

COORDINATE LIST		
NO.	NORTH	EAST
2	559748.850	1329075.619
3	559891.774	1328935.716
8	559882.680	1328926.426
9	559848.299	1328960.081
10	559785.971	1328959.354
11	559681.132	1328851.833
12	559650.192	1328826.825
13	559576.065	1328899.103

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

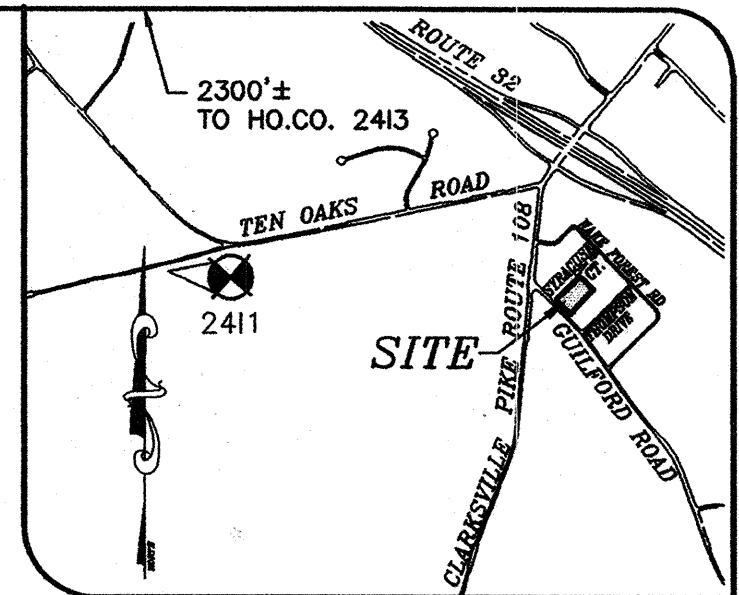
**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	15,206 SQ.FT.	1,040 SQ.FT.	14,166 SQ.FT.
6	13,535 SQ.FT.	354 SQ.FT.	13,181 SQ.FT.

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

**LEGEND**

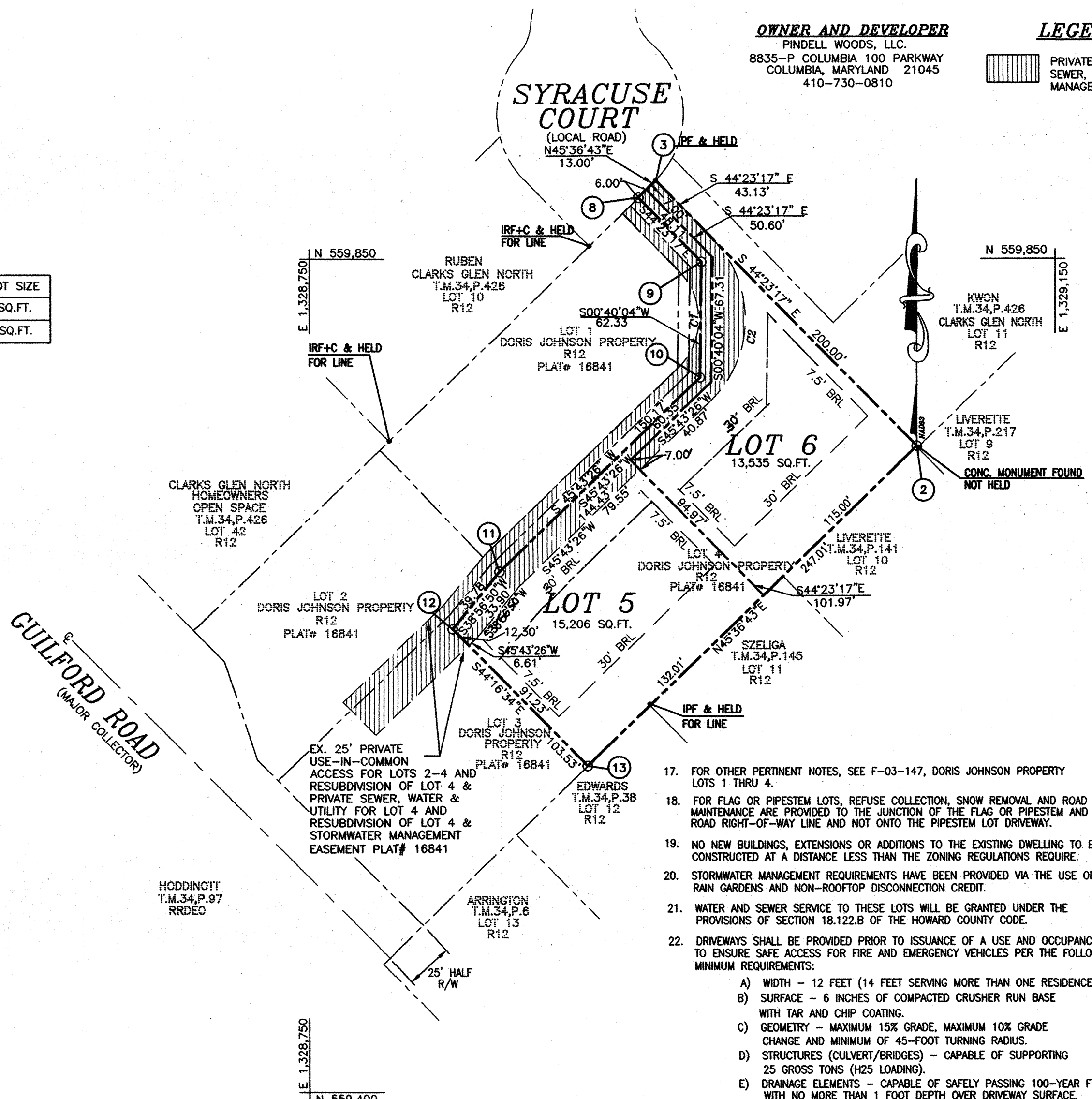
PRIVATE USE-IN-COMMON ACCESS, SEWER, WATER & UTILITY & STORMWATER MANAGEMENT EASEMENT



**GENERAL NOTES: VICINITY MAP**

- THIS PLAT IS IN ACCORDANCE WITH THE AMENDED 5th EDITION OF THE SUBDIVISION REGULATIONS AND ZONING REGULATIONS DATED OCTOBER 2, 2003.
- SUBJECT PROPERTY ZONED R-12 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- PROJECT BACKGROUND:**  
 TAX MAP : 34, LOT: 4 BLOCK: 12  
 ELECTION DISTRICT : FIFTH  
 ZONING: R-12  
 DEED REFERENCE : L. 7840, F. 610  
 DPZ FILES: F-03-147  
 OPEN SPACE PROVIDED : 0 SQ. FT.  
 MINIMUM LOT SIZE : 13,535 SQ. FT.
- 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.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT FEBRUARY 2003.
- 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	
- 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. PROJECT NUMBERS ARE 34-3669-D & S-6210 FOR SEWER AND W-8194 & 34-3669-D FOR WATER.
- THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
- 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.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- LANDSCAPING FOR LOTS 5 & 6 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (1 SHADE TREE) FOR LOT 5 IN THE AMOUNT OF \$300.00 AND (5 SHADE TREES) FOR LOT 6 IN THE AMOUNT OF \$1,500.00 FOR A TOTAL OF 6 SHADE TREES IN THE AMOUNT OF \$1,800.00 WILL BE POSTED AS PART OF THE GRADING PERMIT.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 FOR LOTS 5 & 6.
- 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 UNDER F-03-147.
- NO FLOODPLAIN, STREAMS, STEEP SLOPES OR WETLANDS EXIST ON SITE. WETLAND CERTIFICATION WAS PERFORMED BY WILDMAN ASSOCIATES ON OR ABOUT FEBRUARY 2003 UNDER F-03-147.



THE REQUIREMENTS OF F-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. Mildeberg* 4/23/05  
 JOHN B. MILDENBERG, SURVEYOR  
 DATE

*Nicholas Liparini* 5/23/05  
 NICHOLAS LIPARINI, MEMBER  
 DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.66 AC±
TOTAL AREA (THIS SHEET)	0.66 AC±

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

*Robert J. Weber* 5/6/05  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. Coyle* 4/5/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Michael J. Coyle* 4/10/05  
 DIRECTOR  
 DATE

**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 23<sup>rd</sup> DAY OF March, 2005.

*Nicholas Liparini*  
 NICHOLAS LIPARINI, MEMBER

*John B. Mildeberg*  
 JOHN B. MILDENBERG, SURVEYOR NO. 10718

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LOT 4 AS SHOWN ON PLAT NO. 16841, DORIS JOHNSON PROPERTY LOTS 1 THRU 4, 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.

*John B. Mildeberg* 4/23/05  
 JOHN B. MILDENBERG, SURVEYOR NO. 10718  
 DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4, DORIS JOHNSON PROPERTY LOTS 1 THRU 4, PLAT NO. 16841 INTO DORIS JOHNSON PROPERTY LOTS 5 AND 6

RECORDED AS PLAT 17528 ON 06/17/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**DORIS JOHNSON PROPERTY**  
 LOTS 5 AND 6  
 A RESUBDIVISION OF DORIS JOHNSON PROPERTY LOT 4

TAX MAP 34 5th ELECTION DISTRICT SCALE: 1"=50'  
 PARCEL NO. 37 HOWARD COUNTY, MARYLAND DATE: MARCH 2005  
 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.