

OWNER:

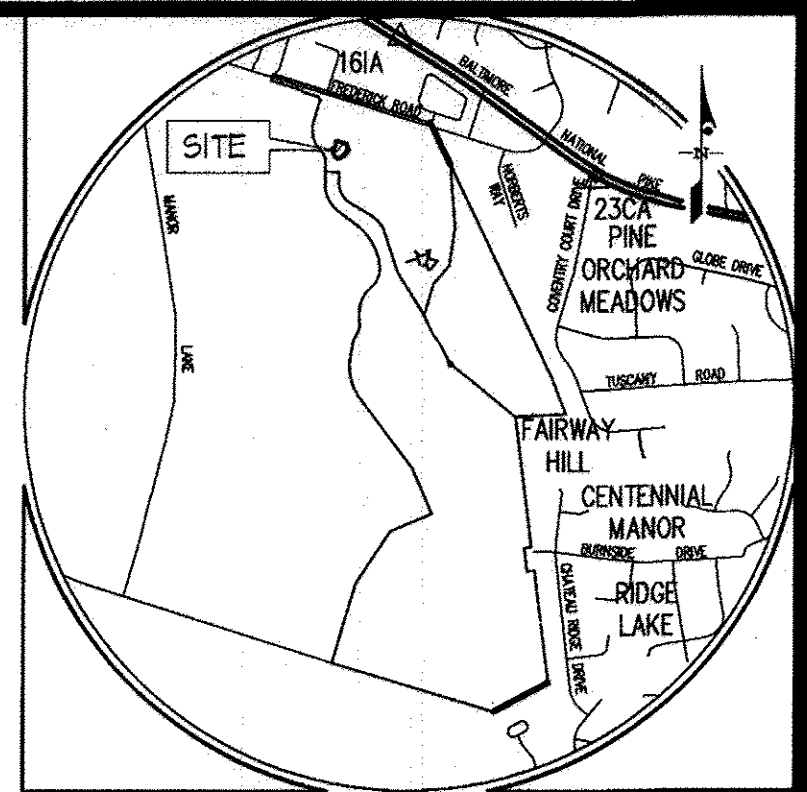
BEAZER HOMES, LLC
8965 GUILFORD ROAD, SUITE 290
COLUMBIA, MARYLAND, 21046
ATTN: ROD HART
DIVISION PRESIDENT

DEVELOPER:

WESTMOUNT DEVELOPMENT CORPORATION
100 PENNSYLVANIA AVENUE, SUITE 301
TOWSON, MD. 21204
PH: 410-982-2882
ATTN: JEREMY RUTTER
jeremy.rutterpm.com

LEGEND:

- EXISTING EASEMENT
- EASEMENT TO BE ABANDONED
- EXISTING PRIVATE EASEMENT



VICINITY MAP

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

PUBLIC WATER, SEWER & UTILITY EASEMENT ABANDONMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
WS1	N 68°00'45" E	2.55'
WS2	N 16°21'58" E	56.82
WS3	S 73°38'02" E	10.00'
WS4	S 16°21'58" W	67.01'
WS5	N 73°38'02" W	3.05'
WS6	N 29°45'19" W	12.42'

GENERAL NOTES

- IRON PINS SHOWN THUS: [Symbol]
- CONCRETE MONUMENTS SHOWN THUS: [Symbol]
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER IN SEPTEMBER 2001.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSION ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006 AND IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND REGULATIONS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-11-058, F-15-087, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, PB408, AND THE D.R.R.A. IS RECORDED IN LIBER 12722 FOLIO 248.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 23CA AND No. 161A.
- 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 JANUARY 26, 2017, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4876-D.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES 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.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY NEW LOTS.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M.
- 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 (14 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.
 - STRUCTURES CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

BURTON DRIVE
(50' R/W) (ACCESS STREET)
PLAT No. 24131

MINIMUM LOT SIZE CHART

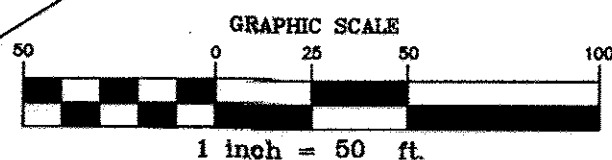
LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
14	8,659 SF	627 SF	8,032 SF

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	55.00'	8.01'	4.01'	8.00'	N 88°49'11" E	08°20'29"

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|---|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 1 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 1 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 0.1988 AC. |
| 4. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0 AC. |
| 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 0.1988 AC. |



COORDINATE TABLE

POINT	NORTHING	EASTING
1140	587,312.74	1,346,647.91
1141	587,254.22	1,346,649.11
1142	587,233.92	1,346,643.15
1143	587,205.50	1,346,739.92
1144	587,128.01	1,346,674.02
1145	587,115.68	1,346,652.45
1146	587,176.19	1,346,617.86
1147	587,255.29	1,346,641.09
1148	587,312.58	1,346,639.91

THE SOLE PURPOSE OF THIS REVISION PLAT IS TO ABANDON A PORTION OF THE EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT ON LOT 14.

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

APPROVED: [Signature] 1-9-18 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION [Signature] DATE

DIRECTOR [Signature] 1/16/18 DATE

OWNER'S DEDICATION

BEAZER HOMES, LLC, A DELAWARE 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 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 18th DAY OF December, 2017

BEAZER HOMES, LLC

BY: ROD HART, DIVISION PRESIDENT

WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS REVISION PLAT IS CORRECT, THAT IT IS A REVISION TO LOT 14 AS SHOWN 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 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT No. 24131, ALSO BEING PART OF THE LAND CONVEYED BY MANOR INVESTMENTS, LLC TO BEAZER HOMES, LLC, BY A DEED DATED SEPTEMBER 14, 2017 AND RECORDED IN BOOK 17813 AT PAGE 65 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] 12-18-2017 DATE
THOMAS C. O'CONNOR, JR. PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2018)



RECORDED AS PLAT NUMBER 24511 ON 1/19/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
WESTMOUNT PHASE 1
LOT 14

(A REVISION TO LOT 14, WESTMOUNT PHASE 1, PLAT No. 24131)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 1 OF 1 DECEMBER 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-650-1820 DC: 301-288-2524 FAX: 301-421-4188
DRAWN BY: [Signature] CHECK BY: [Signature]