

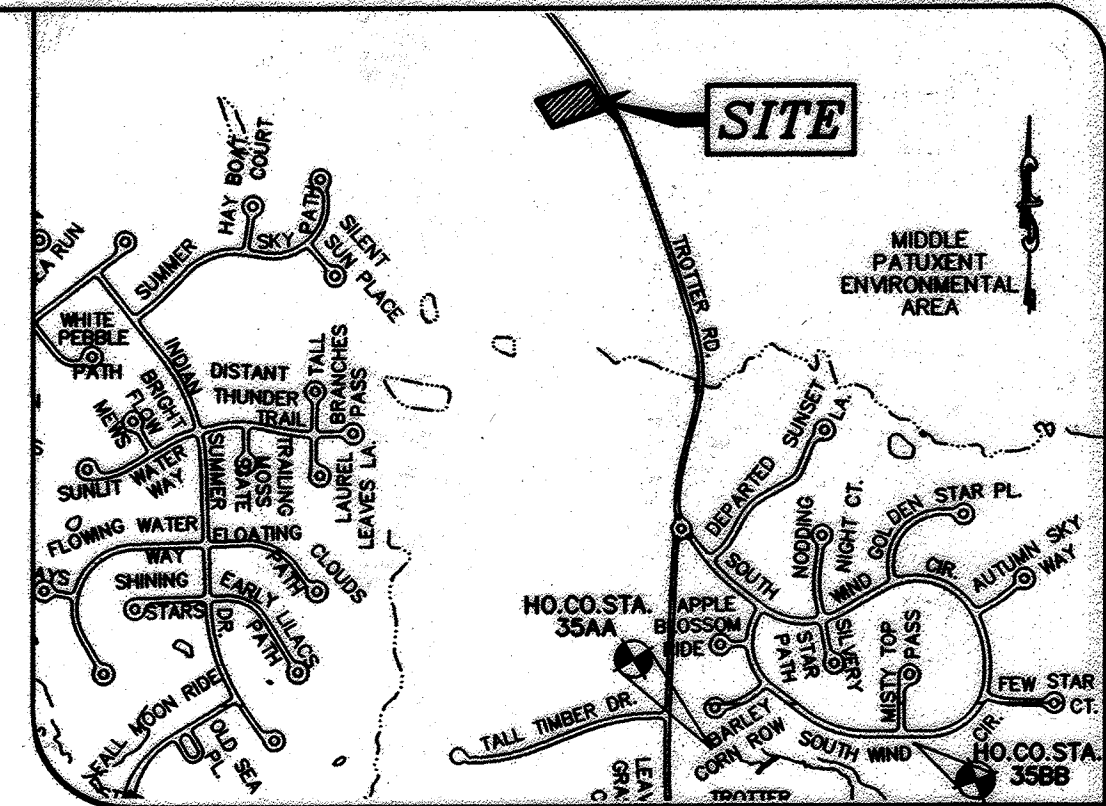
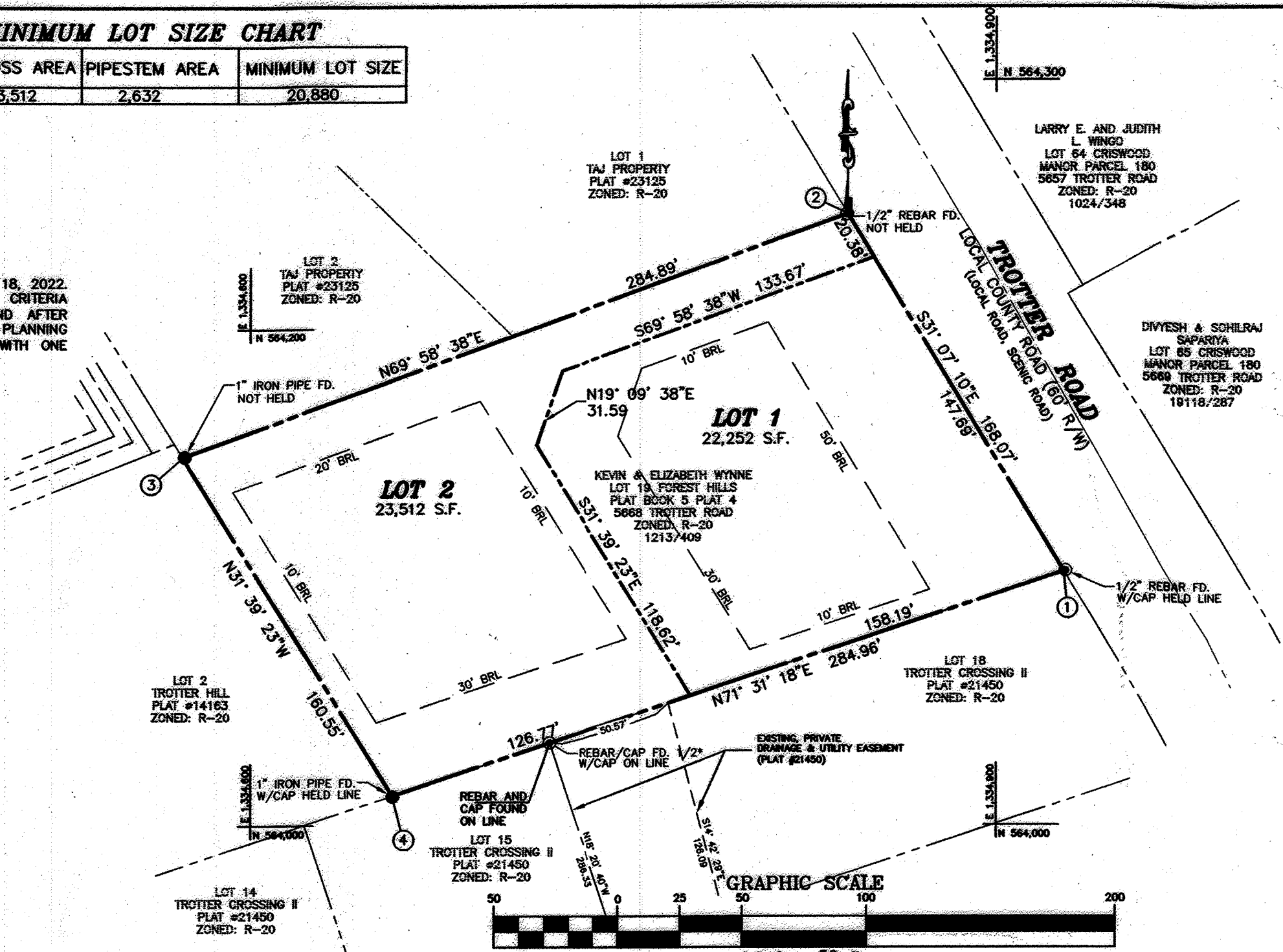
COORDINATE LIST		
NO.	NORTH	EAST
1	564,102.3447	1,334,927.0664
2	564,246.2310	1,334,840.2020
3	564,148.6880	1,334,572.5350
4	564,012.0265	1,334,656.7953

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

31. THIS PROJECT WAS PRESENTED BEFORE THE PLANNING BOARD ON AUGUST 18, 2022. AFTER EVALUATING THE PROPOSED INITIAL PLAN SUBMITTAL USING THE CRITERIA SPECIFIED IN SECTION 16.125(C)(5) OF THE HOWARD COUNTY CODE AND AFTER CONSIDERING A VISUAL ASSESSMENT OF THE AFFECTED SCENIC ROAD, THE PLANNING BOARD APPROVED THE PLAN, IN ACCORDANCE WITH SECTION 16.125(C) WITH ONE CONDITION.

1. APPLICANT WILL REPLACE THE 2" DBH SHADE BEING REMOVED ALONG THE PERIMETER OF THE SCENIC ROAD OF THE PROPOSED DRIVEWAY.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	23,512	2,632	20,880



NOTES:
SCALE: 1" = 1,000'
ADC MAP 14, GRID H-6

1. SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2021 BY MILDENBERG, BOENDER & ASSOC., INC.
3. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 35AA & 35BB
STA. 35AA: N 560,767.733; E 1,335,483.839; EL. 431.609 (NAVD88)
STA. 35BB: N 560,790.416; E 1,336,537.267; EL. 394.975 (NAVD88)
4. ○ DENOTES A REBAR FOUND
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
● DENOTES IRON PIPE FOUND
BRL DENOTES BUILDING RESTRICTION LINE.
5. ALL AREAS ARE MORE OR LESS.
6. NO KNOWN BURIAL GROUNDS OR CEMETERIES EXIST ON OR ADJACENT TO THE PROPERTY.
7. NO HISTORIC DISTRICTS ARE ADJACENT TO OR ON THIS SITE.
8. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
9. NO 100 YEAR FLOODPLAIN EXISTS ON THIS SITE.
10. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 34-4805).
11. NO WETLANDS OR FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED MARCH, 2021.
12. THE FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION IS PROVIDED BY A PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$10,890.00 FOR 0.2 ACRES (8,712.00 SQ. FT.) OF AFFORESTATION.
13. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT WILL BE SATISFIED VIA MICROSCALE FACILITIES. IT WILL BE PRIVATELY OWNED AND MAINTAINED. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND MAINTENANCE AGREEMENT.
14. LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR THE REQUIRED 5 SHADE, 9 EVERGREEN TREES AND 150 LF OF PRIVACY FENCE AND AN ADDITIONAL 2 SHADE TREES AS PER PLANNING BOARD REQUEST IN THE AMOUNT OF \$4,950.00 WILL BE PROVIDED WITH THE GRADING PERMIT.
15. THIS PROJECT IS IN THE PLANNED SERVICE AREA AND THE CLOSEST MAJOR-MAJOR INTERSECTION IS MORE THAN 1.5 MILES (108 AND HOMEWOOD/HARPERS FARM).
16. NO FOREST EXISTS ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOC., INC. IN MARCH 2021.
17. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
18. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN A FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
19. 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.
20. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. 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, ALTERNATIVE COMPLIANCE PETITION APPLICATION, OR BUILDING/GRADING PERMIT.

MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	2
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	1*
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1-2

* ONE APFO ALLOCATION CREDIT WILL BE GRANTED FOR THE EXISTING HOUSE TO REMAIN ON LOT 1.

OWNER/DEVELOPER

KEVIN WYNNE
ELIZABETH WYNNE
5668 TROTTER ROAD
CLARKSVILLE, MD 21029
301-829-7820

THE REQUIREMENTS OF § 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

GARY E. LANE, P.L.S., MD. REG. NO. 574 DATE 02/08/23
KEVIN P. WYNNE DATE 3/10/23
ELIZABETH WYNNE DATE 3/10/23

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	0
AREA OF BUILDABLE LOTS	1.05AC±
AREA OF BULK PARCELS	0
AREA OF OPEN SPACE LOTS	0AC±
AREA OF ROAD DEDICATION	0AC±
TOTAL AREA	1.05AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE 4/14/23

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 4/24/23
DIRECTOR DATE 4/11/23

OWNER'S STATEMENT

WE, KEVIN P. AND ELIZABETH A. WYNNE, OWNERS 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30 DAY OF March, 2023.

KEVIN P. WYNNE
ELIZABETH A. WYNNE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY NICHOLAS C. PARRISH JR., OPAL DAVIS AND JUDITH PARRISH TO KEVIN P. AND ELIZABETH A. WYNNE BY DEED DATED DECEMBER 01, 1983, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 1213 AT FOLIO 409, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

GARY E. LANE, P.L.S., MD. REG. NO. 574, EXPIRES 5/21/25 DATE 02-08-23

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 19 OF FOREST HILLS, PLAT BOOK 5 PAGE 4, INTO WYNNE PROPERTY LOTS 1 AND 2.

RECORDED AS PLAT 20318 ON 5-12-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WYNNE PROPERTY
LOTS 1 AND 2

TAX MAP 35 PARCEL NO. 167 GRID: 02
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: 1"=50' DATE: FEBRUARY 2023 DPZ FILE NOS. ECP-21-045, WP-22-100

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

8318 Forrest Street, Suite 300, Ellicott City, MD 21043
(410) 997-0296 Tel. (410) 997-0298 Fax.