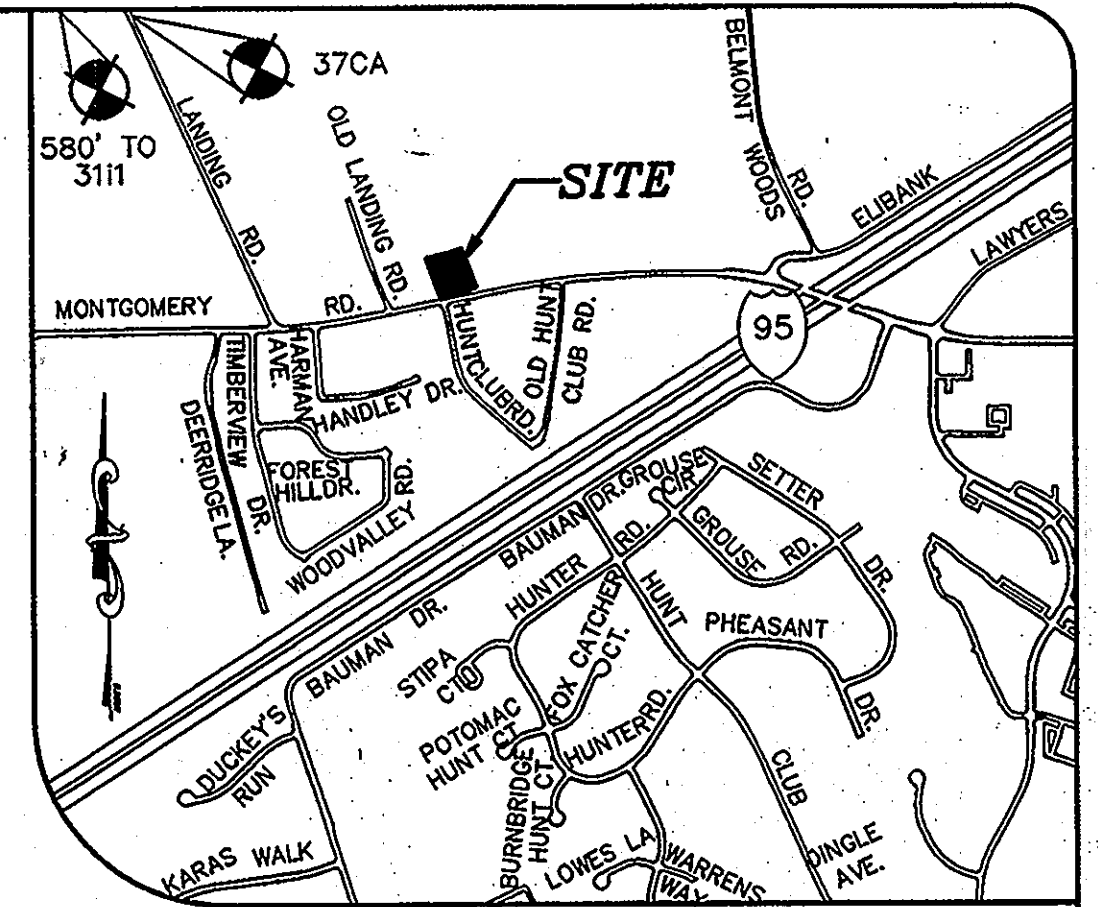


COORDINATE LIST		
NO.	NORTH	EAST
1	562,808.473	1,384,381.111
2	563,050.702	1,384,291.981
3	563,087.481	1,384,488.653
4	562,847.246	1,384,576.930
5	562,894.439	1,384,559.589
6	562,855.982	1,384,363.630

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

- THE 65dBA 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.
- THERE IS NO FOREST STAND DELINEATION FOR THIS SITE.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MILDENBERG, BOENDER ASSOCIATES INC. IN MARCH 2012 AND WAS APPROVED IN APRIL 2012.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- SIDEWALK REQUIREMENT FOR THIS PROJECT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU.
- A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING ON LOT 1.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE SIMULTANEOUS WITH THE RECORDING OF THIS PLAT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE 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.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - 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.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(viii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.



VICINITY MAP
SCALE 1"=200'
ADC MAP: 35, GRID: C-1

GENERAL NOTES

- TAX MAP: 38 PARCEL: 304 BLOCK: 1
- THIS PLAT IS IN ACCORDANCE WITH THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENT EFFECTIVE 7/28/06.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT NOVEMBER 2011.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NAVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37CA & 3111.

STA. No. 37CA	N 564,321.687	ELEV. 256.87
	E 1,382,274.818	
STA. No. 3111	N 565,004.733	ELEV. 305.94
	E 1,381,586.900	
- OPEN SPACE REQUIREMENT HAS BEEN SATISFIED BY A PAYMENT OF A FEE-IN-LIEU OF \$ 1,500.00 FOR THE ESTABLISHMENT OF ONE NEW LOT.
- ☐ DENOTES A CONCRETE MONUMENT FOUND.
● DENOTES IRON PIPE OR REBAR FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- THE DRIVEWAY INTERSECTION IS PER HOWARD COUNTY STANDARD DETAIL R6.06.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO FLOODPLAIN OR STEEP SLOPES 25% OR GREATER EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
- STORMWATER MANAGEMENT IS SATISFIED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- THERE IS AN EXISTING DWELLING STRUCTURE LOCATED ON LOT 2 THAT IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD SUPPLEMENTAL PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR 3 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT.
- NO WETLANDS, STREAMS, BUFFERS OR FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., INC. ON 11/11/2011.

LEGEND

- DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE A PUBLIC ROAD
- PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT

OWNER

WRJ PROPERTIES LLC
15300 CARRS MILL ROAD
WOODBINE, MD 21797
(410) 442-5000

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.

Gary E Lane 09/13/13
GARY LANE, SURVEYOR DATE

WRJ Properties LLC 9/16/13
WRJ PROPERTIES LLC, OWNER DATE

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.93AC±
AREA OF ROADWAY	0.23AC±
TOTAL AREA	1.16AC±

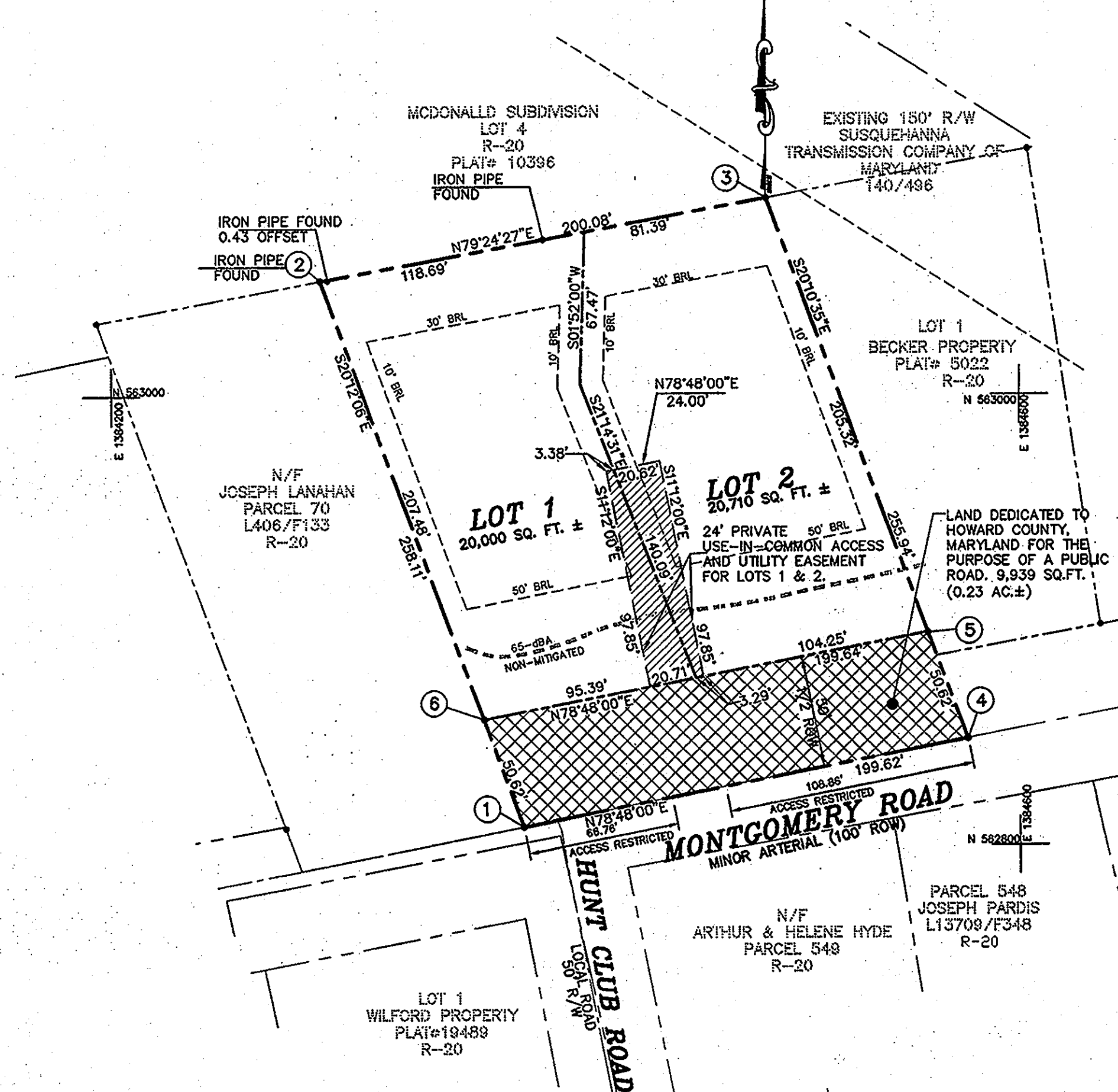
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

William for Marcus Roseman 11/4/2013
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief 9/24/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 11-08-13
DIRECTOR DATE



OWNER'S STATEMENT

WE, WRJ PROPERTIES LLC, OWNERS 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 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 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 16th DAY of September 2013.

WRJ Properties LLC
WRJ PROPERTIES LLC, OWNER

Witness
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF PARCEL 304, AS RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 8066 FOLIO 380 ON JANUARY 28, 2004 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. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 574, EXPIRATION DATE 09/30/15.

Gary E Lane
GARY E. LANE, PROP.L.S. NO. 574 DATE 09/13/13

RECORDED AS PLAT 22577 ON 11/15/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WRJ PROPERTY
LOTS 1 & 2

TAX MAP 38 1ST ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 304 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER 2013
GRID: 1 EX. ZONING R-20 DPZ FILE NOS. ECP-12-032

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
(410) 997-0298 Ball. (410) 997-0298 Fax.