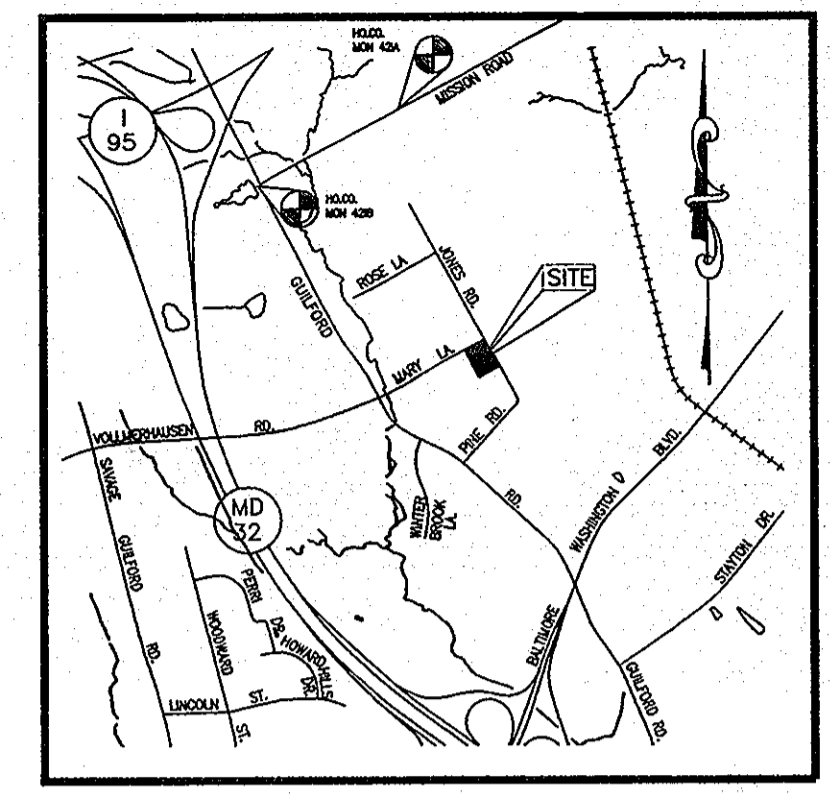


**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
- THIS SUBDIVISION COMPLIES WITH THE "AMENDED" 5TH EDITION OF THE SUBDIVISION AND LAND REGULATIONS AS AMENDED BY COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83/91 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL;
 

421A	N 543,390.386	E 1,364,912.655
421B	N 542,366.879	E 1,363,076.003
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT FEB. 12, 2008 BY ROBERT H. VOGEL ENGINEERING, INC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ASSURE 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 BASED WITH TAR CHIP COATING (1-1/2" MIN.)
  - GEOMETRY - MAX. 14% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' 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.
  - MAINTENANCE - SUFFICIENT TO ASSURE ALL WEATHER USE.
- 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
- AREA ACCURACY SHOWN HEREON IS MORE OR LESS.
  - ⊙ DENOTES REBAR WITH CAP SET
  - ⊗ DENOTES IRON PIPE OR IRON BAR FOUND
  - ⊙ DENOTES ANGULAR CHANGE IN BEARING
  - ⊠ DENOTES STONE OR MONUMENT FOUND
  - BRL DESIGNATES BUILDING RESTRICTION LINE
- THERE ARE NO EXISTING STRUCTURES ON SITE, NO NEW BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS REQUIRED.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- THERE ARE NO KNOWN WETLANDS, WETLAND BUFFER, STREAMS OR STREAM BUFFERS LOCATED ON SITE.
- THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 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.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC SERVICE, AND WILL BE PROVIDED BY CONTRACTS #609-A, AND #24-3312.
- WATER AND SEWER SERVICES TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER TERMS AND PROVISIONS THEREOF EFFECTIVE 9/16/08 ON WHICH DATE DEVELOPER'S AGREEMENT NO. F08-167 WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILIABLE AT THAT TIME.

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENT 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 CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUND 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 EASEMENT(S), 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 OF THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE SHALL BE FULFILLED BY THE PLACEMENT OF .19 ACRES OF EXISTING FOREST INTO AN EASEMENT AREA AND THE PAYMENT OF A FEE-IN-LIEU FOR .48 ACRES OF REQUIRED REFORESTATION IN THE AMOUNT OF \$15,682.00 (20,908.80 SQ.FT. X .75) TO THE FOREST CONSERVATION FUND. SURETY IN THE AMOUNT OF \$1,656.00 FOR .19 ACRES OF RETENTION (8,276.40 SQ.FT. X .20) SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS FINAL PLAN, F-08-167.
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT AND CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OR THE SITE DEVELOPMENT PLANS, WAIVER PETITION OR BUILDING AND GRADING PERMITS.
- OPEN SPACE LOT OWNERSHIP AND MAINTENANCE; LOT 6 OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING DPZ FILES, P-08-02, WP-06-114, S-06-017, WP-08-99.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- OPEN SPACE LOT 6 SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION *THE ARTICLES OF INCORPORATION OF COLD SPRING HOMEOWNERS ASSOCIATION, INC. WAS SUBMITTED & APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS & TAXATION ON JULY 2008, DEPT ID# D12085604*
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPING MANUAL SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPING PLAN SHEET OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS FINAL PLAN. SURETY IN THE AMOUNT OF \$3,150.00 FOR 9 SHADE AND 3 EVERGREEN TREES SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR THIS FINAL PLAN, F-08-167.
- REFERENCE WP-06-114 DENIED JUNE 7, 2007 REQUESTING A WAIVER OF PRELIMINARY PLAN SUBMISSION.
- REFERENCE WP 08-99 APPROVED MAY 20, 2008: WAIVER OF SECTION 16.132(a)(5). ROAD IMPROVEMENTS AND SIDEWALKS ALONG JONES ROAD AND MARY LANE FRONTAGES.
- OPEN SPACE CALCULATION:
  - NUMBER OF OPEN SPACE LOTS: 1 (LOT 6 HEREON)
  - AREA OF OPEN SPACE REQUIRED: 0.57 AC. (1.43 X 40%)
  - AREA OF CREDITED OPEN SPACE PROVIDED: 0.57 AC. OR 40% (24,885 S.F.)
  - AREA OF NON-CREDITED OPEN SPACE: 0.00 AC.
  - TOTAL AREAS OF OPEN SPACE: 0.57 AC. (24,885 S.F.)

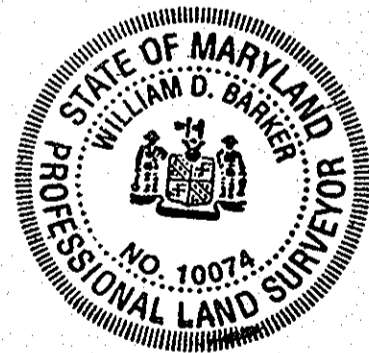


**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 20 GRID D-5

**TOTAL AREA TABULATION**

TOTAL NUMBER OF LOTS TO BE RECORDED	
BUILDABLE	5
NON-BUILDABLE	0
OPEN SPACE	1
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	0.82692 ACRES
NON-BUILDABLE	0
OPEN SPACE	0.57129 ACRES
TOTAL AREA OF ROADWAY INCLUDING WIDENING STRIPS	0.02964 ACRES
TOTAL AREA SUBDIVISION TO BE RECORDED	1.42785 ACRES

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043-4897  
410-461-7666



**OWNER/DEVELOPER**  
MICHAEL L. PFAU  
3675 PARK AVE., STE. 301  
ELLCOTT CITY, MARYLAND 21043  
410-480-0023

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.

*William D. Barker* 9-18-2008  
WILLIAM D. BARKER, Prof LS  
MARYLAND CERTIFICATE NO. 10074  
DATE

*Michael Pfau* 9-24-08  
MICHAEL PFAU  
DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 5, BLOCK E-1 OF THE NORDAU SUBDIVISION INTO FIVE (5) BUILDABLE LOTS AND ONE (1) OPEN SPACE LOT

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

*Peter Beilman* 10/15/08  
HOWARD COUNTY HEALTH OFFICER SB DATE 10/15/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Michael Pfau* 10/2/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MP DATE 10/2/08  
*Robert H. Vogel* 10/15/08  
DIRECTOR RV DATE 10/15/08

**OWNER'S CERTIFICATE**

I, MICHAEL PFAU, 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 (BRL) AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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 THE 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 24TH DAY OF SEPTEMBER, 2008.  
*Michael Pfau*  
MICHAEL PFAU

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THAT LAND CONVEYED BY BERNICE WASHINGTON TO MICHAEL PFAU, BY DEED DATED FEBRUARY 14, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9832, FOLIO 435, 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.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE, AND IS IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN CHAPTER 06, REGULATION 12 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

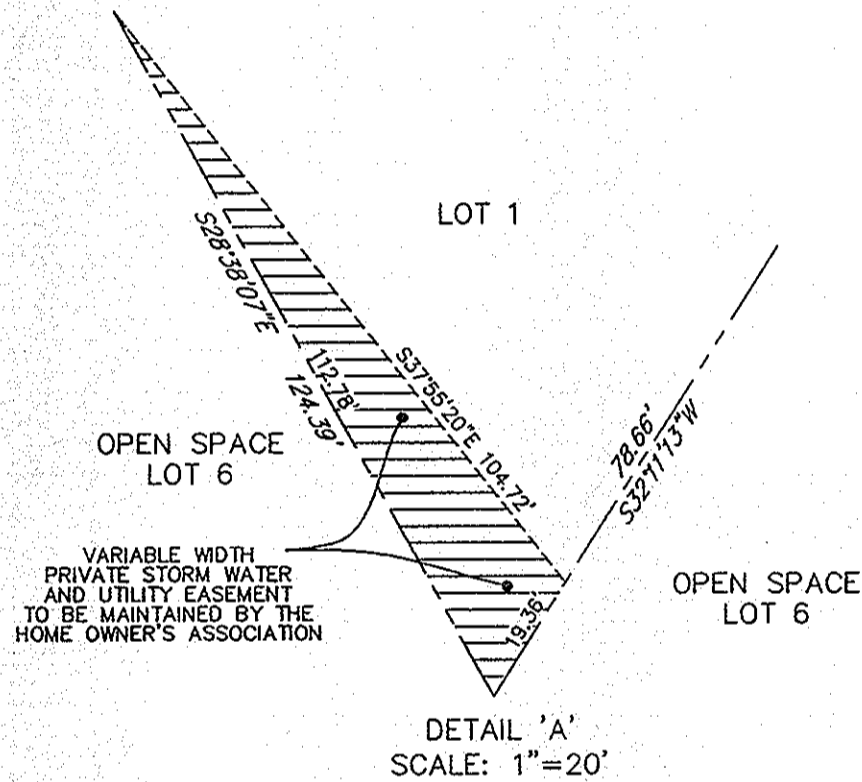
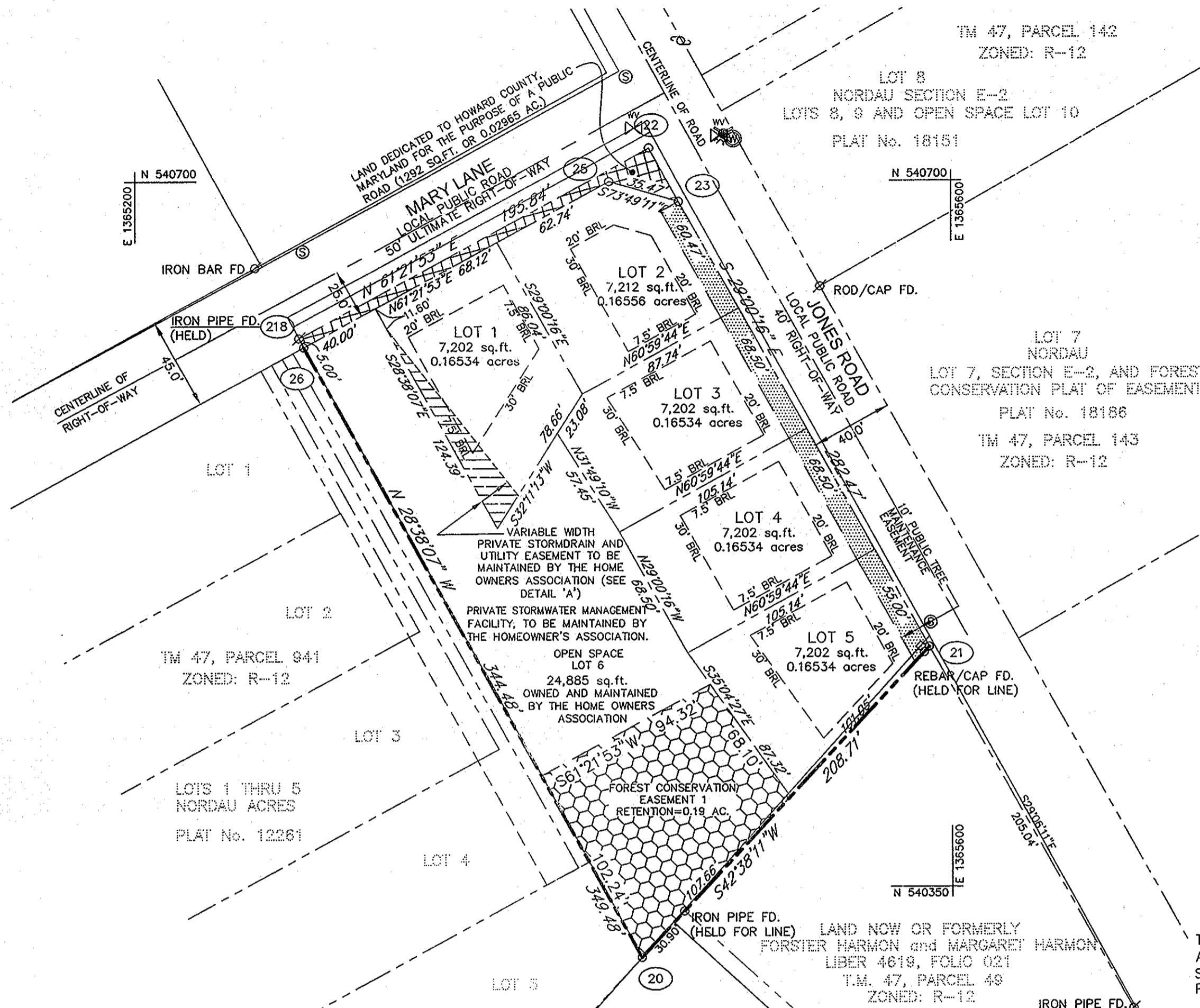
*William D. Barker* 9-18-2008  
WILLIAM D. BARKER, Prof LS  
MARYLAND CERTIFICATE NO. 10074  
DATE

RECORDED AS PLAT No. 20276 ON 10/17/08  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**COLD SPRING**  
LOTS 1-5 & OPEN SPACE LOT 6  
A RESUBDIVISION OF THE NORDAU SUBDIVISION  
LOT 5, BLOCK E-1  
TAX MAP 47, GRID 9, PARCEL 942  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DPZ FILE NO. P-08-02, WP-06-114, S-06-017, WP-08-99  
SCALE 1"= 50' SEPTEMBER 2008  
SHEET 1 OF 2

PROJECTS\06-14\SURVEY\DWG\14\_bws.dwg

COORDINATE TABLE		
No.	NORTH	EAST
20	540315.4625	1365447.6471
21	540469.0011	1365589.0135
22	540716.0483	1365452.0486
23	540689.8107	1365466.5949
25	540699.6945	1365432.5309
26	540617.8084	1365282.5611
218	540622.1968	1365280.1649



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*William D. Barker* 9-18-2008  
 WILLIAM D. BARKER, Prof LS  
 MARYLAND CERTIFICATE NO. 10074 DATE

*Michael Pfau* 9.24.08  
 MICHAEL PFAU DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 5, BLOCK E-1 OF THE NORDAU SUBDIVISION INTO FIVE (5) BUILDABLE LOTS AND ONE (1) OPEN SPACE LOT

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

*Howard County Health Officer* 10/15/08  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Pfau* 10/2/08  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Robert H. Vogel* 10/16/08  
 DIRECTOR DATE

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WITNESS MY HAND THIS 24th DAY OF SEPTEMBER 2008.

*Michael Pfau*  
 MICHAEL PFAU  
*Wyneth Keane*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

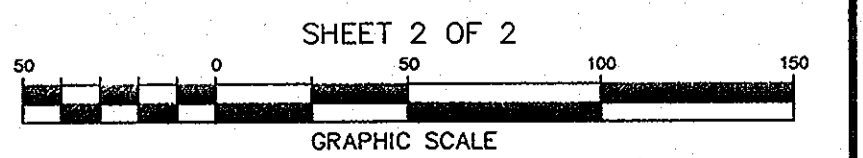
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*William D. Barker* 9-18-2008  
 WILLIAM D. BARKER, Prof LS  
 MARYLAND CERTIFICATE NO. 10074 DATE

RECORDED AS PLAT No. 20277 ON 10/17/08  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**COLD SPRING**  
 LOTS 1-5 & OPEN SPACE LOT 6  
 A RESUBDIVISION OF THE NORDAU SUBDIVISION  
 LOT 5, BLOCK E-1  
 TAX MAP 47, GRID 9, PARCEL 942  
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 DPZ FILE NO. P-08-02, WP-06-114, S-06-017, WP-08-99  
 SCALE 1"= 50' SEPTEMBER 2008



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