

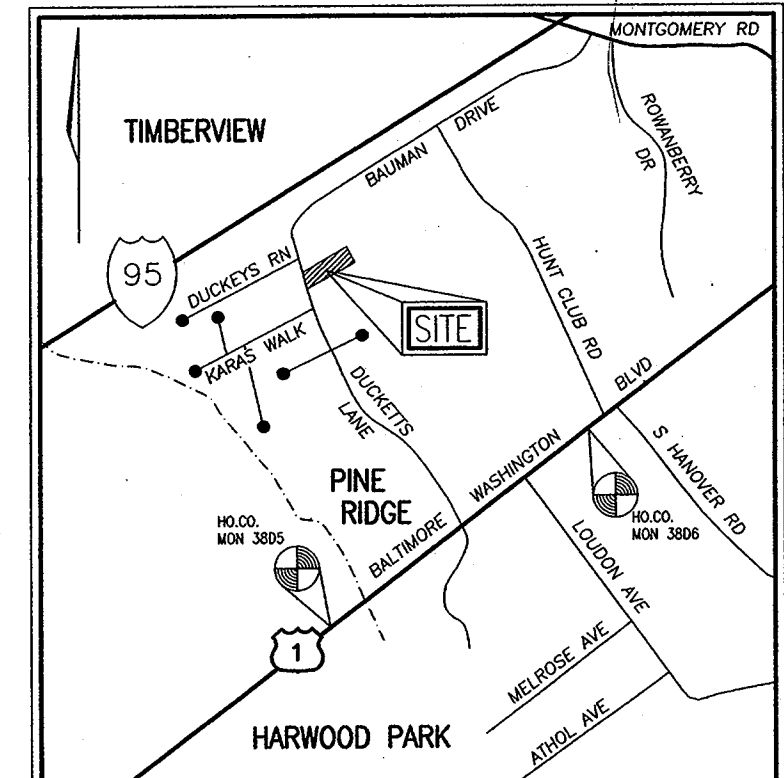
COORDINATE TABLE		
POINT	NORTH	EAST
540	N 560420.8145	E 1383699.6983
541	N 560289.7277	E 1383743.0215
544	N 560442.7482	E 1384316.6261
545	N 560572.2394	E 1384267.3220

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
2	12,001	600	11,401
3	12,009	1,171	10,838
4	12,515	1,688	10,827

24' PRIVATE USE-IN COMMON ACCESS EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
1	N75°03'47"E	363.22'
2	S18°17'18"E	24.04'
3	S75°03'47"W	363.22'
4	N18°17'18"W	24.04'

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-12 PER 10/18/93 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 38R2 AND 38R3 38D5 N 558,378.575 E 1,386,524.157 38D6 N 557,155.459 E 1,384,992.261
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN APRIL 2001.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
 - SURFACE - (P-1) STANDARD PAVING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE 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 THE ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- LANDSCAPING FOR LOTS 1-4 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. LANDSCAPE SURETY IN THE AMOUNT OF \$12,300 HAS BEEN POSTED AS PART OF DEVELOPER AGREEMENT NO. F-02-071.

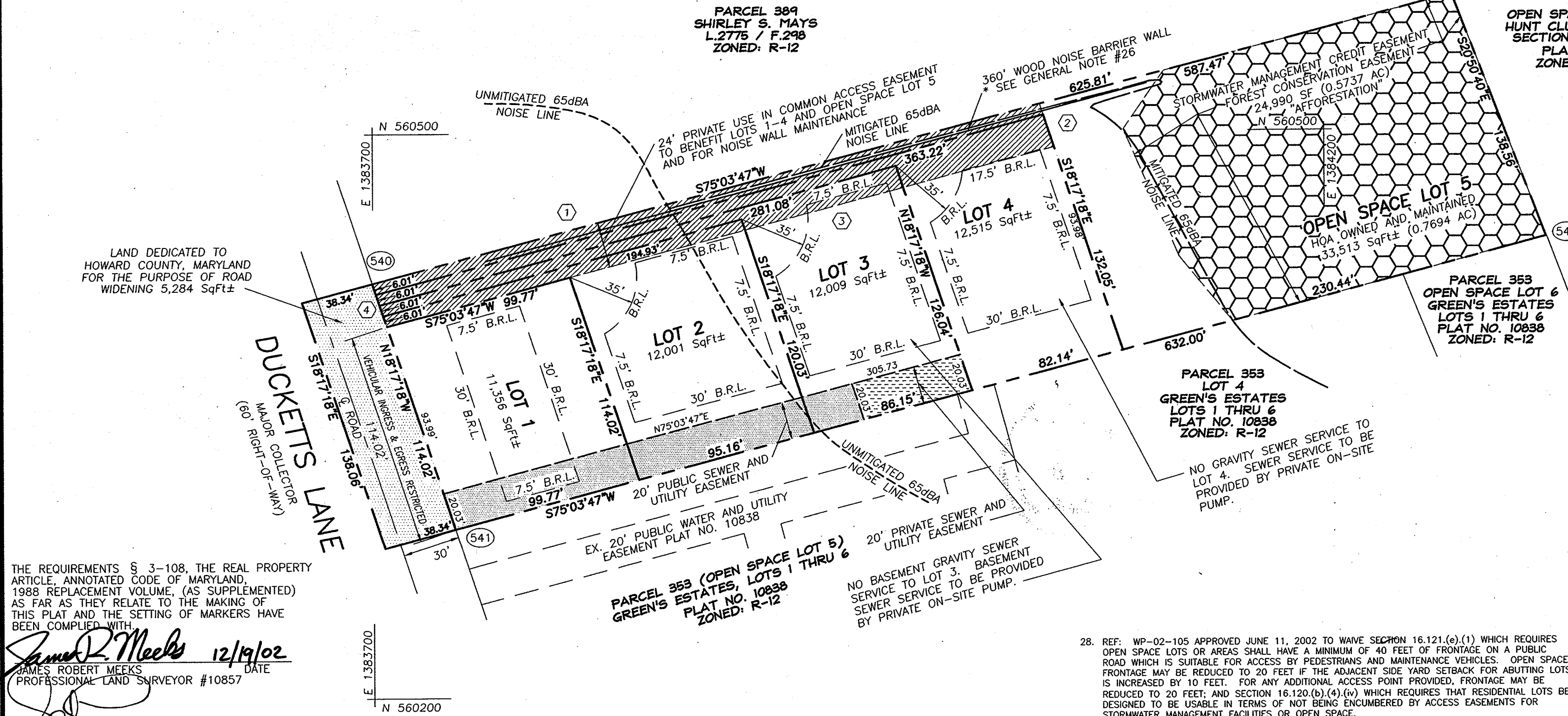


OPEN SPACE LOT 75 HUNT CLUB ESTATES SECTION 5, AREA 1 PLAT 7750 ZONED: R-12

VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES (CONT)

- THE FOREST CONSERVATION EASEMENT SHOWN HEREON HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. ANY UNAUTHORIZED ACTIVITIES THAT RESULT IN ADDITIONAL CLEARING, OR THAT AFFECT PROPOSED PLANTING/RETENTION AREAS SHOWN ON THE FOREST CONSERVATION PLAN MAY RESULT IN A REQUEST FOR A RECALCULATION OF FOREST CONSERVATION REQUIREMENTS AND DESIGNATION OF ADDITIONAL PLANTING/RETENTION AREAS IF NEEDED TO MEET THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM. ANY FUTURE RESUBDIVISION, DEVELOPMENT, OR CHANGE IN LAND USE MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- THE FOREST CONSERVATION OBLIGATIONS OF 0.64 ACRES OF REFORESTATION HAVE BEEN FULFILLED THROUGH ON-SITE REFORESTATION IN THE AMOUNT OF 0.5737 ACRE AND A FEE-IN-LIEU PAYMENT OF \$1,444.02 INTO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE REMAINING 0.0663 ACRE.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. CVP (QUALITY CONTROL): EXEMPT, THE Q IS LESS THAN 2cfs. RFD AND WOV PROVIDED BY ROOFTOP DRYWELLS ON LOTS 1-4 AND DRY SWALE ON OPEN SPACE LOT 5. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF STORM WATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND SEWER SERVICE RESERVE UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE DEC. 12, 2002, ON WHICH DATE DEVELOPER AGREEMENT # 14-4057-D WAS FILED AND ACCEPTED.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 THRU 6 AND THE NOISE BARRIER WALL TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- BASED ON FIELD INSPECTION CONDUCTED MAY 7, 2001 BY FREDERICK WARD ASSOCIATES, INC. NO WETLANDS EXIST ON SITE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.
- NO FLOODPLAINS EXIST ON SITE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER AND SEWER AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 4. ANY AND ALL CONVEYANCES OF 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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. ARTICLES OF INCORPORATION AND RESTRICTIONS HAVE BEEN ACCEPTED BY THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 12-18-2002 AS FILING NO. 100036198799024.
- OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED: 1.9899 X .10 = 0.1990 AC OR 8,668 SqFt
OPEN SPACE PROVIDED: 0.7694 AC OR 33,513 SqFt (36%)
- THE NOISE CONTOUR LINES DRAWN ON THIS PLAT ARE FROM INTERSTATE ROUTE 95. THIS LINE IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THIS SUBDIVISION IS SUBJECT TO THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- THE NOISE BARRIER WALL WILL BE CONSTRUCTED OF PRESSURE TREATED WOOD AND WILL BE A MAXIMUM HEIGHT OF 7 FEET. THE NOISE WALL WILL BE LOCATED WITHIN OPEN SPACE LOT 5 AND WILL BE CONSTRUCTED FAR ENOUGH AWAY FROM COMMON LOT LINE WITH ADJACENT PARCEL 389 TO ALLOW FOR MAINTENANCE WITHOUT ENCROACHMENTS ONTO THE ADJACENT PARCEL. MAINTENANCE OF THE NOISE WALL WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS DESCRIBED IN THE DECLARATION OF MAINTENANCE OBLIGATION RECORDED SIMULTANEOUSLY WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- LOTS 1-4 ARE SUBJECT TO SUBMISSION AND APPROVAL OF A SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A NEW DWELLING IN ACCORDANCE WITH SECTION 16.155(g)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.



THE REQUIREMENTS § 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.

Samuel J. Lancelotta 12/19/02
DATE
PROFESSIONAL LAND SURVEYOR #10857

CATTAIL DEVELOPMENT, L.L.C. DATE
SAMUEL J. LANCELOTTA (GENERAL MANAGER)

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:	1.0992 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.7694 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.8686 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.1213 AC
TOTAL AREA TO BE RECORDED:	1.9899 AC

OWNER/DEVELOPER
CATTAIL DEVELOPMENT, L.L.C.
5054 DORSEY HALL DRIVE, SUITE 204
ELLCOTT CITY, MARYLAND 21042

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Penny Brewster M.D./Jm 12/26/02
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Samuel J. Lancelotta 12/31/02
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Samuel J. Lancelotta 12/31/02
DATE
DIRECTOR

OWNER'S CERTIFICATE

WE, CATTAIL DEVELOPMENT, L.L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON,
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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 THE STREETS AND/OR ROADS AND FLOOD PLAINS, AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE,
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 19TH DAY OF DECEMBER, 2002.

Samuel J. Lancelotta
CATTAIL DEVELOPMENT, L.L.C.
SAMUEL J. LANCELOTTA (GENERAL MANAGER)

Samuel J. Lancelotta
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CHARTER HOMES, L.L.C., TO CATTAIL DEVELOPMENT, L.L.C. BY DEED DATED JUNE 28, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6307 AT FOLIO 642.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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.

Samuel J. Lancelotta 12/19/02
DATE
PROFESSIONAL LAND SURVEYOR #10857



RECORDED AS PLAT NO. 15743 ON 1/3/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WHITEHEAD PROPERTY
LOTS 1 THRU 4 AND OPEN SPACE LOT 5
ZONED R-12

TAX MAP NO:37 BLK:12 PARCEL NO: 533
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: DECEMBER 10, 2002

