

COORDINATE LIST		
NO.	NORTH	EAST
1	563,284.328	1,378,861.153
2	563,327.502	1,378,771.230
3	564,407.241	1,379,231.749
4	564,458.964	1,379,371.516
5	563,261.377	1,378,851.184
6	563,304.484	1,378,761.413

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

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
BULK PARCEL "A"	85,240 SQ. FT.	5,661 SQ. FT.	79,579 SQ. FT.

LEGEND

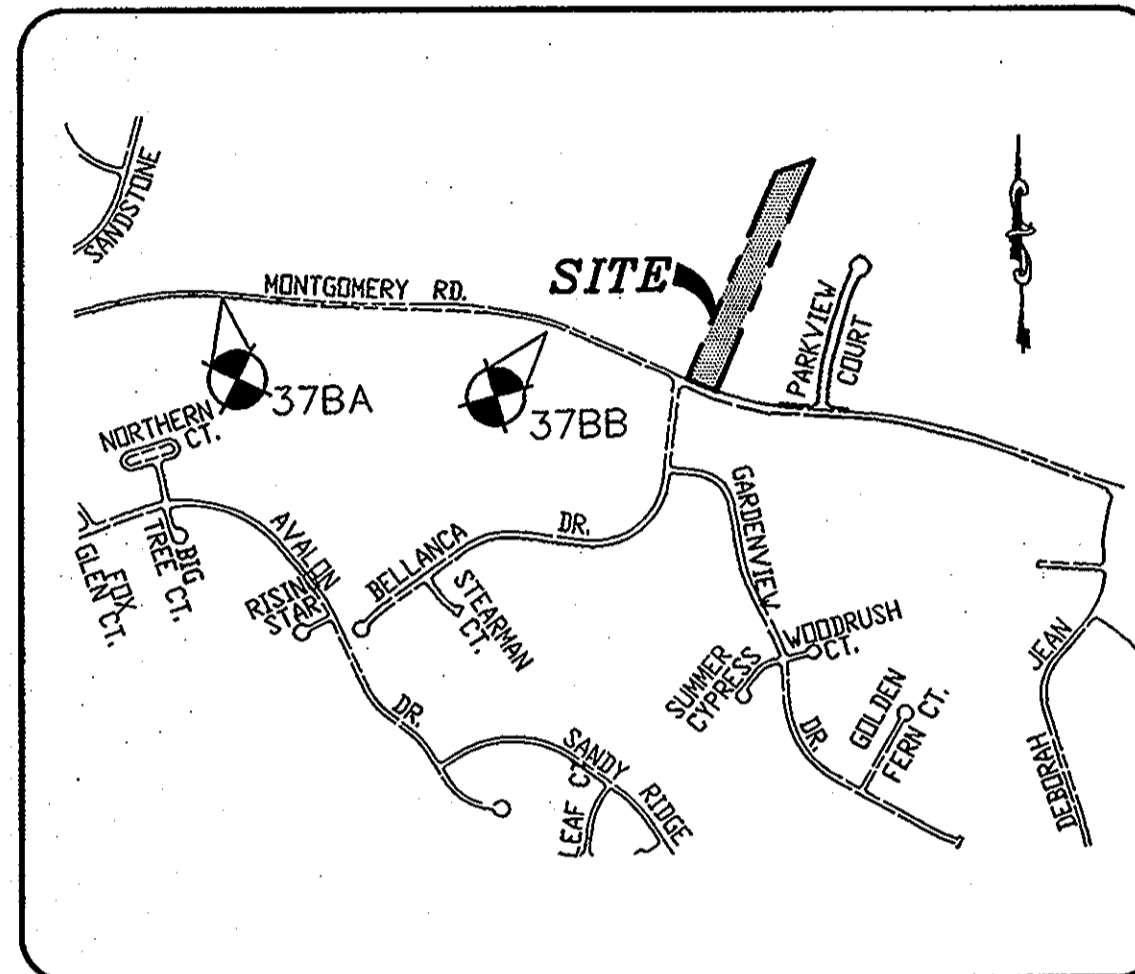
- FOREST CONSERVATION EASEMENT
- USE-IN-COMMON AND UTILITY EASEMENT
- AREA DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF PUBLIC ROAD

24. OPEN SPACE LOT 2 WILL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS WITH THE RECORDATION OF THIS PLAT.
25. A CERTIFIED LANDSCAPE PLAN IS ON FILE WITH THIS PLAT AND HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE LANDSCAPE LANDSCAPING FOR LOT 2 WAS PROVIDED UNDER SPA 063008. THE LANDSCAPING REQUIREMENT FOR NON-BUILDABLE BULK PARCEL "A" WILL BE FURTHER REVIEWED AT THE TIME THAT IT IS RESUBDIVIDED INTO A BUILDABLE ENTITY UNDER THE ULTIMATE VERSION SUBDIVISION PLAN F-08-129.
26. IN ACCORDANCE WITH SECTION 16.121.(a).(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS R-20 INFILL SUBDIVISION REQUIRES THE CREATION AND DEDICATION OF OPEN SPACE TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. THE LOT SIZES HAVE BEEN REDUCED TO A MINIMUM 18,000 SQUARE FEET, EXCLUSIVE OF PIPESTEM AREAS.
27. PEDESTRIAN AND PERIODIC MAINTENANCE AND EMERGENCY ACCESS TO OPEN SPACE LOT 2 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.121.(a).(2).(iii) OF THE SUBDIVISION REGULATIONS THROUGH THE CREATION OF A 12' PRIVATE INGRESS AND EGRESS EASEMENT, AS SHOWN ON THIS PLAT. THE DEPARTMENT OF RECREATION AND PARKS, OWNER OF OPEN SPACE LOT 2, IS NOT REQUIRED TO PARTICIPATE IN MAINTENANCE OF THE USE-IN-COMMON DRIVEWAY.
28. THE FOREST CONSERVATION EASEMENT SHOWN ON THIS PLAT 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.

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-20 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
2. 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 SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
3. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT FEBRUARY 2005.
4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (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	1,376,343.172	EASTING	1,378,040.471
ELEVATION	394.786	ELEVATION	394.786
5. ♦ DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
6. 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.
7. ALL AREAS ARE MORE OR LESS.
8. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
9. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
10. NO STEEP SLOPES EXIST ON SITE.
11. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
12. THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT. NO IMPROVEMENTS ARE BEING PROPOSED.
13. NO WETLANDS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., INC. ON 11/13/2007.
14. IN ACCORDANCE WITH SECTION 16.134 (a). (i). (ii) OF THE SUBDIVISION REGULATIONS THE DEVELOPER HAS PAID A FEE-IN-LIEU OF PROVIDING SIDEWALKS ALONG THE FRONTAGE OF MONTGOMERY RD IN THE AMOUNT OF \$460.00 TO ACCOUNT \$16,998.7076-5024.901.
15. 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.
16. 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.
17. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 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.
18. FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS INC. ON AUGUST 18, 2005.
19. WATER AND SEWER SERVICE TO NON-BUILDABLE PARCEL "A" WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
20. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
21. THE ULTIMATE VERSION OF THIS SUBDIVISION PLAN (F-08-129) IS ON HOLD AWAITING TENTATIVE HOUSING UNIT ALLOCATION(S) AND THE AVAILABILITY OF SCHOOL CAPACITY IN ACCORDANCE WITH THE REQUIREMENTS OF THE ADEQUATE PUBLIC FACILITIES ORDINANCE. ONCE THE APFO CONDITIONS HAVE BEEN MET, A PLAT OF RESUBDIVISION SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY TO CONVERT NON-BUILDABLE BULK PARCEL "A" INTO A BUILDABLE ENTITY.
22. 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.
23. 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.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 17-B6

OWNER AND DEVELOPER

WILL 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

G. Scott Shanaberger 2/2/09
G. SCOTT SHANABERGER, SURVEYOR DATE

William T. Catterton 2/12/09
WILLIAM THOMAS CATTERTON, OWNER DATE

Sherrri A. Catterton 2/2/09
SHERRI ANN CATTERTON, OWNER DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0.41AC±
AREA OF OPEN SPACE LOTS	0.55AC±
AREA OF ROADWAY	0.06AC±
AREA OF BULK PARCEL	1.96AC±
TOTAL AREA	2.98AC±

FOR PUBLIC WATER AND PUBLIC

HOWARD COUNTY HEALTH DEPARTMENT

B. Nyman for Peter Beilansen 3/5/2009
HOWARD COUNTY HEALTH OFFICER 59 DATE 2/10/09

HOWARD COUNTY DEPARTMENT OF

William T. Catterton 2/2/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hanks 3/6/09
DIRECTOR DATE

OWNER'S STATEMENT

WE, WILLIAM THOMAS CATTERTON AND SHERRI ANN 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 12 DAY OF February 2009.

William T. Catterton
WILLIAM THOMAS CATTERTON, OWNER

Sherrri A. Catterton
SHERRI ANN CATTERTON, OWNER

[Signature]
WITNESS

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF OF THE LANDS CONVEYED BY MICHAEL A. WADE, JR., SARAH E. KELLER, GWENDOLYN J. SCALDAFERRI, AND CHARLENE A. KREMER TO WILLIAM THOMAS CATTERTON AND SHERRI ANN CATTERTON BY DEED DATED OCTOBER 14, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8720, FOLIO 173, 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.

G. Scott Shanaberger
G. SCOTT SHANABERGER, L.S. NO. 10849

STATE OF MARYLAND
GREGORY SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR
10349

NOTE:
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 48, LIBER 8720 FOLIO 173 INTO LOT 1, OPEN SPACE LOT 2 AND NON-BUILDABLE BULK PARCEL "A" FOR A REAL ESTATE TRANSACTION. NO IMPROVEMENTS ARE BEING PROPOSED AT THIS TIME.

RECORDED AS PLAT 20476 ON 3/13/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

CATTERTON PROPERTY
LOT 1, OPEN SPACE LOT 2 AND
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: FEBRUARY 2009
GRID: 5 EX. ZONING R-20 DPZ FILE NOS. SDP-06-008
F-08-129




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.

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LEGEND

-  FOREST CONSERVATION EASEMENT
-  USE-IN-COMMON AND UTILITY EASEMENT
-  AREA DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF PUBLIC ROAD

OWNER AND DEVELOPER

WILL 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

G. Scott Shanaberger 2/12/09
G. SCOTT SHANABERGER, SURVEYOR DATE

William T. Catterton 2/12/09
WILLIAM THOMAS CATTERTON, OWNER DATE

Sherrri Ann Catterton 2/12/09
SHERRI ANN CATTERTON, OWNER DATE

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TOTAL AREA	2.98AC±

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

B. Dufour Pster Bsileason 3/5/2009
HOWARD COUNTY HEALTH OFFICER 50 DATE 1/18/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William T. Catterton 2/12/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE NY

Cindy Hahn 2/16/09
DIRECTOR DATE NY

OWNER'S STATEMENT

WE, HARMONY BUILDERS INC., 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 12 DAY OF February 2009
William T. Catterton
WILLIAM THOMAS CATTERTON, OWNER
Sherrri Ann Catterton
SHERRI ANN CATTERTON, OWNER

James J. ...
WITNESS
James J. ...
WITNESS

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STATE OF MARYLAND
GREGORY SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR
No. 10849
G. Scott Shanaberger 2/12/09
G. SCOTT SHANABERGER, L.S. NO. 10849 DATE

RECORDED AS PLAT 20477 ON 3/13/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

CATTERTON PROPERTY
LOT 1, OPEN SPACE LOT 2 AND
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: FEBRUARY 2009
GRID: 5 EX. ZONING R-20 DPZ FILE NOS. SDP-06-008
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