

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	18,146 SF	2,100 SF	16,046 SF
3	20,655 SF	3,804 SF	16,851 SF

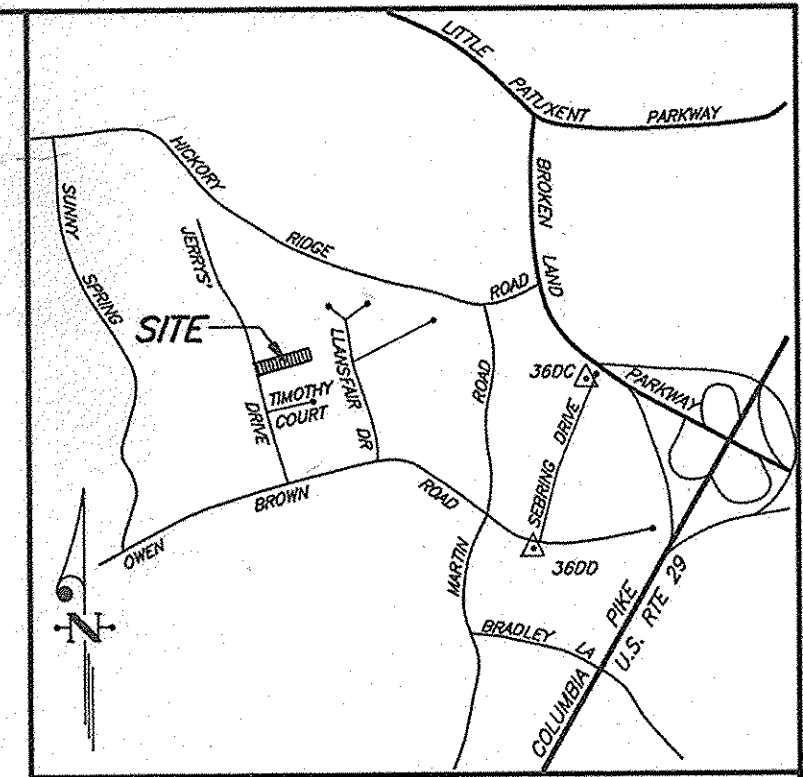
PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*Michael Pfauf*  
OWNER  
4/10/97  
DATE

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.

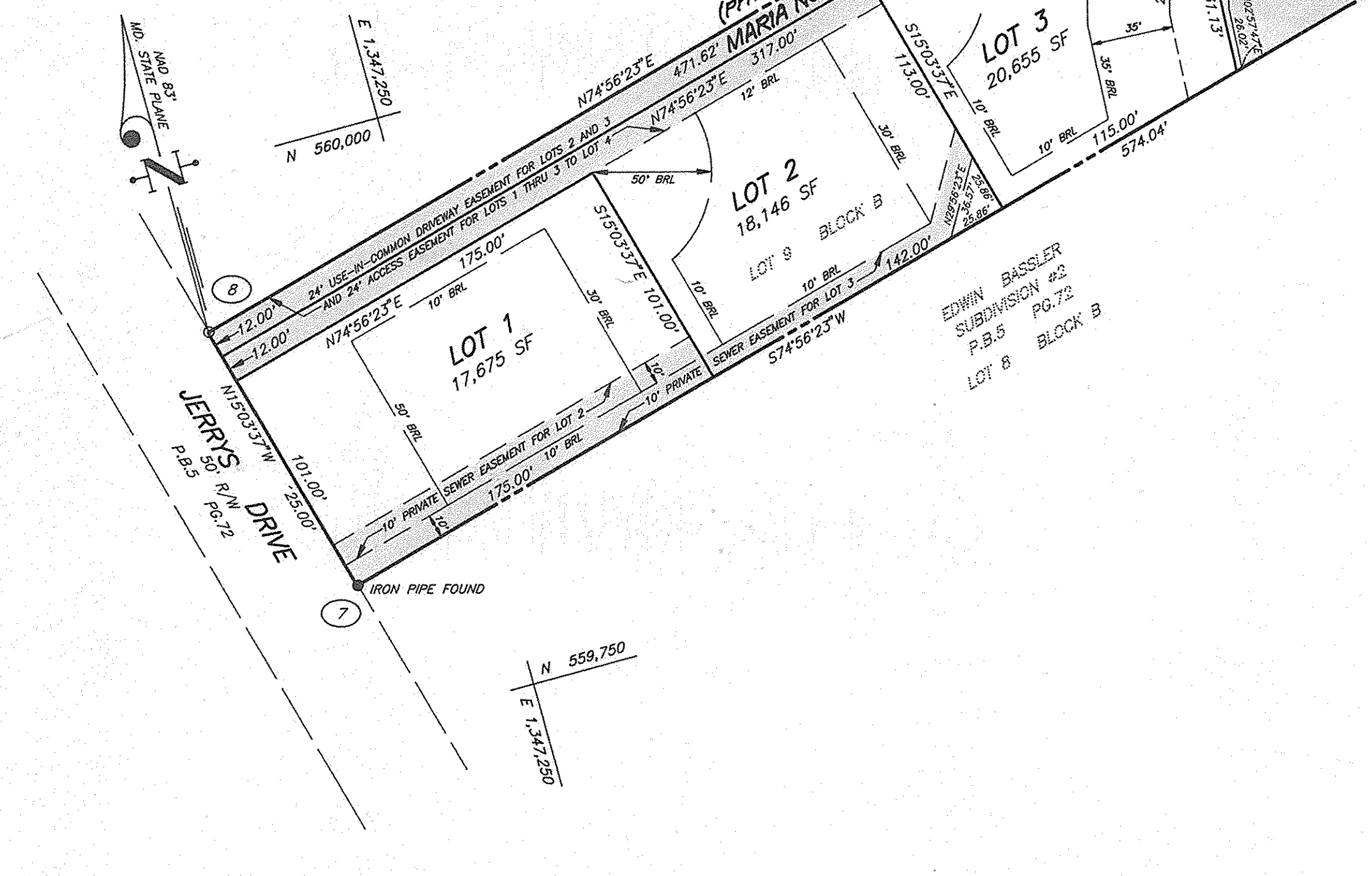
*Paul W. Clark, Jr.*  
PAUL W. CLARK, JR.  
REGISTERED PROPERTY LINE SURVEYOR  
*Michael Pfauf*  
MICHAEL PFAUF  
*Mary T. Pfauf*  
MARY T. PFAUF

COORDINATES		
NO.	NORTH	EAST
6	559,959.57	1,347,743.57
7	559,810.42	1,347,189.24
8	559,931.12	1,347,156.77
9	560,075.46	1,347,693.19



**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED R-20 PER OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS NO. 5360C AND 360D.
- = CONCRETE MONUMENT FOUND (CM FOUND)  
⊗ = REBAR FOUND  
● = IRON FOUND - IRON PIPE FOUND  
○ = IRON PIN WITH CAP SET
- ALL AREAS ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 1996 BY CLARK, FINEFROCK & SACKETT, INC.
- EXISTING WELL AND SEPTIC SYSTEM TO BE ABANDONED PER HEALTH DEPARTMENT STANDARDS WITHIN 2 MONTHS OF PLAT RECORDATION.
- ARTICLES OF INCORPORATION OF NOEL GLEN HOMEOWNERS' ASSOCIATION, INC., FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 3/19/97 AS ACCOUNT NUMBER 515590.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS BUFFER OR FOREST CONSERVATION AREAS.
- ALL DRIVEWAYS WILL BE PRIVATE AND ALL MAINTENANCE WILL BE SHARED WITH EACH HOMEOWNER USING THE DRIVEWAY. MAINTENANCE AGREEMENTS FOR THE SHARED ACCESS EASEMENTS ARE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425,000 LBS).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING A 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO INSURE 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 THE ROAD RIGHT-OF-WAY ONLY, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE: 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.



**AREA TABULATION**

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	4
2. TOTAL NUMBER OF BUILDABLE LOTS:	3
3. TOTAL NUMBER OF OPEN SPACE LOTS:	1
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.2965 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.3242 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.6207 AC.

**OWNERS:**

MICHAEL PFAUF & MARY T. PFAUF  
6212 DEVON DRIVE  
COLUMBIA, MD 21044

THE PURPOSE FOR THIS PLAT IS TO RE-SUBDIVIDE THE EXISTING ONE LOT INTO THREE LOTS AND ONE OPEN SPACE LOT.

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

*Joyce M. Beard*  
COUNTY HEALTH OFFICER  
5-22-97  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paul W. Clark, Jr.*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
5/20/97  
DATE

*David V. Kilgus*  
DIRECTOR  
5/23/97  
DATE

**OWNERS' CERTIFICATE**

WE, MICHAEL PFAUF AND MARY T. PFAUF, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, 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 AND WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROAD 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, 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 OR RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 10<sup>th</sup> DAY OF APRIL, 1997.

BY: *Michael Pfauf* MICHAEL PFAUF  
BY: *Mary T. Pfauf* MARY T. PFAUF

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 9, BLOCK B AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "EDWIN BASSLER-SUB-DIVISION NO. 2", AND RECORDED IN PLAT BOOK 5 AT PAGE 72, ALSO BEING ALL OF THE LAND CONVEYED FROM ROBERT O. WAREHEIM, JR. AND WINIFRED M. E. WAREHEIM, TRUSTEES OF THE WAREHEIM FAMILY REVOCABLE TRUST, DATED AUGUST 11, 1995, TO MICHAEL PFAUF AND MARY T. PFAUF, BY A DEED DATED JANUARY 13, 1997 AND RECORDED IN LIBER 3900 AT FOLIO 396, BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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.

*Paul W. Clark, Jr.*  
PAUL W. CLARK, JR.  
REGISTERED PROPERTY LINE SURVEYOR  
MARYLAND #237

4/19/97  
DATE

RECORDED AS PLAT 12782  
ON MAY 29, 1997 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**NOEL GLEN  
LOTS 1 THRU 4**

(A RESUBDIVISION OF LOT 9 BLOCK B  
EDWIN BASSLER SUBDIVISION #2  
P.B. 5 P.N.O. 72)

SHEET 1 OF 1

TAX MAP #35 GRID #12 PARCEL 179  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: JANUARY, 1997

CLARK, FINEFROCK AND SACKETT, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY SUITE 201  
COLUMBIA, MARYLAND 21045

CHKD: PWC DRAWN: LAI CAD FILE: 96192RP JOB NO.: 96-192 R