

**MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT AREA
1	2.8578 AC±	0	2.8578 AC±
2	3.1469 AC±	0.1469 AC±	3.0000 AC±

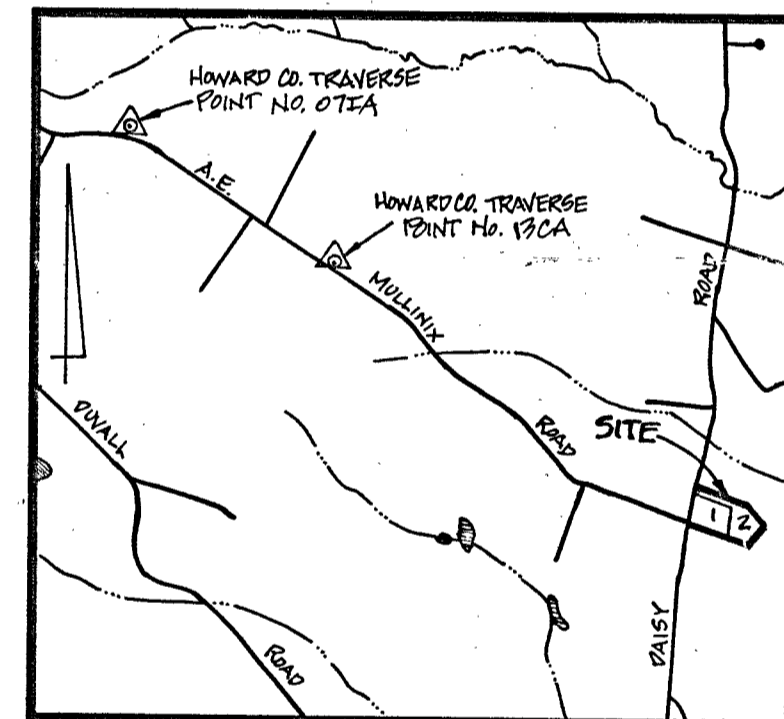
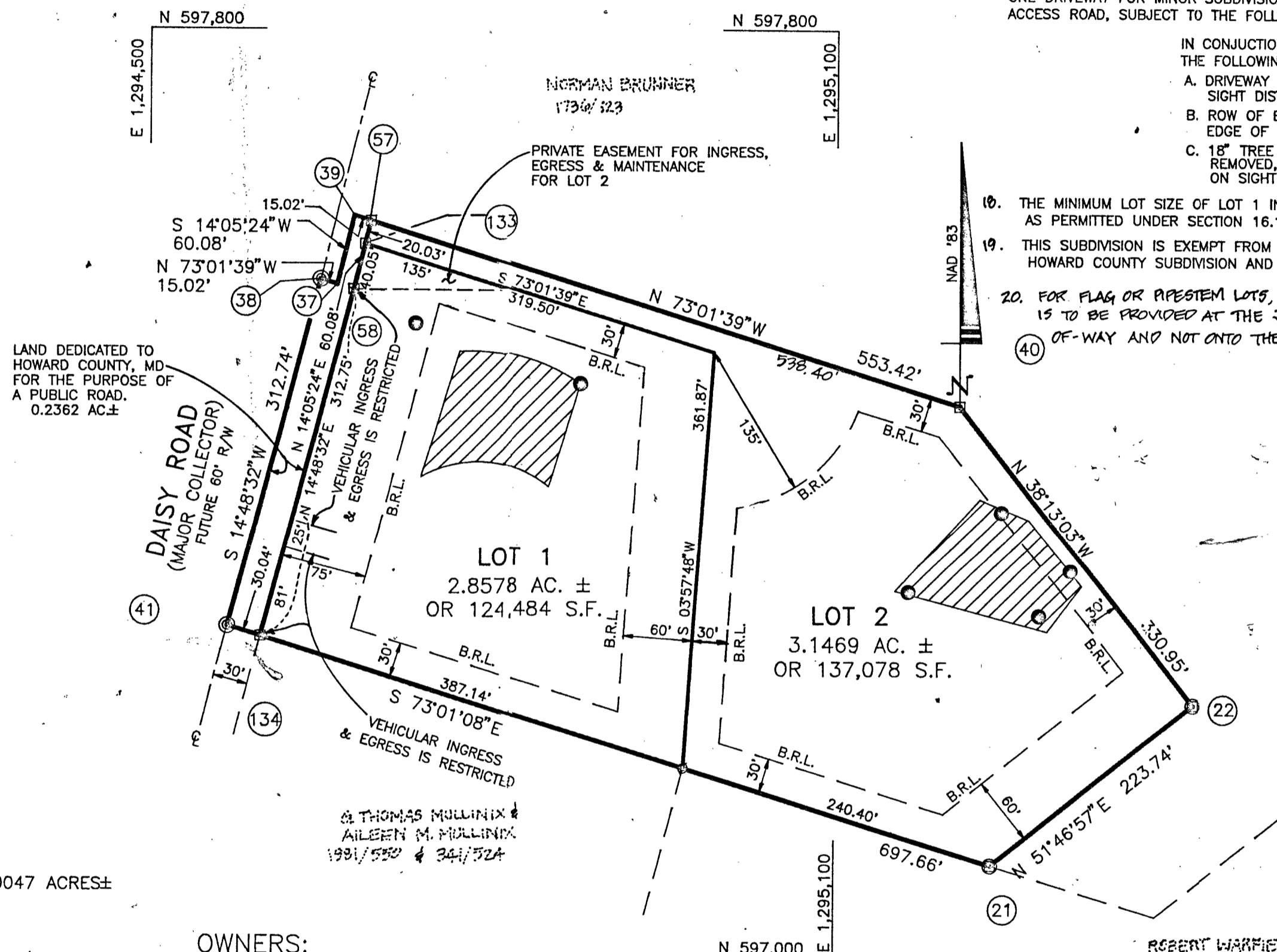
**COORDINATES**

NO.	NORTH (F)	EAST (F)	NO.	NORTH (M)	EAST (M)
21	597,078.8589	1,295,236.4870	21	181,990.0002	394,788.8708
22	597,217.2753	1,295,412.2716	22	182,032.1896	394,842.4501
37	597,580.5758	1,294,663.5839	37	182,142.9238	394,614.2496
38	597,584.9600	1,294,649.2190	38	182,144.2601	394,609.8712
39	597,638.8445	1,294,678.2091	39	182,160.6841	394,618.7074
40	597,477.2926	1,295,207.5288	40	182,111.4430	394,780.0443
41	597,282.6046	1,294,569.2826	41	182,052.1020	394,585.5065
57	597,634.4602	1,294,692.5740	57	182,159.3478	394,623.0855
58	597,576.1916	1,294,677.9487	58	182,141.5875	394,618.6280
133	597,615.0370	1,294,687.6988	133	182,153.4276	394,621.5996
134	597,273.8316	1,294,598.0116	134	182,049.4280	394,594.2631

**NOTES:**

- COORDINATES BASED ON NAD 83 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 071A & 13CA
  - SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - B.R.L. DESIGNATES BUILDING RESTRICTION LINE
  - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - PREVIOUS OFFICE OF PLANNING AND ZONING FILE NO: WP-96-98
  - 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- G. SCOTT SHANABERGER DATE
- DEBORAH JO FOCHIOS DATE
- PAMELA J. MULLINIX KELLOUGH DATE
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  - DESIGNATES IRON PIPE FOUND  
DESIGNATES REBAR & CAP TO BE SET-AFTER RECORDATION OF FINAL PLAT  
DESIGNATES IRON REBAR FOUND  
DESIGNATES P.K. NAIL SET  
DESIGNATES APPROVED PERC TEST
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN SEPTEMBER OF 1995.
  - THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
  - THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR WATER & SEWER
  - THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE ALL LOTS ARE OVER 2 ACRES.

- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN 1 RESIDENCE)  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR & CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.  
D) STRUCTURES - (CULVERTS, BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS.(H25 LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF PASSING 100-YEAR FLOOD WITH MAXIMUM 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- A FEE-IN-LIEU OF PROVIDING LOCAL OPEN SPACE HAS BEEN PAID.
- ALL 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 PRACTICE.
- THERE ARE EXISTING STRUCTURES ON LOT 1 TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- THIS PLAT IS SUBJECT TO WP-96-98 WHICH WAS GRANTED BY THE DEPARTMENT OF PLANNING AND ZONING ON AUGUST 22, 1996 TO WAIVE THE REQUIREMENTS OF SECTION 16.119(f)(3) TO ALLOW MORE THAN ONE DRIVEWAY FOR MINOR SUBDIVISIONS WITH NO OTHER MEANS OF ACCESS EXCEPT A RESTRICTED ACCESS ROAD, SUBJECT TO THE FOLLOWING CONDITIONS:  
IN CONJUNCTION WITH THE BUILDING PERMIT FOR LOT 2, FILE A GRADING PLAN SHOWING THE FOLLOWING:  
A. DRIVEWAY SIDE SLOPES TO BE LAID BACK AS SHOWN ON SIGHT DISTANCE EXHIBIT.  
B. ROW OF EVERGREEN TREES TO BE TRIMMED BACK TO EDGE OF PAVEMENT (OR REMOVED).  
C. 18" TREE TO THE RIGHT OF THE PROPOSED DRIVEWAY IS TO BE REMOVED, AS WELL AS OTHER TREES SHOWN TO BE REMOVED ON SIGHT DISTANCE EXHIBIT.
- THE MINIMUM LOT SIZE OF LOT 1 INCLUDES THE AREA REQUIRED FOR RIGHT-OF-WAY DEDICATION AS PERMITTED UNDER SECTION 16.120.(b)(2).
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(viii), HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.



**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	2
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	6.0047 ACRES±
TOTAL OPEN SPACE	0
AREA OF RECREATION OPEN SPACE	0
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.2362 ACRES±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	6.2409 ACRES±

**OWNERS:**

DEBORAH FOCHIOS AND PAMELA MULLINIX KELLOUGH  
15829 A.E. MULLINIX ROAD  
WOODBINE, MD 21797

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT.

County Health Officer: *[Signature]* DATE: 10/25/96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division: *[Signature]* DATE: 10/30/96  
Director: *[Signature]* DATE: 11/8/96

**OWNER'S CERTIFICATE**

WE, DEBORAH JO FOCHIOS AND PAMELA J. MULLINIX KELLOUGH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES 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 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 IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 22 DAY OF OCTOBER, 1996.

DEBORAH JO FOCHIOS DATE: 10/25/96  
PAMELA J. MULLINIX KELLOUGH DATE: 10/25/96  
WITNESS: *[Signatures]* DATE: 11/8/96

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY DEBORAH JO FOCHIOS, PERSONAL REPRESENTATIVE OF JOAN R. MULLINIX (DECEASED) UNTO DEBORAH JO FOCHIOS AND PAMELA J. FOCHIOS KELLOUGH BY DEED DATED JANUARY 30, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3657, FOLIO 53; 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 PROFESSIONAL L.S. #10849 DATE: 10/25/96

RECORDED AS PLAT # 12479 ON 11/15/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITE 104  
ELLCOTT CITY, MD. 21043  
(410) 461-9563

FINAL PLAT LOTS 1&2 THE ESTATE OF MULLINIX

THIRD ELECTION DISTRICT, HOWARD COUNTY, MD.  
TAX MAP 14, BLOCK 7, PARCEL 3  
ZONED: RC-DEO  
SCALE: 1"=100'  
DATE: SEPTEMBER 10, 1996  
PREVIOUS DPZ FILE NO.: WP-96-98  
SHEET 1 OF 1