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 AREA"), LOCATED IN, ON , OVER AND THROUGH LOTS 1 THRU 47 AND PARCELS "A" THROUGH "F", ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A 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 FOREST CONSERVATION EASEMENT(S). UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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.*

	MINIMUM	LOT CHART	
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	45,235 S.F.	3,211 S.F.	42,024 S.F.
16	43,079 S.F.	2,091 S.F.	40,988 S.F.
18	43,719 S.F.	3,719 S.F.	40,000 S.F.

TOTAL AREA TABULATION CHART

(ALL SHEETS)

APPROVED:

APPROVED:

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED BUILDABLE LOTS BUILDABLE PRESERVATION PARCELS NON-BUILDABLE PRESERVATION PARCELS

OPEN SPACE LOTS TOTAL AREA OF LOTS/PARCELS BUILDABLE LOTS 45.054 AC. NON-BUILDABLE PRESERVATION PARCEL 28.612 AC. BUILDABLE PRESERVATION PARCEL 19.321 AC.

TOTAL AREA OF ROADWAY TO BE RECORDED 4.901 AC. TOTAL AREA OF SUBDIVISION TO BE RECORDED 97.888 AC.

AND SEWERAGE IN HOWARD COUNTY.

HOWARD COUNTY HEALTH OFFICER

CHIEF, DEVELOPMENT ENGINEERING DIVISION

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,

LOTS 1-5, 7-21, AND 23-47 AND FOR PRIVATE WATER

AND SHARED SEWERAGE SYSTEMS FOR LOTS 6 AND 22.

IN ACCORDANCE WITH THE MASTER PLAN OF WATER

HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

· ·	CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TAN	CHORD BEARING	CHORD LENGTH	
C-1	480.00	124.44	145113	62.57	N 5618'29" W	124.09	
C-2	420.00	126.36	171414	63.66	N 39'43'01" E	125,88	
C-3	370.00	308.63	47'47'33"	163.93	N 72'13'54" E	299.76	
Ç-4	123.00	184.37	85'52'58"	114.46	S 40'55'52" E	167.59	
C-5	25.00	23.18	53'07'48"	12.50	N 24'33'17" W	22.36	
C-6	50.00	249.81	286"15"37"	37.50	N 87'59'23" W	60.00	
C-7	25.00	23,18	53'07'48"	12.50	S 28'34'31" W	22.36	
Ç-8	83.00	124.41	85'52'57"	77.24	S 40'55'52" E	113.09	
C-9	330.00	275.26	47'47'33"	146.21	N 7213'54" E	267.35	
C-10	380.00	96.89	14'36'31"	48.71	N 41'01'52" E	96.63	
C-t1	90.00	40.68	25 53 55	20.69	N 20'46'39" E	40.34	
C-12	260.00	167.72	36'57'34"	86.89	S 26'18'29" W	164.82	
C-13	90.00	40.41	25'43'36"	20.55	N 31'55'28" E	40.07	
C-14	380.00	53.53	08'04'16"	26.81	N 15'01'32" E	53.49	
C-15	90.00	39.75	251819	20.20	N 01'39'45" W	39.43	
C-16	302.24	153.08	29'01'08"	78.22	S 0011'39" W	151.45	
C-17	90.00	39.99	25"27"39"	20.33	N 01'58'23" E	39.67	
C-18	25.00	23.18	53'07'48"	12.50	N 3719'18" W	22.36	
C-19	50.00	249.81	286"15"37"	37.50	S 79"14"36" W	60.00	
C-20	25.00	23.18	530748	12.50	S 15'48'30" W	22.36	
C-21	280.00	133.55	2779'41"	68.07	N 76'30'11" E	132.29	
C-22	170.00	207.37	69'53'31"	118,80	N 8212'54" W	194.75	
C-23	25.00	23.18	53'07'48"	12.50	S 73'50'03" E	22.36	
C-24	50.00	249.81	28615'37"	37.50	N 42'43'51" E	60.00	
C-25	25.00	23.18	53'07'48"	12.50	N 20'42'15" W	22.36	
C-26	130.00	158.58	69'53'31"	90.84	N 8212'54" W	148.93	
C-27	320.00	152.63	2779'41"	77.80	N 76'30'11" E	151.19	
C-28	419.94	81.58	11'07'51"	40.92	N 16'33'17" E	81.45	
C-29	520.00	134.81	14'51'13"	67.78	N 5618'29" W	134.43	
C-30	2528.57	31.25	00'42'29"	15.62	S 48'43'17" W	31.25	

LINE	TABLE (FCE	NO. 1	LIN	E TABLE (FC	E) No. 3
URVE	LENGTH	RADIUS	LINE	LENGTH	BEARING
C1	62.65	225	L50	903.27	S 69'53'47" W
HE	LENGTH	BEARING	L51	80.17	N 42'24'41" E
1	198.83	N 02'00'37" E	L52	78.04	N 75'23'28" E
URVE	LENGTH	RADIUS	L53	73.65	N 7859'33" E
C2	23.18	25.00	L54	111.77	N 43'33'38" E
3	63.53	50.00	1.55	74.05	N 75'22'58" E
NE	LENGTH	BEARING	L56	78.62	N 35'35'00" E
.2	64.23	N 7216'03" E	L57	182.90	N 43'27'51" E
.3	64.49	S 2678'37" E	L58	33.31	N 61'53'54" E
.4	54.29	S 68'37'01" E	L59	51.30	S 79'20'24" €
.5	45.88	S 21'22'59" W	L60	27.66	N 44'28'53" E
.6	200.00	S 68'37'01" €	L61	129.18	N 6219'08" E
,7	100.00	N 21'22'59" E	L62	124.98	N 44'31'15" €
.8	200.00	N 68'37'01" W	L63	33.94	N 85'57'17" E
9	42.12	S 21"22"59" W	L64	256.45	S 02'00'05" W
.10	48.84	N 68'37'01" W	TOTAL	AREA = 2.456	Ac.
.11	58.63	N 26'49'05" W	1		
.12	35.64	N 7216'03" E			E) No. 4
.13	293.15	N 07"29"22" E	LINE	LENGTH	BEARING
.14	139.04	N 07"29'22" E	1.65	225.09	N 15'59'05" E
.19	13.49	N 48'51'39" E	L86	204.28	S 55'32'35' E

1.68 27.86

L69 35.27 S 81"29"36" E L70 46.73 S 19"58"03" E

L70 46.73 \$ 195803 E
L71 42.52 \$ 0655'43' E
L72 100.97 \$ 43'10'57' W
L73 119.28 \$ 47'42'59' W
L74 86.97 \$ 04'21'36' W
L75 79.43 \$ 46'03'55' W
L76 46.28 \$ 72'05'28' W
L77 40.51 \$ 37'26'20' W
L78 341.26 N 09'30'44' W

NE LENGTH BEARING 81 341.26 \$ 09'30'44"

L84 23.02 S 55'05'16" W

L87 80.45 N 82'34'53" W

L88 56.86 N 87"24"32" W

L89 93.25 S 53'30'40" W L90 173.61 N 05'29'22" E

L91 783.81 N 70'22'41" W

L92 224.25 N 49"21"35" E

L95 182.10 N 45'06'45" E L96 168.88 \$ 51'05'29" E

L98 91.02 S 15'33'28" E L99 248.19 S 45'34'22" Ε

L100 189.01 N 83'22'30" E

TOTAL AREA = 9.441 Ac.

51.83 S 65'30'46" W 40.14 S 64'46'07" W

127	116.20	S 16'33'25" W
L28	18.19	S 21'31'16" W
1.29	131.58	N 69'56'46" W
L30	116.63	\$ 53'21'27" W
L31	60.96	S 02'00'37" W
L32	502.85	N 87'59'23" W
TOTAL A	REA = 5.447	Ac.
1 161	TABLE (FCE	No. 2
LINE	LENGTH	BEARING
1.34	290.09	S 86'08'41" E
£35	136.67	S 02'00'33" W
1.36	20.84	S 48'50'46" W
L37	15.77	S 74'48'56" W
L38	18.18	N 79'46'56" W
L39	24.59	S 88'00'08" W
L40	25.18	S 78'25'42" W
L41	50.52	N 20'21'49" W
L42	39.94	S 79"18"58" W
L43	23.54	S 01"20"08" E
L44	41.48	N 887013" W
L45	210.09	S 77'36'57" W
L46	33.74	N 67'20'13' W
L47	40.06	N 12'27'48" W
L48	207.32	N 48'51'39" E
L49	15.42	N 00,00,00, M

L20 17.38 \$ 58'45'02' E

L21 33.58 M 47'12'57" E

L22 219.26 \$ 55'32'33" E

L23 97.32 \$ 15'59'05' W

L24 216.15 \$ 27'59'05' E

L25 95.08 \$ 09'50'51" E

L26 117.65 \$ 17'11'57" W

L27 116.20 \$ 16'33'25" W

L28 18.19 \$ 21'31'16" W

S 58'45'02" E

	C	URNE T	ARI S			1,0	NE TABLE (F	CE) No. 6
				I	I also a distant	LINE	LENGTH	BEARING
LDIUS	ARC LENGTH	DELTA	TAN	CHORD BEARING	CHORD LENGTH	L102	184.01	N 05'32'58" E
30.00	124.44	1451'13"	62.57	N 5618'29" W	124.09	L103	101.88	N 8618'38" E
20.00	126.36	171414	63.66	N 39'43'01" E	125.88	L104	59.16	S 85'36'42" E
70.00	308.63	47'47'33"	163.93	N 7213'54" E	299.76	L105	60.46	N 82'46'58" E
3.00	184.37	85'52'58"	114.46	S 40'55'52" E	187.59	L106	42.21	N 71'44'05" E
5.00	23.18	53'07'48"	12.50	N 24"33"17" W	22.36	L107	292.20	S 09'24'10" W
0.00	249.81	286"15"37"	37.50	N 87'59'23" W	60.00	£108	245.00	N 70"22"41" W
5.00	23,18	53'07'48"	12.50	S 28'34'31" W	22.36		REA = 1.320	
3.00	124.41	85'52'57"	77.24	S 40'55'52" E	113.09		1.0.	
0.00	275.26	47'47'33"	146.21	N 7213'54" E	267.35	LIN	E TABLE (FO	E) No. 7
30.00	96.89	14'36'31"	48.71	N 41101'52" E	96.63	LINE	LENGTH	BEARING
0.00	40.68	25'53'55"	20.69	N 20'46'39" E	40.34	L109	300.00	S 70'29'59" W
0.00	167.72	36'57'34"	86.89	S 26'18'29" W	164.82	L110	125.88	N 09'24'10" E
0.00	40.41	25'43'36"	20.55	N 31"55"28" E	40.07	1111	98.34	N 38'25'45" E
0.00	53.53	08'04'16"	26.81	N 15'01'32" E	53.49	1112	114.78	N 87'30'28" E
0.00	39.75	251819	20.20	N 01'39'45" W	39.43	L113	96.24	S 87'06'28' E
2.24	153.08	29101'08"	78.22	S 0011'39" W	151.45	L114	101.68	S 05'32'14" W
0.00	39.99	25'27'39"	20.33	N 01'58'23" E	39.67	TOTAL /	REA = 0.884	
5.00	23.18	53'07'48"	12.50	N 371918" W	22.36			****
0.00	249.81	28615'37"	37.50	S 79"14"36" W	60.00	UN	E TABLE (FO	E) No. 8
5.00	23.18	53'07'48"	12.50	S 15'48'30" W	22.36	LINE	LENGTH	BEARING
0.00	133.55	27'19'41"	68.07	N 76'30'11" E	132.29	L115	101.68	N 05'32'14" E
0.00	207.37	69'53'31"	118.80	N 8212'54" W	194.75	L116	11.69	S 77"24"20" E
5.00	23.18	53'07"48"	12.50	S 73'50'03" E	22.36	1117	74.22	N 53'02'43" E
0.00	249.81	28615'37"	37.50	N 42'43'51" E	60.00	Li18	68.65	N 69'40'12" E
5.00	23.18	53'07'48"	12.50	N 20'42'15" W	22.36	L119	85.36	S 46'52'27" E
0.00	158.58	69'53'31"	90.84	N 8212'54" W	148.93	L120	26.07	S 87'40'51" E
0.00	152.63	2779'41"	77.80	N 76'30'11" E	151.19	L121	31,80	S 65'02'41" E
9.94	81.58	11'07'51"	40.92	N 16'33'17" E	81.45	L122	278.25	S 69'53'47" W
0.00	134.81	14'51'13"	67.78	N 5618'29" W	134.43		REA = 0.476	
28.57	31.25	00'42'29"	15.62	S 48'43'17" W	31,25			#

	j i						
				Ĺ		UNE TABLE	(FCE) No. 9
				. [LINE	LENGTH	BEARING
					L123	83.45	N 45'06'45" E
			BEARING		L124	439.89	S 43'41'25" E
	L50	903.27	S 6953'47" W		L125	43.78	S 1415'11" W
BEARING	L51	80.17	N 42"24"41" E	F			S 82'52'56" W
N 02'00'37" E	L52	78.04	N 75"23"28" E	h			N 89.20,11, M
RADIUS	L53	73.65	N 7859'33" E				S 00'09'49" W
25.00	L54	111,77					S 81'49'37" W
50.00	1.55	74.05					
BEARING	L56			<u> </u>			S 30'25'31" W
N 7276'03" F							S 09'47'05" E
				 			S 3910'59" W
				 			S 852537" W
				}			N 4711'59" W
				1			N 6704'11" E
				Ļ			N 4274'44" E
				L			N 44'02'11" W
				l L	TOTAL	AREA = 1.289	Ac.
	IUIAL A	UGEA = 2.458	AC.	·	1 list	E TARRE ICH	No. 10
	RADIUS 225 BEARING N 02'00'37" E RADIUS 25.00 50.00	RADIUS UNE 225	RADIUS 225 BEARING N 02'00'37" E RADIUS 25.00 L54 111.77 50.00 L55 74.05 BEARING L56 78.62 N 72'16'03" E S 26'18'37" E S 68'37'01" E S 68'37'01" E H 21'22'59" E M 22'259" E M 68'37'01" W L63 33.34 S 2'722'59" W L64 256.45 H 68'37'01" W L64 256.45 TOTAL AREA = 2.456	RADIUS	RADIUS 225 BEARING L50 903.27 \$6953'47' W BEARING L51 80.17 N 4224'41' E N 02'00'37' E RADIUS L52 78.04 N 75'23'28' E RADIUS L53 73.65 N 7859'33' E 25.00 L54 111.77 N 4333'38' E 50.00 L55 74.05 N 75'22'58' E BEARING L56 78.62 N 35'35'00' E L57 182.90 N 42'27'51' E S 88'37'01' E L58 33.31 N 81'33'54' E S 88'37'01' E L59 51.30 S 79'20'24' E S 88'37'01' E L60 27.66 N 44'28'53' E H 21'22'59' E M 69'37'01' W L63 33.94 N 85'57'17' E S 21'72'59' W L64 256.45 S 02'00'05' W TOTAL AREA = 2458 Ac.	NO. 1	NO. 1

S 335720° €

N 09'30'44" W

N 48'47'58" W

N 69'57'27" E

S 82'35'58" W

N 43'41'25" W

N 45'06'45" E

N 77'37'04" E

	E TABLE (FC	
₩Ę	LENGTH	BEARING
L138	298.79	S 49'04'31"
L139	135.42	N 31'40'59"
L140	35.00	N 5817'34"
£141	16.73	S 6712'00"
L142	43.44	\$ 80'44'58"
1143	54.66	N 6317'49"
L144	60.68	N 31'02'26"
L145	40.96	N 01'38'51"
L146	52.11	N 21'08'35"
L147	44.95	N 46'03'26"
L148	168.35	S 43'41'25"
TOTAL	AREA = 0.713	

		FOREST CON	servation area ta	ABULATION	ş.
Easement	No.	Non-Wooded Floodplain/Wellands	Wooded Retention Area	Reforestation Area	Total Easement Area
FC #	1	0 Ac.±	4.93 Ac.±	0.52 Ac.±	5.45 Ac.±
FC #	2	0 Ac.±	1.36 Ac.±	0 Ac.±	1.36 Ac.±
FC #	3	0 Ac.±	2.46 Ac.±	0 Ac.±	2.46 Ac.±
FC ∦	4	0 Ac.±	2.69 Ac.±	0 Ac.±	2.69 Ac.±
FC #	5	0 Ac.±	9.44 Ac.±	0 Ac.±	9.44 Ac.±
FC #	6	0 Ac.±	1.32 Ac.±	0 Ac.±	1.32 Ac.±
FC #	7	0 Ac.±	0.88 Ac.±	0 Ac.±	0.88 Ac.±
FC #	8	0 Ac.±	0.48 Ac.±	0 Ac.±	0.48 Ac.±
FC #	9	0 Ac.±	1.29 Ac.±	1 0 Ac.±	1.29 Ac.±
FC ∦	10	0 Ac.±	0.71 Ac.±	0 Ac.±	0.71 Ac.±
FC ∦	11	0 Ac.±	0.96 Ac.±	0.93 Ac.±	1.89 Ac.±
FC-#	12	0 Ac.±	0.87 Ac.±	0,334c±	1.20Ant
FC #	13	0 Ac.±	0.87 Ac.±	0.76 Ac.±	1.63 Ac.±
TOTAL			28.26 Ac.±	2,54 Ac.±	30,80 A4

CLARENCE AND MARTHA CARVELL

7106 PINDELL SCHOOL ROAD

FULTON, MD. 20759

MOUNT VIEW, LLC. 6258 CARDINAL LA. COLUMBIA, MD. 21044

UNE LENGTH SEARING
L149 284.48 S 41'07'07" W

L150 151.06 S 40'05'29" E L151 45.68 N 70'46'46" E L152 128.48 S 39'39'53" F

L153 166.68 S 63'50'25" W

L154 227.25 S 45'51'03" W L155 75.53 N 47'16'09" W

L155 75.53 N 4716(99" W L156 326.36 N 39'27'36" E L157 138.26 N 49'55'29" W L158 76.30 S 82'37'51" W L159 67.03 S 16'11'44" W L160 95.00 N 41'08'39" W L161 258.79 N 49'02'33" E L162 167.12 N 51'19'25" E L163 6.93 S 88'46'44" E L164 \$3.13 S 48'52'53" E TOTAL AREA = 1.886 Ac.

LINE LENGTH BEARING L165 610.74 N 8413'13' W L166 35.40 N 02'51'27' W L167 153.29 S 84'13'13' E

L169 38.85 M 12'38'38" E
L169 256.29 S 84'46'19' E
L170 208.49 N 10'50'52" E
L171 74.70 S 44'51'20" E

L172 203:74 S 0258'55' E L173 76.83' S 84'13'13' E L174 45.05 N 41'32'10' E L175 35.00 N 48'27'34' W

L176 62.98 N 41'32'14" E

LINE TABLE (FCE) No. 13

UNE LENGTH SEARING L182 335.97 \$ 02'90'37" W L183 290.08 N 89'18'12" W

C4 45,74 133,00

UNE LENGTH BEARING

L184 147.15 \$8918'20" E

L185 210.98 N 02'00'37" E

L186 171.05 N 84'13'13" W

L187 108.22 N 23'53'23" E

L188 278.57 S 84'13'13" E

TOTAL AREA = 1.633 Ac.

37. b. The PRIMARY PURPOSE OF PRESER-VATION PARCEL C IS FOR A STORM WATER MANAGEMENT FACILITY AND THE PRIMARY PURPOSE FOR PRESER -

VATION PARCEL E IS FOR A SHARED

SEPTIC FACILITY FOR LOTS 6 AND 22.

THE DEPARTMENT OF PLANNING AND

ZONING DETERMINED THAT THE RIPO-

POSED PRIMARY PURPOSES FOR THOSE

OF SECTION 105.F.7.1 OF THE ZONING

REGULATIONS FOR ONE EASEMENT

TOTAL AREA = 1.20 Ac.

PREPARED BY:

TOTAL AREA = 1.360 Ac.

AMERICAN LAND DEVELOPEMENT AND ENGINEERING INC.

10749 BIRMINGHAM WAY WOODSTOCK, MD 21163 TEL (410) 465-7903 FAX (410) 465-3845

DEVELOPER: MOUNT VIEW, ILC. 6258 CARDINAL LA. COLUMBIA, MD. 21044

OWNER'S DEDICATION

WE, CLARENCE AND MARTHA CARVELL, AND DALE THOMPSON BUILDERS INC., MEMBER OF MOUNT VIEW L.L.C. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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, MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREETS RIGHT OF WAY AND THE SPECIFIC EASEMENT SHOWN HEREON: (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND OR ROADS, FLOOD PLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND OF ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES: (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE

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 ERECTED OVER THE SAID EASEMENTS AND RIGHT OF WAY. WITNESS OUR HANDS THIS OF AUGUST 2001

DALE THOMPSON, MEMBER OF MOUNT VIEW L.L.C. Carrell CLARENCE()CARWELL, OWNER laune laure MARTHA CARVELL, OWNER

WITNESS WITNESS WITNESS THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. DALE THOMPSON, MEMBER OF MOUNT VIEW L.L.C. DATE DATE CHARENCE GARVELL, OWNER 601 MATTHA CARVELL, SMNER DATE

GENERAL NOTES (CONTINUED)

23. ARTICLES OF INCORPORATION OF PINDELL WOODS HOME OWNERS ASSOCIATION, INC. FILED WITH THE MO. STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 7, 2000 WITH ACCOUNT # 100027708700000.

24. OPEN SPACE TABULATION a. TOTAL AREA OF PINDELL WOODS = 97.89 AC. b. TOTAL OPEN SPACE REQUIRED(5%) = 4.89 AC.

JOHN C. MELLEMA , SURVEYOR

Total open space provided =6.193ac (PRESERVATION PARCELS "C, ... & E" SATISFY O.S. REQUIREMENT.)

25. DENSITY TABULATION: a. TOTAL AREA OF SUBDIVISION = 97.89 Ac.

b. ALLOWED DEVELOPMENT RIGHTS FOR THE SUBDIVISION = 23 UNITS 97.89 + 4.25 UNITS/AC = 23.28 UNITS c. Permitted Development rights under D.E.O .= 48 UNITS

 $97.89 \div 2$. UNITS/AC = 48.94 UNITS A NUMBER OF PROPOSED RUB DARLE LOTS /PARCELS = 48 UNITS

(INCLUDES ONE BUILDABLE PRESERVATION PARCEL WITH ONE EXISTING HOUSE). TOTAL NUMBER OF DENSITY RIGHTS REQUIRED TO BE TRANSFERRED = 25 UNITS SENDING PARCEL INFORMATION:

LISTON FARM: PARCEL 17 ZONE : RC 63.6063AC. (14 DEO'S) WILLIAM AND BARBARA LISTON TAX MAP 2, LIBER 561 FOLIO 521 FAITH HITCHINGS PROPERTY: PARCEL 25 ZONE : RC 34.639 AC. (10 DEO'S)

FAITH E HITCHINGS TAX MAP 2, LIBER 3248 FOLIO 475 BLY PROPERTY: PARCEL 23 ZONE : RC-DEO 38.73 AC. (1 DEO)

TAX MAP 2. LIBER 4758 FOLIO 0135

26. UNDER THE DENSITY EXCHANGE OPTION SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RICHTS FOR 25 OF THE DEO RESIDENTIAL LOTS INCLUDED FOR THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED. THE TEXTS. AND LISTON FARM AND HITCHINGS PROPERTIES SENDING PLATS OF EASEMENTS WILL BE RECORDED CONCURRENT WITH THE RECORDING OF THE PHYDELL WOODS SUBDIVISION.

27. (399.50) DENOTES ELEVATION OF 100 YEAR FLOOD PLAIN BASED UPON APPROVED FLOOD PLAIN STUDY. SEE P-01-06
DENOTES OUTLINE OF 100 YEAR FLOOD PLAIN.

DENOTES CENTERLINE OF EXISTING STREAM
DENOTES EXISTING OUTLINE OF THE POND. DENOTES EXISTING OUTLINE OF THE POND.

DENOTES LIMITS OF WETLANDS.

NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED.

WETLANDS, STREAM, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS PARCELS SATISFIES THE REGURREMENTS EXCEPT AS PERMITTED BY THE DEPARTMENT OF PLANNING AND ZONING.

LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSES OF A PUBLIC ROAD 4.901 ACRES ON TOTAL TABULATION CHART.

THE EXISTING DWELLING LOCATED ON PRESERVATION PARCEL "B" TO REMAIN NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

LANDSCAPING FOR LOTS 1-47 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE PURPOSE OF PRESERVATION PARCELS "A,C,D,E,AND F" ARE TO PROVIDE

FOREST CONSERVATION STREAM PROTECTION, AND SWM FACILITIES. THE PURPOSE OF PARCEL "B" IS TO PROVIDE FOREST CONSERVATION AND TO PROVIDE A BUILDABLE AREA.

37 @ PRESERVATION PARCELS COE WILL BE DEDICATED TO THE H.O.A. WITH ONE EASEMENT HOLDER, HOWARD COUNTY.

38. "THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA AS REQUIRED BY THE MD. STATE DEPT. OF THE ENVIRONMENT".

39. "THE EXISTING HYDRONAUTICS RESEARCH LAB AND ACCESSORY BUILDINGS (BA-CASE NO. 358-C) HAVE BEEN RAZED PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT ORIGINALS FOR PINDELL WOODS".

40. NO CEMETERIES EXIST ON THE PROPERTY. 41. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR BUFFERS EXCEPT AS DETERMINED AS AN ESSENTIAL DISTURBANCE BY DPZ AND SOIL CONSERVATION SERVICE FOR SHALL POND # 1 IN ACCORDANCE WITH SECT. 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

42. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 28.26 ACRES AND ALM ACRES OF REFORESTATION (2.54 ACRES REQUIRED) FOR A TOTAL FOREST CONSERVATION EASEMENT AREA OF 30: 8 ACRES. THE TOTAL SURETY AMOUNT FOR ON-SITE RETENTION AND REFORESTATION PLANTING IS \$ 15022000, WHICH IS PART OF THE OWNER'S DPW, DEVELOPER'S AGGREEMENT.

43. MDE HAS ISSUED A NONTIDAL WETLANDS AND WATERWAYS LETTER OF UTHORIZATION AND WATER QUALITY CERTIFICATION ON NOVEMBER 27, 2000, FILE # 00-NT-0452/200160102.

44. THE BOUNDARY SURVEY WAS PERFORMED BY VOGEL AND ASSOCIATES

SEPTEMBER 26, 2000. 45. All required wells have been drilled prior to final plat recordation.

46. ALL EXISTING WELLS AND SEPTIC SYSTEMS 🐠 🖰 ABANDONED.

47. THE EXISTING BUILDINGS AREA: RAZED,

SURVEYOR'S CERTIFICATE

FIGHEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION COMPRISED OF ALL LANDS OBTAINED BY MOUNTAMEN L.L.C. AND CLARENCE AND MARTHA CARVELL. PURSUANT O DEED DATED MARCH 22, 2001 AND RECORDED A AMONG THE LAND RECORDED H.Y. REAL ESTATE JOINT VENTURE, AND (ii) BY DEED DATED MARSH 22, 2001 AND RECORDED AMONG THE HOWARD COUNTY MARSH 22, 2001 AND RECORDED AMONG THE HOWARD COUNTY MARSH 30, 1995 AND RECORDED LIBER 5405, FOLIO 570 AND CONVEYED BY MARSHALL AND RECORDS OF HOWARD COUNTY IN LIBER 3510 FOLIO CONVEYED BY PETER AND ELIZABETH HOROWITZ, AND (IV) BY DEED DATED FEBRUARY 22, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3926 FOLIO 717 AND CONVEYED BY PETER AND ELIZABETH HOROWITZ, 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.

8.6.01 JOHN C. MELLEMA, JR. SVERVEYOR No. 466

PARCEL B 14 PARCEL A POND 41 HOWARD COUNTY CONTROL STATION CONTROL STATION CREST VICINITY SCALE: 1"= 1000' **GENERAL NOTES**

> THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE restricted until public severage is available. These easements shall become NULL AND VOID UPON CONNECTION TO A PUBLIC SEMERAGE SYSTEM, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEMERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.

SUBJECT PROPERTY ZONED RR-DEO PER 10/18/93 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD '83. MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA AND 41EB. STA. 41EA N 544825.804 E 1339217.456

STA 41EB N 546222.250 E 1337778.163 4. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON

B.R.L. DENOTES BUILDING RESTRICTION LINE DENOTES FROM PIN SET CAPPED.

DENOTES FROM PIPE OR IRON BAR FOUND.
DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY. DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE. DENOTES CONCRETE MONUMENT OR STONE FOUND.

REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT

THE JUNCTION OF PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY. 12. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE

ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) MIDTH-12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE);

b. SURFACE SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP

COATING. (1-16" MINIMUM): c. GEOMETRY- MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS:

d. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-

e. DRAINAGE ELEMENTS -CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN I FOOT DEPTH OVER SURFACE

1. STRUCTURE CLEARANCES - MINUMAIN 12 FEET 9. MAINTENANCE- SUFFICIENT TO ENSURE ALL WEATHER USE. 13. ALL LOT AREAS ARE MORE OR LESS.

DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO

NAD'83 GRAD MEASUREMENT.

15. A.P.F.O. TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM AND ASSOCIATES . APPROVED UNDER S-00-15

16. NOISE STUDY NOT REQUIRED.

17. THE WETLAND AND FOREST STAND DELINEATION PREPARED BY WM. T. BRIDGELAND,

WILDLIFE BIOLOGIST, AND APPROVED UNDER S-00-15.
PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NOS. S-00-15, P-01-06, F-01-89,

F-97-169, F-76-92 & B.A. # 358-C

DOCODO COMO DES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST

CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING. GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT: HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. TOTAL AREA OF FOREST CONSERVATION EASEMENTS = 30 000. TOTAL AREA OF FOREST RETENTION = 28.26 AC. TOTAL REFORESTATION TO BE PLANTED = 2.5 AC

20. OPZ APPROVED CONSTRUCTION OF SWM FACILITIES WITHIN THE WETLAND AND STREAM UNDER P-01-06. M.D.E. HAS APPROVED THIS CONSTRUCTION NOVEMBER 27, 2000 AND HAS ISSUED A NON-TIDAL WETLANDS AND WATERWAYS LETTER OF AUTHORIZATION AND A WATER QUALITY CERTIFICATION 00-NT-0452/20016010

21. M.D.E. HAS GRANTED A GROUNDWATER APPROPRIATION PERMIT ON NOV. 20, 2000. PERMIT NO. H000G012 (01)

22. PRESERVATION PARCEL. "A, B, D, & F" ARE PRIVATELY OWNED AND MAINTAINED, THESE PRESERVATION PARCELS ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH PHOBELL WOODS HOME OWNERS ASSOCIATION AND HOWARD COUNTY, MARYLAND,

WHICH PROHIBITS THE FURTHER SUBDIVISION OF THE PARCELS AND OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND THE USES PERMITTED ON THE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 274, RE-SUBDIVIDE PARCEL 275, LOT 1 HYDRONAUTICS INC. PRO-PERTY AND PARCEL 484, LOT 1, CARVELL PROPERTY INTO 47 RURAL CLUSTER LOTS AND 6 PRESERVATION PARCELS.

THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

RECORDED AS PLAT 1492 ON 9 12 OL AMONG

PINDELL WOODS

LOTS 1 THRU 47 AND PRESERVATION PARCELS A THRU F

RE-SUBDIVISION OF LOT 1, HYDRONAUTICS INC. PROPERTY, PLAT NO. 3490 and lot 1, carvell property, plat no. 12804; and a subdivision of parcel 274 ZONED "RR-DEO", 5th ELECTION DISTRICT, TAX MAP 41, GRIDS 2, 3, 8 AND 9
PARCEL 274, PARCEL 275, (LOT 1) AND PARCEL 484 (LOT 1) HOWARD COUNTY, MARYLAND

5-00-15 P-01-06 -01-89

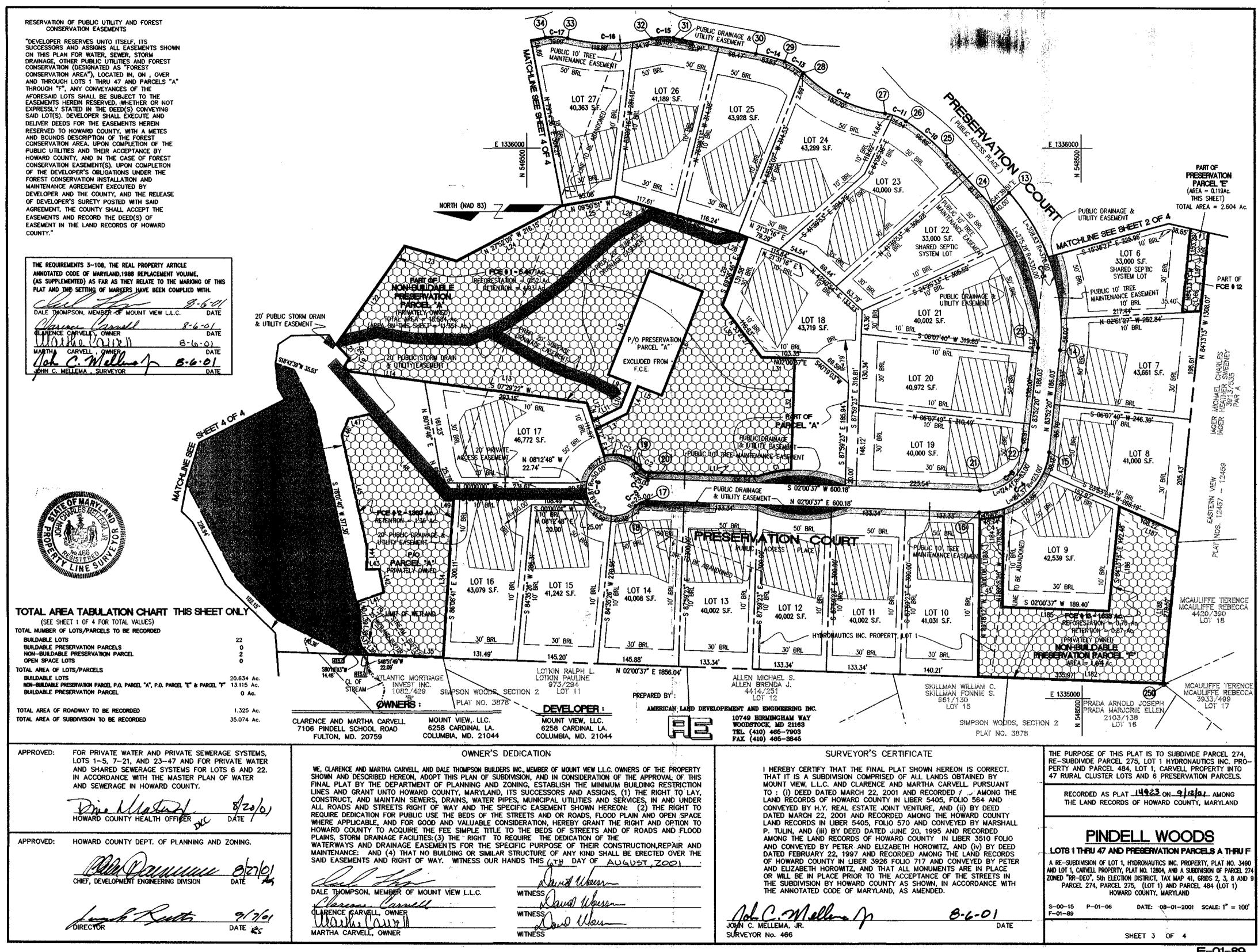
DATE

DATE: 08-01-2001 SCALE: AS SHOWN

SHEET 1 OF 4

F-01-89

F-01-89



H: \pindell\RECORD-PLAT\PNDLPLAT4.dwg Sun Aug 05 23:01

Avg.