

**GENERAL NOTES**

- 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 OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-11-058, ZB-1087M, WF-11-132, ECP-14-058, SP-14-008, PB408, THE D.R.R.A. IS RECORDED IN LIBER 12722 FOLIO 248, F-15-087, F-16-061, F-16-046, WF-15-038 & WF-16-081.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 23CA AND No. 16A.
- 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.
- 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.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT", LOCATED IN, ON, OVER AND THROUGH LOTS/ PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY CODE FOR 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.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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.
- LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-16-046 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

**EXISTING EASEMENT LEGEND**

- PUBLIC SWM, WATER, SEWER, STORM DRAIN & UTILITY EASEMENT
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- PUBLIC SWM, STORM DRAIN & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT

**MINIMUM LOT SIZE CHART: LOT 100**

GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
11,046 sqft.	682 sqft.	10,364 sqft.

**AREA TABULATION CHART**

<b>A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED</b>	
• BUILDABLE	3
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
<b>B. TOTAL AREA OF LOTS AND/OR PARCELS</b>	
• BUILDABLE	0.6783 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
<b>C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS</b>	
	0 AC.
<b>D. TOTAL AREA OF SUBDIVISION TO BE RECORDED</b>	
	0.6783 AC.

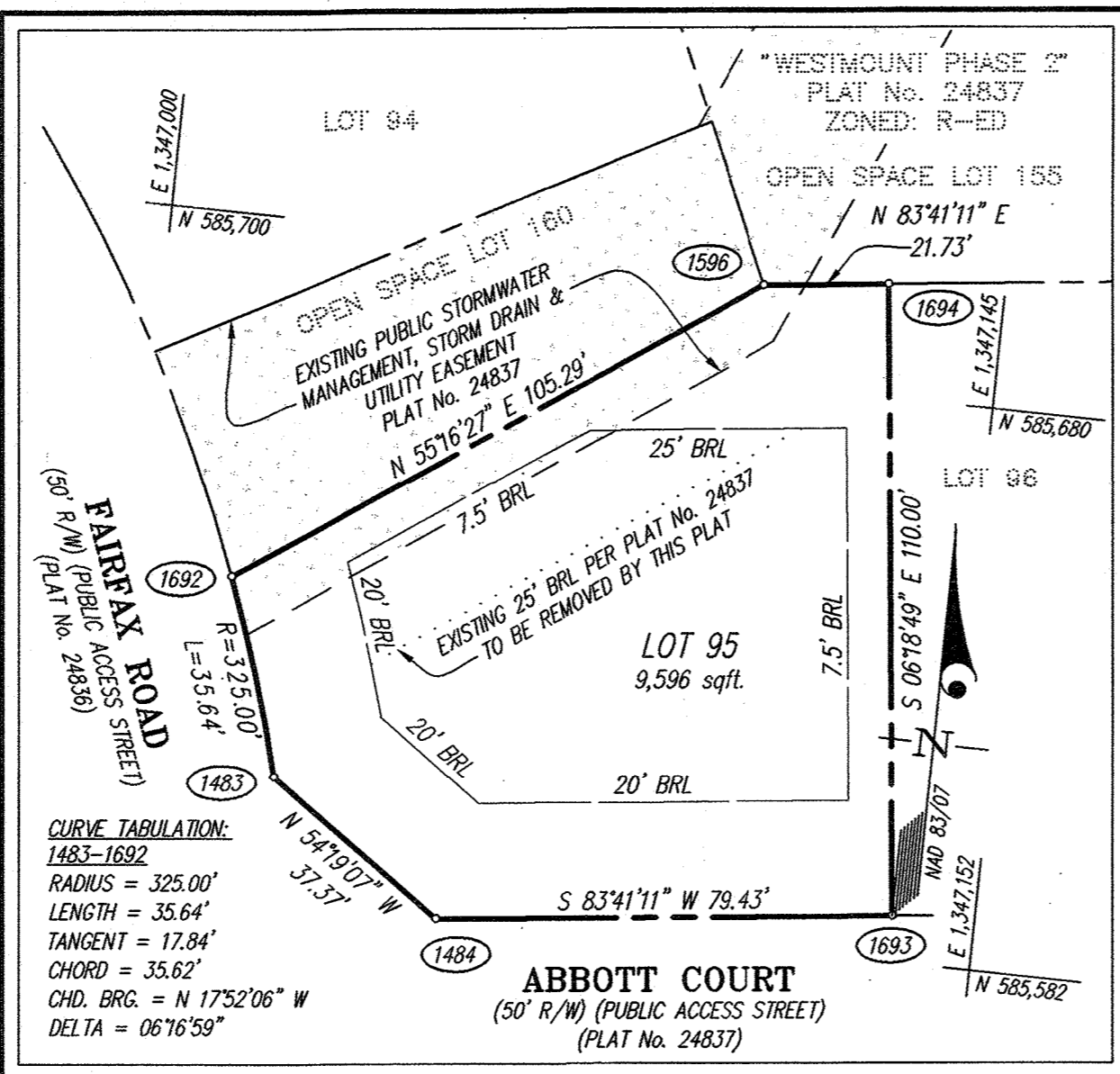
**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Maureen Rosman* 4/25/19  
COUNTY HEALTH OFFICER DATE

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

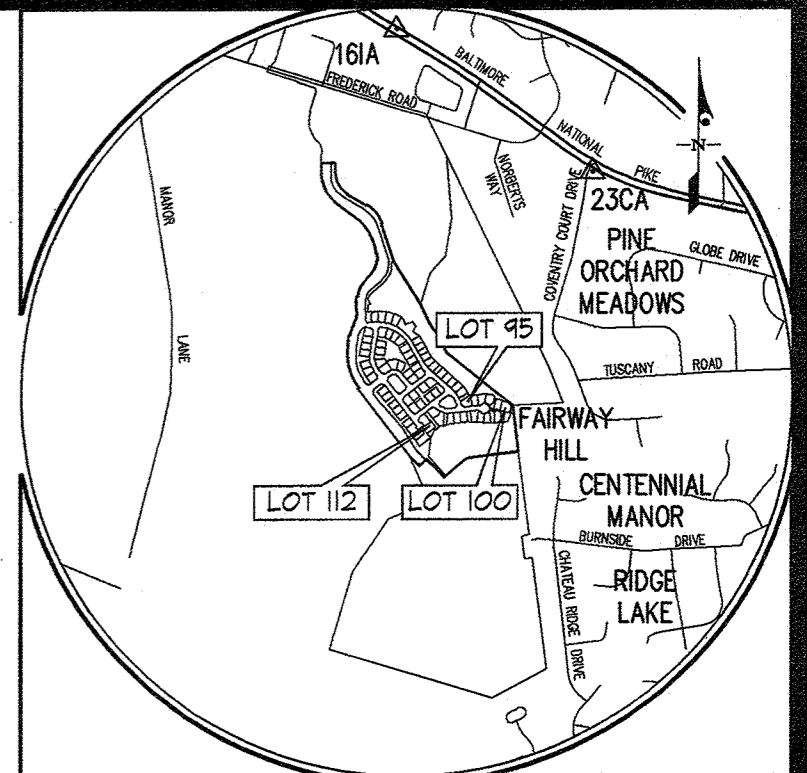
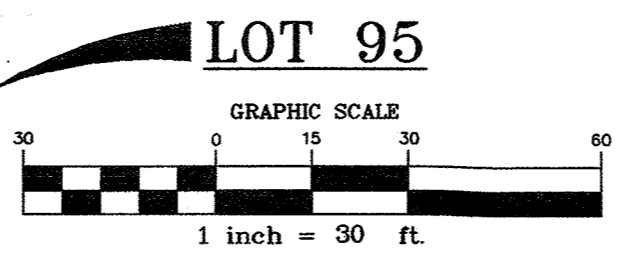
*[Signature]* 5.1.19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 5-06-19  
DIRECTOR DATE

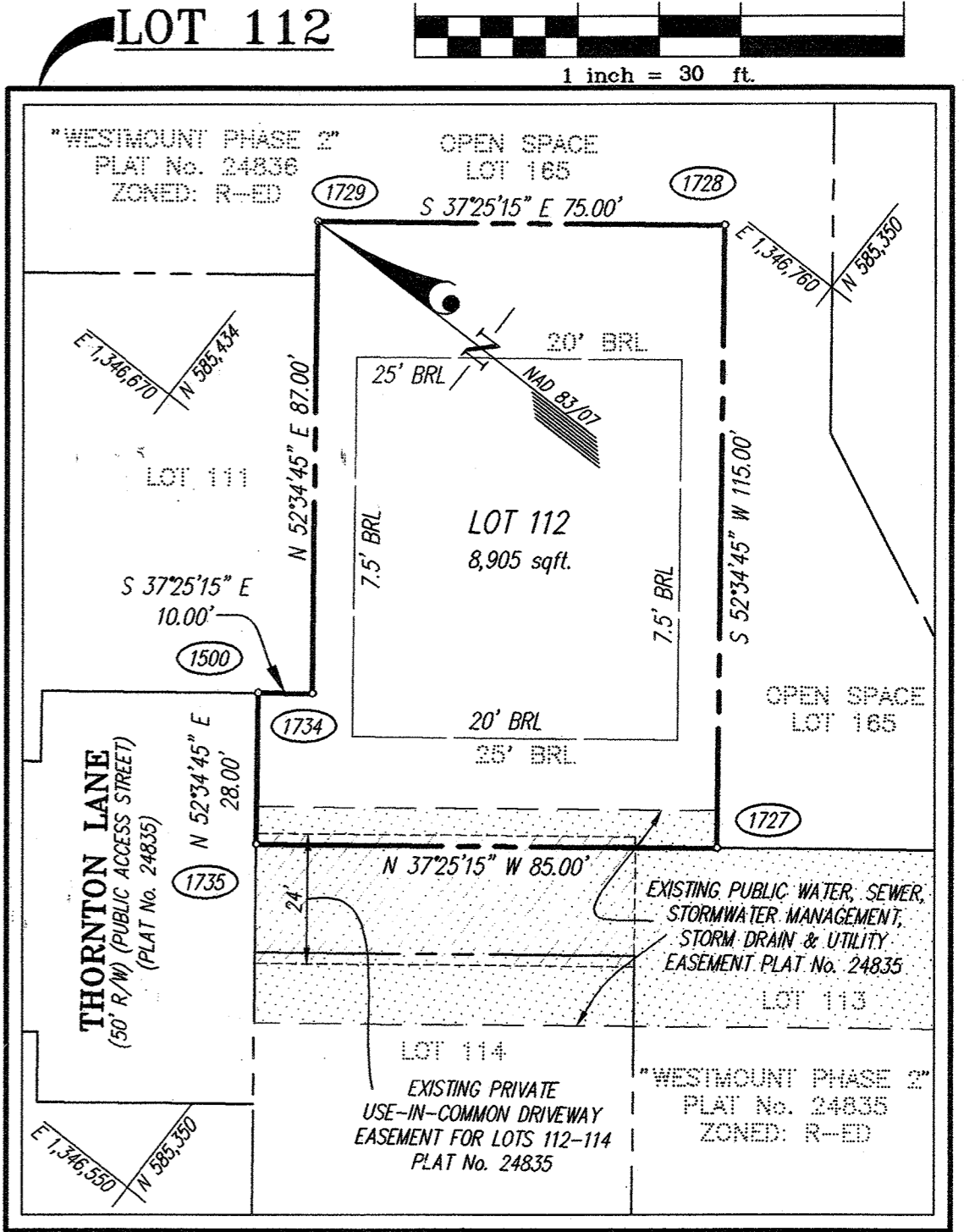


**COORDINATE TABLE**

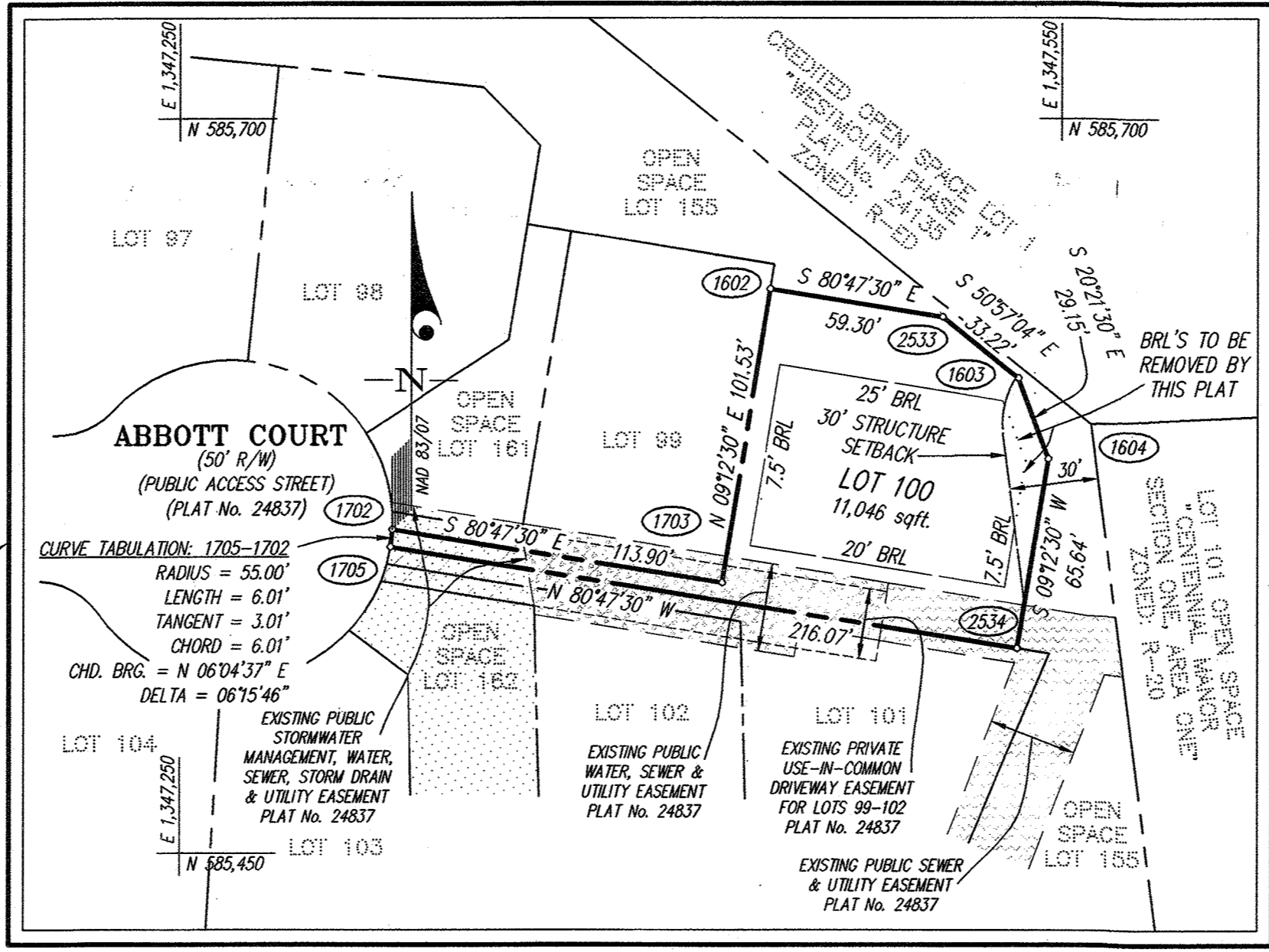
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1483	585,603.06	1,347,028.02	1702	585,560.16	1,347,322.58
1484	585,581.26	1,347,058.37	1703	585,541.93	1,347,435.02
1500	585,386.93	1,346,636.38	1705	585,554.19	1,347,321.94
1596	585,696.94	1,347,103.63	1727	585,302.41	1,346,665.79
1602	585,642.15	1,347,451.26	1728	585,372.29	1,346,757.12
1603	585,611.74	1,347,535.60	1729	585,431.86	1,346,711.55
1604	585,584.41	1,347,545.74	1734	585,378.99	1,346,642.45
1692	585,636.96	1,347,017.09	1735	585,369.92	1,346,614.14
1693	585,590.00	1,347,137.32	2533	585,632.67	1,347,509.80
1694	585,699.33	1,347,125.23	2534	585,519.61	1,347,535.23



**VICINITY MAP**  
SCALE: 1" = 2,000' ADC MAP: 19 GRID: E6 THRU E8  
GRAPHIC SCALE  
1 inch = 30 ft.



THE PURPOSE OF THIS PLAT IS TO: 1) REDEFINE THE 25' BRL & 7.5' BRL ON LOT 95 2) SHOW THE 30' STRUCTURE SETBACK ON LOT 100 PER R-ED ZONING REGULATION SEC.107.O.D.4.C.(2) AND 3) CORRECT THE 25' BRL AND 20' BRL LABELS ON LOT 112



**OWNER:** 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

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. 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 21<sup>st</sup> DAY OF MARCH, 2019

*[Signature]*  
ROBERT C. GOODIER, JR., VICE PRESIDENT

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO LOTS 95, 100 AND 112, AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT, PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT NOS. 24827 THROUGH 24841, 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, 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]* 3/22/2019  
THOMAS C. O'DONNOR, JR. DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



RECORDED AS PLAT NUMBER 25016 ON 51919, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION**

**WESTMOUNT PHASE 2**  
LOTS 95, 100 & 112

(A REVISION TO LOTS 95 & 100, PLAT No. 24837 AND LOT 112, PLAT No. 24835, WESTMOUNT PHASE 2)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN SHEET 1 OF 1 MARCH 2019

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3909 NATIONAL DRIVE  
SUITE 250  
BURTONSVILLE, MD 20866  
301-421-4024  
GLWPA.COM

DRAWN BY: *[Signature]*  
CHECK BY: *[Signature]*

S:\Survey Drawings\13013\18087\PLATS\REVISION PLAT LOTS 95, 100 & 112\18087 REV PLAT1.dwg, PLOTTED: 3/13/2019 11:31 AM, LAST SAVED: 3/7/2019 4:07 PM, PLOTTED BY: Adm Rook