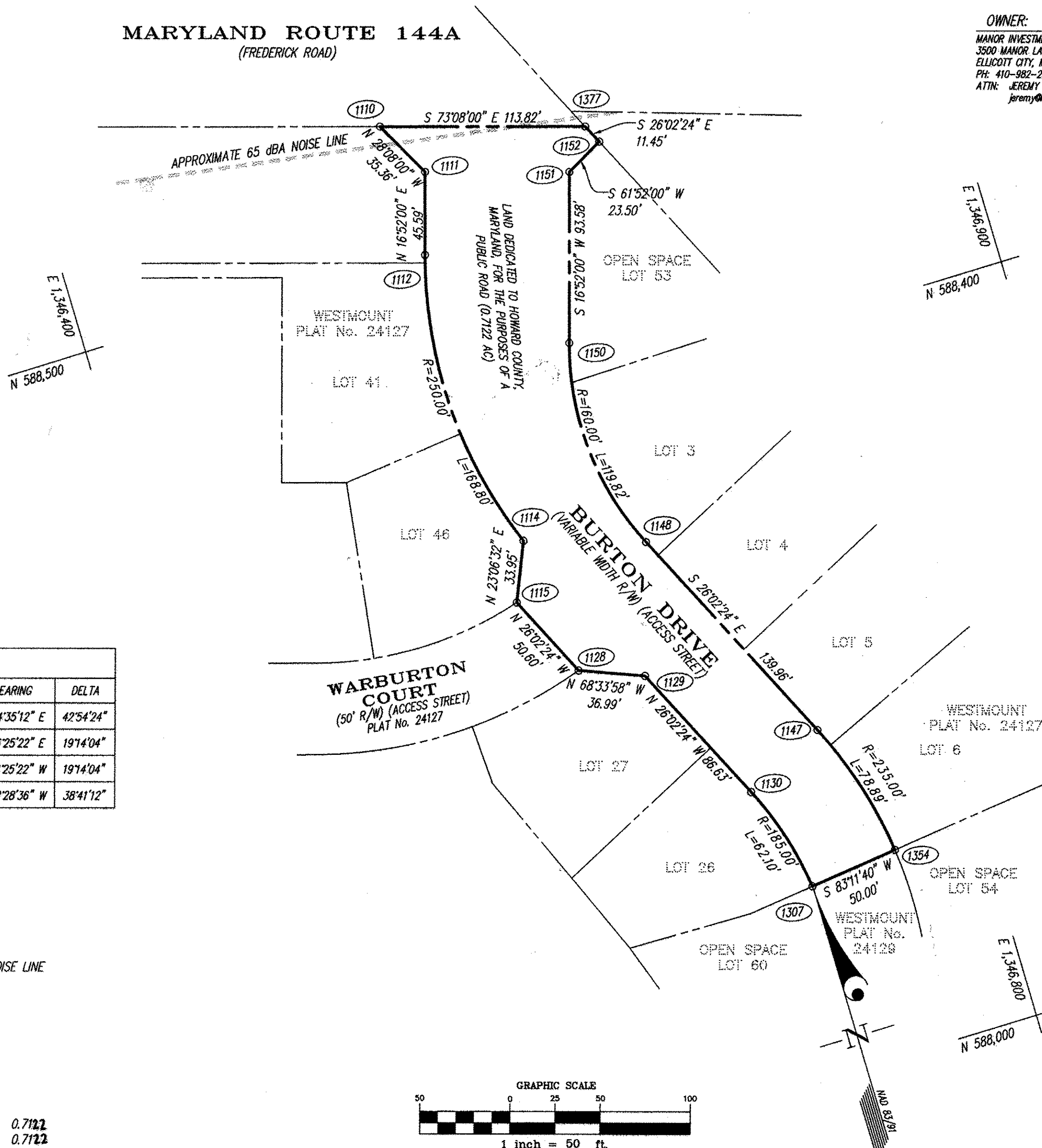


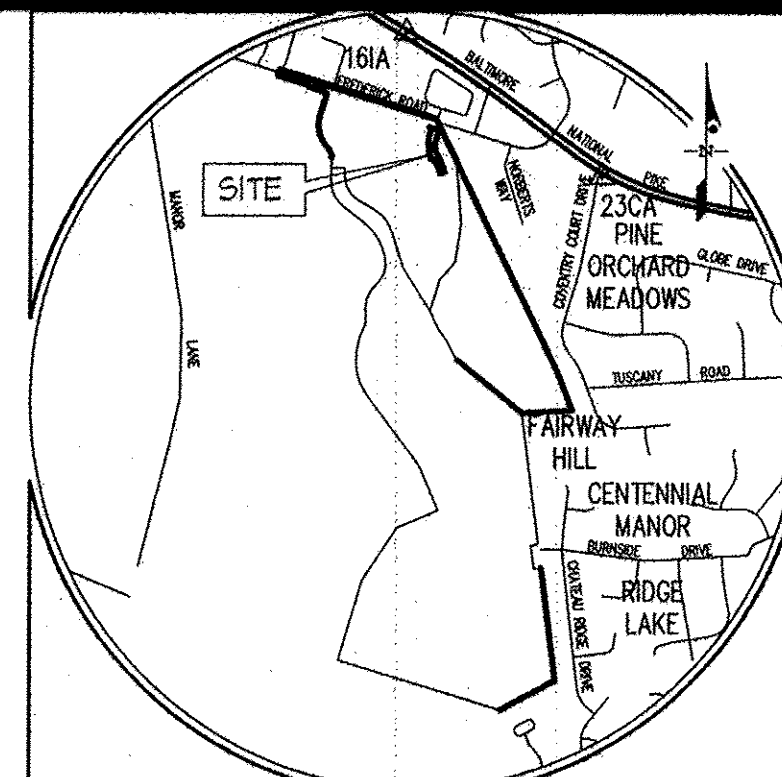
POINT	NORTHING	EASTING
1110	588,570.73	1,346,591.95
1111	588,539.56	1,346,608.62
1112	588,495.93	1,346,595.39
1114	588,330.47	1,346,602.55
1115	588,299.25	1,346,589.23
1128	588,253.78	1,346,611.44
1129	588,240.26	1,346,645.87
1130	588,162.42	1,346,683.90
1147	588,184.37	1,346,728.82
1148	588,310.12	1,346,667.38
1150	588,426.79	1,346,658.02
1151	588,516.34	1,346,685.18
1152	588,527.42	1,346,705.90
1307	588,103.13	1,346,701.38
1354	588,109.06	1,346,751.02
1377	588,537.71	1,346,700.87

**MARYLAND ROUTE 144A**  
(FREDERICK ROAD)



**OWNER:**  
MANOR INVESTMENTS, LLC  
3500 MANOR LANE  
ELLCOTT CITY, MD. 21042  
PH: 410-982-2882  
ATTN: JEREMY RUTTER  
jeremy@rutterm.com

**DEVELOPER:**  
WESTMOUNT DEVELOPMENT CORPORATION  
100 PENNSYLVANIA AVENUE, SUITE 301  
TOWSON, MD. 21284  
PH: 410-982-2882  
ATTN: JEREMY RUTTER  
jeremy@rutterm.com



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

**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, ZB-1087M, MP-11-132, ECP-14-058, SP-14-008, PB408, F-15-087, F-16-061 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.
- 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.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
- 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 WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON DECEMBER 22, 2014.
- 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 65DBA NOISE LINE 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. DEPT OF HOUSING AND URBAN DEVELOPMENT.
- ON MAY 6, 2014 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVED A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.4.B & F, TO ALLOW THE USE OF A NON-STANDARD ROADWAY CROSS SECTION AND TO DESIGN MANUAL VOLUME I, SECTION 5.2.4.1, TO ALLOW A REDUCED NUMBER OF SOIL BORINGS FOR THE PURPOSE OF SHM DESIGN. BASED ON THE INFORMATION PROVIDED WITH THE SUBMITTAL, THESE APPROVALS ARE SUBJECT TO THE FOLLOWING:
  - THE RUNOFF FROM THE PUBLIC ROADWAY SHALL NOT POND OR BACKWATER ONTO THE TRAVEL WAY DURING DESIGN STORM EVENTS.
  - THE FINAL LAYOUT WIDTH, AND DESIGN OF THE ROADWAY WILL BE REVIEWED AND APPROVED WITH THE ROAD CONSTRUCTION DRAWINGS.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1150-1148	160.00'	119.82'	62.88'	117.04'	S 04°35'12" E	42°54'24"
1147-1354	235.00'	78.89'	39.82'	78.52'	S 16°25'22" E	197°4'04"
1307-1130	185.00'	62.10'	31.35'	61.81'	N 16°25'22" W	197°4'04"
1114-1112	250.00'	168.80'	87.76'	165.61'	N 02°28'36" W	38°41'12"

**LEGEND**

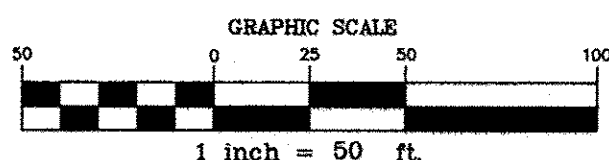
----- PROPERTY LINE

--- APPROXIMATE 65 dBA NOISE LINE

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.7122

2. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.7122



**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

10-12-17 DATE  
10-16-17 DATE

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, 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.

WITNESS OUR HANDS THIS 12th DAY OF Sept., 2017

MANOR INVESTMENTS, LLC  
(WESTMOUNT DEVELOPMENT CORPORATION)

BY: [Signature] ROBERT BOODIER, VICE PRESIDENT

ATTEST: M. Jeremy Rutter

**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 BURTON COURT AS SHOWN ON A 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. 24127, ALSO BEING PART OF THE LAND CONVEYED BY 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 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. DATE 9/12/2017  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2018)



THE SOLE PURPOSE OF THIS PLAT IS TO REVISE THE STREET NAME FROM BURTON COURT TO BURTON DRIVE.

RECORDED AS PLAT NUMBER 24118 ON 11/3/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION  
**WESTMOUNT PHASE 1**  
BURTON DRIVE  
(A REVISION TO BURTON COURT, WESTMOUNT PHASE 1, PLAT No. 24127)

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 APRIL 2017

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: CHECK BY: