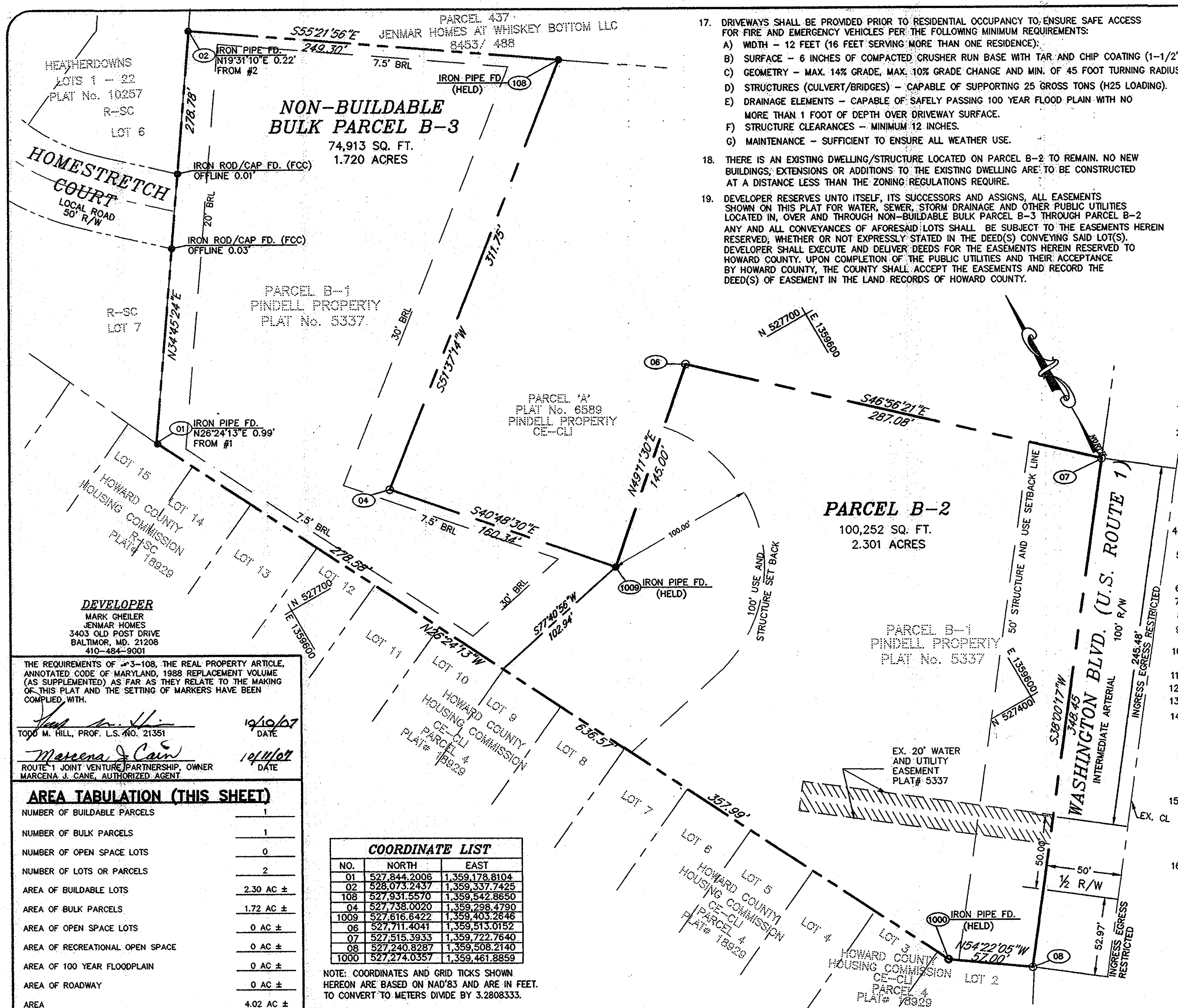
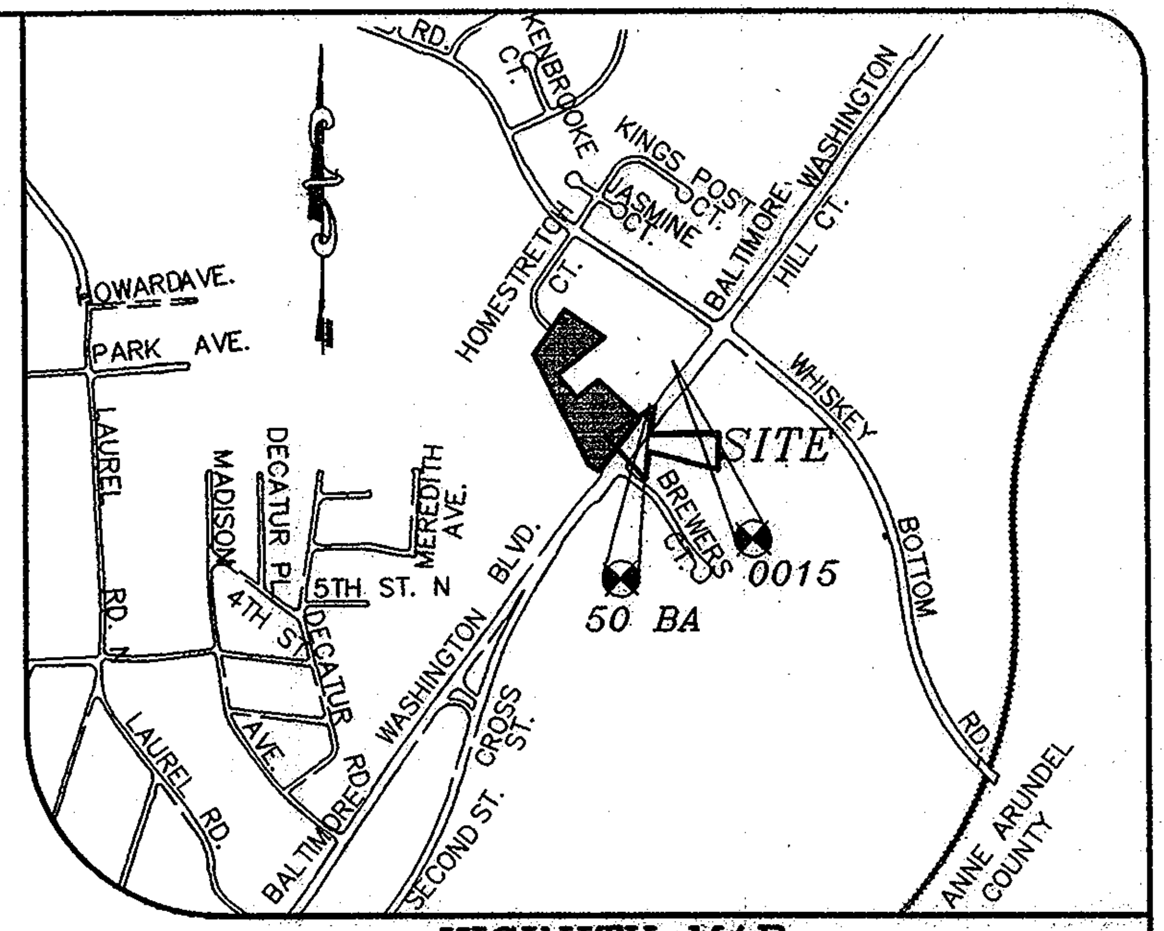


17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A) WIDTH – 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE):
    B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
    C) GEOMETRY – MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 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 PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
    F) STRUCTURE CLEARANCES – MINIMUM 12 INCHES.
    G) MAINTENANCE – SUFFICIENT TO ENSURE ALL WEATHER USE.
18. THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON PARCEL B-2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
19. 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, OVER AND THROUGH NON-BUILDABLE BULK PARCEL B-3 THROUGH PARCEL B-2 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.



VICINITY MAP

SCALE : 1"= 2000'
ADC MAP COORDIATES : 20-A11

GENERAL NOTES

1. SUBJECT PROPERTY ZONED CE-CLI AND R-SC AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
2. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2006 BY MILDENBERG, BOENDER AND ASSOCIATES INC.
3. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO MD NAD '83(HORIZ) AND NAVD88 (VERT) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 50BA & 0015

STA. No. 50BA	N 527,561.667 E 1,359,772.600	ELEV. 248.655
STA. No. 0015	N 527,889.354 E 1,360,017.060	ELEV. 239.581

4. ● DENOTES AN IRON PIN OR IRON PIPE FOUND.
   ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
5. 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.
6. ALL AREAS ARE MORE OR LESS.
7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
8. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
9. STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
10. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
11. NO WETLANDS, FLOODPLAIN OR STREAMS EXIST ON-SITE.
12. THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT. NO IMPROVEMENTS ARE BEING PROPOSED
13. LANDSCAPING FOR THIS SITE IS BEING DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
14. THE 2.3 ACRES ZONED CE-CLI WHICH COMPRISE THE ENTIRETY OF PROPOSED PARCEL B-2 ARE EXEMPT FROM FOREST CONSERVATION BECAUSE IT IS WITHIN THE LIMIT OF DISTURBANCE OF SDP-83-002 WHICH WAS APPROVED PRIOR TO 1992. THE REMAINDER OF THE PROPERTY IS NON-BUILDABLE BULK PARCEL B-3. BECAUSE THIS PLAT INVOLVES A RESUBDIVISION WHICH DOES NOT CREATE ADDITIONAL BUILDABLE LOTS/PARCELS, THIS DEPARTMENT WILL ALLOW THE OBLIGATION ASSOCIATED WITH PARCEL B-3 TO BE DEFERRED IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii). FOREST CONSERVATION FOR NON-BUILDABLE BULK PARCEL B-3 WILL BE READDRESSED WHEN THE PROPERTY IS FURTHER SUBDIVIDED, OR WHEN IT IS CONVERTED TO BUILDABLE STATUS.
15. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
16. WATER AND SEWER TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL B-1, PINDELL PROPERTY, PLAT NO. 5337 INTO TWO PARCELS FOR A REAL ESTATE TRANSACTION (TO SEPARATE THE COMMERCIAL ZONED PORTION OF THE PARCEL FROM THE RESIDENTIAL). NO IMPROVEMENTS ARE BEING PROPOSED AT THIS TIME. VEHICULAR INGRESS/EGRESS RESTRICTION WAS WIDENED FROM 30' WIDE TO 50' WIDE.

DEVELOPER

MARK GHEILER
JENMAR HOMES
3403 OLD POST DRIVE
BALTIMOR, MD. 21208
410-484-9001

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.

[signature] 10/10/07
TODD M. HILL, PROF. L.S. NO. 21351 — DATE

Marcena J Cain 10/11/07
ROUTE 1 JOINT VENTURE PARTNERSHIP, OWNER
MARCENA J. CANE, AUTHORIZED AGENT — DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE PARCELS	1
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	2.30 AC ±
AREA OF BULK PARCELS	1.72 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0 AC ±
AREA	4.02 AC ±

COORDINATE LIST

NO.	NORTH	EAST
01	527,844.2006	1,359,178.8104
02	528,073.2437	1,359,337.7425
108	527,931.5570	1,359,542.8650
04	527,738.0020	1,359,298.4790
1009	527,616.6422	1,359,403.2646
06	527,711.4041	1,359,513.0152
07	527,515.3933	1,359,722.7640
08	527,240.8287	1,359,508.2140
1000	527,274.0357	1,359,461.8859

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

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

B Wrifen for Peter Beilensen 11/19/07
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 11/7/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

[signature] 11/26/07
DIRECTOR — DATE

OWNER'S STATEMENT

ROUTE 1 JOINT VENTURE PARTNERSHIP, A CORPORATION BY MARCENA J. CANE, AUTHORIZED AGENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 RIGHTS-OF-WAY 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 ERECTED. ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 11TH DAY OF OCTOBER 2007.

Marcena J Cain
ROUTE 1 JOINT VENTURE PARTNERSHIP, OWNER
MARCENA J. CANE, AUTHORIZED AGENT

[signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PINDELL PROPERTY, PARCEL B-1, AS RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS PLAT No. 5337 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.

STATE OF MARYLAND — TODD M. HILL — No. 21351 — PROFESSIONAL LAND SURVEYOR

[signature] 10/10/07
TODD M. HILL, PROF. L.S. NO. 21351 — DATE

RECORDED AS PLAT 19576 ON 11-30-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WHISKEY BOTTOM POINT PROPERTY
PARCEL B-2 AND NON-BUILDABLE BULK PARCEL B-3
A RESUBDIVISION OF PARCEL B-1 OF THE PINDELL PROPERTY

SHEET 1 OF 1

TAX MAP 50	SIXTH ELECTION DISTRICT	SCALE : 1"=50'
PARCEL NO. 488	HOWARD COUNTY, MARYLAND	DATE : OCTOBER 2007
BLOCK 4	EX. ZONING R-SC, CE-CLI	DPZ FILE NOS. F-83-34 S-07-001, SDP-83-022

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.

F-07-036

05-049\DWG\05-049-FINALPLAT.DWG