

GENERAL NOTES:

- COORDINATES ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0031 AND NO. 07CA. STATION 0031: N.612408.1420 E.1292800.7082 STATION 07CA: N.610731.3071 E.1292224.2993.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS IN ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- B.R.L. - REPRESENTS BUILDING RESTRICTION LINE.
- ☒ REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS ⊗
- PUBLIC WATER AND PUBLIC SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE.
- THE SUBJECT PROPERTY ZONED "RC-DEO" PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE 7/28/06. 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 ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - 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 CLEARANCE - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2005 BY T. MICHAEL VANSANT, VANMAR ASSOCIATES, INC.
- AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- THERE ARE NO WETLANDS ON THIS SITE.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY VANMAR ASSOCIATES, INC., APRIL, 2006 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-003, DATED AUGUST 9, 2006.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STREET TRAFFIC STUDIES, LTD., DATED JULY, 2005, SUPPLEMENTED ON APRIL, 2006 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-003, DATED AUGUST 9, 2006.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC., DATED DECEMBER, 2005 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-003, DATED AUGUST 9, 2006.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GTA, DATED JULY, 2005.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION PLAN HAS BEEN APPROVED PER PRELIMINARY SKETCH PLAN SP-06-003, DATED AUGUST 9, 2006.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT SHALL BE FULFILLED BY THE PLACEMENT OF 6.8940 ACRES OF AFFORESTATION INTO AN ON-SITE EASEMENT.
- LANDSCAPING REQUIREMENTS FOR THESE LOTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE PERIMETER LANDSCAPING HAS BEEN POSTED AS A PART OF DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$43,650.00.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003.
- NO OPEN SPACE IS PROPOSED OR REQUIRED.
- A WAIVER WAS APPROVED ON JUNE 7, 2006 TO DESIGN MANUAL VOLUME III, SECTION 2.5.2.H REQUIRING A PROPOSED INTERSECTION TO MEET INTERSECTION SIGHT DISTANCE REQUIREMENTS. THE APPROVAL WAS BASED ON THE ANALYSIS AND EXHIBITS SUBMITTED ON APRIL 13, 2006 INDICATING THAT THE PROPOSED INTERSECTION ONTO OLD FREDERICK ROAD WILL MEET STOPPING SIGHT DISTANCE FOR A 6-INCH HIGH OBJECT LOCATED AT THE FLOW LINE OF THE PROPOSED INTERSECTION.
- A WAIVER WAS APPROVED ON MARCH 31, 2006 TO DESIGN MANUAL, VOLUME III, SECTION 2.4.1; ROADWAY TYPICAL SECTION TO ALLOW A MODIFIED ROAD SECTION. THE APPROVAL WAS BASED ON THE MODIFIED ROAD SECTION PROVIDING FOR A WIDER SHOULDER.
- THE INTENDED EASEMENT HOLDER FOR THE NON-BUILDABLE PRESERVATION PARCELS B, C & D WILL BE HOWARD COUNTY. THE INTENDED EASEMENT HOLDERS FOR THE BUILDABLE PRESERVATION PARCEL A WILL BE HOWARD COUNTY AND THE WOODBINE CROSSING HOMEOWNERS ASSOCIATION, INC.
- THE PURPOSE OF THE PRESERVATION PARCELS IS AS FOLLOWS:
 - THE PURPOSE OF PRESERVATION PARCEL 'A' WILL BE TO SUPPORT ONE DWELLING UNIT. PROVIDE 6.2064 ACRES OF FOREST CONSERVATION EASEMENT (AFFORESTATION) AND TO PROVIDE STORM WATER QUALITY FACILITIES, AND TO PROVIDE PASTURE, FOREST AND UNDEVELOPED LAND FOR AGRICULTURAL PURPOSES.
 - THE PURPOSE OF PRESERVATION PARCEL 'B' WILL BE TO PROVIDE 0.4876 ACRES OF FOREST CONSERVATION EASEMENT (AFFORESTATION) AND TO PROVIDE STORM WATER QUALITY FACILITIES, AND TO PROVIDE PASTURE, FOREST AND UNDEVELOPED LAND FOR AGRICULTURAL PURPOSES.
 - SWM PRESERVATION PARCELS B, C, AND D ARE FOR THE PURPOSE OF PROVIDING STORM WATER MANAGEMENT. THE EASEMENT HOLDER WILL BE HOWARD COUNTY IN ACCORDANCE WITH SECTION 104.F.4.B OF THE ZONING REGULATIONS.
- THE PRESERVATION PARCELS HAVE NO FURTHER SUBDIVISION POTENTIAL.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED IN HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C AND D ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH WOODBINE CROSSING HOMEOWNERS ASSOCIATION, INC. AND HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE AGRICULTURAL USE, STORMWATER MANAGEMENT, FOREST CONSERVATION EASEMENTS AND MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE 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.
- THE ARTICLES OF INCORPORATION FOR THE HOA WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION UNDER HOA STATE CHARTER #D12180659 ON 10/08/2007.
- USING THE CEO/DEO DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR NINE (9) OF THE SIXTEEN (16) RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED FROM THE HOLTZINGER PROPERTY AND DOUBS FARM. THE CREATION OF THESE OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO NET ACRES (GROSS MINUS FLOODPLAIN AND STEEP SLOPES).
- GROUNDWATER APPROXIMATIONS PERMIT HAS BEEN ISSUED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ONE (1) DEVELOPMENT RIGHTS WILL BE IMPORTED FROM THE HOLTZINGER PROPERTY AND DOUBS FARM.
- NO CEMETERIES EXIST ON THIS SITE.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	15	
BUILDABLE:	3	
NON-BUILDABLE:	0	
OPEN SPACE:	0	
PRESERVATION PARCELS:	1 (BUILDABLE)	
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	745,628 SQ. FT.	OR 17,1173 AC.±
BUILDABLE:	171,627 SQ. FT.	OR 3,9400 AC.±
NON-BUILDABLE:	438,297 SQ. FT.	OR 10,0619 AC.±
OPEN SPACE:	102,191 SQ. FT.	OR 2,3480 AC.±
PRESERVATION PARCELS:	1,457,743 SQ. FT.	OR 33,4652 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:		
TOTAL AREA OF SUBDIVISION TO BE RECORDED:		

OWNER:
LDG, INC.
LEE PLAZA, SUITE 200
8801 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910
(301) 585-7000

SITE ANALYSIS CHART:

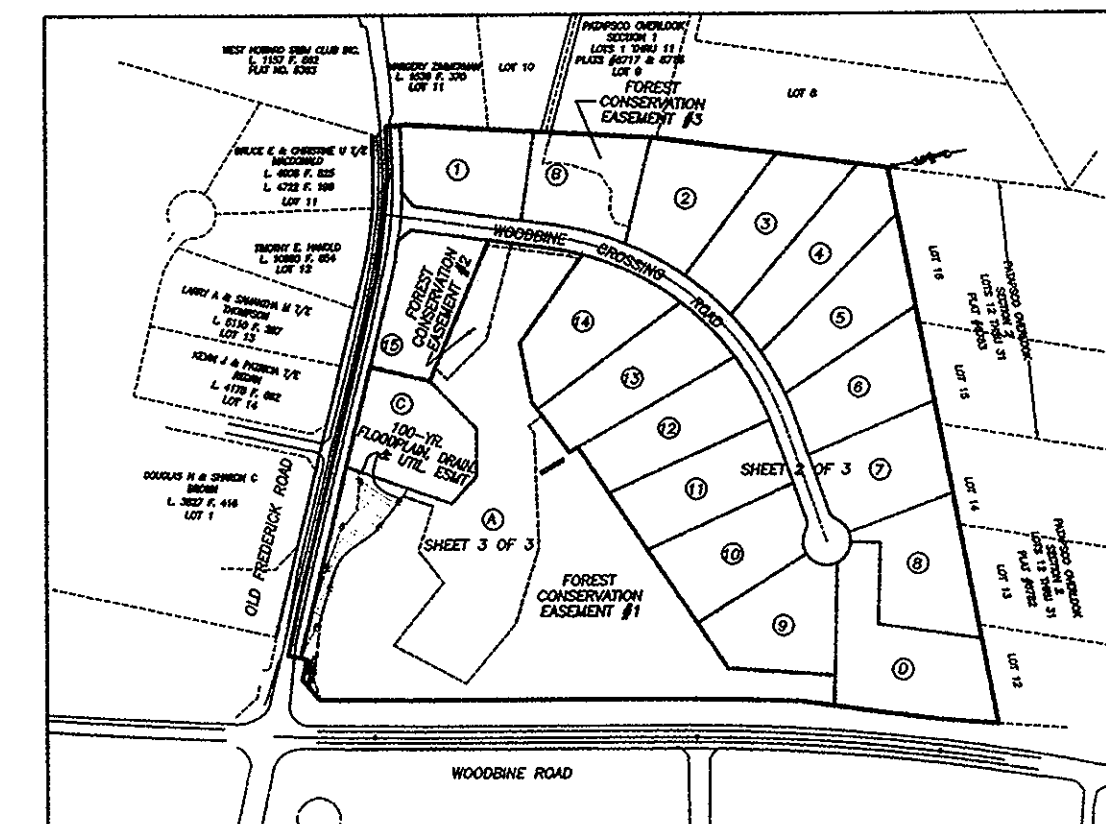
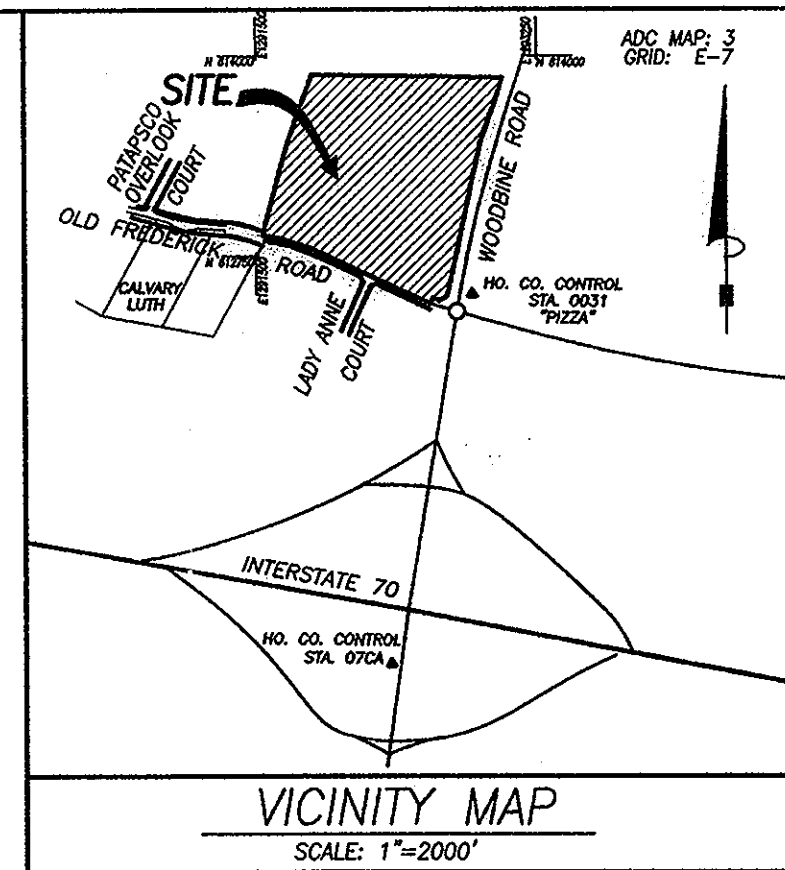
SUBDIVISION NAME:	WOODBINE CROSSING (FORMERLY PATAPSCO OVERLOOK)
ZONING:	RC-DEO
TAX MAP:	24
GRID:	32
PARCEL:	FOURTH
ELECTION DISTRICT:	FOURTH
GROSS TRACT AREA:	33,4652 AC.±
NUMBER OF UNITS:	16

BENCH MARKS (NAD83)

BENCHMARK NO. 1 - HOWARD COUNTY NO. 0031
HOWARD COUNTY STAMPED DISK LOCATED IN LISBON CENTER SHOPPING CENTER (CORNER OF ROUTE #94 AND ROUTE #99)
N. 612408.1420 E. 1292800.7082 ELEVATION 632.325

BENCHMARK NO. 2 - HOWARD COUNTY NO. 07CA
HOWARD COUNTY STAMPED DISK LOCATED ALONG THE WEST SIDE OF ROUTE #94 JUST NORTH OF BRIDGE OVER INTERSTATE #70
N. 610731.3071 E. 1292224.2993 ELEVATION 619.431

LEGEND:



LOCATION MAP

SCALE: 1"=400'

GENERAL NOTES: (CONT.)

- PRESERVATION PARCELS OWNERSHIP, EASEMENTS AND MAINTENANCE:
 - BUILDABLE PRESERVATION PARCEL A
 - OWNER: PRIVATE OWNER
 - EASEMENT HOLDER: HOWARD COUNTY AND WOODBINE CROSSING HOMEOWNERS ASSOCIATION
 - NON-BUILDABLE PRESERVATION PARCEL B
 - OWNER: WOODBINE CROSSING HOMEOWNERS ASSOCIATION
 - MAINTENANCE BY: WOODBINE CROSSING HOMEOWNERS ASSOCIATION
 - NON-BUILDABLE PRESERVATION PARCEL C
 - OWNER: WOODBINE CROSSING HOMEOWNERS ASSOCIATION
 - EASEMENT HOLDER: HOWARD COUNTY
 - MAINTENANCE BY:
 - DETENTION BASIN: WOODBINE CROSSING HOMEOWNERS ASSOCIATION & HOWARD COUNTY
 - INFILTRATION TRENCH: WOODBINE CROSSING HOMEOWNERS ASSOCIATION
 - NON-BUILDABLE PRESERVATION PARCEL D
 - OWNER: WOODBINE CROSSING HOMEOWNERS ASSOCIATION
 - EASEMENT HOLDER: HOWARD COUNTY
 - MAINTENANCE BY:
 - CRY DETENTION BASIN: WOODBINE CROSSING HOMEOWNERS ASSOCIATION AND HOWARD COUNTY
 - POCKET SAND FILTER: WOODBINE CROSSING HOMEOWNERS ASSOCIATION

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
8	49,796 SQ. FT.	1,738 SQ. FT.	48,058 SQ. FT.

DENSITY TABULATION CHART

GROSS AREA OF PROPERTY:	33,4652 AC.±
100 YR. FLOODPLAIN AREA:	0.3449 AC.±
25% or GREATER SLOPE AREA (OUTSIDE OF FLOODPLAIN):	0.0000 AC.±
NET TRACT AREA:	33,1203 AC.±
MAX. DWELLING UNITS ALLOWED AT 1 UNIT PER 4.25 AC. (BASED DENSITY-GROSS AREA):	7 LOTS
MAX. DWELLING UNITS ALLOWED W/CEO'S AT 1 UNIT PER 2 NET ACRES (MAXIMUM DENSITY):	16 LOTS
PROPOSED No. OF DWELLING UNITS (INCLUDING 1 BUILDABLE PRESERVATION PARCEL):	16
TOTAL No. OF DEO UNITS TO BE RECEIVED (16-7):	9 DEO UNITS

DENSITY EXCHANGE CHART

INITIAL EXCHANGE	
RECEIVING PARCEL INFORMATION	WOODBINE CROSSING, SP-06-003, F-07-103 TAX MAP 2, PARCEL NO. 32
TOTAL PARCEL COMPUTED ACREAGE	33,4652 AC.±
ALLOWED DENSITY UNITS	7 (33,4652/4.25=7.874)
NET ACREAGE OF SUBDIVISION	33,1203 AC.±
MAXIMUM DENSITY UNITS	16 (33,1203/2.0=16.560)
PROPOSED DENSITY UNITS	16
NO. OF CEO/DEO UNITS	9 (16-7)
SENDING PARCEL INFORMATION	7 DEO UNITS FROM HOLTZINGER PROPERTY, TAX MAP 1 & 6, GRID 23, PARCEL NO. 7
SENDING PARCEL INFORMATION	2 DEO UNITS FROM DOUBS FARM TAX MAP 1 & 2, GRID 13 & 18, PARCELS 1, 9 & 63

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.

T. Michael Vansant 6/12/2008
T. MICHAEL VANSANT, L.S. NO. 21266 DATE

Robert J. Smith 6/13/2008
LDG, INC., OWNER DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Smith 7/8/2008
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Wright 7/10/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael J. Wright 7/10/08
DIRECTOR DATE

OWNER'S STATEMENT

WE, LDG, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRED 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13th DAY OF June, 2008.

Robert J. Smith
LDG, INC., OWNER

Robert J. Smith
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART THE LANDS CONVEYED BY BROOKE LEE FAMILY, INC., H.B.L. PROPERTIES, INC., GEORGIA AVENUE PROPERTIES, INC., GEORGIA-CONNECTICUT, INC., CONNECTICUT-ASPEN, INC., WOODFIELD NORTH INC. SOUTH DAMASCUS CORPORATION; AND LEE DEVELOPMENT GROUP, INC. (ALL MARYLAND CORPORATIONS) TO FORM LDG, INC. UNTO LDG, INC. BY DEED AND CERTIFICATE OF CONSOLIDATION DATED DECEMBER 31, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1988 AT FOLIO 258; AND THAT ALL MONUMENTS OR LOT CORNERS 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.

T. Michael Vansant 6/12/2008
T. MICHAEL VANSANT, L.S. NO. 21266 DATE

RECORDED AS PLAT 2008 on 7/13/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL PLAT
WOODBINE CROSSING
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)
LOTS 1-15, BUILDABLE PRESERVATION PARCEL A
AND NON-BUILDABLE PRESERVATION PARCELS B, C & D
PART OF THE LANDS CONVEYED TO LDG, INC.
LIBER 1988 AT FOLIO 258
REFERENCE DPZ FILE: SP-06-003 / WOODBINE CROSSING

TAX MAP 2 ELECTION DISTRICT FOURTH SCALE: 1" = 100'
PARCEL NO. 32 HOWARD COUNTY, MARYLAND DATE: JUNE 2008
GRID No. 24 EX. ZONING: DEO SHEET 1 OF 3

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751

LINE	BEARING	DISTANCE
L1	S07°19'17"W	20.43
L2	N83°14'26"W	67.51
L3	N15°15'49"E	207.56
L4	S64°32'18"E	114.27
L5	S24°45'07"W	30.54
L6	S80°25'36"W	30.76
L7	N77°34'36"W	40.13
L8	S27°33'57"W	41.14
L9	S30°49'49"W	64.41
L10	S18°57'36"W	38.17

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	15
TOTAL AREA OF LOTS AND/OR PARCELS:	745,628 SQ. FT. OR 17.1173 AC±
TOTAL AREA OF PRESERVATION PARCELS:	118,879 SQ. FT. OR 2.7291 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	34,554 SQ. FT. OR 0.7933 AC± (OLD FREDERICK ROAD)
	67,637 SQ. FT. OR 1.5527 AC± (WOODBINE CROSSING)
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	966,698 SQ. FT. OR 22.1924 AC±

POINT NO	COORDINATES	
	NORTHING	EASTING
3146	612921.3052	1291549.8504
3194	613864.3304	1293033.9263
3652	613426.2231	1291687.6346
3653	613883.0595	1291846.5732
3654	613756.0258	1293002.5087
3662	612510.4438	1292453.9464
3667	612798.8304	1291847.2391
3669	612863.3471	1291652.3231
3670	612881.4578	1291546.3596
3674	612489.3103	1292602.0502
3675	612452.9322	1292585.4178
4560	612886.0323	1291888.6163
4561	612903.5557	1291721.5284
4563	613179.6528	1291821.2754
4569	613585.0984	1292324.1517
4571	613612.3390	1292527.8024
4573	613623.0693	1292545.1669
4578	613556.9911	1292554.0056
4580	613562.7804	1292534.4314
4583	613535.5398	1292330.7808
4587	613223.9325	1291894.5623
4588	613162.6638	1291868.3007
4590	613040.2710	1291824.0832
4591	612889.2157	1291769.5107
4592	612857.5170	1291784.6402
4593	612826.3327	1291859.2609
4594	612744.5067	1292031.4063
4596	612476.1272	1292596.0227
4597	612911.4438	1291548.9886
4609	613539.1073	1292925.9514
4610	613553.6420	1292863.8068
4611	613339.4931	1292803.3586
4615	613130.5303	1292286.9520
4616	613111.2218	1292293.2254
4618	613057.3841	1292174.1013
4619	613059.0270	1292048.4257
4620	612859.2083	1292085.9274
4624	612896.0831	1291638.8605

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG.	CHORD DIST.
C3	845.00	50.77	3°26'33"	25.39	N78°34'47"W	50.76
C4	622.43	679.16	62°31'04"	377.83	S51°07'21"E	645.96
C5	25.00	21.03	48°11'23"	11.18	N58°17'11"E	20.41
C6	50.00	241.19	27°22'46"	00	N07°37'07"W	66.67
C7	25.00	21.03	48°11'23"	11.18	N73°31'26"W	20.41
C8	572.43	624.60	62°31'04"	347.48	S51°07'21"W	594.07
C9	845.00	80.91	5°29'09"	40.48	N67°19'11"W	80.87

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.

T. Michael Vansant 6/12/2008
T. MICHAEL VANSANT, L.S. NO. 21266 DATE

Sam H. L. 4/13/2008
LDC INC., OWNER DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

B. Nye for Peter Bieleman 7/8/2008
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John A. ... 7/16/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION S.R. DATE

Frank ... 5/14/08
DIRECTOR DATE

OWNER'S STATEMENT

WE, LDG, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRED DEDICATION FOR PUBLIC USE OF 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13th DAY OF June, 2008.

Sam H. L.
LDG, INC., OWNER

John A. ...
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY BROOKE LEE FAMILY, INC., H.B.L. PROPERTIES, INC., GEORGIA AVENUE PROPERTIES, INC., GEORGIA-CONNECTICUT, INC., CONNECTICUT-ASPEN, INC., WOODFIELD NORTH, INC., SOUTH DAMASCUS CORPORATION, AND LEE DEVELOPMENT GROUP, INC. (ALL MARYLAND CORPORATIONS) TO FORM LDG, INC. UNTO LDG, INC. BY DEED AND CERTIFICATE OF CONSOLIDATION DATED DECEMBER 31, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1988 AT FOLIO 258; AND THAT ALL MONUMENTS OR LOT CORNERS 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.

T. Michael Vansant 6/12/2008
T. MICHAEL VANSANT, L.S. NO. 21266 DATE

STATE OF MARYLAND
T. MICHAEL VANSANT
No. 21266
PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT 2005 ON 7/31/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL PLAT
WOODBINE CROSSING
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)
LOTS 1-15, BUILDABLE PRESERVATION PARCEL A
AND NON-BUILDABLE PRESERVATION PARCELS B, C & D
PART OF THE LANDS CONVEYED TO LDG, INC.
LIBER 1988 AT FOLIO 258
REFERENCE DPZ FILE: SP 06-003 / WOODBINE CROSSING

TAX MAP 2 ELECTION DISTRICT FOURTH SCALE: 1" = 100'
PARCEL NO. 32 HOWARD COUNTY, MARYLAND JUNE 2008
GRID No. 24 EX. ZONING: RC-DEO SHEET 2 OF 3

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301) 831 5015 (410) 549 2751

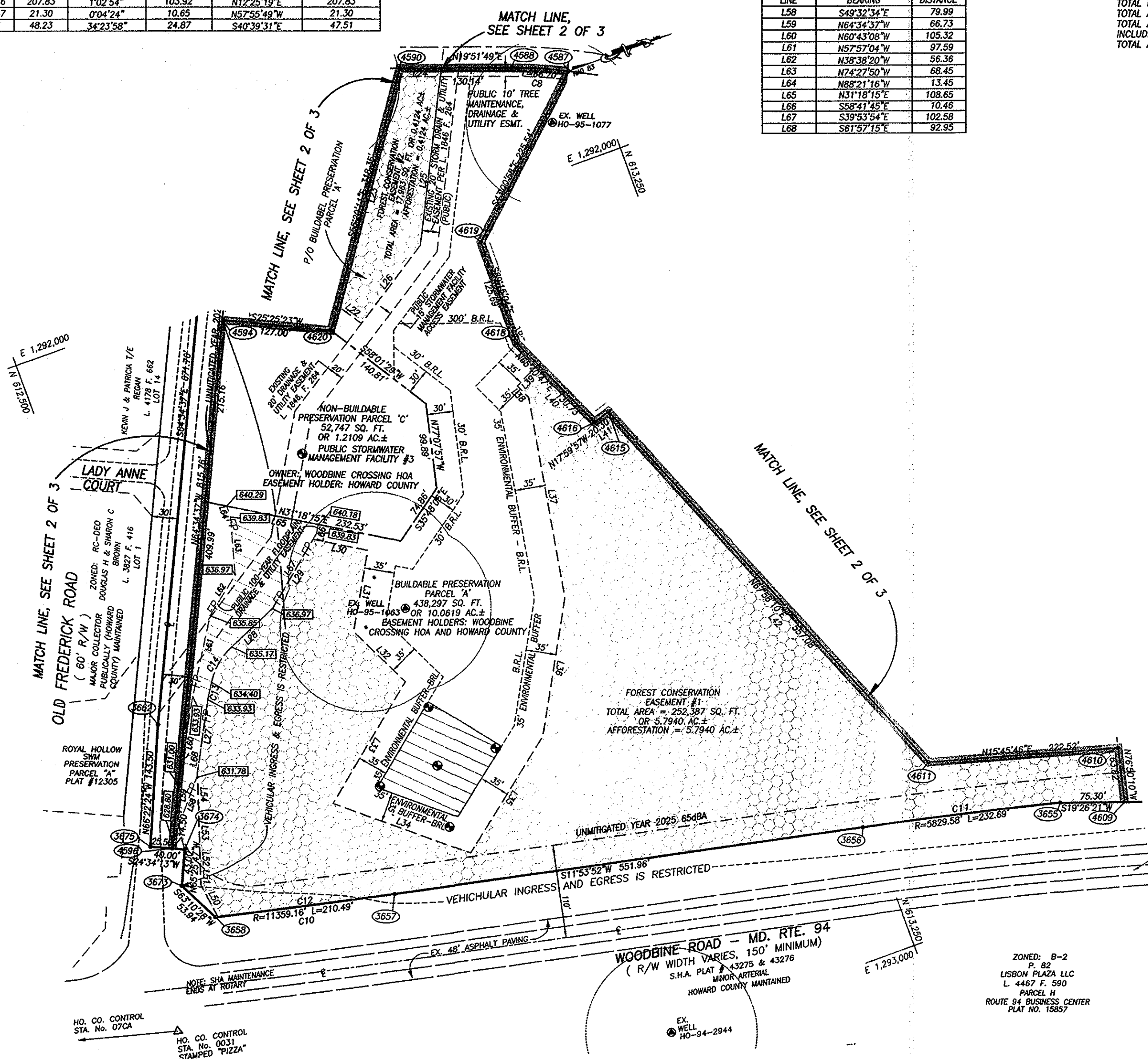
POINT NO.	NORTHING	EASTING
3655	613468.1009	1292900.8917
3656	613241.4319	1292848.3890
3657	612701.3295	1292734.5946
3658	612495.7724	1292689.2918
3673	612471.4305	1292641.1566
3674	612489.3103	1292602.0502
4587	613223.9325	1291894.5623
4588	613162.6638	1291868.3007
4590	613040.2710	1291824.0832
4594	612744.5067	1292031.4063
4596	612476.1272	1292596.0227
4609	613539.1073	1292925.9514
4610	613553.6420	1292863.8068
4611	613339.4931	1292803.3586
4615	613130.5303	1292286.9520
4616	613111.2218	1292293.2254
4618	613057.3841	1292174.1013
4619	613059.0270	1292048.4257
4620	612859.2083	1292085.9274

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG.	CHORD DIST.
C8	572.43	66.70	06°40'33"	33.39	N23°12'05"E	66.66'
C10	11359.16	210.49	1°03'42"	105.25	N12°25'43"E	210.49
C11	5829.58	232.69	2°17'13"	116.36	S13°02'28"W	232.67
C12	11359.16	207.83	1°02'54"	103.92	N12°25'19"E	207.83
C13	16614.47	21.30	0°04'24"	10.65	N57°55'49"W	21.30
C14	80.34	48.23	34°23'58"	24.87	S40°39'31"E	47.51

LINE	BEARING	DISTANCE
L58	S49°32'34"E	79.99
L59	N64°34'37"W	66.73
L60	N60°43'08"W	105.32
L61	N57°57'04"W	97.59
L62	N38°38'20"W	56.36
L63	N74°27'50"W	68.45
L64	N89°21'16"W	13.45
L65	N31°18'15"E	108.65
L66	S58°41'45"E	10.46
L67	S39°53'54"E	102.58
L68	S61°57'15"E	92.95

AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	2
TOTAL AREA OF LOTS AND/OR PARCELS:	491,044 SQ. FT. OR 11.2728 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	-0-
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	491,044 SQ. FT. OR 11.2728 AC±

LINE	BEARING	DISTANCE
L22	S56°45'34"W	35.00
L23	N55°20'11"W	288.30
L24	N19°51'49"E	48.52
L25	S63°14'28"E	209.30
L26	S33°14'28"E	115.00
L27	N61°57'15"W	87.74
L28	N23°33'12"W	65.92
L29	N39°53'54"W	94.31
L30	N31°25'58"E	64.84
L31	S60°16'50"E	97.20
L32	N64°29'53"E	84.29
L33	S39°38'43"E	166.53
L34	N39°27'50"E	170.42
L35	N38°16'32"W	160.22
L36	N60°45'24"W	166.46
L37	N80°14'41"W	238.93
L38	S65°40'47"W	19.07
L39	N26°37'53"W	35.03
L40	N65°40'47"E	94.83
L41	N17°59'57"W	70.30
L42	N67°58'10"E	557.08
L50	S82°25'04"W	42.60
L51	N71°40'12"W	19.30
L52	N71°40'12"W	22.28
L53	N71°40'12"W	38.79
L54	N71°40'12"W	50.75



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.

T. Michael Vansant 6/12/2008
T. MICHAEL VANSANT, L.S. NO. 21268
DATE

Robert A. Sideman 7/13/2008
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Robert A. Sideman 7/13/2008
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert A. Sideman 7/16/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Robert A. Sideman 7/16/08
DIRECTOR
DATE

OWNER'S STATEMENT

WE, LDG, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 EASEMENT 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13th DAY OF June, 2008.

T. Michael Vansant
LDG, INC., OWNER

Robert A. Sideman
WITNESS

SURVEYOR'S CERTIFICATE

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T. Michael Vansant 6/12/2008
T. MICHAEL VANSANT, L.S. NO. 21268
DATE

RECORDED AS PLAT 20056 ON 7/31/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL PLAT
WOODBINE CROSSING
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)
LOTS 1-15, BUILDABLE PRESERVATION PARCEL A
AND NON-BUILDABLE PRESERVATION PARCELS B, C & D
PART OF THE LANDS CONVEYED TO LDG, INC.
LIBER 1988 AT FOLIO 258
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TAX MAP 2 ELECTION DISTRICT FOURTH SCALE: 1" = 100'
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