
- PUBLIC SEWER, WATER & UTILITY EASEMENT

**EASEMENT LINE TABLE**

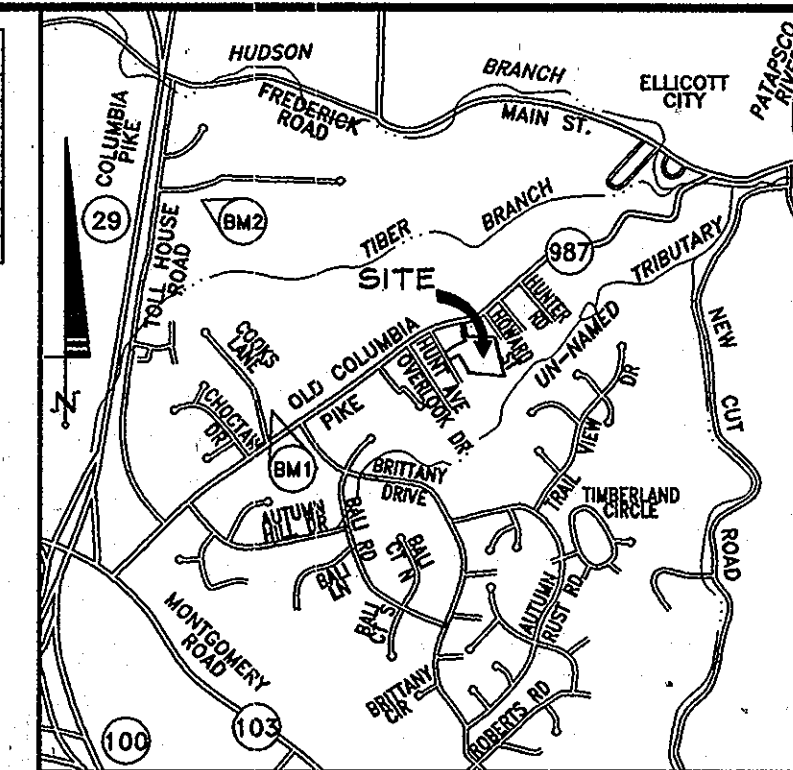
LINE	BEARING	DISTANCE
ME48	N82°23'43"E	10.00'
ME49	S07°36'17"E	22.78'
ME50	S30°45'17"E	24.03'
ME51	S59°14'43"W	10.00'
WSE30	N58°57'54"E	380.07'
WSE31	S31°12'31"E	30.00'
WSE32	S58°57'54"W	263.84'

**COORDINATE TABLE**

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	581040.2812	1366781.5336	70	581292.7444	1366931.9744
3	581104.3138	1366887.9542	71	581443.6939	1366911.8205
5	580923.5586	1366997.4580	72	581447.6641	1366941.5566
6	580918.9186	1366977.6905	74	580890.5334	1367358.5513
13	581288.5329	1367262.6975	76	581125.5645	1366729.5180
15	581259.3410	1366951.8512	77	581298.9835	1366961.4076

**STORMWATER MANAGEMENT PRACTICES**

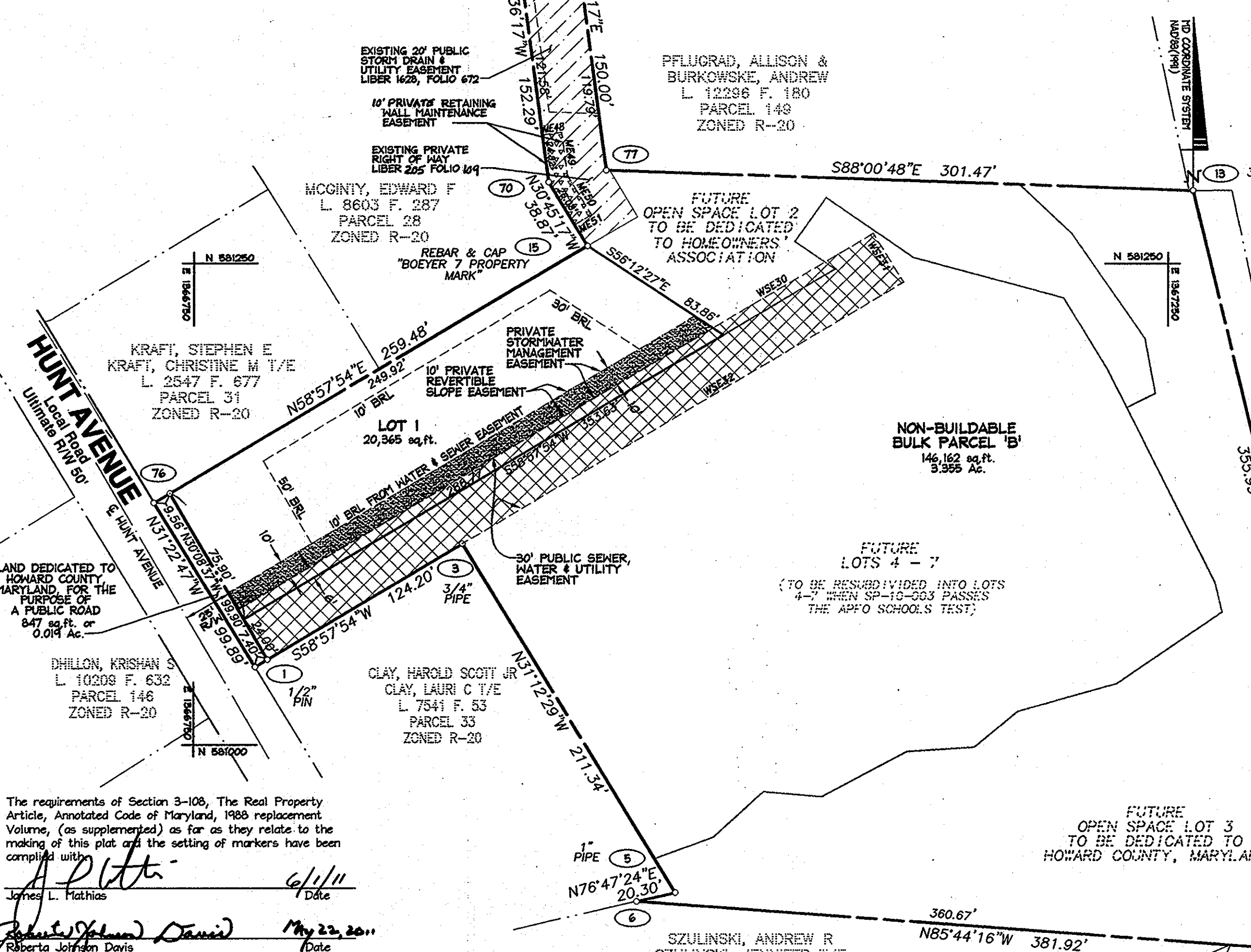
LOT #	DISCONNECTION OF NON-ROOFTOP RUNOFF	MICRO-BIORETENTION	SWALES
1	Y	1	1



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP NO. 4916-A8

**GENERAL NOTES**

- The subject property is zoned R-20 Residential per the 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Amendments effective 7/28/06.
- Coordinates shown hereon are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 24FB and 2413 (Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters) No. 24FB N 582652.1506 E 1364253.9193 No. 2413 N 580648.9394 E 1364974.4861
- This plot is based on a field-run monumented boundary survey performed by DeMario Design Consultants in June, 2009.
- All areas shown on this plot are more or less.
- Driveway(s) shall be prepared prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12 feet (16 feet serving more than one residence)
  - Surface - 6 inches of compacted crusher run base with tar and chip coating (min 1-1/2")
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
  - Structures (culverts/bridges) - Capable of supporting 25 gross tons (#25 loading)
  - 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 insure all weather use.
- 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, steep slopes 25% or greater over 10 vertical feet, floodplain and forest conservation easement areas except as approved by Department of Planning and Zoning.
- Water and sewer service to this lot will be granted under the provisions of Section 16.122.B of the Howard County Code. Public water and sewerage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- There are no existing dwellings located on this site.
- There are no known cemeteries on this site.
- A Waiver Petition, WP-11-155, to defer the Forest Conservation obligation associated with the Non-Buildable Bulk Parcel until resubdivision of that parcel, was approved on April 26, 2011.
- The Forest Conservation obligation for Lot 1 has been met by a fee-in-lieu payment of \$2,351.81 (Lot 1 (20,365 sq.ft.) and Non-Buildable Bulk Parcel A (540 sq.ft.) x 15% Afforestation obligation x \$0.75) paid prior to the recording of this plat.
- A Waiver Petition, WP-11-155, to defer the Open Space requirements for Lot 1 until resubdivision of the Non-Buildable Bulk Parcel was approved on April 26, 2011.
- There are no floodplains, wetlands, streams or buffers on this site.
- A Design Manual Waiver for release from the provision of public sidewalks and a speed study for the site access on Hunt Avenue was approved on June 21, 2010 by a letter received from Charles D. Dammers, Chief, DED.
- The following DPZ files are applicable for this project SP-10-003 & ECP-10-011.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS** shown on this plan for water, sewer, storm drainage, other public utilities and Forest Conservation (Designated as "Forest Conservation Area") located in, on, over and through Lots 1, and Non-Buildable Bulk Parcel B, any conveyances of the aforesaid lots shall be subject to the easements herein executed, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the Forest Conservation Area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the Forest Conservation Easement(s), upon completion of the Developers Obligations under the Forest Conservation Installation and maintenance agreement executed by the Developer and the County, and the release of Developers surety posted with said agreement. The County shall accept the easements and record the deeds of easement in the Land Records of Howard County.
- This plat has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual. The required perimeter landscaping and street trees, as shown on SP-10-003, have been deferred until future development plan stages. Landscaping as shown on Lot 1 will be deferred until Site Development Plan stage; and all other landscaping requirements will be further evaluated at the time of resubdivision of Non-Buildable Bulk Parcel B.
- There are no historic structures on this site.
- This property is within the Metropolitan District.
- This development is designed to be in accordance with Section 16.127 - Residential Infill Development - of the Subdivision and Land Development Regulations. The Developer of this project shall create compatibility with the existing neighborhood through use of enhanced perimeter landscaping, berms, fences, similar housing unit types and the direction orientation of the proposed houses.
- A certification letter dated May 28, 2010, prepared by DeMario Design Consultants, Inc., indicating that no wetlands were identified on site, was submitted to Howard County DPZ. This letter stated that the small portion of the channel that crosses the northern portion of this property was dry at the time of investigation and that the only source of hydrology was periodic storm drain runoff from Old Columbia Pike.
- Steep slopes, 25% and greater, exist within Non-Buildable Bulk Parcel B (Future Open Space Lot 3).
- Stormwater management for Lot 1 on the Davis Property will be addressed by a combination of environmental site design (ESD) practices that will treat impervious areas on the lot. The majority of the driveway will be treated by "disconnection of non-rooftop impervious disconnection". A portion of the house will be treated in a bioswale located along the southeast side of the lot. The remainder of the impervious will be treated in a micro-bioretention practice located downstream of the house and driveway on Lot 1.



The requirements of Section 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.

*James L. Mathias* 6/1/11 Date  
*Robert Johnson Davis* May 22, 2011 Date  
Roberta Johnson Davis  
W R Davis Properties LLC

**AREA TABULATION**

a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE.....	1
NON-BUILDABLE.....	2
b. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE.....	0.468 AC.±
NON-BUILDABLE.....	3.368 AC.±
c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING HIDDENING STRIPS.....	0.040 AC.±
d. TOTAL AREA OF SUBDIVISION.....	3.876 AC.±

**OWNER/DEVELOPER**  
W R DAVIS PROPERTIES, LLC.  
3959 OLD COLUMBIA PIKE  
ELLCOTT CITY, MD 21043

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS**  
HOWARD COUNTY HEALTH DEPARTMENT  
*B. Wilson for Pstru Beileman* 7/20/11 Date  
Howard County Health Officer

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Chad Edwards* 7-8-11 Date  
Chief, Development Engineering Division  
*Kate Shandoo* 7-22-11 Date  
Director

**OWNER'S DEDICATION**  
W R Davis Properties, LLC, a Maryland limited liability company, owner of the property shown and described hereon, hereby adopts this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establishes the minimum building restriction lines and grants 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 spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable;  
(3) The right to require dedication of waterways 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 easements and rights-of-way.  
Witness my hand this 22nd day of May, 2011.

*Roberta Johnson Davis* Member  
*James L. Mathias* Witness

RECORDED AS PLAT NUMBER 21672 ON 7/22/11  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SURVEYOR'S CERTIFICATE**  
I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown hereon is correct, that it is a subdivision of all of the lands conveyed by Walter Lee Davis, Jr. and Roberta Johnson Davis to W R Davis Properties LLC, a Maryland limited liability company, by deed dated April 1, 2011 and recorded among the Land Records of Howard County, Maryland in Liber 13187, Folio 378; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland, in accordance with the Annotated Code of Maryland, as amended. This subdivision is in accordance with the Howard County Subdivision Regulations.  
*James L. Mathias* 6/1/11 Date  
Professional Maryland Registration No. 11039



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Westminster, MD 21157  
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Fax: (410) 386-0564  
DDC@demariodesign.us

**THE WALTER DAVIS PROPERTY**  
LOT 1  
NON-BUILDABLE BULK PARCELS A & B  
ZONING: R-20  
SCALE: 1"=50'  
MAY 19, 2011  
TAX MAP 25 GRID 13 PARCEL 148  
2ND ELECTION DISTRICT HOWARD COUNTY, MD  
PREVIOUS DPZ FILE #S: SP-10-003, ECP-10-01  
04083.1 LJC JLM SHEET 1 OF 1