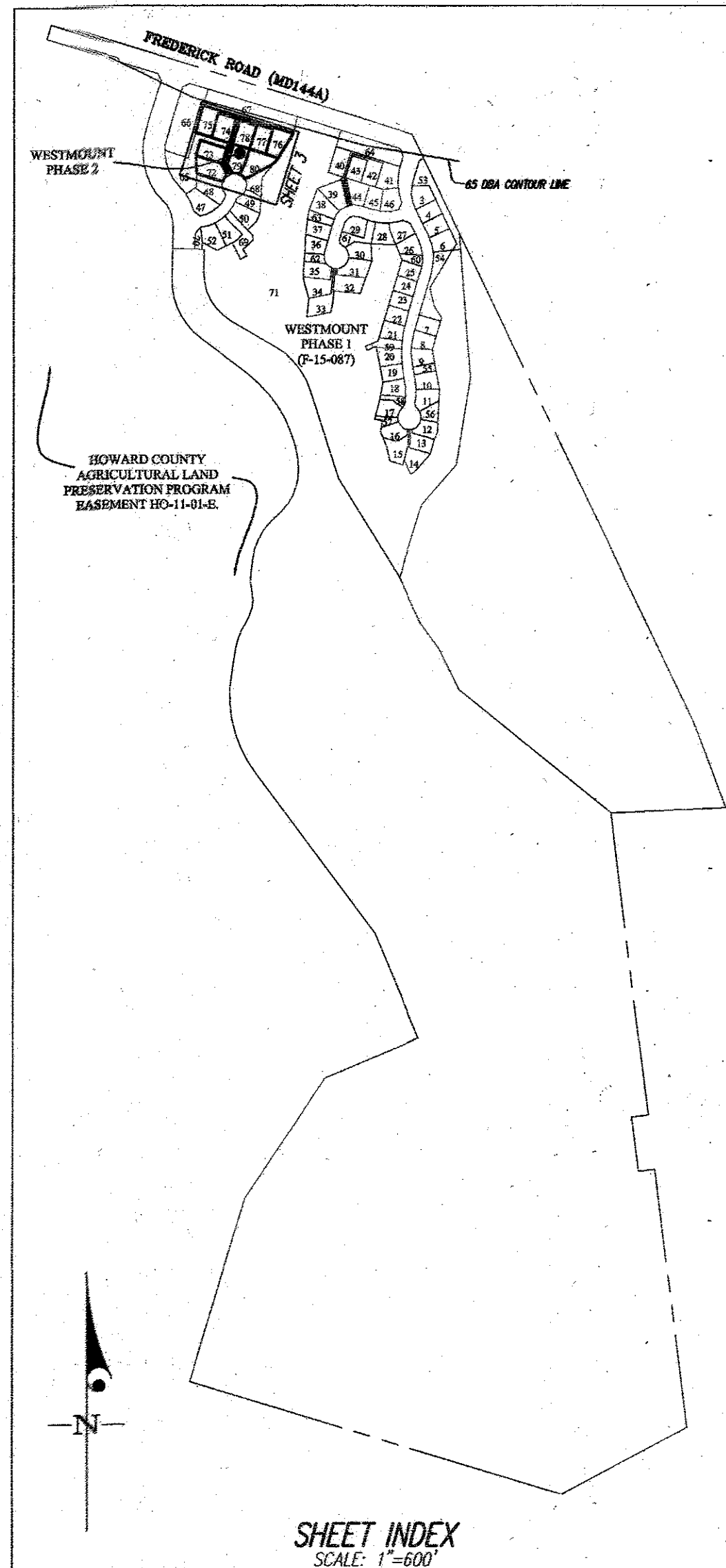


**GENERAL NOTES**

- IRON PINS SHOWN THUS: [Symbol]
- CONCRETE MONUMENTS SHOWN THUS: [Symbol]
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER IN SEPTEMBER 2001.
- PROPERTY IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND REGULATIONS FOR ZONED R-ED. THE R-ED ZONING IS PER 2/2/04 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008. THE D.R.R.A. IS RECORDED IN LIBER 12722 FOLIO 248, F-15-087, F-16-046 & WP-16-081.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 23CA AND No. 16IA.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 1/12/2017, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4876-D WAS EXECUTED.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES INDICATE THAT MD ROUTE 144 (FREDERICK ROAD) IS A SCENIC ROAD.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
- WETLAND DELINEATION BY ECOTONE INC. IN A REPORT DATED FEBRUARY 18, 2014. THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON NOVEMBER 4, 2014.
- THERE ARE NO FLOODPLAINS WITHIN THE AREA OF THIS PLAT SUBMISSION.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. ON OR ABOUT APRIL, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUPS IN A REPORT DATED APRIL 4, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- THE PROJECT IS WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 2. DEVICES ON INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER. ALL ON LOT STORMWATER MANAGEMENT DEVICES SHALL BE SUBJECT TO THE CONDITIONS OF THE RECORDED DECLARATION OF COVENANTS.
- DRIVEWAY(S) SHALL BE CONSTRUCTED 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 (1/2" MIN).
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (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.
- PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. ARTICLES OF INCORPORATION FOR THE WESTMOUNT HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON APRIL 20, 2016. (DEPT. ID # D17197369). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WESTMOUNT HOMEOWNERS ASSOCIATION, INC. WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
- 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 ONLY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS (AMENDED 5TH EDITION).
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 10/01/2013 IN COMPLIANCE WITH SECTION 16.128 OF THE REGULATIONS.
- THE PROJECT IS NOT SUBJECT TO THE PROVISIONS OF MODERATE INCOME HOUSING UNITS (MIHU) BASED ON THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) RECORDED AT LIBER 12722 FOLIO 248 ON 9/17/2010.



**OWNER:**  
(NON-BUILDABLE BULK PARCEL B)  
MANOR INVESTMENTS, LLC  
3500 MANOR LANE  
ELLCOTT CITY, MD. 21042  
PH: 443-367-0422

**DEVELOPER:**  
WESTMOUNT DEVELOPMENT CORPORATION  
3500 MANOR LANE  
ELLCOTT CITY, MD. 21042  
PH: 443-367-0422

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	9
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	9
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,1236 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2,1236 AC.

**SHEET INDEX**  
SCALE: 1"=600'

**(GENERAL NOTES CONTINUE)**

- THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS ESTABLISHED AS PART OF THE "DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT" (DRRA) BETWEEN HOWARD COUNTY AND THE CARROLLS. PER THE DRRA, THE DEVELOPER AND DPW HAVE AGREED THAT A PER LOT FEE IN THE AMOUNT OF \$3,000 WILL BE PAID AT BUILDING PERMIT STAGE FOR SEWAGE NUTRIENT REDUCTION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE SATISFIED WITH AN OBLIGATION TOTAL OF 26.68 ACRES OF FOREST CONSERVATION EASEMENT OF WHICH 15.53 ACRES ARE CREDITED, 5.11 ACRES OF CREDITED RETENTION AND 10.42 ACRES OF CREDITED REFORESTATION PLANTING. 11.15 ACRES OF NON-CREDITED RETENTION WITHIN THE FLOODPLAIN. TOTAL SURETY FOR ON-SITE REFORESTATION OF 10.42 ACRES OF PLANTING IS \$226,512.00. THE FOREST CONSERVATION OBLIGATION FOR THE AREA OF THIS RESUBDIVISION WAS FULFILLED WITH F-15-087.
- HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED, IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND REGULATIONS THAT THE ENVIRONMENTAL IMPACTS ARE NECESSARY OR ESSENTIAL DISTURBANCES FOR THE APPROVAL AND CONDITIONS OF WP 15-038, SEE SHEET 2.
- THE OPEN SPACE AND RECREATIONAL OPEN SPACE REQUIREMENTS WERE FULFILLED UNDER F-15-087.
- NO STRUCTURES SHALL BE LOCATED WITHIN 10 FEET OF A PUBLIC WATER & SEWER UTILITY EASEMENT.

**LEGEND**

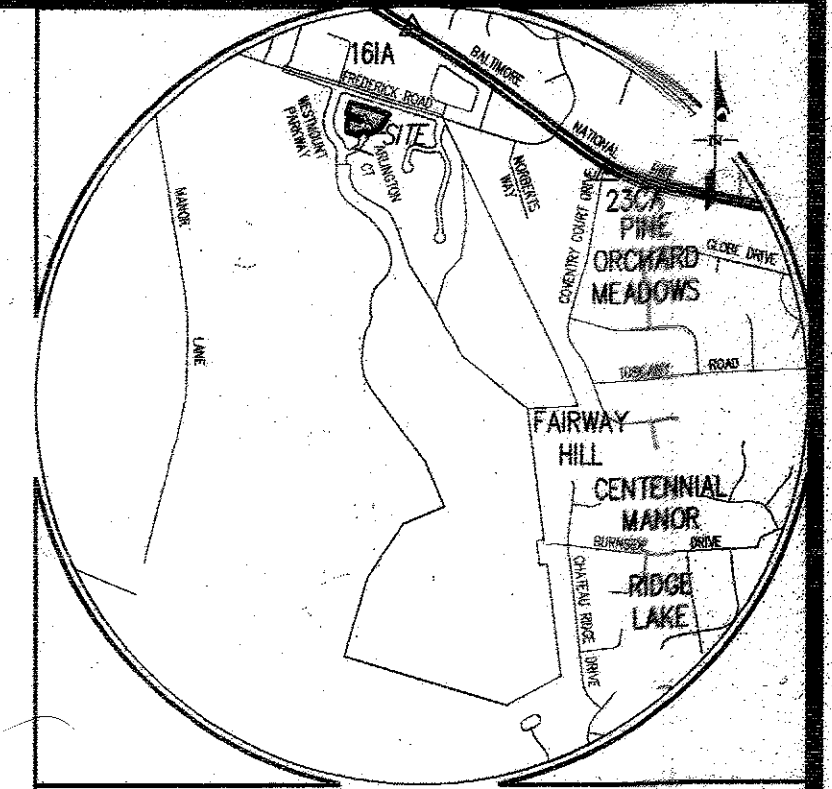
- PROPERTY LINE
- APPROXIMATE 65 dBA NOISE LINE
- PUBLIC EASEMENT
- PRIVATE EASEMENT

**WP 16-081**

- ON JANUARY 6, 2016 WP 16-081 WAS GRANTED FOR THE FOLLOWING:
- A WAIVER FROM SECTION 16.1102(A) REQUIRING THE SUBMISSION OF A FOREST CONSERVATION PLAN FOR THE ENTIRE GROSS AREA IS PART OF THE SUBDIVISION PLAN PROCESS.
  - A WAIVER FROM SECTION 16.1147(C) REQUIRING A PLAT TO BE SUBMITTED AT A SCALE OF 1 INCH EQUALS 100 FEET, 1 INCH EQUALS 50 FEET OR 1 INCH EQUALS 30 FEET.

**APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:**

- THE APPLICANT MUST CONTINUE PROCESSING THE FINAL SUBDIVISION PLANS FOR ALL PHASES AND MEET ALL REQUIRED PROCESSING DEADLINE DATES IN ACCORDANCE WITH THE APPROVED APFO PHASING SCHEDULE FOR WESTMOUNT.
- THIS APPROVAL OF THE FOREST CONSERVATION OBLIGATION REQUIREMENT IS ONLY AN ALLOWANCE TO TEMPORARILY DEFER THE RECORDATION OF FOREST CONSERVATION EASEMENTS AS A PHASED PROJECT. THE TOTAL FOREST CONSERVATION OBLIGATION REQUIREMENT FOR THE ENTIRE PROJECT SHALL BE ESTABLISHED AND RECORDED WITH THE LAST PHASE. THE FOREST CONSERVATION PLAN SUBMITTED WITH EACH OF THE 4 PHASES OF THIS PROJECT SHALL ESTABLISH AND RECORD THE MINIMUM FOREST CONSERVATION EASEMENT AREA FOR EACH PHASE.
- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR F-15-087, F-16-046 AND F-16-061.
- THE WAIVER PETITION NUMBER (WP-16-081) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL FUTURE SUBDIVISION PLATS AND SITE DEVELOPMENT PLANS.



**VICINITY MAP**  
SCALE: 1" = 2,000'  
ADC MAP: 19 GRID: E6 THRU E8

**WP 15-038**

- ON OCTOBER 30, 2014 WP 15-038 WAS GRANTED FOR THE FOLLOWING:
- TO ALLOW FOR THE REMOVAL OF VEGETATIVE COVER AND TREES FROM ENVIRONMENTAL AREAS (A WAIVER FROM SECTION 16.116(C) AND TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES (A WAIVER FROM SECTION 16.1205(A)(7)).
  - A WAIVER FROM SECTION 16.121(E) WHICH REQUIRES 40' OF FRONTAGE ON A PUBLIC ROAD FOR AT LEAST ONE ACCESS TO AN OPEN SPACE LOT, WITH 20' BEING PERMISSIBLE FOR ANY ADDITIONAL ACCESS.
  - A WAIVER FROM SECTION 16.119(C)(5) WHICH REQUIRES PUBLIC RIGHT-OF-WAY LINES ON CORNER LOTS AT INTERSECTIONS SHALL BE TRUNCATED BY STRAIGHT LINES JOINING POINTS 25' BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT.

**THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:**

- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SP-14-008.
- THE WAIVER PETITION NUMBER (WP-15-038) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO SP-14-008 AND ALL FUTURE SUBDIVISION PLANS.
- AS MITIGATION FOR THE REQUESTED REMOVAL OF FIFTY-SEVEN (57) SPECIMEN TREES LOCATED WITHIN THE SITE, THE DEVELOPER IS REQUIRED TO USE 2" CALIBER PLANT MATERIALS FOR THE REQUIRED PLANTINGS WITHIN THE PROPOSED REFORESTATION PLANTING AREAS AT A MINIMUM PLANTED ADJACENT TO ALL RESIDENTIAL LOTS THROUGHOUT THE SUBDIVISION. A FINAL DETERMINATION OF THE PLANT MATERIAL SIZE AND TOTAL NUMBER OF PLANTS WILL BE REVIEWED AND FINALIZED AT THE FINAL PLAN. IF DESIGN CHANGES ARE MADE AT FINAL PLAN STAGE AND THE REFORESTATION PLANTING AREAS ARE REDUCED OR ELIMINATED, THEN THE DEVELOPER SHALL PLANT AN EQUIVALENT NUMBER OF SHADE TREES WITHIN THE RESIDENTIAL AND OPEN SPACE LOTS AND ADJACENT TO PRIORITY RETENTION AREAS. THOSE FIFTY-SEVEN (57) SHADE TREES (OR EQUIVALENT) WILL BE IN ADDITION TO AND AN ENHANCEMENT OF ANY REQUIRED PERIMETER LANDSCAPING AND SHALL BE BONDED.
- A WAIVER TO SECTION 16.1169(C) IS NOT REQUIRED FOR THE THREE (3) STREAM CROSSINGS, THE PUBLIC UTILITY LINE EXTENSIONS AND FOR THE PATHWAY THROUGH OPEN SPACE WHICH WERE DETERMINED ESSENTIAL FOR ESSENTIAL ROAD CROSSINGS, UTILITY LINE CONNECTIONS AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH SECTION 16.116(C) OF THE REGULATIONS.
- THE REDUCTION OF THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS IS ONLY FOR THOSE OPEN SPACE LOTS DEPICTED ON THE SUBMITTED WAIVER EXHIBIT WHICH PROVIDES ACCESS TO STORMWATER MANAGEMENT FACILITIES.

Approved by Planning Board  
on 12/22/14

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL B INTO LOTS 72-80 AND TO CREATE A PRIVATE EASEMENT

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Adrian for Maria Rogerson* 3/29/17  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chief* 3-15-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 3-30-17  
DIRECTOR DATE

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WE WITNESS OUR HANDS THIS 6<sup>th</sup> DAY OF MARCH, 2017

BY: *Camilla Carroll*  
CAMILLA CARROLL, VICE PRESIDENT

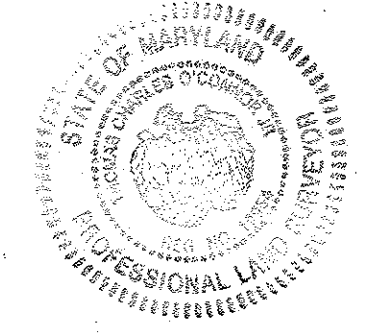
ATTEST: *M. Jany Ruth*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NO. 24139, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*Thomas C. O'Connor Jr.* 3/31/2017  
THOMAS C. O'CONNOR, JR. DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2018)



RECORDED AS PLAT NUMBER 24139 ON 3/30/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 2A**  
LOTS 72-80

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B,  
PLAT NO. 24123-24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN SHEET 1 OF 3 MARCH 2017

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3908 NATIONAL DRIVE, SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *ROL* CHECK BY: *TEV*

SITE ANALYSIS CHART

PHASE NO.	FILE REF. NO.	AREA BEING RECORDED	AREA OUTSIDE OF THIS PHASE (NON-BUILDABLE)		AREA BEING DEVELOPED THIS PHASE		FLOODPLAIN AREA (THIS PHASE)	STEEP SLOPE AREA (THIS PHASE)	NET AREA (THIS PHASE)	NON-BUILDABLE (THIS PHASE)		S.F.D. AC. (%)		ROAD R/W		CREDITED OPEN SPACE		NON-CREDITED OPEN SPACE	
			AC.	(%)	AC.	(%)				AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)
1	F 15-087	220.6430	143.7296	(65.1)	76.9134	(34.9)	17.7600	0.0000	59.1534	2.1236	N/A	9.4246	(12.3)	7.8387	(10.2)	58.8595	(76.5)	0.7906	(1.0)
2A	F 16-061	2.1236	0.0000	(0.0)	2.1236	(100.0)	0.0000	0.0000	0.0000	0.0000	N/A	2.1236	(100.0)	0.0000	(0.0)	0.0000	(0.0)	0.0000	(0.0)
2	F 16-046	141.6060	89.0083	(62.9)	52.5977	(37.1)	6.7886	4.9743	40.8348	0.0000	N/A	13.2104	(25.1)	14.6908	(27.9)	23.1980	(44.1)	1.4985	(2.9)

OVERALL DENSITY TABULATION

AREA		GROSS		NET	
		220.64 AC.		182.06 AC.	
UNITS		REQUIRED		PROVIDED	
NO. LOTS PERMITTED PER ZONING REGULATIONS	364	PHASE 1	50		
		PHASE 2A	9		
		PHASE 2	73		
NO. LOTS PERMITTED PER D.R.R.A.	325	TOTAL	132		
OPEN SPACE		REQUIRED		PROVIDED	
OPEN SPACE	110.32 AC.	PHASE 1	58.86	0.65	
		PHASE 2A	0.00	0.00	
		PHASE 2	23.20	0.52	
ACTIVE OPEN SPACE	2.24 AC.	TOTAL	82.06	1.17	

NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDABLE PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO	AREA REMAINING
B	2.1236	F 15-087	F 16-061	2.1236	S.F.D. LOTS	0.0000
C	141.6060	F 15-087	F 16-046	52.5977	S.F.D. LOTS, ROAD R/W & O.S. LOTS	89.0083
D	89.0083	F 16-046				
TOTALS						

OWNER:  
 (NON-BUILDABLE BULK PARCEL B)  
 MANOR INVESTMENTS, LLC  
 3500 MANOR LANE  
 ELLICOTT CITY, MD. 21042  
 PH: 443-367-0422

DEVELOPER:  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MD. 21042  
 PH: 443-367-0422

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

3-15-17  
 DATE

3-30-17  
 DATE

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6<sup>th</sup> DAY OF MARCH, 2017

MANOR INVESTMENTS, LLC

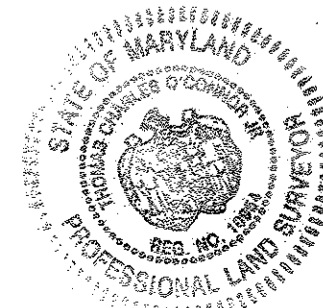
BY: *[Signature]*  
 CAMILLA CARROLL, VICE PRESIDENT

ATTEST: *[Signature]*  
 M. JERRY RUTHE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT, THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NO. 24140, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 186, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/05/2018)  
 DATE: 3/3/2017



RECORDED AS PLAT NUMBER 24140 ON 3/30/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2A  
 LOTS 72-80

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B, PLAT NO. 24123-24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: NO SCALE SHEET 2 OF 3 MARCH 2017

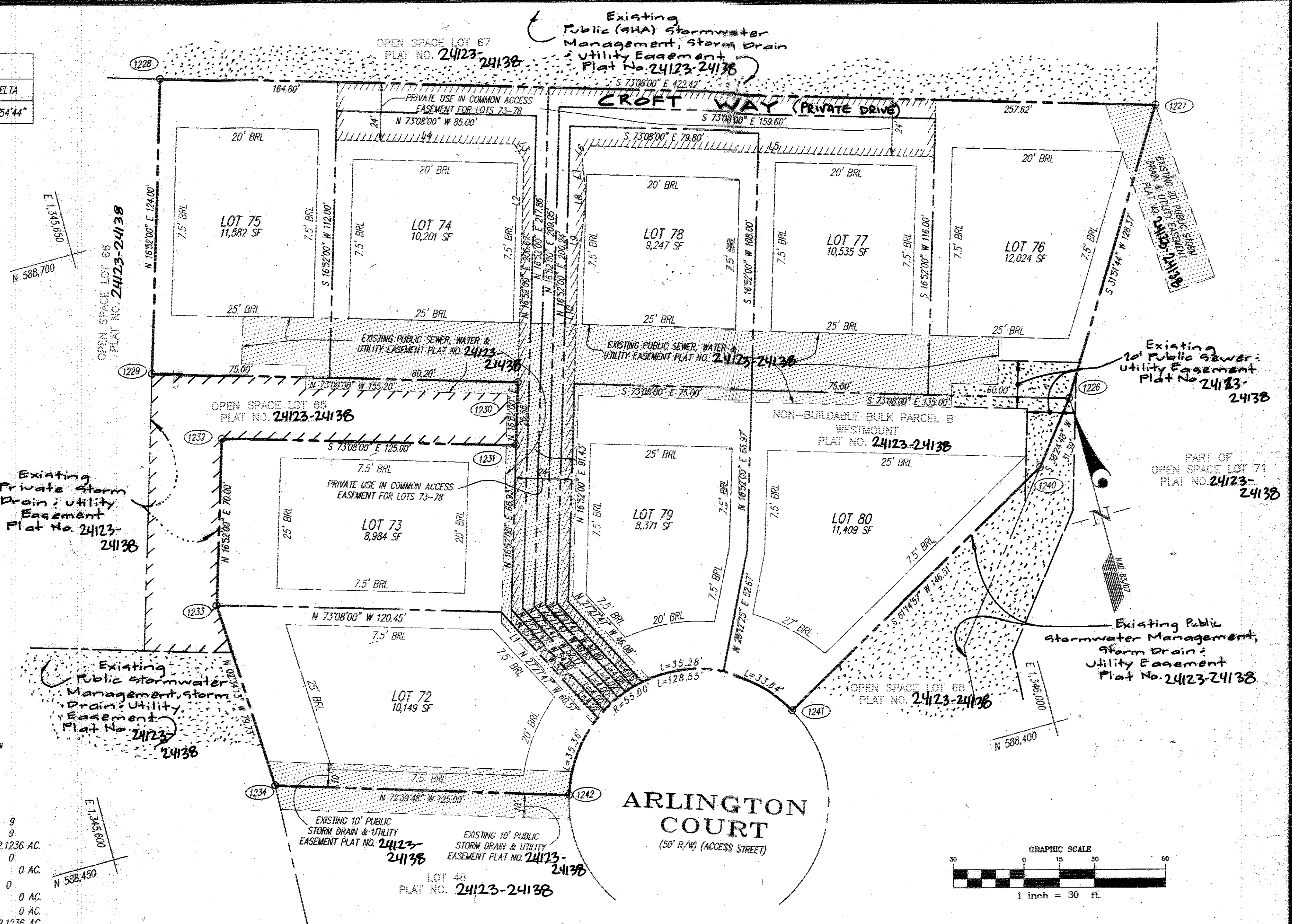
GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3808 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4108  
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

S:\Survey Drawings\13013\PLATS\PHASE 2\13013 PHASE 2A\13013 PHASE 2A SHEET 02.dwg, PLOTTED: 3/7/2017 12:23 PM, LAST SAVED: 3/2/2017 3:13 PM, PLOTTED BY: Ramón O. Labrador

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1241-1242	55.00'	128.55'	129.30'	101.22'	S 84°17'35" W	133°54'44"

COORDINATE TABLE		
POINT	NORTHING	EASTING
1226	588,529.55	1,346,041.94
1227	588,638.57	1,346,109.70
1228	588,761.14	1,345,705.46
1229	588,642.47	1,345,669.48
1230	588,597.44	1,345,818.00
1231	588,572.03	1,345,810.30
1232	588,608.30	1,345,690.68
1233	588,541.31	1,345,670.37
1234	588,461.66	1,345,673.94
1240	588,504.95	1,346,022.44
1241	588,434.48	1,345,893.98
1242	588,424.41	1,345,793.26

24' PRIVATE USE IN COMMON ACCESS EASEMENT FOR LOTS 73-78 LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
L1	N 27°27'47" W	54.06'
L2	N 16°52'00" E	194.71'
L3	N 15°34'28" W	7.70'
L4	N 73°08'00" W	76.07'
L5	N 73°08'00" W	145.88'
L6	S 49°21'41" W	6.32'
L7	S 09°05'23" W	12.81'
L8	S 16°13'30" W	6.85'
L9	S 22°13'30" W	27.08'
L10	S 16°52'00" W	48.17'



- LEGEND**
- PROPERTY LINE
  - APPROXIMATE 65 dBA NOISE LINE
  - PUBLIC EASEMENT
  - PRIVATE EASEMENT

**OWNER:**  
 (NON-BUILDABLE BULK PARCEL B)  
 MANOR INVESTMENTS, LLC  
 3500 MANOR LANE  
 ELLICOTT CITY, MD, 21042  
 PH: 443-367-0422

**DEVELOPER:**  
 WESTMOUNT DEVELOPMENT CORPORATION  
 3500 MANOR LANE  
 ELLICOTT CITY, MD, 21042  
 PH: 443-367-0422

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 9
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 9
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2,123.6 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2,123.6 AC.

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*[Signature]*  
 COUNTY HEALTH OFFICER  
 DATE: 3/29/17

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 3-15-17

*[Signature]*  
 DIRECTOR  
 DATE: 3-30-17

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6<sup>th</sup> DAY OF MARCH, 2017

BY: *[Signature]*  
 CAMILLA CARROLL, VICE PRESIDENT

ATTEST: *[Signature]*  
 M. JERRY LUTHER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NO. 24123-24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 18018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*[Signature]*  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2018)  
 DATE: 3/31/2017

RECORDED AS PLAT NUMBER 24141 ON 3/30/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 2A**  
 LOTS 72-80

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B, PLAT NO. 24123-24138)

ZONE: R-ED TM 23, GRID 10; P/O PARCEL 149  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' SHEET 3 OF 3 MARCH 2017

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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 DRAWN BY: 161 CHECK BY: 785

Survey Drawing: 2017-03-15 VLA (S) PHASE 2A 15013 PHASE 2A SHEET 3 OF 3  
 PLOTTED: 3/27/2017 12:24 PM, LAST SAVED: 3/27/2017 3:13 PM, PLOTTED BY: Román O. Labrador