

COORDINATE LIST		
NO.	NORTH	EAST
1	598958.815	1303460.642
2	598635.502	1303211.805
3	598566.334	1303333.209
4	598212.474	1303964.216
5	598602.741	1304164.525
6	598599.215	1304173.924
7	598660.423	1304207.114
8	598607.452	1304101.806

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	181,829 SQ. FT.	3,799 SQ. FT.	178,030 SQ. FT.

LINE TABLE		
LINE	LENGTH	BEARING
W1	147.26	N35°07'54"W
W2	19.07	N47°05'23"W
W3	19.77	N34°23'08"W
W4	22.58	S89°57'41"W
W5	40.80	N55°44'07"W
W6	36.22	N50°01'17"W
W7	42.24	N35°40'47"W
W8	45.30	N29°30'55"W
W9	44.39	N51°35'34"W
W10	38.89	N23°17'51"W
W11	48.64	N40°49'55"W
W12	133.25	S88°56'33"W
W13	124.46	S68°11'58"W
W14	17.52	N14°50'19"W
W15	22.55	N74°47'38"W
W16	21.75	N19°26'56"W
W17	22.07	N25°00'59"E
W18	41.39	N75°51'48"W
W19	32.79	N67°32'55"W
W20	20.37	N74°04'50"W
W21	37.29	N82°11'52"W
W22	73.78	N66°47'35"W
W23	38.70	N83°32'53"W
W24	26.86	N47°05'23"W
W25	24.77	N34°23'08"W
W26	25.21	S89°57'41"W
W27	36.50	N55°44'07"W
W28	34.11	N50°01'17"W
W29	40.09	N35°40'47"W
W30	46.99	N29°30'55"W
W31	43.70	N51°35'34"W
W32	37.72	N23°17'51"W
W33	47.55	N40°49'55"W
W34	24.28	N13°21'25"W
W35	37.94	N17°48'42"W
W36	32.03	N40°04'13"W
W37	34.53	N31°08'11"W
W38	20.80	N61°52'53"E
W39	25.75	N64°07'10"E
W40	40.54	S84°30'37"E
W41	32.58	N89°52'56"E
W42	39.68	N80°58'35"E
W43	14.38	S89°19'50"E
W44	28.65	S45°49'08"E
W45	43.63	N89°06'02"E
W46	38.96	N32°14'46"E
W47	6.51	N75°37'39"E

OWNER
PATRICIA WEYMOUTH
C/O LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042

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 COMPLIED WITH.

JOHN B. MILDENBERG, SURVEYOR DATE _____

PATRICIA WEYMOUTH, OWNER DATE _____

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	6.536 AC±
AREA OF 100 YEAR FLOODPLAIN	1.24 AC±
AREA OF ROADWAY TO BE DEDICATED	0.024 AC±
TOTAL AREA TO BE RECORDED	7.8 AC±

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

HOWARD COUNTY HEALTH OFFICER DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

DIRECTOR DATE _____

OWNER'S STATEMENT

I, PATRICIA WEYMOUTH, OWNER 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 RIGHT-OF-WAYS 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF _____

PATRICIA WEYMOUTH, OWNER WITNESS _____

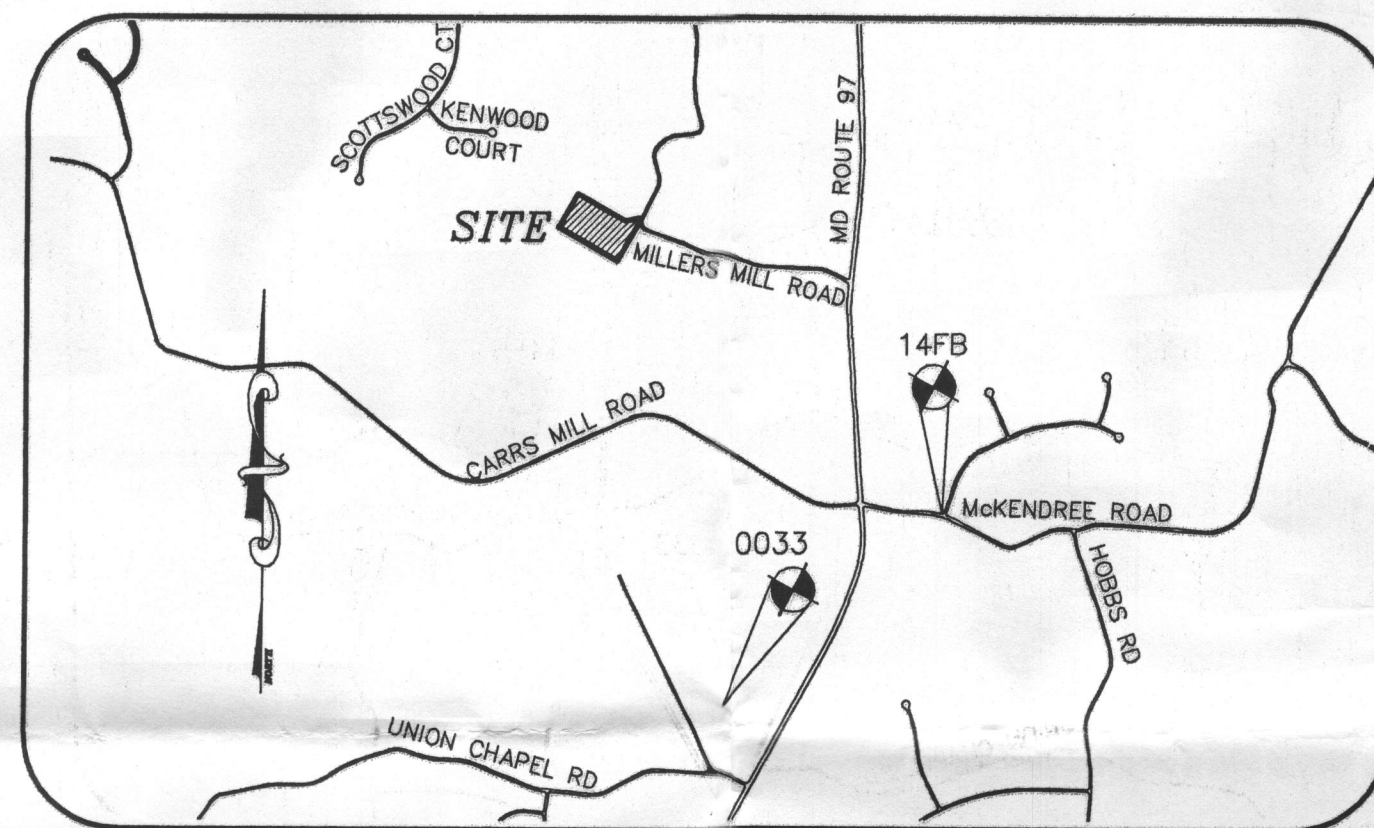
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 144, WEYMOUTH PROPERTY, AND THE LAND CONVEYED BY ARNETT M. DORSEY TO PATRICK J. WEYMOUTH BY DEED DATED JUNE 19, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AT LIBER 7288, FOLIO 563 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S. NO. 10718 DATE _____

GENERAL NOTES

- TAX MAP: 14, PARCEL: 144, BLOCK: 4
- THIS PLAN IS SUBJECT TO THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE AUGUST 1, 2005.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 16DA AND 16R1.
STATION NO. 14FB N 595657.262, E 1306552.016, ELEVATION 619.858
STATION NO. 0033 N 593953.245, E 1304825.84 ELEVATION 594.019
- DENOTES AN IRON PIN OR IRON PIPE FOUND
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- STEEP SLOPES OF 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO EXIST ON SITE.
- WETLANDS EXIST ON SITE AS PER THE STUDY CONDUCTED BY ECO-SCIENCE PROFESSIONALS INC ON OR ABOUT JANUARY 2005.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- FLOODPLAIN STUDY HAS BEEN PREPARED BY MILDENBERG BOENDER AND ASSOC. ON OR ABOUT FEBRUARY 2006.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 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 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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 TO THE PIPESTEM LOT DRIVEWAY.
- PRIVATE WATER AND SEWER WILL BE UTILIZED.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA NON-ROOFTOP DISCONNECTION, NATURAL CONSERVATION AREA AND GRASS CHANNEL CREDITS.
- DENOTES PRIVATE USE-IN-COMMON EASEMENT.
- DENOTES 100 YR FLOODPLAIN AND UTILITY EASEMENT
- DENOTES LAND DEDICATED TO STATE HIGHWAY FOR THE PURPOSE OF PUBLIC ROAD.
- DENOTES STORMWATER MANAGEMENT CREDIT EASEMENT.
- DENOTES LIMITS WETLANDS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE RESERVE AREA OF AT LEAST ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT. ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS RESERVE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE RESERVE AREA.
- THIS DEVELOPMENT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS ACCORDING TO SECTION 16.1202 (b) (1) (iii). A MINOR SUBDIVISION THAT CREATED ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 1 FOR 6 SHADE TREES IN THE AMOUNT OF \$1,800.00.
- DEVELOPER RESERVES UNTO ITSELF ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.
- THIS SUBDIVISION IS SUBJECT TO WAIVER PETITION TO REQUEST THE FOLLOWING:
1. WAIVER TO SECTIONS 16.116(c)(3) AND 16.120(b)(4)(iii) WHICH REQUIRES WETLANDS, STREAMS AND THEIR BUFFERS TO BE LOCATED IN AN OPEN SPACE OR RESIDENTIAL LOT 10 ACRES OR GREATER IN SIZE.



VICINITY MAP
SCALE: 1" = 2000'

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WEYMOUTH PROPERTY
LOTS 1 AND 2

SHEET 1 OF 2

TAX MAP 14 FOURTH ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 144 HOWARD COUNTY, MARYLAND DATE: FEB 2006
BLOCK 4 EX. ZONING RC-BEO DPZ FILE NOS. N/A

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.