

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	11,996 SQ. FT.	1,173 SQ. FT.	10,823 SQ. FT.
3	11,865 SQ. FT.	878 SQ. FT.	10,987 SQ. FT.
4	11,786 SQ. FT.	732 SQ. FT.	11,054 SQ. FT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.63	N76°40'46"W
L2	18.45	N13°19'14"E
L3	14.63	N29°26'42"E
L4	19.08	S70°05'34"E
L5	9.12	S19°54'26"W

LEGEND

- 28' USE-IN-COMMON ACCESS & UTILITY EASEMENT FOR LOTS 1 THRU 4 & OS LOT 5.
- 12' PRIVATE PEDESTRIAN ACCESS EASEMENT TO OS LOT 5 FOR LOTS 1 & 2.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
- 10' PRIVATE NOISE WALL MAINTENANCE EASEMENT
- WETLANDS

OWNER AND DEVELOPER

PINDELL WOODS, LLC
8835-P COLUMBIA 100 PKWY
COLUMBIA, MD 21045
(410) 730-0810
ATTN: HUGH COLE

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.

G. Scott Shanaberger 1/23/09
G. SCOTT SHANABERGER, SURVEYOR DATE
Michael L. Lippert 7/26/09
MICHAEL L. LIPPERT, PINDELL WOODS LLC, MEMBER DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	1.07 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0.13 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY DEDICATION	0.02 AC ±
AREA	1.22 AC ±

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

Walter P. Stebbins 9/22/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. Pinner 9/10/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamstra 9/28/09
DIRECTOR DATE

OWNER'S STATEMENT

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 20th DAY OF JULY, 2009.

Michael L. Lippert
MICHAEL L. LIPPERT, PINDELL WOODS LLC, MEMBER

John J. Pinner
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JAMES E. CARLTON, TO PINDELL WOODS, LLC BY DEED DATED MAY 25, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 8423 AT FOLIO 546 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.



G. Scott Shanaberger
G. SCOTT SHANABERGER, L.S. NO. 10849

1/23/09
DATE

RECORDED AS PLAT 20185 ON 10/21/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

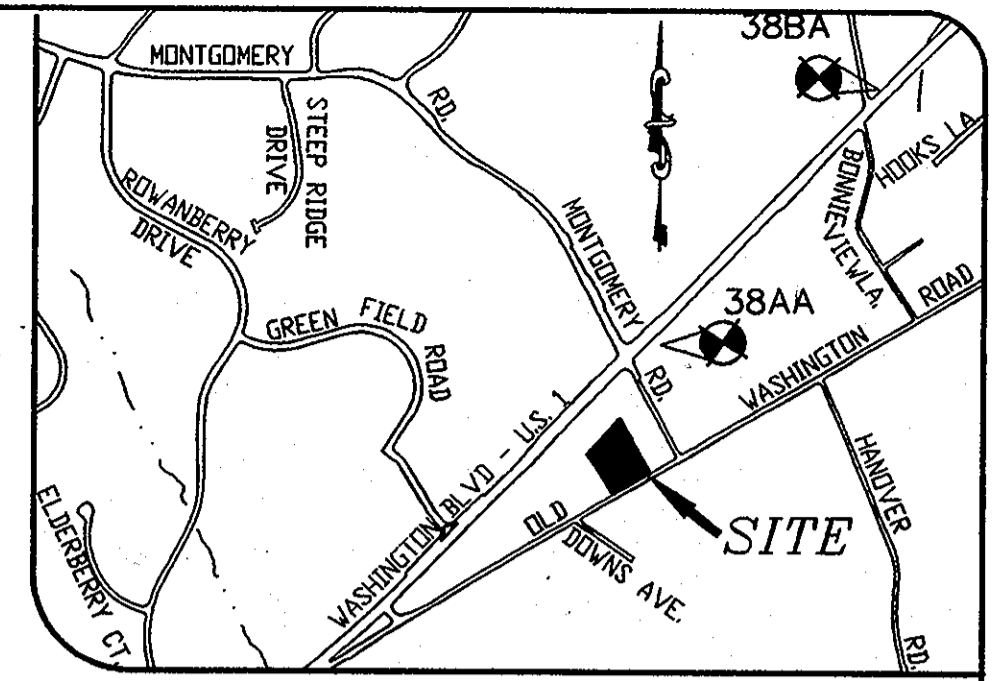
CARLTON PROPERTY
LOTS 1-4 & OPEN SPACE LOT 5

SHEET 1 OF 1

TAX MAP 38 1ST ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 106 HOWARD COUNTY, MARYLAND DATE: JANUARY, 2009
GRID 8 EX. ZONING R-12 DPZ FILE NOS. F-04-155

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Cell. (410) 997-0298 Fax.



GENERAL NOTES

- TAX MAP: 38, PARCEL: 106, BLOCK: 8.
DPZ FILES: F-04-155
- SUBJECT PROPERTY ZONED R-12 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENT EFFECTIVE 7/28/06.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2004.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORIZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38AA & 38BA (ALL UNITS IN FEET).
STA. No. 38AA N 561,158.784 ELEV. 220.778
E 1,389,726.391
STA. No. 38BA N 562,553.278 ELEV. 166.944
E 1,390,967.927
- REQUIRED OPEN SPACE = 1.20 AC X 10% = 0.12 ACRES (10,800 SF LOTS)
OPEN SPACE PROVIDED = 0.13 AC ±
OPEN SPACE CREDITED = 0.13 AC ±
- 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.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 22-S AND 349-S FOR SEWER AND 44-806 FOR WATER.
- THE DRIVEWAY APRON SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.04.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO FLOODPLAIN OR STEEP SLOPES EXIST ON SITE.
- THE SUBJECT PROPERTY IS NOT WITHIN AN HISTORIC DISTRICT.
- STORMWATER MANAGEMENT IS PROVIDED VIA NON-ROOFTOP DISCONNECTION CREDIT AND THE USE OF RAINFOURNS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER & SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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 RIGHT OF WAY LINE.
- 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 (16 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 (CULVERTS/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.
- FOREST STAND DELINEATION AND WETLAND CERTIFICATION LETTER WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON JANUARY 15, 2004.
- HOMEOWNERS ASSOCIATION DOCUMENTS WERE RECORDED ON 12-6, 2004 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER DEPARTMENT ID NO. D06070718. HOMEOWNERS ASSOCIATION COVENANTS WILL BE RECORDED CONCURRENTLY WITH THIS PLAT.

- ALL EXISTING STRUCTURES TO BE REMOVED.
- PRIVATE USE IN COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS RECORD PLAT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- 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 A FEE-IN-LIEU OF 0.50 ACRES (21,780 SQ. FT.) IN THE AMOUNT \$16,335.00.

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

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	560524.6288	1389764.6519
2	560569.8400	1389741.2970
3	560665.6210	1389691.6920
4	560420.5507	1389588.3108
5	560713.6750	1389666.7270
6	560731.1520	1389607.9730
104	560760.6040	1389641.8740
107	560615.2510	1389472.2780
109	560520.0950	1389766.9940
110	560416.2060	1389590.9000

OPEN SPACE LOT 5
DEDICATED TO HOA
5,715 sq. ft.

HESS REALTY CORP.
T.M.38
PARCEL 822
521/366

LOT 4
11,786 sq. ft.

LOT 3
11,865 sq. ft.

LOT 1
10,804 sq. ft.

LOT 2
11,996 sq. ft.

OLD WASHINGTON ROAD
(MINOR COLLECTOR, 50' ROW)
EX. CENTERLINE OF ROAD

03-087.DWG CARLTON-PLAT-1-2009.DWG