

COORDINATE LIST		
NO.	NORTH	EAST
1	563,284.709	1,378,861.793
2	563,294.723	1,378,839.502
3	563,510.655	1,378,933.322
4	563,544.071	1,378,863.599
5	564,248.256	1,379,164.367
6	564,203.229	1,379,260.403

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

LEGEND

- EXISTING USE-IN-COMMON AND UTILITY EASEMENT F-08-171
- EXISTING FOREST CONSERVATION EASEMENT F-08-171

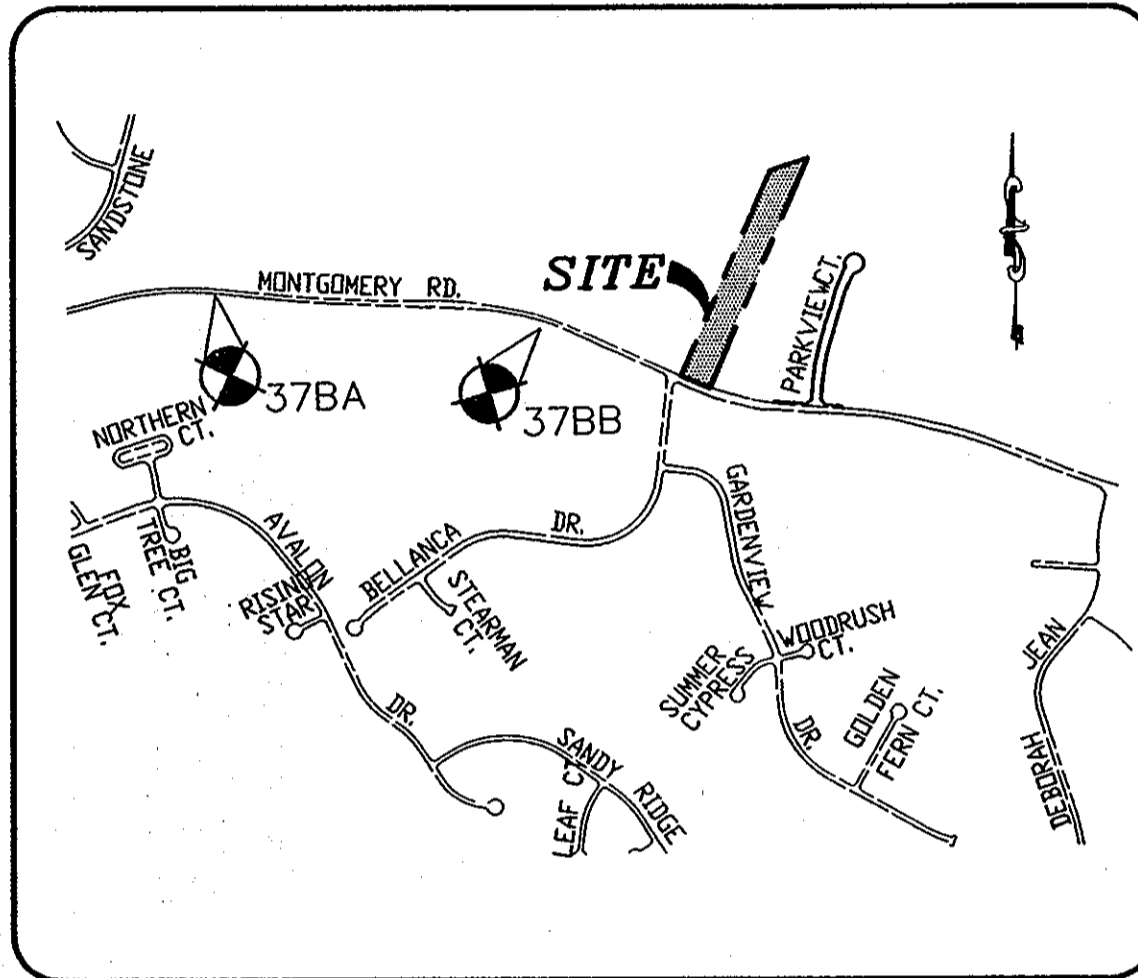
- 26. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-08-171.
- 27. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127- RESIDENTIAL INFILL DEVELOPMENT- OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- THIS PLAT IS BASED ON CATTERTON PROPERTY PLAT# 20477, RECORDED ON MARCH 13, 2009 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 37BA & 37BB.

STATION	37BA	STATION	37BB
NORTHING	563,785.618	NORTHING	563,663.415
EASTING	1,378,343.172	EASTING	1,378,040.471
ELEVATION	394.786	ELEVATION	394.786
- ◆ DENOTES AN IRON PIN OR IRON PIPE FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
- 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.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO STEEP SLOPES EXISTS ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP, NON-ROOFTOP DISCONNECTION IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL.
- NO WETLANDS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., INC. ON 11/13/2007.
- THIS PLAN HAS BEEN PREPARED TO BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A CERTIFIED LANDSCAPE PLAN IS ON FILE WITH THIS PLAT. THE LANDSCAPING REQUIREMENTS WILL BE FURTHER REVIEWED AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN FOR LOTS 3, 4 AND 5.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE ARE NO EXISTING STRUCTURES ON SITE. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS INC. ON AUGUST 18, 2005.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 0.55 ACRES OF FOREST AND A PAYMENT OF A FEE-IN-LIEU OF 0.37 ACRES (16,117.2 SQ. FT.) OF REFORESTATION IN THE AMOUNT OF \$12,087.75 TO THE FOREST CONSERVATION FUND. FINANCIAL SURETY FOR THE ON-SITE RETENTION (0.55 ACRES OR 23,958 SQ.FT) HAS BEEN POSTED UNDER F-08-171.
- 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 AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT 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 CONVEYANCE OF AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY ALONG 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 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 OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A USE IN COMMON ACCESS MAINTENANCE AGREEMENT HAS BEEN RECORDED UNDER F-08-171, IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, L 11584 F 67.
- A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 3-5.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW CONSTRUCTION SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS SHOWN ON THIS PLAT.

OWNER AND DEVELOPER
 WILL CATTERTON
 SHERRI CATTERTON
 6239 MONTGOMERY RD.
 ELKRIDGE, MARYLAND 21075
 (410) 579-8889



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP: 4936 H6

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

Gary E. Lane 05/25/12
 GARY E. LANE, PROP.L.S. NO. 574 DATE

William T. Catterton 5/25/12
 WILLIAM THOMAS CATTERTON, OWNER DATE

Sherric Ann Catterton 5-25-2012
 SHERRIANN CATTERTON, OWNER DATE

AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	1.96 AC±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC±
TOTAL AREA OF SUBDIVISION	1.96 AC. ±

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

B. Wilson for Peter Beilenson 6/26/12
 HOWARD COUNTY HEALTH OFFICER 92 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 6/11/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt ... 7/11/12
 DIRECTOR DATE

OWNER'S STATEMENT

WE, WILLIAM THOMAS CATTERTON AND SHERRIANN CATTERTON, OWNERS 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 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 EASEMENT AND RIGHTS-OF-WAY.
 WITNESS MY HAND THIS 25th DAY OF May 2012.

William T. Catterton
 WILLIAM THOMAS CATTERTON, OWNER

Sherric Ann Catterton
 SHERRIANN CATTERTON, OWNER

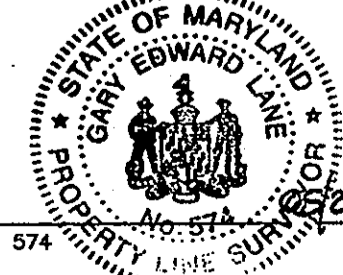
Masha E. Pring
 WITNESS

Masha E. Pring
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF CATTERTON PROPERTY LOT 1, OPENSOURCE LOT 2 AND NON-BUILDABLE BULK PARCEL "A" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY UNDER PLAT# 20477 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.

Gary E. Lane
 GARY E. LANE, PROP. L.S. NO. 574 DATE 05/25/12
 EXPIRATION: 3/21/13



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL INTO LOTS 3 THRU 5.
 RECORDED AS PLAT 21991 ON 7/13/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.



CATTERTON PROPERTY
 LOTS 3 THRU 5
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "A"
 SHEET 1 OF 2

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 48 HOWARD COUNTY, MARYLAND DATE: MAY 2012
 GRID: 5 EX. ZONING R-20 DPZ FILE NOS. SDP-06-008
 F-08-171

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

6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
 (410) 997-0296 Ball. (410) 997-0298 Fax.

LEGEND

-  EXISTING USE-IN-COMMON AND UTILITY EASEMENT F-08-171
-  EXISTING FOREST CONSERVATION EASEMENT F-08-171

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	19,413 SQ. FT.	1,413 SQ. FT.	18,000 SQ. FT.
4	20,685 SQ. FT.	2,685 SQ. FT.	18,000 SQ. FT.
5	45,128 SQ. FT.	7,759 SQ. FT.	37,369 SQ. FT.

OWNER AND DEVELOPER

WILL CATTERTON
SHERRI CATTERTON
6239 MONTGOMERY RD.
ELKRIDGE, MARYLAND 21075
(410) 579-8889

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.

Gary E. Lane 05/25/12
GARY E. LANE, PROP.L.S. NO. 574 DATE

William T. Catterton 5/25/12
WILLIAM THOMAS CATTERTON, OWNER DATE

Sherrifann Catterton 5/25/2012
SHERRIFANN CATTERTON, OWNER DATE

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TOTAL AREA OF SUBDIVISION	1.96 AC. ±

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

William P. Steiner 6/26/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William P. Steiner 6/11/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen Doolittle 7/11/12
DIRECTOR DATE

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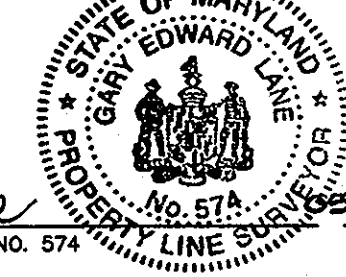
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Mashed Pring
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Gary E. Lane 05/25/12
GARY E. LANE, PROP. L.S. NO. 574 DATE
EXPIRATION: 3/21/13



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL "A" INTO LOTS 3 THRU 5

RECORDED AS PLAT 21992 ON 7/13/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**CATTERTON PROPERTY
LOTS 3 THRU 5**

A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "A"

SHEET 2 OF 2

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 48 HOWARD COUNTY, MARYLAND DATE: MAY 2012
GRID: 5 EX. ZONING R-20 DPZ FILE NOS. SDP-06-008
ADDRESS: 6239 MONTGOMERY RD. F-08-171

**MILDENBERG,
BOENDER & ASSOC., INC.**

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