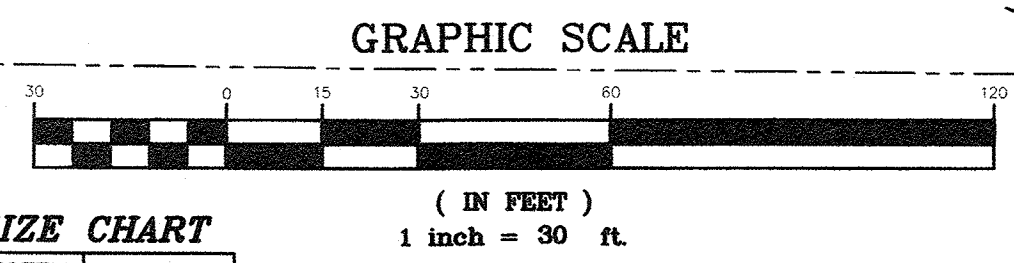
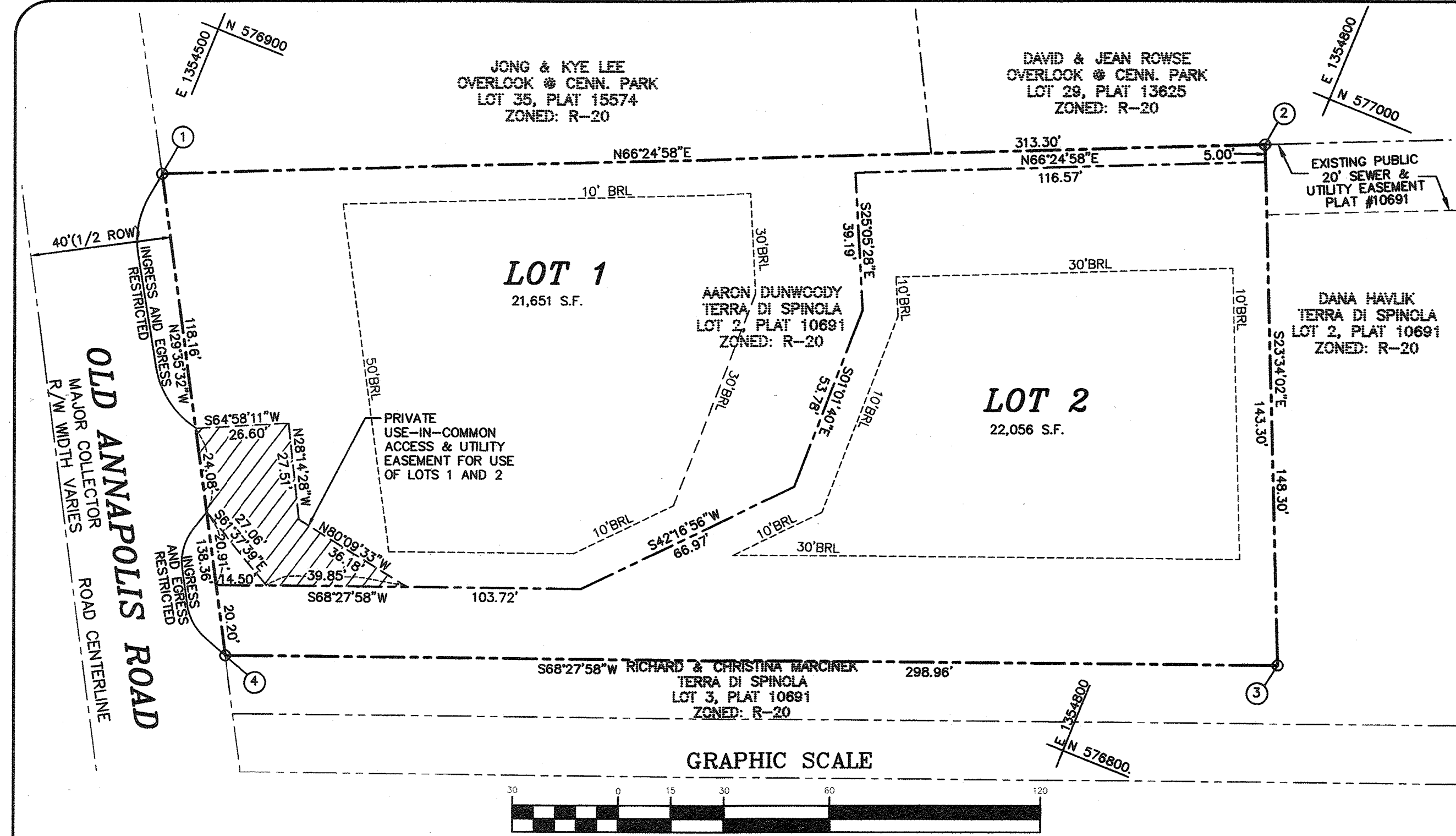


VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP 27, GRID A-3

**GENERAL NOTES**

- TAX MAP: 24, PARCEL: 477, BLOCK: 21.
- THIS PLAT 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 COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS 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.
- SUBJECT PROPERTY ZONED R-20 PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2012 BY MILDENBERG, BOENDER & ASSOC.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 24GC AND 24GE.  
STA. 24GC N 578,868.8940, E 1,362,120.6784 EL.438.814  
STA. 24GE N 578,706.5244, E 1,352,699.6688 EL.445.695
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS (±)
- NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON, OR IMPACT THIS PARCEL. THE INVESTIGATION WAS PERFORMED BY MILDENBERG, BOENDER & ASSOC. IN JULY 2013.
- WATER AND SEWER FOR LOT 2 WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAT COMPLIED WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$4,900.50.
- LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$1,500.00 WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 2.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF A RESIDENTIAL DWELLING.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 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.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON AUGUST 18, 2013 AT 6.00 PM AT THE MILLER LIBRARY.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON THIS SITE.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- THE SIDEWALK AND ROAD IMPROVEMENT OBLIGATIONS WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU.
- STORMWATER MANAGEMENT IS PROVIDED VIA MICRO BIO-RETENTION FACILITY (M-6) AND NON-ROOFTOP DISCONNECTION (N-2) IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL. ALL ESD PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.



**COORDINATE LIST**

NO.	NORTH	EAST
1	576,855.9250	1,354,500.8010
2	576,961.2728	1,354,787.9326
3	576,845.3519	1,354,847.2225
4	576,735.6157	1,354,569.1238

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	21,651 S.F.	583 S.F.	21,068 S.F.
2	22,056 S.F.	2,046 S.F.	20,010 S.F.

( IN FEET )  
1 inch = 30 ft.

- 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 (16 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").  
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 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 PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE UNIT TYPE AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED TOGETHER WITH THE FINAL PLAT AT THE LAND RECORDS OFFICE.
- THIS PLAN IS SUBJECT TO WP-14-116, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTIONS 16.1205(a)(7) WHICH STATES THAT STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES AND TREES 30" IN DIAMETER OR LARGER SHALL BE LEFT IN AN UNDISTURBED CONDITION DURING CONSTRUCTION. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON MAY 19, 2014, SUBJECT TO THE FOLLOWING CONDITIONS:  
1. ADD REFERENCE TO THIS WAIVER PETITION TO THE GENERAL NOTES.  
2. SHOW THE 1 SPECIMEN TREE BEING REMOVED AND LABELED PER WP-14-116 ON THE SUPPLEMENTAL PLAN. THE SPECIMEN TREE REMOVAL WILL BE MITIGATED BY THE PLANTING OF 1 PERIMETER LANDSCAPE TREE OF 3" TO 4" CALIPER IN ADDITION TO THE REQUIRED LANDSCAPING.
- OWNER OF LOT 2 IS ALLOWED TO FULL USE AND RESPONSIBILITY FOR THE PORTION OF THE USE-IN-COMMON DRIVEWAY ON LOT 1.

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 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* 01/02/2019  
GARY E. LANE, P.L.S. DATE

*Aaron Dunwoody* 01/10/2019  
AARON DUNWOODY, OWNER DATE

**AREA TABULATION (THIS SHEET)**

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	1.0034AC±
AREA OF ROADWAY	0.0AC±
AREA	1.0034AC±

**OWNER**  
AARON DUNWOODY  
9790 OLD ANNAPOLIS ROAD  
ELLCOTT CITY, MARYLAND 21042  
703-989-7725

**LEGEND**

PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT

ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

**OWNER'S STATEMENT**

I, AARON DUNWOODY, 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 SEWER, DRAIN, 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 10<sup>th</sup> DAY OF January, 2019.

*Aaron Dunwoody*  
AARON DUNWOODY, OWNER

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS 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, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY AARON M. DUNWOODY AND MICHELLE E. TAYLOR, FKA MICHELLE E. DUNWOODY TO AARON M. DUNWOODY IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 1713 FOLIO 236; 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 AND AS AMENDED.

*Gary E. Lane*  
GARY E. LANE, P.L.S. MD REG. NO. 574 DATE 01-02-2019  
EXPIRATION 03/21/19

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 OF TERRA DI SPINOLA, PLAT # 10691, TO CREATE LOTS 1 AND 2, DUNWOODY PROPERTY  
RECORDED AS PLAT 24958 ON 02/19/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**DUNWOODY PROPERTY**  
LOTS 1 AND 2  
A RESUBDIVISION OF LOT 1, TERRA DI SPINOLA PROPERTY  
LOTS 1, 2, 3 & 4, PLAT #10691

TAX MAP 24	2ND ELECTION DISTRICT	SCALE: 1"=30'
PARCEL NO. 477	HOWARD COUNTY, MARYLAND	DATE: DECEMBER 2018
GRID 21	EX. ZONING R-20	DPZ FILE NOS. F-89-152, ECP-13-022, WP-14-116

**MILDENBERG, BOENDER & ASSOC.**  
Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Balt. (410) 997-0296 Fax.

13-022.DWG/FINAL.PLAN.DWG