

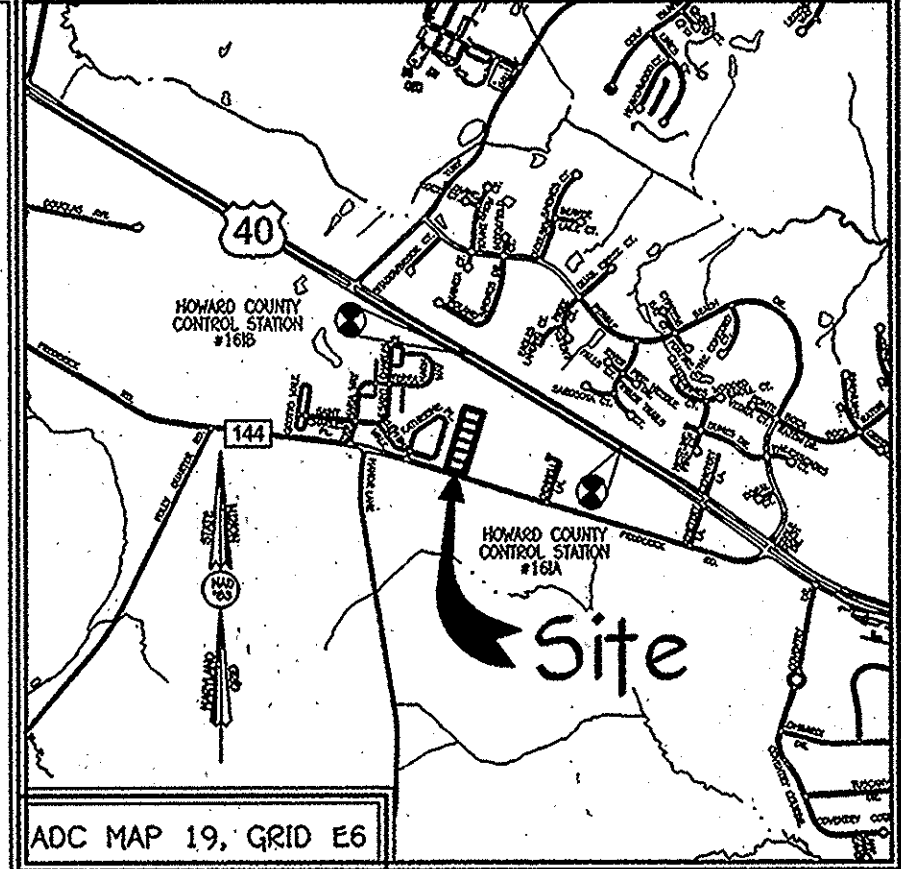
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
101	589290.9300	1344527.8740	101	179616.234696	409812.915621
112	589863.5370	1344913.4040	112	179790.765659	409930.425400
113	589921.5160	1344723.0430	113	179808.437694	409872.403251
20	589232.2528	1344718.9491	20	179598.349860	409871.155426

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	20,597 Sq.Ft.	549 Sq.Ft.	20,048 Sq.Ft.
3	21,102 Sq.Ft.	1,082 Sq.Ft.	20,020 Sq.Ft.
4	21,754 Sq.Ft.	1,600 Sq.Ft.	20,154 Sq.Ft.
5	22,182 Sq.Ft.	2,108 Sq.Ft.	20,074 Sq.Ft.
6	26,163 Sq.Ft.	2,603 Sq.Ft.	23,560 Sq.Ft.

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE, JUNE 21, 2015 ON WHICH DATE DEVELOPER AGREEMENT 24-4889-D WAS FILED AND ACCEPTED.

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 5/29/15 Date  
(Registered Land Surveyor)  
*David Woessner* 6/3/2015 Date  
David Woessner (Owner)



**General Notes Continued:**

- Approval Of A Site Development Plan Is Required For The Development Of Residential Lots 1, 3 Thru 6 Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- Property Subject To Department Of Planning And Zoning File Nos. ECP-15-023.
- This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- There Is An Existing Dwelling/Structure(s) Located On Lot 2 To Remain. No New Buildings, Extensions Or Additions To Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirement.
- There Are No Disturbances To Environmental Features As There Are No Environmental Features Including Wetland, Floodplain, Stream And Their Buffers, Located On This Property.
- A Letter Of Findings Dated 9/25/14 Was Prepared By Eco-Science Professionals For The Forest Stand Delineation And Wetland Delineation For This Project.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The Zoning Regulations As Amended By Council Bill 32-2013. 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.
- This Plat Establishes A Private Shared Use-In-Common Driveway Easement With Maintenance Agreement And Has Been Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Subdivision Plat.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$7,500.00.
- 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 Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- A Community Meeting Was Conducted On September 4, 2014 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d), Of The Subdivision Regulations.
- This Property Is Adjacent To A Scenic Road (Frederick Road).
- The Perimeter Landscape Obligation For Lots 1, 3 Thru 6 Is Provided In Accordance With A Certified Landscape Plan On File With The Final Plat. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual, A Landscape Surety In The Amount Of \$6,300.00 Based On 3 Shade Trees @ \$300/Shade Tree And 36 Evergreen Trees @ \$150/Evergreen Tree Is Bonded With The Public Water And Sewer Developer's Agreement.
- Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.  
Subdivision Is Required To Provide M.I.H.U. (Moderate Income Housing Unit).  
a. M.I.H.U. Required = 0.5 M.I.H.U.  
(5 Lots x 10% M.I.H.U./Lot)
- Noise Study Dated September, 2015 Prepared By MARS Group For Noise Evaluation For U.S. Route 40 And A Noise Study Dated September, 2014 Prepared By The Traffic Group For Noise Evaluation For Maryland Route 144. The Unmitigated 65dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate The 65dBA Noise Exposure. The Unmitigated 65dBA Noise Contour 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 Floodplain On This Site.
- There Are No Wetlands On This Site.
- Water Meters Will Not Be Released By Howard County To Any New Building Until The Existing Well And-Septic System Have Been Abandoned In Accordance With Howard County Health Department Regulations And The Existing House Is Connected To The Public Water And Sewer.

- LEGEND**
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT NOS. 16040 AND 12001)
  - EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT NO. 12001)
  - PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1 THRU 6
  - PUBLIC SEWER, WATER & UTILITY EASEMENT.
  - 10' PUBLIC SEWER & UTILITY EASEMENT
  - UNMITIGATED 65 dBA NOISE CONTOUR LINE
  - 15' PRIVATE STORM WATER MANAGEMENT & UTILITY EASEMENT

**General Notes:**

- Subject Property Zoned R-20 Per 10/6/13 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 16A And No. 16B.  
Station No. 16A North 589,509.413 East 1,346,343.625  
Station No. 16B North 590,475.297 East 1,344,753.928
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2014, By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 105".
- ★ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 105".
- ✱ Denotes Concrete Monument Or Stone Found.
- 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.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings 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 - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
(1 - 1/2" Minimum);  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);  
e) Drainage Elements - Capable Of Safely Raising 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
f) Structure Clearances - Minimum 12 Feet;  
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Stormwater Management Requirements For Lots 1, 3 Thru 6 Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Design Manual, Volumes I & II, Effective In May Of 2010. All Lots Will Utilize Drywells (M-5), Rooftop Disconnection (N-1) And Non-Rooftop Disconnection (N-2) And Use-In-Common Driveway Will Utilize Non-Rooftop Disconnection (N-2) For Stormwater Management.
- APFO Traffic Evaluation Letter Dated September, 2014 Was Prepared By The Traffic Group.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map And No Historic Structures Sites Or Features Exist.
- The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing A Fee In Lieu Payment Of \$14,702.00 (0.45 Acres x 43,560 Sq.Ft./Acre x 0.75/Sq.Ft.)
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.

**VICINITY MAP**

SCALE: 1" = 1200'

**AREA TABULATION FOR SHEET**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.028 Acs
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Acs
TOTAL AREA OF LOTS TO BE RECORDED	3.028 Acs
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Acs
TOTAL AREA TO BE RECORDED	3.028 Acs

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2855

**Reservation Of Public Utilities**

"Developer Reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, on, over, and through lots 1 thru 6. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of easement in the land records of Howard County."

**OWNER/DEVELOPER**

DAVID WOESSNER  
308 MAGOTHY ROAD  
SEVERNA PARK, MD, 21146  
(410)461-0837

Please Note That **LOT 1 AND 3** In This Subdivision Are Subject To The M.I.H.U. 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.

Purpose Note:  
The Purpose Of This Plat Is To Re-subdivide Lot 1, Property Of Charles F. Cook And Laurel E. Cook Plat No. 4547 To Create Six (6) Single Family Detached Buildable Residential Lots

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*Maureen Rossman* 6/15/15 Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chief Clenden* 6-8-15 Date  
Chief, Development Engineering Division

*Director NH* 6-20-15 Date  
Director NH

**OWNER'S CERTIFICATE**

David Woessner, 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 Rights-Of-Way And The Specific Easement Areas 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 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 3rd Day Of JUNE, 2015.

*David Woessner*  
David Woessner

*Terrell A. Fisher*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Jon D. Cook And Virginia A. Cook To David Woessner By Deed Dated September 17, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 15790 At Folio 414; 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 As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 5/29/15 Date  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015



RECORDED AS PLAT No. 23414 ON 7/18/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TERRY'S PLACE**

**LOTS 1 THRU 6**

(A Resubdivision Of Lot 1, Property Of Charles F. Cook And Laurel E. Cook Plat No. 4547)  
Zoned: R-20

Tax Map: 16 Parcel: 17 Grid: 23  
Second Election District  
Howard County, Maryland

Scale: As Shown  
Date: May 27, 2015  
Sheet 1 of 2



The Requirements § 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.

*Terrell A. Fisher* 5/29/15  
 (Registered Land Surveyor)  
*David Woessner* 6/3/2015  
 (Owner)

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE JUNE 27, 2015, ON WHICH DATE DEVELOPER AGREEMENT 24-4889-D was FILED AND ACCEPTED.

**Reservation Of Public Utilities**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 6. Any And All Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

- LEGEND**
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT (PLAT NOS. 16040 AND 12001)
  - EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT NO. 12001)
  - PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1 THRU 6
  - PUBLIC SEWER, WATER & UTILITY EASEMENT.
  - 10' PUBLIC SEWER & UTILITY EASEMENT
  - UNMITIGATED 65 dBA NOISE CONTOUR LINE
  - 15' PRIVATE STORM WATER MANAGEMENT & UTILITY EASEMENT

**PUBLIC SEWER, WATER & UTILITY EASEMENT**

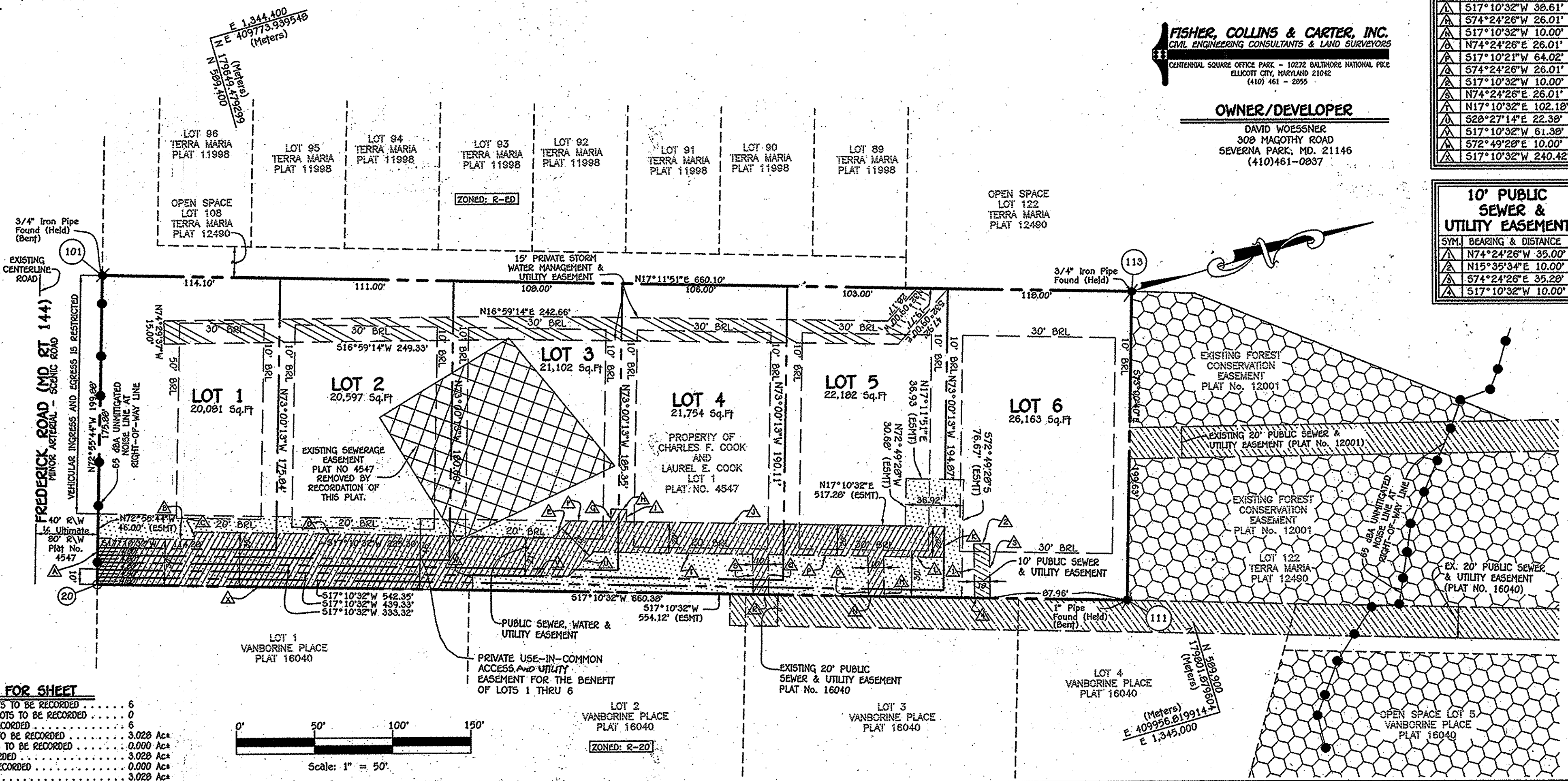
SYM.	BEARING & DISTANCE
△	N72°55'44"W 30.00'
△	N17°10'32"E 61.78'
△	N72°48'09"W 5.00'
△	N17°10'32"E 229.56'
△	N28°27'17"W 15.39'
△	N17°10'32"E 26.21'
△	N72°34'27"W 0.00'
△	N17°10'32"E 10.00'
△	S72°34'27"E 0.00'
△	S17°10'32"W 203.96'
△	S73°00'03"E 20.00'
△	S17°10'32"W 38.61'
△	S74°24'26"W 26.01'
△	S17°10'32"W 10.00'
△	N74°24'26"E 26.01'
△	S17°10'32"E 10.00'
△	N74°24'26"E 26.01'
△	N17°10'32"E 102.18'
△	S28°27'14"E 22.38'
△	S17°10'32"W 61.38'
△	S72°49'28"E 10.00'
△	S17°10'32"W 240.42'

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELKOTT CITY, MARYLAND 21042  
 (410) 461-2955

**OWNER/DEVELOPER**  
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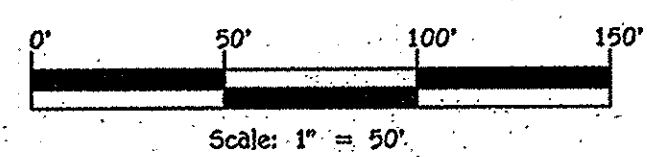
**10' PUBLIC SEWER & UTILITY EASEMENT**

SYM.	BEARING & DISTANCE
△	N74°24'26"W 35.00'
△	N15°35'34"E 10.00'
△	S74°24'26"E 35.28'
△	S17°10'32"W 10.00'



**AREA TABULATION FOR SHEET**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.028 Ac±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac±
TOTAL AREA OF LOTS TO BE RECORDED	3.028 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac±
TOTAL AREA TO BE RECORDED	3.028 Ac±



APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*Madison for Mauro Roseman* 6/16/15  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

*Chad Chatham* 6-19-15  
 Chief, Development Engineering Division Date

*Victor Salazar* 6-30-15  
 Director Date

**OWNER'S CERTIFICATE**

David Woessner, 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 Rights-Of-Way And The Specific Easement Areas 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 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 3rd Day Of June, 2015.

*David Woessner*  
 David Woessner

*Terrell A. Fisher*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Jon D. Cook And Virginia A. Cook To David Woessner By Deed Dated September 17, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 15790 At Folio 414; 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 As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 5/29/15  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23415 ON 7/16/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TERRY'S PLACE**  
 LOTS 1 THRU 6  
 (A Resubdivision Of Lot 1, Property Of Charles F. Cook And Laurel E. Cook Plat No. 4547)  
 Zoned: R-20

Tax Map: 16 Parcel: 17 Grid: 23  
 Second Election District  
 Howard County, Maryland

Scale: 1"=50'  
 Date: May 27, 2015  
 Sheet 2 of 2