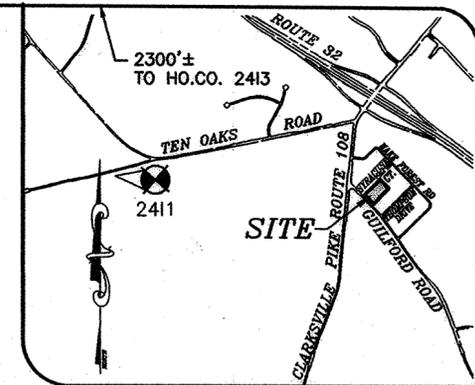


OWNER AND DEVELOPER
 PINDELL WOODS, LLC.
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
 410-730-0810

LEGEND

-  DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD
-  PRIVATE USE-IN-COMMON ACCESS, SEWER, WATER & UTILITY & STORMWATER MANAGEMENT EASEMENT



VICINITY MAP
 SCALE: 1"=2000'

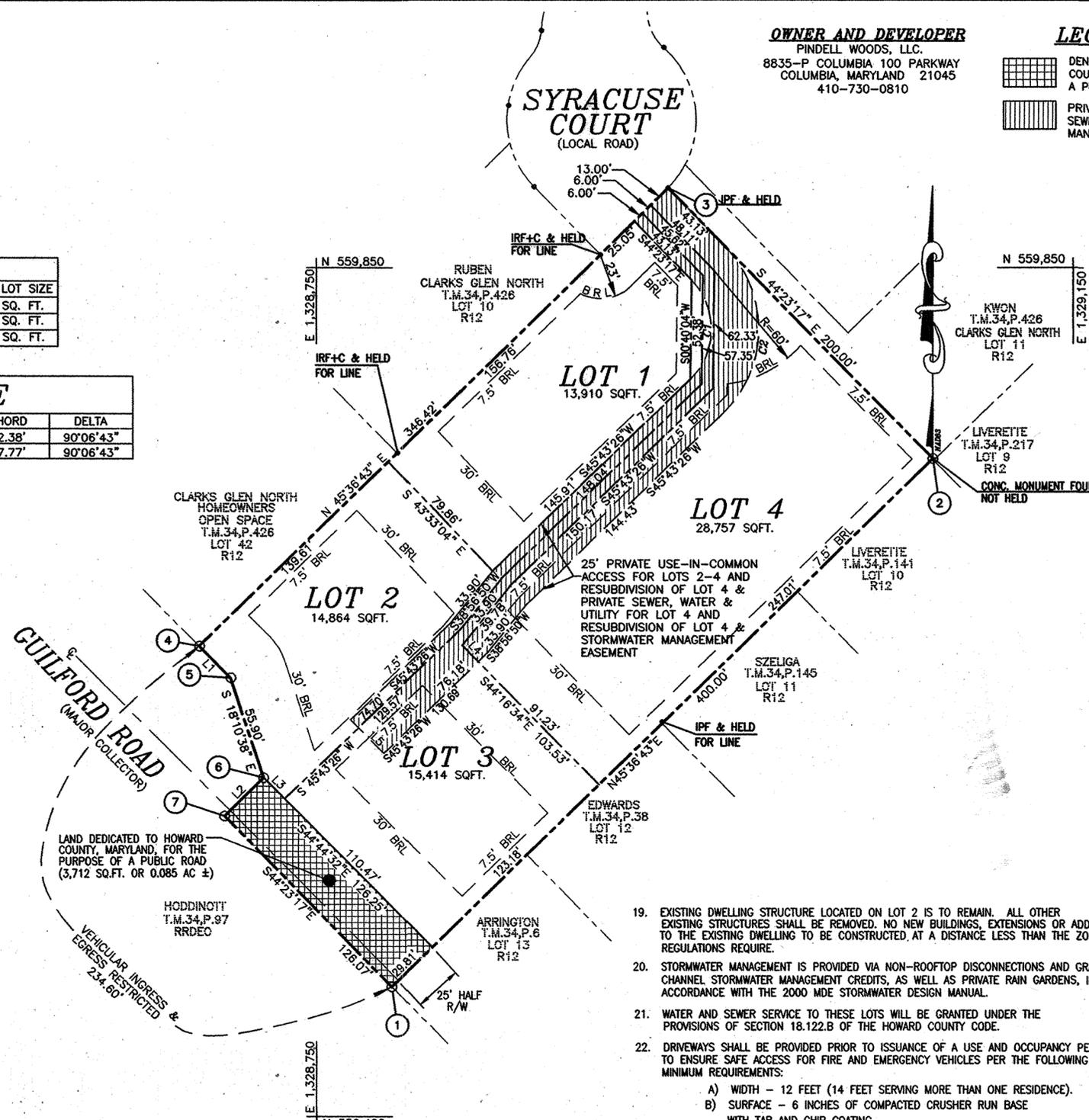
| MINIMUM LOT SIZE CHART | | | |
|------------------------|----------------|---------------|------------------|
| LOT NO. | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
| 2 | 14,864 SQ. FT. | 1,480 SQ. FT. | 13,384 SQ. FT. |
| 3 | 15,414 SQ. FT. | 1,773 SQ. FT. | 13,641 SQ. FT. |
| 4 | 28,757 SQ. FT. | 625 SQ. FT. | 28,132 SQ. FT. |

| CURVE TABLE | | | | | |
|-------------|--------|---------|-------------|--------|-----------|
| CURVE | LENGTH | TANGENT | BEARING | CHORD | DELTA |
| C1 | 58.19' | 37.07' | N00°40'04"E | 52.38' | 90°06'43" |
| C2 | 97.51' | 62.12' | N00°40'04"E | 87.77' | 90°06'43" |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 23.60' | S44°44'32"E |
| L2 | 29.03' | S45°15'28"W |
| L3 | 15.78' | N44°44'00"W |
| L4 | 12.31' | S44°16'34"E |
| L5 | 25.00' | N44°16'34"W |

| COORDINATE LIST | | |
|-----------------|------------|-------------|
| NO. | NORTH | EAST |
| 1 | 559469.045 | 1328789.772 |
| 2 | 559748.850 | 1329075.619 |
| 3 | 559891.774 | 1328935.716 |
| 4 | 559649.446 | 1328688.156 |
| 5 | 559632.683 | 1328704.769 |
| 6 | 559579.571 | 1328722.208 |
| 7 | 559559.134 | 1328701.586 |

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET.



GENERAL NOTES:

1. THIS PLAT IS IN ACCORDANCE WITH THE 5th EDITION OF THE SUBDIVISION REGULATIONS, ~~ZONING REGULATIONS~~ *as amended by Council Bill 15-2003.*
2. SUBJECT PROPERTY ZONED R-12 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
3. **PROJECT BACKGROUND:**
 TAX MAP : 34, PARCEL: 37 BLOCK: 12
 ELECTION DISTRICT : FIFTH
 ZONING: R-12
 DEED REFERENCE : L. 7840, F. 610
 DPZ FILES: N/A
4. MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5th ED.
5. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT FEBRUARY 2003.
6. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS IN FEET).
 STA. No. 2411 N 577,298.654 ELEV. 437.831
 E 1,366,075.133
 STA. No. 2413 N 580,648.904 ELEV. 404.482
 E 1,364,974.471
7. DENOTES A CONCRETE MONUMENT FOUND.
 DENOTES IRON PIPE OR REBAR FOUND.
 DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
8. ALL AREAS ARE MORE OR LESS.
9. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. PROJECT NUMBERS ARE 34-3669-D & S-6210 FOR SEWER AND W-8194 & 34-3669-D FOR WATER.
10. THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
11. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
12. THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
13. LANDSCAPING FOR LOTS 1, 3 & 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 2 IS EXEMPT SINCE THE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOTS 1, 3, & 4. LOT 1 HAS A TOTAL (3 SHADE TREES) IN THE AMOUNT OF \$900.00; AMOUNT OF LOT 3 HAS A TOTAL (3 SHADE TREES) IN THE AMOUNT OF \$900.00; LOT 4 HAS A TOTAL (6 SHADE TREES) IN THE AMOUNT OF \$1,800.00 WILL BE POSTED AS PART OF THE GRADING PERMIT.
14. THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00 FOR LOTS 1, 3 & 4.
15. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF FEE-IN-LIEU OF AFFORESTATION OF 0.26 ACRES (11,325.60 SQ. FT) IN THE AMOUNT OF \$5,662.80.
16. NO FLOODPLAIN, STREAMS, STEEP SLOPES OR WETLANDS EXIST ON SITE. WETLAND CERTIFICATION WAS PERFORMED BY WILDMAN ASSOCIATES ON OR ABOUT FEBRUARY 2003.
17. FOR THE EXISTING HOUSE TO REMAIN ON LOT 2, WELL AND SEPTIC SHALL BE ABANDONED WITHIN 60 DAYS OF PUBLIC WATER AND SEWER BEING AVAILABLE.
18. 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.

19. EXISTING DWELLING STRUCTURE LOCATED ON LOT 2 IS TO REMAIN. ALL OTHER EXISTING STRUCTURES SHALL BE REMOVED. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
20. STORMWATER MANAGEMENT IS PROVIDED VIA NON-ROOFTOP DISCONNECTIONS AND GRASS CHANNEL STORMWATER MANAGEMENT CREDITS, AS WELL AS PRIVATE RAIN GARDENS, IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL.
21. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
22. 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 RESIDENCE).
 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 WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

23. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the SPP.

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.
 7/21/04 DATE
 JOHN B. MILDENBERG, SURVEYOR
 NICHOLAS LIPARINI, MEMBER
 7-21-04 DATE

| AREA TABULATION | |
|---------------------------|---------|
| NUMBER OF BUILDABLE LOTS | 4 |
| NUMBER OF OPEN SPACE LOTS | 0 |
| NUMBER OF LOTS OR PARCELS | 4 |
| AREA OF BUILDABLE LOTS | 1.675 ± |
| AREA OF OPEN SPACE LOTS | 0 |
| PUBLIC ROAD RIGHT-OF-WAY | 0.085 ± |
| TOTAL AREA (THIS SHEET) | 1.760 ± |

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 Howard County Health Officer
 DATE 7/21/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 DATE 7/22/04
 Director
 DATE 8/10/04

OWNER'S CERTIFICATE
 WE, PINDELL WOODS, LLC., 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.
 WITNESS MY HAND THIS 21st DAY OF July, 2004.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY DORIS L. JOHNSON TO PINDELL WOODS, LLC. BY DEED DATED NOVEMBER 26, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 7840 AT FOLIO 610 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.
 State of Maryland
 John B. Mildenberg, Surveyor
 DATE 7/21/04

RECORDED AS PLAT 16841 ON 8/12/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
DORIS JOHNSON PROPERTY
 LOTS 1-4
 SHEET 1 OF 1
 TAX MAP 34 5th ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 37 HOWARD COUNTY, MARYLAND DATE: JULY 2004
 BLOCK 12 EX. ZONING R-12 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 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

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