HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

December 26, 2000

Mr. Martin Marino
13940 Old Frederick Road
Sykesville, MD 21784

RE: PERCOLATION TEST RESULTS
A 514283 and 514284
Two-lot Subdivision
Tax Map 9, Parcel 76

Dear Mr. Marino:

Percolation testing conducted November 17, 2000 on the above referenced property indicated satisfactory soil conditions, although shallow ground water was encountered in the front of the proposed new lot. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer/surveyor of a percolation certification plan showing actual locations and elevations of all excavated test holes and a suitable house and well site. Each lot should also include two replacement well sites or an area approximating 1500 square feet of approvable well area. The plat should also include the locations of all existing wells and septic reserve areas on the property, as well as the locations of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all existing wells and septics within 100 feet of property boundaries have been shown and that depicted topography reflects field-matched information.

The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-2640.

Very truly yours,

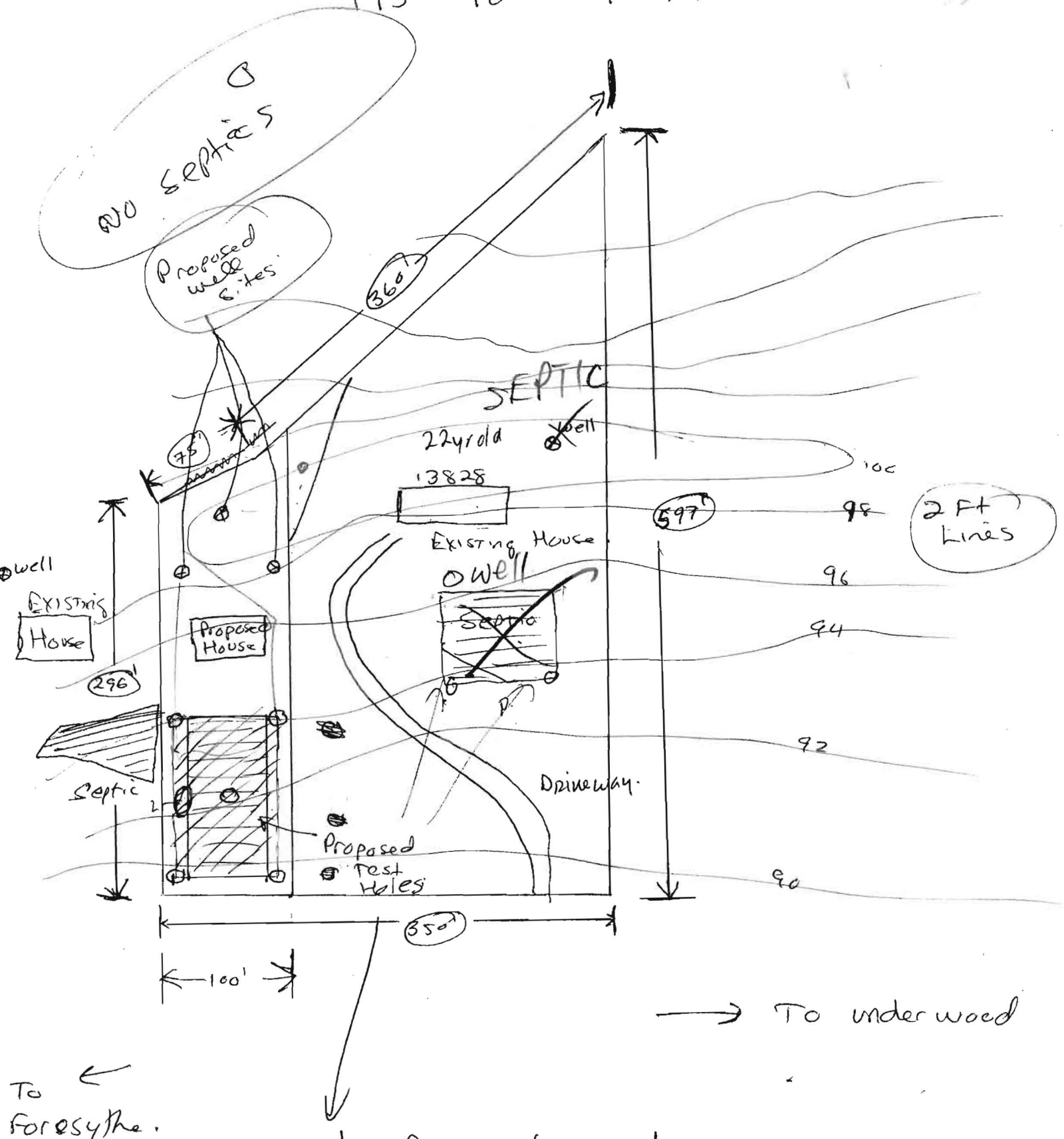
Mark E. Rifkin

Mark E. Rifkin, R.S.
Water and Sewerage Program

MR
Enclosures
cc: Dan Rickers
File
Shanaberger Hane

Bureau of Environmental Health
3525-H Ellicott Mills Drive • Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits (410) 313-1771 Community Environmental Health Program (410) 313-1773
(410) 313-2640 TDD(410) 313-2323 TOLL FREE - 1-877-4MD-DHMH

Call Dan Richter
443-463-4777



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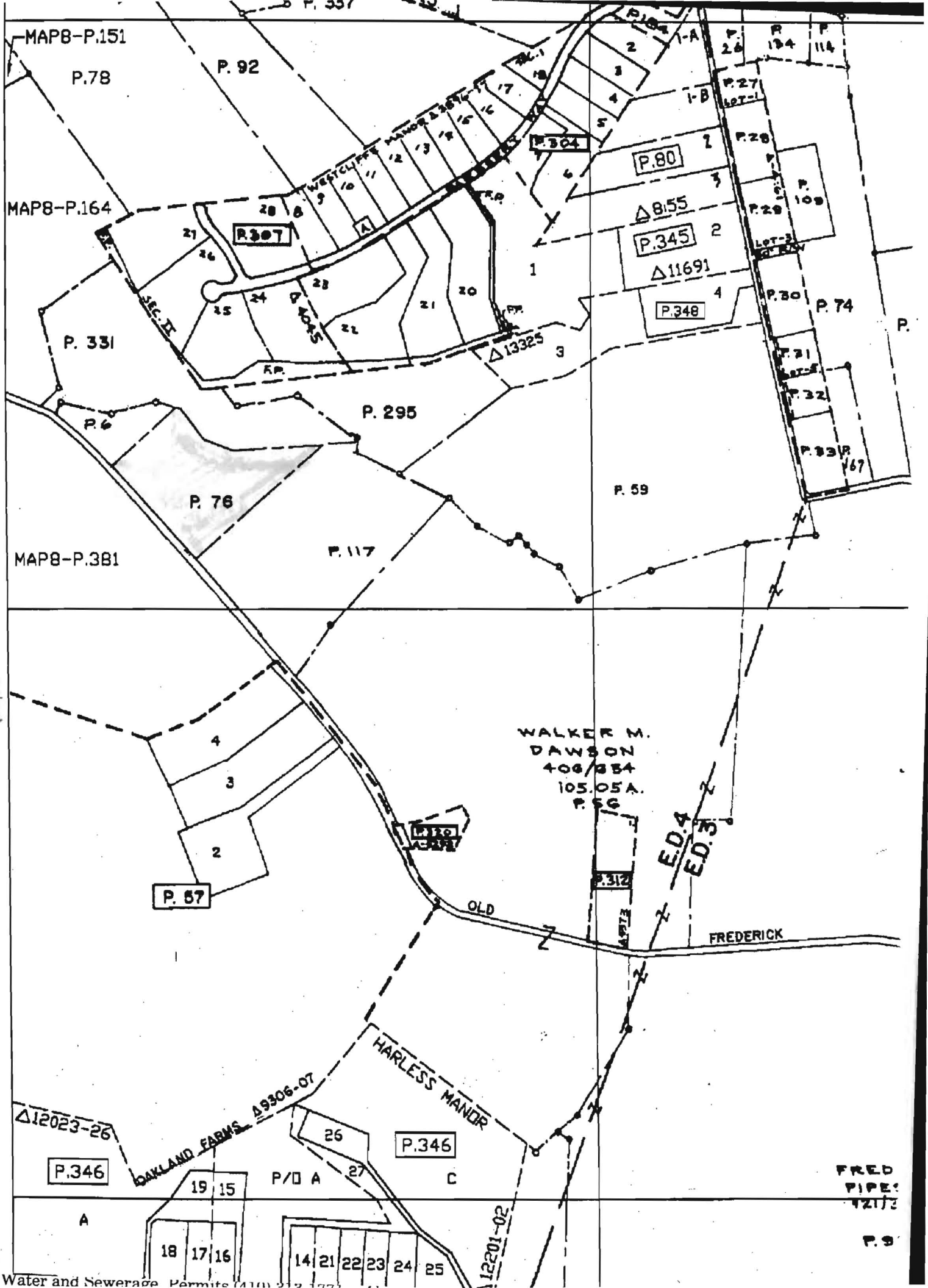

Water and Sewerage Permits (410) 313-1773

HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

October 16, 2000

Mr. Dan Ricker
13898 Forsythe Road
Sykesville, Maryland 21784

RE: **Percolation Test Date**
Application: A514283
Proposal: Subdivision
Property ID: Marino Property, Lots 1 and 2
Old Fredrick Road
Tax Map: 9 Parcel #76

Dear Mr. Ricker:

Percolation testing has been tentatively scheduled for the above referenced property for **Friday, November 17, 2000 at 10:00 a.m.** Please call this office at (410) 313-2640 to confirm your acceptance of this percolation test date.

You shall be responsible for having a contractor on site to excavate the test holes at the corners of the proposed septic reserve area(s).

In the event of uncertain weather (i.e., precipitation or extremes of temperature), please contact this office prior to 9:00 a.m. on the test date to determine whether or not percolation testing can be performed on that date. If it is not feasible to perform the test, a new test date shall be assigned.

Percolation test results may be expected by mail two to three weeks after the completion of the percolation testing.

Thank you in advance for your cooperation in this matter.

Sincerely,

Donna K. Clark, R.S.
Water and Sewerage Program

DKC
cc: file

Bureau of Environmental Health
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(410) 313-2640 TDD(410) 313-2323 TOLL FREE - 1-877-4MD-DHMH

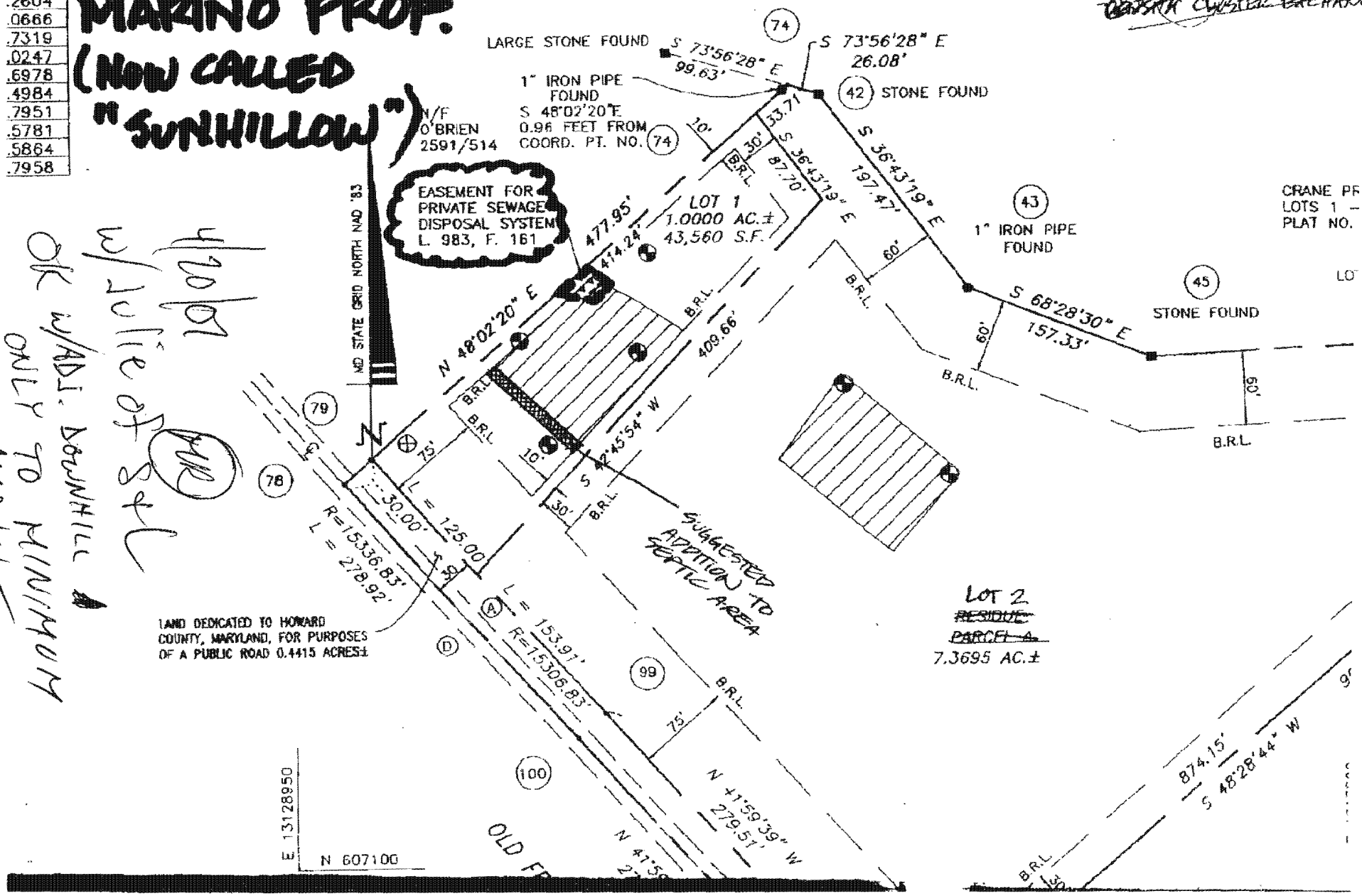
PARTIAL COPY
RECORD PLAT
MARINO PROP.
(NOW CALLED
"SUNHILLOW")

M)
.9992
.6628
.6508
.2604
.0666
.7319
.0247
.6978
.4984
.7951
.5781
.5864
.7958

3.) GEOMETRY – MAX 15% GRADE, MAX. 10% SKEW STRAIGHT, MIN. [illegible]
4.) STRUCTURES (CULVERTS, BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING)
5.) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
6.) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE

DEFERRED UNTIL THE IS RESUBDIVIDED. THE PRES. PARCEL IS 3.

21. RESIDUE LOT 2 IS FURTHER EXCHANGE ~~[illegible]~~ OPTIONS ~~[illegible]~~ CLUSTER EXCHANGE



4/20/01
w/Julie of S&L
OK w/ADJ. DOWNHILL
ONLY TO MINIMUM
AMOUNT

SHANABERGER & LANE

Surveying Land Planning Construction Stakeout

8726 Town & Country Blvd., Suite 201
Ellicott City, Md. 21043
phone: (410) 461-9563
fax: (410) 461-9693
shanlane@juno.com

FACSIMILE TRANSMITTAL

DATE: APRIL 10, 2001

TO: Ho. Co. Health Dept.

FROM: Julie Immler

ATTENTION: MR. MARK RIFKIN

PROJECT: MARINO Prop. OLD FREDERICK RD.

FAX NO (410) 313-2648

PROJECT NO. 0038

NO. OF PAGES: 3

NOTES:

MARK - WHILE COMPLETING OUR BOUNDARY SURVEY AND RECORD PLAT, WE CAME ACROSS AN EASEMENT, AS SHOWN ON THE PARTIAL RECORD PLAT COPY SHOWN HEREON. THIS EASEMENT WAS NOT ON OUR FIELD LOC. PERC TEST PLAT.

1. DO WE NEED TO EXCLUDE THIS AREA FROM SEPTIC AREA?
2. IF SO, WHERE WOULD BE THE BEST PLACE TO PICK UP THE ADDITIONAL AREA FOR LOT 1 SEPTIC EASEMENT?

fax02.doc

please call me if you have any comments, questions or suggestions. Thanks, Julie

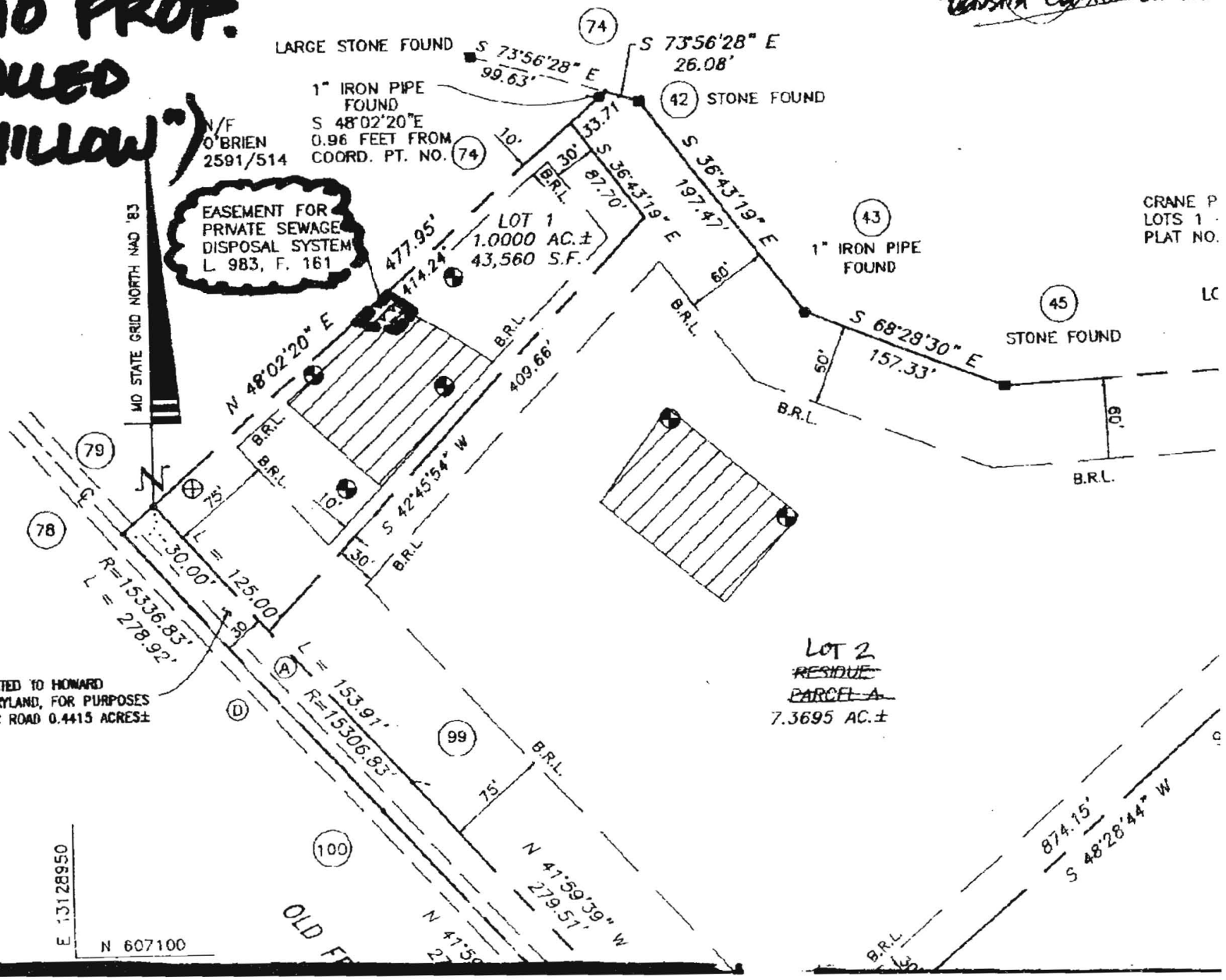
PARTIAL COPY RECORD PLAT MARINO PROP. (NOW CALLED "SUNHILLOW")

(M)
.9992
.6628
.6508
.2604
.0666
.7319
.0247
.6978
.4984
.7951
.5781
.5864
.7958

3.) GEOMETRY – MAX 15% GRADE, MAX 10% GRADE CHANGE, MIN. 45' [illegible]
4.) STRUCTURES (CULVERTS, BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING)
5.) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
6.) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE

PEFERRED UNTIL THE IS RESUBDIVIDED. THE PRES. PARCEL IS 3.

21. RESIDUE LOT 2 IS FURTHER EXCHANGE ~~[illegible]~~ OPTION ~~[illegible]~~

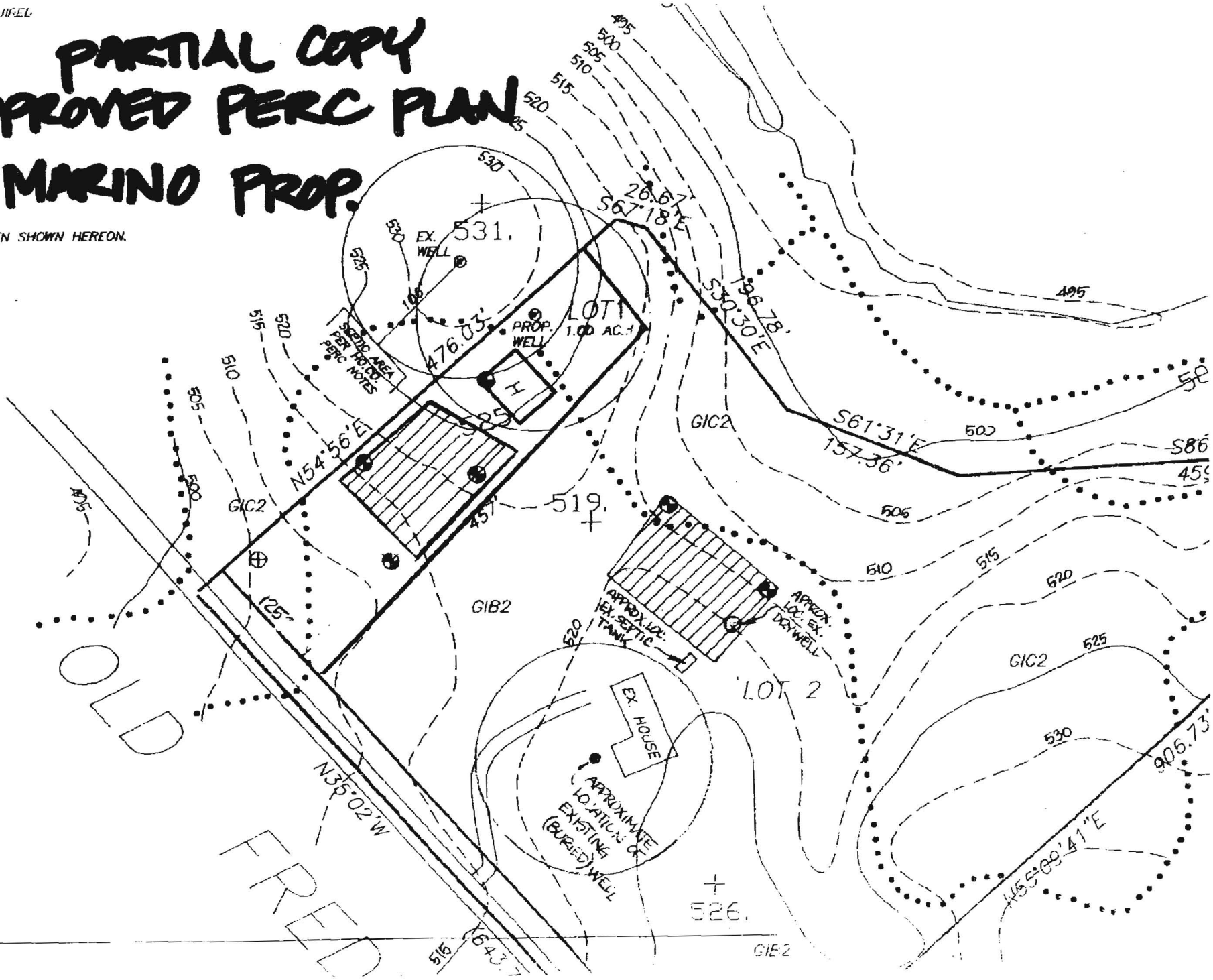


AS REQUIRED

REA

HAVE BEEN SHOWN HEREON.

PARTIAL COPY APPROVED PERC PLAN MARINO PROP.



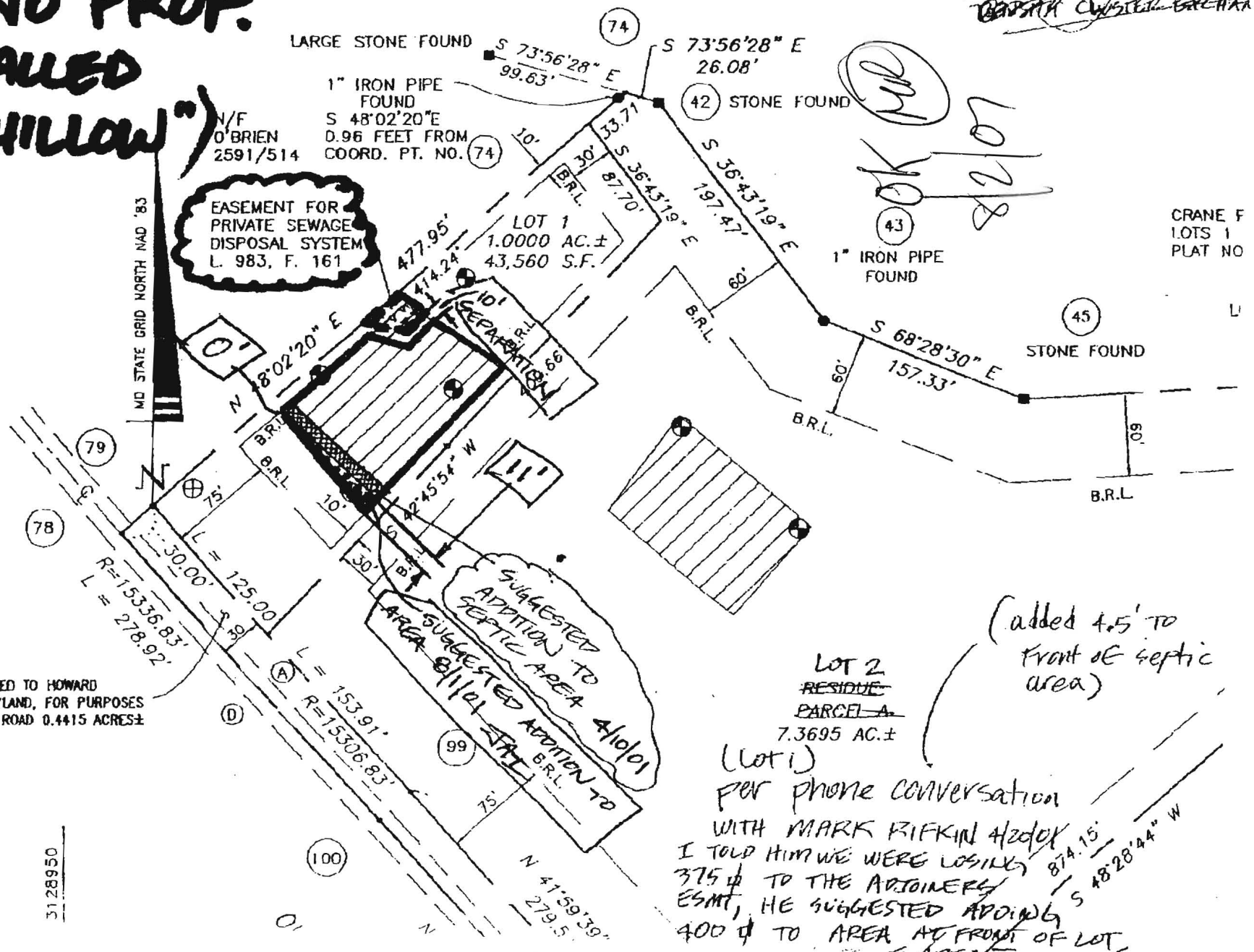
PARTIAL COPY
RECORD PLAT
MARINO PROP.
(NOW CALLED
"SUNHILLOW")

992
628
508
604
666
319
247
978
984
951
781
864
958

3.) SEGGEITE – MAX. 10% GRADE, MAX. 15% GRADE ON SHORT SLOPES, TAN. 1.5
4.) STRUCTURES (CULVERTS, BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING)
5.) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
6.) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE

REFERRED WITH THE IS RESUBDIVIDED. THE PRES. PARCEL IS 3.

21. ~~RESIDUE LOT 2~~ IS FURTHER EXCHANGE ~~[illegible]~~ OPTION ~~[illegible]~~ CLUSTER ~~EXCHAN~~



For phone conversation
WITH MARK RIFKIN 4/20/01
I TOLD HIM WE WERE LOSING 375 ☐ TO THE ADJOINERS ESMT, HE SUGGESTED ADDING 400 ☐ TO AREA AT FRONT OF LOT

HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

June 7, 2001

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Mark Rifkin (MR)
Water and Sewerage Program

RE: File Number: F-01-084
Title: Sunhillow

The Health Department would recommend that the sewage easement for the adjacent parcel be removed from the referenced property. If that is not possible, the sewage easement for the adjacent parcel should be separated from the proposed sewage easement for Lot 1 by at least ten feet. This can be accomplished by expanding the proposed sewage easement for Lot 1 toward Lot 2 approximately five feet.

RESOLVED 8/2/01 (MR)

MR

Bureau of Environmental Health
3525-H Ellicott Mills Drive • Ellicott City, Maryland 21043-4544
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(410) 313-2640 TDD(410) 313-2323 TOLL FREE - 1-877-4MD-DHMH

PAPR_ SHETS

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 5/18/01 P&Z File No. F-01-184

Department of Planning and Zoning

- 1 Transportation Planning
- 1 Historic Preservation
- Comprehensive Planning and Zoning Administration
- 1 Research
- 1 Address Coordinator
- 1 Agricultural Preservation
- 1 Development Engineering Division
- Forest Conservation Planner
- 2 File

Agencies

- 1 Soil Conservation District
- Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Bureau of Environmental Health
- 1 Board of Education
- 1 Recreation and Parks
- 1 Tax Assessment
- 2 Bell Atlantic Telephone
- 2 BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Sunhillow, Lots 1 & 2

ENCLOSED FOR YOUR → ___ Signature Approval ✓ Review & Comments ___ Files

THE ENCLOSED → ___ Original

1 speed study DED

Plans	# of Sheets	Supplemental Documents
Sketch Plan		2DLD, DED Wetlands Report
Prel Equiv Sketch Plan		✓ Soils/Topo Map/Drain Area Map
Preliminary Plan	3DLD DED	✓ ESD/FCP/Worksheet and Application 3DLD SCD
✓ Final Plat	1 SCD SHA	Declaration of Intent DLP
Final Constr Plans (RDS)	Health	Drainage and/or Computation/Pond Safety Comps
Final Development Plan		Preliminary Road Profiles
✓ Site Development Plan		APFO Roads Test/Mitigation Plan
Landscape Plan – 3DLD, DED SCD, SHA Health		Traffic Study/Noise Study
Grading Plan		✓ Sight Distance Analysis 2DED, DLD
House Type Revision Plan		Floodplain Study
Water and Sewer Plan		✓ Stormwater Management Comps. DLD, DED, SCD
Applications		Industrial Waste Survey (DPW)
Waiver Petition Applic/Exhibit		Road Poster Form Letter
Planning Board Applic		Response Letter
ASDP/CSDP Application		✓ Perc Plat DLD, Health
✓ DED Application/Checklist		✓ Scenic Road Exhibits DLD
✓ DED Fee Receipt/Deeds/Cost Estimate	2DLD, DED SCD, SHA Health	✓ supporting inform.

WAS: ✓ Received ___ Tentatively Approved ___ Recorded

___ Received and Revised ___ Approved On 5/18/01

COMMENTS: SRC/COMMENTS DUE BY: 6/13/01

___ Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 8-07-01 P&Z File No. F01-184

Department of Planning and Zoning

- ___ Transportation Planning
- ___ Historic Preservation
- X Comprehensive Planning and Zoning Administration
- X Research
- ___ Address Coordinator
- X Agricultural Preservation
- X Development Engineering Division
- ___ Forest Conservation Planner
- 2 File

Agencies

- ___ Soil Conservation District
- ___ Department of Inspections, Licenses & Permits
- ___ Department of Fire and Rescue Services
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- X Bureau of Environmental Health
- X Board of Education
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- ___ Tax Assessment
- ___ Bell Atlantic Telephone
- ___ BG&E
- ___ Cable TV
- ___ Police
- ___ MTA
- ___ Finance
- ___ DPW, Real Estate Services
- ___ DPW, Construction and Inspection
- ___ DPW, Bureau of Utilities

RE: Sunhillow, Lot 1 + P. Par. A

ENCLOSED FOR YOUR → ___ Signature Approval X Review & Comments ___ Files

THE ENCLOSED → ___ Original

Plans	# of Sheets	Supplemental Documents
___ Sketch Plan	___	___ Wetlands Report
___ Prel Equiv Sketch Plan	___	___ Soils/Topo Map/Drain Area Map
X Preliminary Plan	___	___ FSD/FCP/Worksheet and Application
X Final Plat	___	___ Declaration of Intent
___ Final Constr Plans (RDS)	___	___ Drainage and/or Computation/Pond Safety Comps
___ Final Development Plan	___	___ Preliminary Road Profiles
___ Site Development Plan	___	___ APFO Roads Test/Mitigation Plan
___ Landscape Plan	___	___ Traffic Study/Noise Study
___ Grading Plan	___	___ Sight Distance Analysis
___ House Type Revision Plan	___	___ Floodplain Study
___ Water and Sewer Plan	___	___ Stormwater Management Comps.
Applications		___ Industrial Waste Survey (DPW)
___ Waiver Petition Applic/Exhibit	___	___ Road Poster Form Letter
___ Planning Board Applic	___	___ Response Letter
___ ASDP/CSDP Application	___	___ Perc Plat
___ DED Application/Checklist	___	___ Scenic Road Exhibits
___ DED Fee Receipt/Deeds/Cost Estimate	___	

WAS: X Received ___ Tentatively Approved ___ Recorded 8-07

X Received and Revised ___ Approved On ___

COMMENTS: ___ SRC/COMMENTS DUE BY: 8-23

✓ Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

MR 8/28/01

TF#9 *rev 12/96*

NOTES:

1. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 09DA & 09DB
2. THE SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE
4. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIROMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. 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.
5. 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.

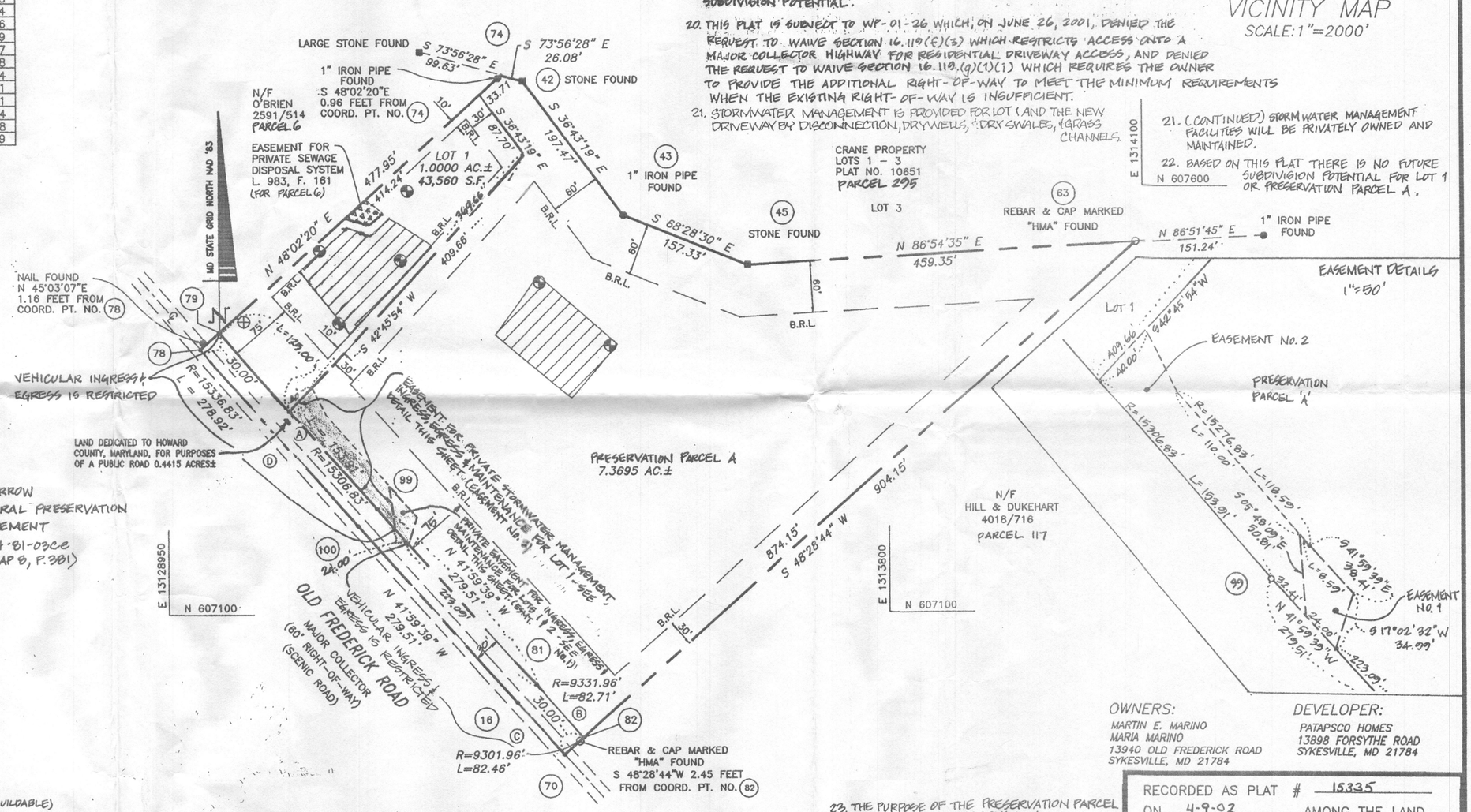
G. SCOTT SHANABERGER — DATE 4/12/2001

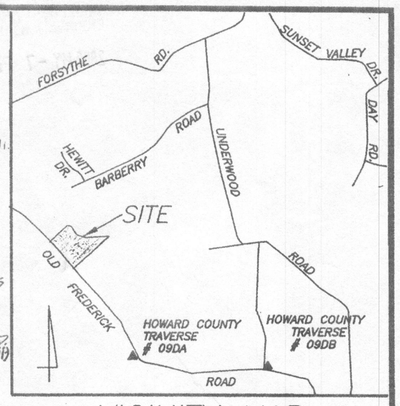
MARTIN E. MARINO — DATE 4.23.01 — MARIA MARINO — DATE 4.23.01

6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
7. ○ DESIGNATES IRON REBAR & CAP FOUND OR TO BE SET AFTER RECORDATION OF FINAL PLAT
   ● DESIGNATES IRON PIPE OR NAIL FOUND AND HELD
   ■ DESIGNATES STONE FOUND AND HELD
8. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JANUARY OF 2001.
9. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
10. THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
11. THERE IS AN EXISTING DWELLING ON PRESERVATION PARCEL A TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
12. DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   1.) WIDTH – 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
   2.) SURFACE– SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2"MINIMUM)
   3.) GEOMETRY – MAX 15% GRADE, MAX. 10% GRADE CHANGE, MIN. 45' TURNING RADIUS
   4.) STRUCTURES (CULVERTS, BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING)
   5.) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
   6.) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE
12a. ◐ DESIGNATES APPROVED PERC TEST.
   ⊕ DESIGNATES FAILED PERC TEST.
14. THERE ARE NO STREAMS, WETLANDS OR BUFFERS ON THIS PROPERTY PER SITE INVESTIGATION BY BY DENNIS J. LABARE, M.S. AND ASSOC. COMPLETED ON APRIL 11, 2001.
16. A WAIVER OF SECTION 2.5.2.H OF VOLUME III OF THE DESIGN MANUAL TO ALLOW A WAIVER OF THE REQUIRED INTERSECTION SIGHT DISTANCE WAS APPROVED FOR LOT 1 AND PRESERVATION PARCEL A ON DEC. 26, 2001.
    LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANSCAPE MANUAL DOES NOT REQUIRE LANDSCAPING FOR PRESERVATION PARCEL A. LANDSCAPING SURETY FOR LOT 1 IS $300.00 AND WILL BE PAID WITH THE BUILDERS GRADING PERMIT
17. PRESERVATION PARCEL A IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY, MD. AND HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
18. HOUSES FRONTING ON A SCENIC ROAD MUST BE ORIENTED TO FACE THE ROAD
19. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE ONE ADDITIONAL LOT IS BEING CREATED AND THERE IS NO FURTHER SUBDIVISION POTENTIAL.
20. THIS PLAT IS SUBJECT TO WP-01-26 WHICH, ON JUNE 26, 2001, DENIED THE REQUEST TO WAIVE SECTION 16.119(f)(3) WHICH RESTRICTS ACCESS ONTO A MAJOR COLLECTOR HIGHWAY FOR RESIDENTIAL DRIVEWAY ACCESS, AND DENIED THE REQUEST TO WAIVE SECTION 16.119.(g)(1)(i) WHICH REQUIRES THE OWNER TO PROVIDE THE ADDITIONAL RIGHT-OF-WAY TO MEET THE MINIMUM REQUIREMENTS WHEN THE EXISTING RIGHT-OF-WAY IS INSUFFICIENT.
21. STORMWATER MANAGEMENT IS PROVIDED FOR LOT 1 AND THE NEW DRIVEWAY BY DISCONNECTION, DRYWELLS, DRY SWALES, & GRASS CHANNELS.
21. (CONTINUED) STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
22. BASED ON THIS PLAT THERE IS NO FUTURE SUBDIVISION POTENTIAL FOR LOT 1 OR PRESERVATION PARCEL A.
23. THE PURPOSE OF THE PRESERVATION PARCEL EASEMENT IS CONSERVATION.

COORDINATES

NO.	NORTH (F)	EAST (F)	NO.	NORTH (M)	EAST (M)
16	606996.6042	1313360.2314	16	185012.9350	400312.9992
42	607725.6767	1313368.9704	42	185235.1567	400315.6628
43	607567.3987	1313487.0411	43	185186.9135	400351.6508
45	607509.6734	1313633.3976	45	185169.3188	400396.2604
63	607534.4373	1314092.0786	63	185176.8669	400536.0666
70	606935.0755	1313415.1288	70	184994.1810	400329.7319
74	607732.8902	1313343.9111	74	185237.3554	400308.0247
78	607413.3214	1312988.5087	78	185139.9506	400199.6978
79	607433.3833	1313010.8201	79	185146.0655	400206.4984
81	607016.6758	1313382.5278	81	185019.0528	400319.7951
82	606954.9624	1313437.5901	82	185000.2425	400336.5781
83	607339.3087	1313093.1298	83	185117.3915	400231.5864
99	607224.4096	1313195.5227	99	185082.3702	400262.7958
100	607204.3380	1313173.2262	100	185076.2524	400255.9999





VICINITY MAP
SCALE: 1"=2000'

CURVE DATA

CURVE	RADIUS	ARC	DELTA	TAN	CHORD BEARING & DIST.
Ⓐ	15306.83'	278.90'	01°02'38"	139.46'	S41°28'19"E 278.90'
Ⓑ	9331.96'	82.71'	00°30'28"	41.35'	S41°44'25"E 82.71'
Ⓒ	9301.96'	82.46'	00°30'28"	41.23'	N41°44'25"W 82.46'
Ⓓ	15336.83'	278.92'	01°02'31"	139.46'	N41°28'23"W 278.92'

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	1
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.0000 ACRES±
PRESERVATION PARCELS	7.3695 ACRES (BUILDABLE)
TOTAL AREA OF 100-YEAR FLOODPLAIN	0 ACRES±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.4415 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.8110 ACRES±

OWNERS:
MARTIN E. MARINO
MARIA MARINO
13940 OLD FREDERICK ROAD
SYKESVILLE, MD 21784

DEVELOPER:
PATAPSCO HOMES
13898 FORSYTHE ROAD
SYKESVILLE, MD 21784

RECORDED AS PLAT # 15335
ON 4-9-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

2-14-02
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

2/20/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

4/5/02
DIRECTOR — DATE

OWNER'S CERTIFICATE

WE, MARTIN E. MARINO & MARIA MARINO, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION 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 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 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 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 ERECTED IN OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 23rd DAY OF APRIL, 2001

MARTIN E. MARINO — DATE 4.23.01 — MARIA MARINO — DATE 4.23.01

WITNESS — DATE 4/23/01 — WITNESS — DATE 4/23/01

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 MARY M. LEISTER, ACTING BY AND THROUGH HER ATTORNEY IN FACT, WILLIAM C. McFARLAND, III TO MARTIN E. MARINO AND MARIA MARINO BY DEED DATED SEPTEMBER 24, 1998, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 4467, FOLIO 447, 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.

4/12/2001, 4/12/01
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849 — DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
(410) 461-9563

FINAL PLAT
LOT 1 AND PRESERVATION PARCEL A
SUNHILLOW

FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 9, GRID 7, PARCEL 76
L. 4467, F. 447
ZONED: RC-DEO
SCALE: 1"=100'
AUG 3, 2001
PREVIOUS DPZ FILES: WP-01-26
SHEET 1 OF 1

F-01-184

FILE:0038PLAT.DWG

NOTES:

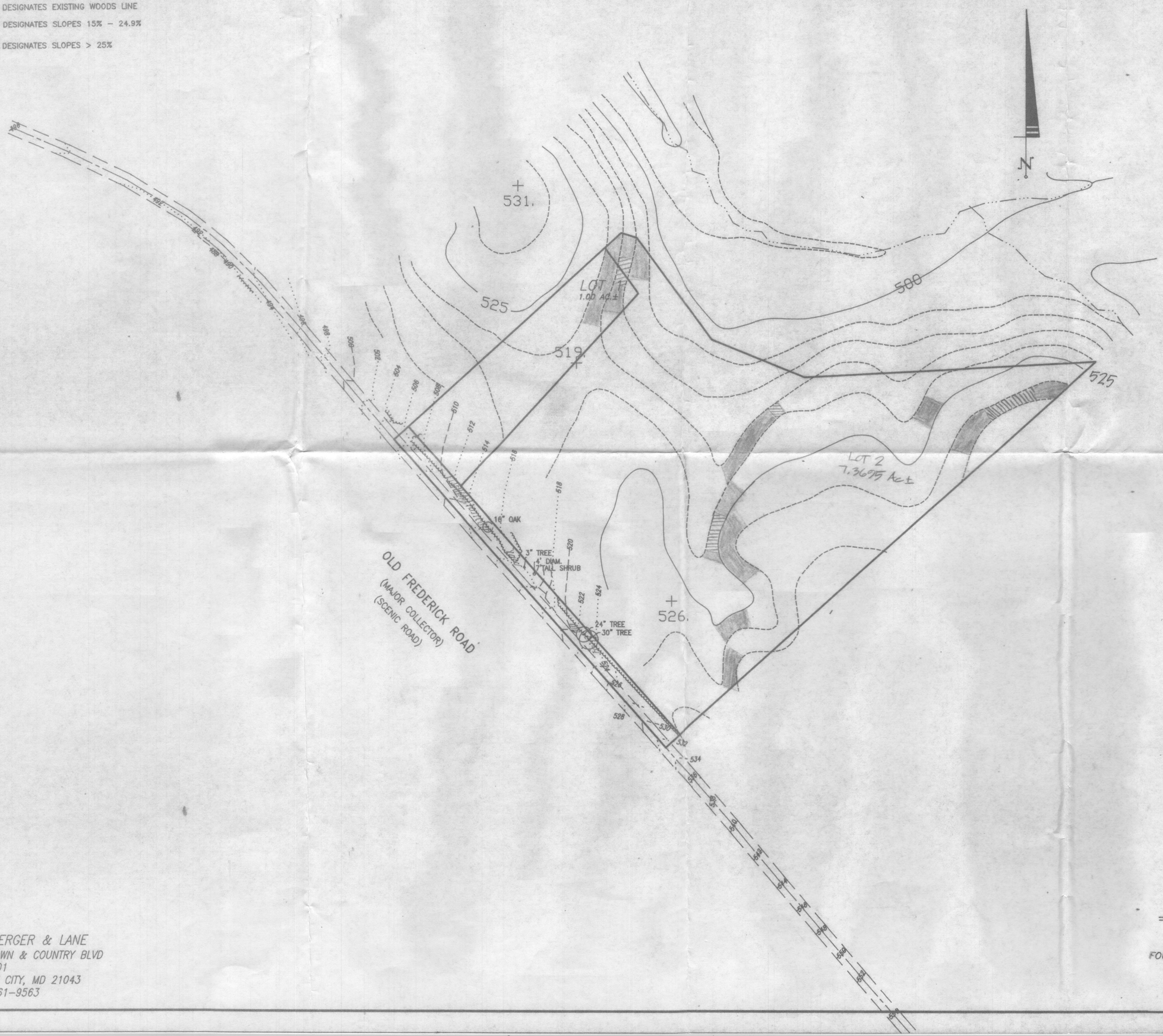
1. THE TOPOGRAPHY SHOWN HEREON DESIGNATED AS THUS IS TAKEN FROM HOWARD COUNTY 1"=200' AERIAL PHOTOGRAMMETRY.

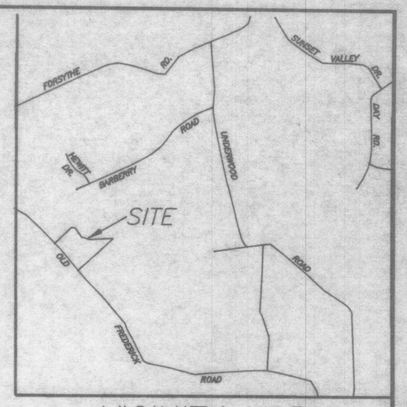
2. THE TOPOGRAPHY SHOWN HEREON DESIGNATED AS THUS WAS FIELD RUN BY SHANABERGER & LANE ON 2/7/01.

DESIGNATES EXISTING WOODS LINE

DESIGNATES SLOPES 15% – 24.9%

DESIGNATES SLOPES > 25%





VICINITY MAP
SCALE: 1"=2000'

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD
SUITE 201
ELLICOTT CITY, MD 21043
(410) 461-9563

SUPPORTING INFORMATION
LOT 1 & LOT 2

SUNHILLOW

TAX MAP 9, GRID 7, PARCEL 76
L. 4467, F. 447
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD

ZONED: RC-DEO
SCALE: 1"=100'
MARCH 20, 2001

FILE:0038supp.DWG

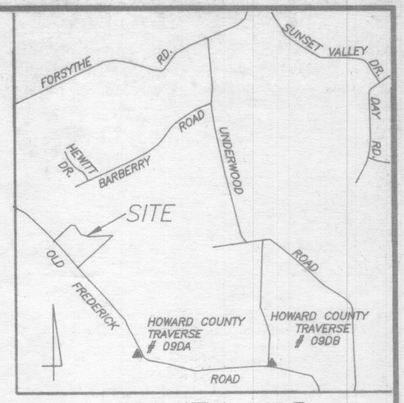
NOTES:

1. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 09DA & 09DB
2. THE SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE
4. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. 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.
5. 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 4/12/2001

MARTIN E. MARINO — DATE 4.23.01 — MARIA MARINO — DATE 4.23.01

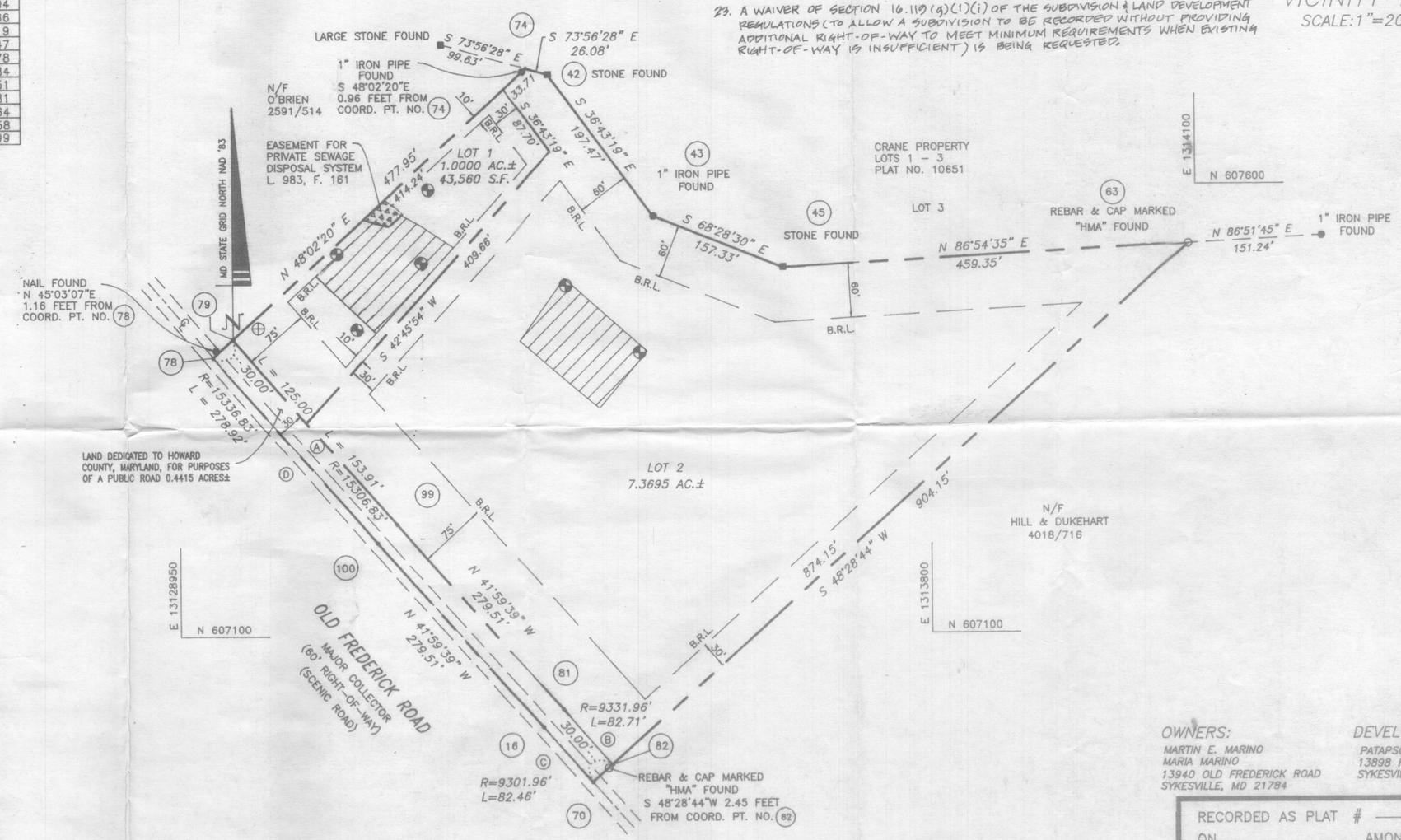
6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
7. ○ DESIGNATES IRON REBAR & CAP FOUND OR TO BE SET AFTER RECORDATION OF FINAL PLAT
   ● DESIGNATES IRON PIPE OR NAIL FOUND AND HELD
   ■ DESIGNATES STONE FOUND AND HELD
8. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JANUARY OF 2001.
9. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
10. THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
11. THERE IS AN EXISTING DWELLING ON LOT 2 TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
12. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   1.) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
   2.) SURFACE- SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2"MINIMUM)
   3.) GEOMETRY - MAX 15% GRADE, MAX. 10% GRADE CHANGE, MIN. 45' TURNING RADIUS
   4.) STRUCTURES (CULVERTS, BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING)
   5.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
   6.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
13. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN STREAMS OR STREAM BUFFERS.
14. ◔ DESIGNATES APPROVED PERC TEST.
    ⊕ DESIGNATES FAILED PERC TEST.
15. THERE ARE NO STREAMS, WETLANDS OR BUFFERS ON THIS PROPERTY PER SITE INVESTIGATION BY BY DENNIS J. LABARE, M.S. AND ASSOC. COMPLETED ON APRIL 11, 2001.
16. A WAIVER OF SECTION 2.5.2.H OF VOLUME III OF THE DESIGN MANUAL HAS BEEN SUBMITTED HEREWITH.
17. LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 2 IS EXEMPT BECAUSE IT IS IMPROVED BY AN EXISTING DWELLING.
18. THIS SUBDIVISION IS IN THE NO PLANNED SERVICE AREA FOR WATER AND SEWER.
19. IN ACCORDANCE WITH SECTION 104.F.5 OF THE COUNTY ZONING REGULATIONS THE ESTABLISHMENT OF A PRESERVATION PARCEL TO SUPPORT THE CREATION OF LOT 1 WILL BE DEFERRED UNTIL THE RESIDUE (LOT 2) IS RESUBDIVIDED. THE ACREAGE OF THE REQUIRED PRESERVATION PARCEL IS 3.25 AC. ± (4.25 - 1.00) = 3.25 ACRES.
20. A WAIVER OF SECTION 16.119.(f)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (TO ALLOW LOT 1 AND LOT 2 DIRECT DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROAD) HAS BEEN REQUESTED CONCURRENT WITH SUBMISSION OF THIS PLAT.
21. FOREST CONSERVATION REQUIREMENTS ARE TO BE MET BY RETENTION OF EXISTING FOREST ON LOT 2.
22. PAYMENT OF A FEE-IN-LIEU OF STORMWATER MANAGEMENT FOR LOT 1 HAS BEEN REQUESTED CONCURRENT WITH THE SUBMISSION OF THIS PLAT.
23. A WAIVER OF SECTION 16.119(g)(1)(i) OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS (TO ALLOW A SUBDIVISION TO BE RECORDED WITHOUT PROVIDING ADDITIONAL RIGHT-OF-WAY TO MEET MINIMUM REQUIREMENTS WHEN EXISTING RIGHT-OF-WAY IS INSUFFICIENT) IS BEING REQUESTED.



VICINITY MAP
SCALE: 1"=2000'

COORDINATES

NO.	NORTH (F)	EAST (F)	NO.	NORTH (M)	EAST (M)
16	606996.6042	1313360.2314	16	185012.9350	400312.9992
42	607725.6767	1313368.9704	42	185235.1567	400315.6628
43	607567.3987	1313487.0411	43	185186.9135	400351.6508
45	607509.6734	1313633.3976	45	185169.3188	400396.2604
63	607534.4373	1314092.0786	63	185176.8669	400536.0666
70	606935.0755	1313415.1288	70	184994.1810	400329.7319
74	607732.8902	1313343.9111	74	185237.3554	400308.0247
78	607413.3214	1312988.5087	78	185139.9506	400199.6978
79	607433.3833	1313010.8201	79	185146.0655	400206.4984
81	607016.6758	1313382.5278	81	185019.0528	400319.7951
82	606954.9624	1313437.5901	82	185000.2425	400336.5781
83	607339.3087	1313093.1298	83	185117.3915	400231.5864
99	607224.4096	1313195.5227	99	185082.3702	400262.7958
100	607204.3380	1313173.2262	100	185076.2524	400255.9999



CURVE DATA

CURVE	RADIUS	ARC	DELTA	TAN	CHORD BEARING & DIST.
Ⓐ	15306.83'	278.90'	01°02'38"	139.46'	S41°28'19"E 278.90'
Ⓑ	9331.96'	82.71'	00°30'28"	41.35'	S41°44'25"E 82.71'
Ⓒ	9301.96'	82.46'	00°30'28"	41.23'	N41°44'25"W 82.46'
Ⓓ	15336.83'	278.92'	01°02'31"	139.46'	N41°28'23"W 278.92'

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	2
BUILDABLE	0
PRESERVATION PARCELS	
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	8.3695 ACRES±
PRESERVATION PARCELS	0 ACRES±
TOTAL AREA OF 100-YEAR FLOODPLAIN	0 ACRES±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.4415 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.8110 ACRES±

OWNERS:
MARTIN E. MARINO
MARIA MARINO
13940 OLD FREDERICK ROAD
SYKESVILLE, MD 21784

DEVELOPER:
PATAPSCO HOMES
13898 FORSYTHE ROAD
SYKESVILLE, MD 21784

RECORDED AS PLAT # _____
ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
(410) 461-9563

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

HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

DIRECTOR — DATE

OWNER'S CERTIFICATE

WE, MARTIN E. MARINO & MARIA MARINO, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION 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 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 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 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 ERECTED IN OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 23rd DAY OF APRIL, 2001

MARTIN E. MARINO — DATE 4.23.01 — MARIA MARINO — DATE 4.23.01

WITNESS — DATE 4/23/01 — WITNESS — DATE 4/23/01

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 MARY M. LEISTER, ACTING BY AND THROUGH HER ATTORNEY IN FACT, WILLIAM C. McFARLAND, III TO MARTIN E. MARINO AND MARIA MARINO BY DEED DATED SEPTEMBER 24, 1998, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 4467, FOLIO 447, 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 — DATE 4/12/2001
PROFESSIONAL L.S. #10849

FINAL PLAT
LOT 1 & LOT 2
SUNHILLOW

FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 9, GRID 7, PARCEL 76
L. 4467, F. 447
ZONED: RC-DEO
SCALE: 1"=100'
APRIL 3, 2001
PREVIOUS DPZ FILES: NONE
SHEET 1 OF 1

FILE:0038PLAT.DWG

NOTES:

1. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 09DA & 09DB
2. THE SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE
4. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. 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.
5. 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 4/12/2001

MARTIN E. MARINO — DATE 4/23/01 — MARIA MARINO — DATE 4/23/01

6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
7. ○ DESIGNATES IRON REBAR & CAP FOUND OR TO BE SET AFTER RECORDATION OF FINAL PLAT
   ● DESIGNATES IRON PIPE OR NAIL FOUND AND HELD
   ■ DESIGNATES STONE FOUND AND HELD
8. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JANUARY OF 2001.
9. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
10. THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
11. THERE IS AN EXISTING DWELLING ON PRESERVATION PARCEL A TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
12. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    1.) WIDTH – 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
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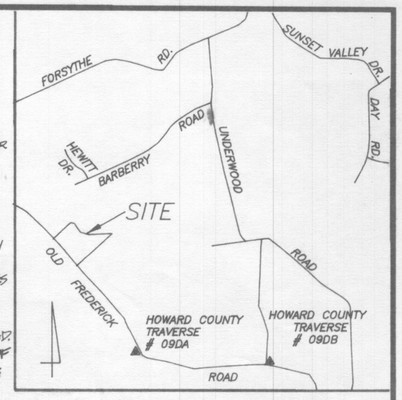
    4.) STRUCTURES (CULVERTS, BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING)
    5.) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
    6.) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE
13. ◔ DESIGNATES APPROVED PERC TEST.
    ⊕ DESIGNATES FAILED PERC TEST.
14. THERE ARE NO STREAMS, WETLANDS OR BUFFERS ON THIS PROPERTY PER SITE INVESTIGATION BY BY DENNIS J. LABARE, M.S. AND ASSOC. COMPLETED ON APRIL 11, 2001.
15. A WAIVER OF SECTION 2.5.2.H OF VOLUME III OF THE DESIGN MANUAL TO ALLOW A WAIVER OF THE REQUIRED INTERSECTION SIGHT DISTANCE WAS DENIED FOR LOT 1 AND APPROVED FOR LOT 2 (NOW PRESERVATION PARCEL A) ON JUNE 4, 2001.
16. LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PRESERVATION PARCEL A IS EXEMPT BECAUSE IT IS IMPROVED BY AN EXISTING DWELLING. LANDSCAPING SURETY FOR LOT 1 IS $900.00 AND WILL BE PAID WITH THE BUILDERS GRADING PERMIT
17. PRESERVATION PARCEL A IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH _____ AND THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
18. HOUSES FRONTING ON A SCENIC ROAD MUST BE ORIENTED TO FACE THE ROAD
19. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE ONE ADDITIONAL LOT IS BEING CREATED AND THERE IS NO FURTHER SUBDIVISION POTENTIAL.
20. THIS PLAT IS SUBJECT TO WP-01-26 WHICH, ON JUNE 26, 2001, DENIED THE REQUEST TO WAIVE SECTION 16.119(f)(3) WHICH RESTRICTS ACCESS ONTO A MAJOR COLLECTOR HIGHWAY FOR RESIDENTIAL DRIVEWAY ACCESS, AND DENIED THE REQUEST TO WAIVE SECTION 16.119.(q)(1)(i) WHICH REQUIRES THE OWNER TO PROVIDE THE ADDITIONAL RIGHT-OF-WAY TO MEET THE MINIMUM REQUIREMENTS WHEN THE EXISTING RIGHT-OF-WAY IS INSUFFICIENT.



VICINITY MAP
SCALE: 1"=2000'

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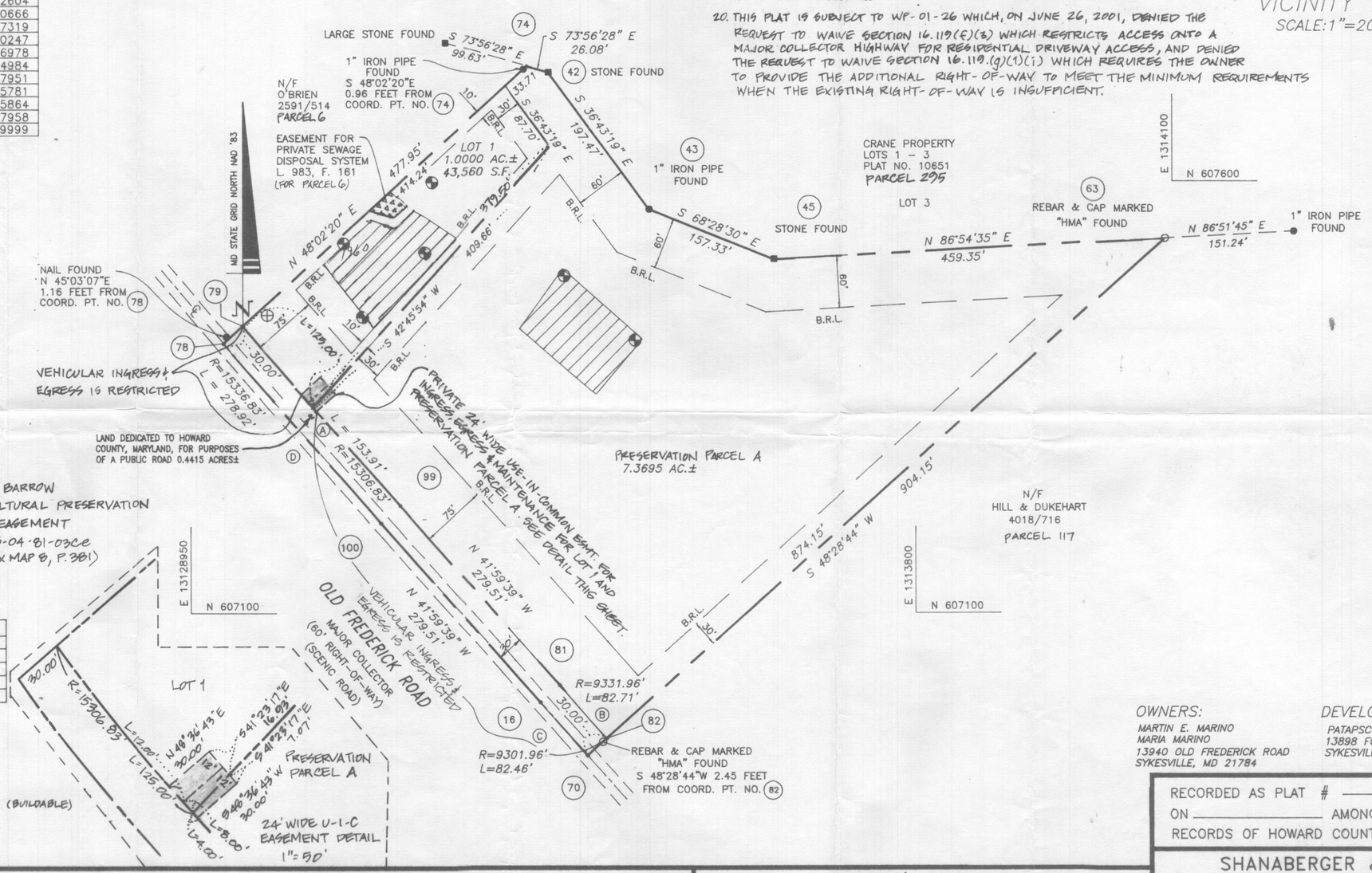

CURVE DATA

CURVE	RADIUS	ARC	DELTA	TAN	CHORD BEARING & DIST.
Ⓐ	15306.83'	278.90'	01°02'38"	139.46'	S41°28'19"E 278.90'
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Ⓓ	15336.83'	278.92'	01°02'31"	139.46'	N41°28'23"W 278.92'

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	1
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.0000 ACRES±
PRESERVATION PARCELS	7.3695 ACRES (BUILDABLE)
TOTAL AREA OF 100-YEAR FLOODPLAIN	0 ACRES±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.4415 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.8110 ACRES±

OWNERS:
MARTIN E. MARINO
MARIA MARINO
13940 OLD FREDERICK ROAD
SYKESVILLE, MD 21784

DEVELOPER:
PATAPSCO HOMES
13898 FORSYTHE ROAD
SYKESVILLE, MD 21784

RECORDED AS PLAT # _____
ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

DIRECTOR — DATE

OWNER'S CERTIFICATE

WE, MARTIN E. MARINO & MARIA MARINO, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION 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 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 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 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 ERECTED IN OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 23 DAY OF APRIL, 2001

MARTIN E. MARINO — DATE 4/23/01 — MARIA MARINO — DATE 4/23/01

WITNESS — DATE 4/23/01 — WITNESS — DATE 4/23/01

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 MARY M. LEISTER, ACTING BY AND THROUGH HER ATTORNEY IN FACT, WILLIAM C. McFARLAND, III TO MARTIN E. MARINO AND MARIA MARINO BY DEED DATED SEPTEMBER 24, 1998, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 4467, FOLIO 447, 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 4/12/2001, 4/27/01

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
(410) 461-9563

FINAL PLAT
LOT 1 AND PRESERVATION PARCEL A
SUNHILLOW

FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 9, GRID 7, PARCEL 76
L. 4467, F. 447
ZONED: RC-DEO
SCALE: 1"=100'
AUG. 3, 2001
PREVIOUS DPZ FILES: WP-01-26
SHEET 1 OF 1

Health Dept.

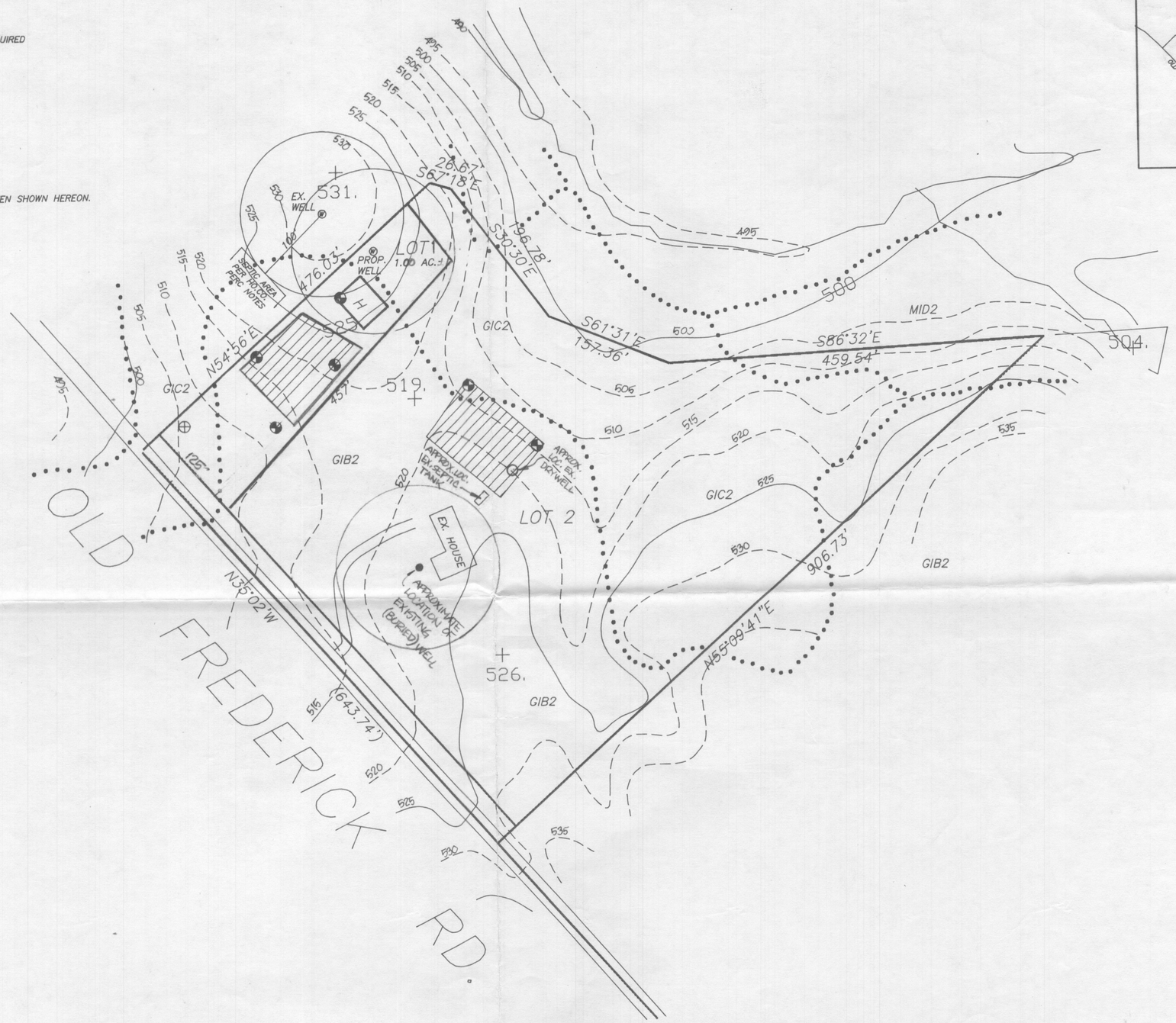
FILE: 00389PLAT.DWG

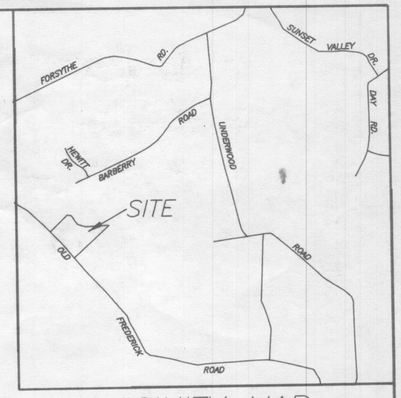
NOTES:

1. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY 1"=200' AERIAL PHOTOGRAMETRY.
2. B.R.L. DESIGNATES BUILDING RESTRICTION LINE

   ⊕ DESIGNATES FAILED PERC TEST

   ◐ DESIGNATES APPROVED PERC TEST
3. THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE EASEMENT 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. THERE IS A 10,000 S.F. MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
4. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP AND LOT AREA AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT.
5. SUBJECT PROPERTY ZONED: RR-DEO
6. ALL VISIBLE WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN HEREON.
7. BEARINGS AND DISTANCES SHOWN HEREON ARE FROM TITLE DEED L.4467/F.447
8. [H] DESIGNATES PROPOSED HOUSE SITE





VICINITY MAP
SCALE: 1"=2000'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

3/1/01
COUNTY HEALTH OFFICER DATE

2/16/01, 2/27/01
G. SCOTT SHANABERGER DATE
PROFESSIONAL LAND SURVEYOR # 10849

STATE OF MARYLAND G. SCOTT SHANABERGER No. 10849 PROFESSIONAL LAND SURVEYOR

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
PHONE: 410-461-9563
FAX: 410-461-9693

PERC CERTIFICATION

I CERTIFY THAT THE LOCATIONS SHOWN ⊕ & ◐ HEREON ARE BASED ON FIELD-LOCATIONS DONE UNDER MY DIRECT SUPERVISION, AND ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

2/15/01, 2/27/01
G. SCOTT SHANABERGER DATE

Signed PC 514283

FIELD-LOCATED PERC. TEST PLAT
MARINO PROPERTY
L.4467/F.447
TAX MAP 9 BLOCK 7 PARCEL 76
4TH ELECTION DIST. HOWARD CO., MD.
SCALE: 1"=100' FEBRUARY 12, 2001
REV. 2/27/01

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