

COORDINATE LIST		
NO.	NORTH	EAST
1	586,061.341	1,359,890.602
2	585,902.870	1,359,902.090
3	585,884.583	1,359,625.613
4	585,645.013	1,359,641.577
5	585,627.166	1,359,319.727
6	585,852.786	1,359,450.263
7	586,034.198	1,359,411.971
8	586,061.058	1,359,885.609
9	585,902.540	1,359,897.100

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

WETLAND TABLE		
LINE	LENGTH	BEARING
W1	24.86'	N 08°49'51" E
W2	33.97'	S 37°03'43" W
W3	28.96'	S 76°22'06" W
W4	52.33'	S 28°07'32" W
W5	23.61'	N 85°15'27" W
W6	41.10'	N 69°20'00" W
W7	37.46'	N 75°22'10" W
W8	25.82'	S 51°26'50" W
W9	40.19'	S 63°48'10" W
W10	46.12'	S 77°32'45" W
W11	44.66'	S 72°49'50" W
W12	36.23'	N 84°17'34" W
W13	38.96'	S 48°49'56" W
W14	36.10'	S 36°08'25" W
W15	31.27'	S 67°01'14" W

FLOODPLAIN TABLE		
LINE	LENGTH	BEARING
F1	15.03'	N 77°54'19" E
F2	29.56'	N 45°30'50" E
F3	36.27'	N 76°40'02" E
F4	31.76'	N 60°40'12" E
F5	22.82'	N 35°40'51" E
F6	25.40'	N 71°38'03" E
F7	46.04'	N 65°12'30" E
F8	40.67'	N 58°34'41" E
F9	57.82'	N 79°01'20" E
F10	44.34'	S 72°17'28" E
F11	24.56'	N 67°28'37" E
F12	66.94'	N 57°02'10" E
F13	44.51'	N 34°06'41" E
F14	24.68'	N 04°08'46" W

30. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 1 AND LOTS 2 THRU 5, ANY CONVEYANCE OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT, IN THE LAND RECORDS OF HOWARD COUNTY.

24. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR OPEN SPACE LOT 1 AND LOTS 2 TO 5 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MD, WITH THIS PLAT.

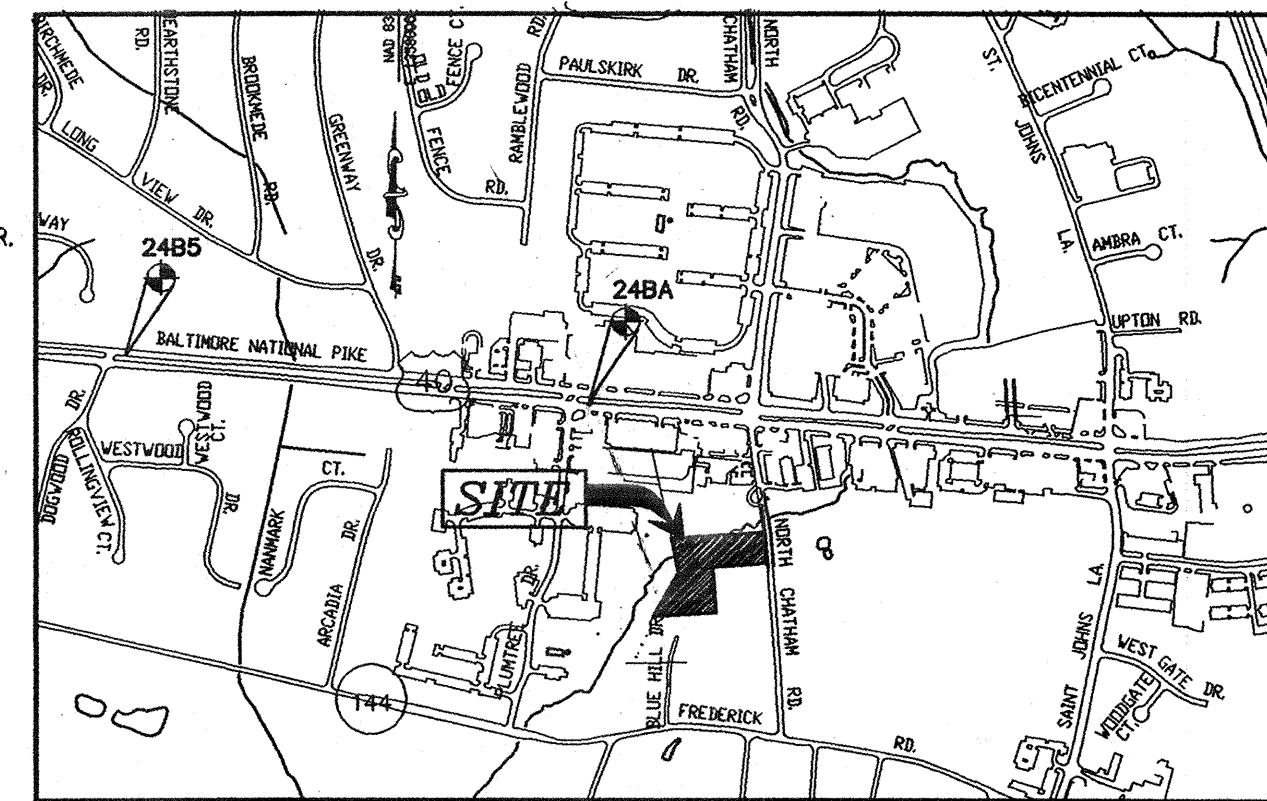
25. THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.12002(b)(vii) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BECAUSE IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.

26. PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS SUBDIVISION. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (15 SHADE TREES) HAS BEEN POSTED IN THE AMOUNT OF \$4,500.00 AS PART OF THE DPW DEVELOPERS AGR.

27. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

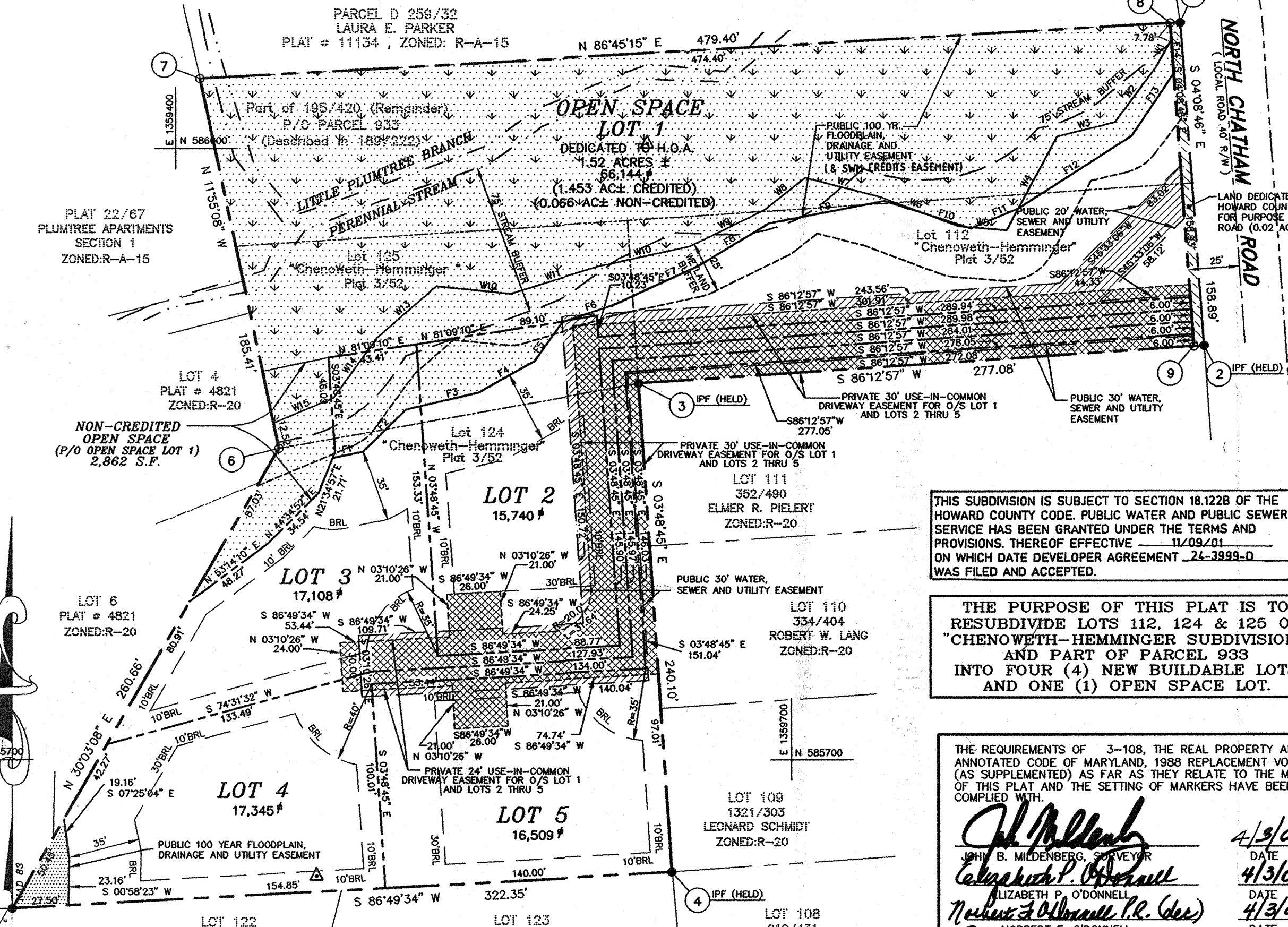
28. THE HOMEOWNER'S DOCUMENTS HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NO. 100D361986921371

29. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND SWM DESIGN MANUAL.



VICINITY MAP SCALE: 1"=1000'

- ### GENERAL NOTES
- TAX MAP: 24, PARCEL: 83, BLOCK: 4, DPZ FILE NO. F-02-03
  - SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MARCH 2001 BY MILDENBERG, BOENDER & ASSOC., INC.
  - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24B5, 24BA  
 STA. No. 24B5 N 586,956.233 ELEV. 390.937  
 E 1,356,570.840  
 STA. No. 24BA N 586,783.250 ELEV. 386.357  
 E 1,359,211.698
  - DENOTES AN IRON PIN OR IRON PIPE FOUND.  
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
 BRL DENOTES A BUILDING RESTRICTION LINE.
  - SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
  - ALL AREAS ARE MORE OR LESS.
  - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
  - NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
  - NO STEEP SLOPES EXIST ON-SITE.
  - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
  - DENOTES WETLANDS.
  - DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT.
  - DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.
  - DENOTES USE-IN-COMMON EASEMENT
  - DENOTES ROAD DEDICATION
  - 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 (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 WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - FOR THE 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.
  - NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM(S), OR THEIR BUFFERS, AND FLOOD PLAIN AREAS.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
  - WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC., DATED MAY 3, 2001.
  - FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. DATED AUGUST 2001.
  - OPEN SPACE REQUIRED: 30% OF 3.07 AC. = 0.92 AC.  
 PROVIDED: 1.53 AC. (NON-CREDITED); 2,862 S.F. CREDITED: 63,967 S.F.)  
 SMALLEST LOT SIZE: 14,000 SQ.FT.



THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 11/09/01 ON WHICH DATE DEVELOPER AGREEMENT 24-3999-D WAS FILED AND ACCEPTED.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 112, 124 & 125 OF "CHENOWETH-HEMMINGER SUBDIVISION" AND PART OF PARCEL 933 INTO FOUR (4) NEW BUILDABLE LOTS AND ONE (1) OPEN SPACE LOT.

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* 4/3/02 DATE  
 JOHN B. MILDENBERG, SURVEYOR  
*Elizabeth P. O'Donnell* 4/3/02 DATE  
 ELIZABETH P. O'DONNELL  
*Norbert F. O'Donnell* 4/3/02 DATE  
 NORBERT F. O'DONNELL  
*Ralph C. Adams* 4/3/02 DATE  
 RALPH C. ADAMS  
*Roxanne J. Vollmerhausen* 4/4/02 DATE  
 ROXANNE J. VOLLMERHAUSEN  
*M. Karl Vollmerhausen* 4-3-02 DATE  
 M. KARL VOLLMERHAUSEN  
*Jason Avery Parker Jr.* 4-3-02 DATE  
 JASON AVERY PARKER JR.  
*Gwendolyn Auld Parker* 4-3-02 DATE  
 GWENDOLYN AULD PARKER

TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.53 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.52 AC±
TOTAL AREA OF LOTS TO BE RECORDED	3.05 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.02 AC±
TOTAL AREA TO BE RECORDED	3.07 AC±

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	15,740 SQ.FT.	1,740 SQ.FT.	14,000 SQ.FT.
3	17,108 SQ.FT.	3,108 SQ.FT.	14,000 SQ.FT.
4	17,345 SQ.FT.	3,345 SQ.FT.	14,000 SQ.FT.
5	16,509 SQ.FT.	2,509 SQ.FT.	14,000 SQ.FT.

OWNER  
 JASON PARKER JR. ET AL  
 12925 RT 144  
 WEST FRIENDSHIP, MARYLAND 21794

### OWNER'S STATEMENT

WE, ELIZABETH P. O'DONNELL, NORBERT F. O'DONNELL, LINDA S. ADAMS, RALPH C. ADAMS, JR., ROXANNE J. VOLLMERHAUSEN, M. KARL VOLLMERHAUSEN, JASON AVERY PARKER, JR. AND GWENDOLYN AULD PARKER, 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, ESTABLISHED 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-WAY AND 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 3 DAY OF April, 2002

*Elizabeth P. O'Donnell* WITNESS  
*Norbert F. O'Donnell* WITNESS  
*Linda S. Adams* WITNESS  
*Ralph C. Adams* WITNESS  
*Roxanne J. Vollmerhausen* WITNESS  
*M. Karl Vollmerhausen* WITNESS  
*Jason Avery Parker Jr.* WITNESS  
*Gwendolyn Auld Parker* WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY LAURA E. PARKER TO ELIZABETH P. O'DONNELL, NORBERT F. O'DONNELL, LINDA S. ADAMS, RALPH C. ADAMS, JR., ROXANNE J. VOLLMERHAUSEN, M. KARL VOLLMERHAUSEN, JASON AVERY PARKER JR. AND GWENDOLYN AULD PARKER BY DEED DATED DECEMBER 28, 1991 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 2448 AT FOLIO 0250 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 AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John B. Mildenberg* 4/3/02 DATE  
 JOHN B. MILDENBERG, SURVEYOR 0718

RECORDED AS PLAT 15375 ON 5-7-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

## PARKER WOODS

OPEN SPACE LOT 1 & LOTS 2 THRU 5  
 A RESUBDIVISION OF CHENOWETH  
 HEMMINGER SUBDIVISION, PLAT # 3/52,  
 Lots 112, 124 & 125 & PART OF PARCEL 933 SHEET 1 OF 1

TAX MAP 24 SECOND ELECTION DISTRICT SCALE: 1"=50'  
 PARCEL 83 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER 2001  
 BLOCK 4 EX. ZONING R-20 DPZ FILE NO. F-02-03

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Henry Brantley* 4-24-02 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Jason S. Adams* 4/16/02 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Jason S. Adams* 5/2/02 DATE  
 DIRECTOR