

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 4-13-98

P&Z File No.

F-98-42

Department of Planning and Zoning

- ☐ Transportation Planning
- ☐ Historic Preservation
- ☐ Comprehensive Planning and Zoning Administration
- ☒ Research
- ☐ Address Coordinator

- ☒ Agricultural Preservation
- ☒ Development Engineering Division
- ☒ Forest Conservation Planner
- ☐ File

Agencies

- ☒ Soil Conservation District
- ☒ Department of Inspections, Licenses & Permits
- ☐ Department of Fire and Rescue Services
- ☒ State Highway Administration
- ☒ Bureau of Environmental Health
- ☒ Board of Education
- ☒ Recreation and Parks

- ☐ 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:

Buckskin Lake Overlook

lots 5, 6 + Paved Parcel A

ENCLOSED FOR YOUR →
THE ENCLOSED →

☐ Signature Approval
☐ Original

☐ Review & Comments

☒ Files

Plans

- ☐ Sketch Plan
- ☐ Prel Equiv Sketch Plan
- ☐ Preliminary Plan
- ☒ Final Plat
- ☐ Final Constr Plans (RDS)
- ☐ Final Development Plan
- ☐ Site Development Plan
- ☐ Landscape Plan
- ☐ Grading Plan
- ☐ House Type Revision Plan
- ☐ Water and Sewer Plan

of Sheets

- ☐
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Supplemental Documents

- ☐ Wetlands Report
- ☐ Soils/Topo Map/Drain Area Map
- ☐ FSD/FCP/Worksheet and Application
- ☐ Declaration of Intent
- ☐ Drainage and/or Computation/Pond Safety Comps
- ☐ Preliminary Road Profiles
- ☐ APFO Roads Test/Mitigation Plan
- ☐ Traffic Study/Noise Study
- ☐ Sight Distance Analysis
- ☐ Floodplain Study
- ☐ Stormwater Management Comps.
- ☐ Industrial Waste Survey (DPW)
- ☐ Road Poster Form Letter
- ☐ Response Letter
- ☐ Perc Plat
- ☐ Scenic Road Exhibits

Applications

- ☐ Waiver Petition Applic/Exhibit
- ☐ Planning Board Applic
- ☐ ASDP/CSDP Application
- ☐ DED Application/Checklist
- ☐ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☐ Received
☐ Received and Revised

☐ Tentatively Approved
☐ Approved

☒ Recorded
On 4-8-98

COMMENTS:

SRC/COMMENTS DUE BY:

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

Coordinate Table		
POINT	NORTH	EAST
113	519016.315326	809893.820165
119	518772.021410	810230.702429
151	518442.302750	810178.920741
152	518499.611446	809866.320578
156	518593.677794	809445.932753
1696	519076.004909	809816.832149

Minimum Pipe Stem Lot Area Tabulation			
Lot No.	Total Lot Area	Pipe Stem Area	Remaining Area
5	53,133 Sq.Ft.	4,205 Sq.Ft.	48,928 Sq.Ft.
6	55,074 Sq.Ft.	5,773 Sq.Ft.	49,301 Sq.Ft.

The Requirements §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

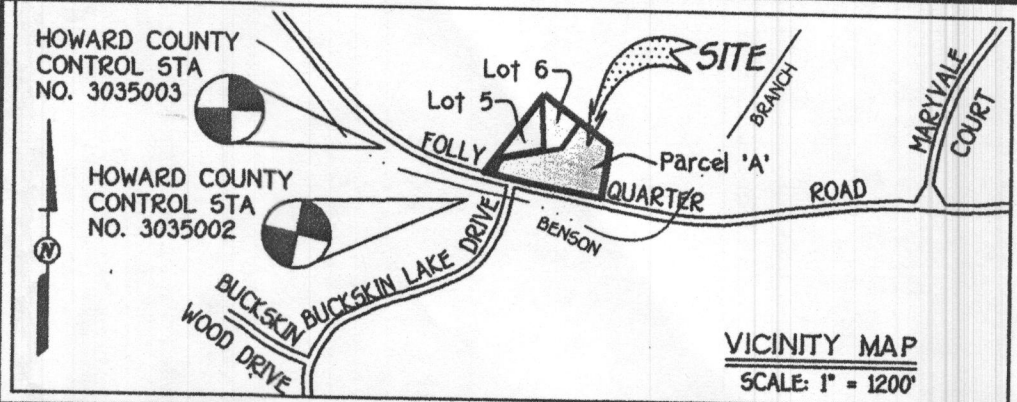
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

3/13/98 Date
3/13/98 Date

Landsource Development Corporation
By: Creston Cathcart, President

Curve Data Tabulation						
No. - No.	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance	
152 - 156	5,550.00'	430.89'	04°26'54"	215.55'	N77°23'14"W 430.78'	

Note: The Developer/Contract Purchaser Shall Construct A 12 Foot Wide, 72 Foot Long, Deceleration Lane And A 12 Foot Wide, 72 Foot Long, Acceleration Lane, With A P-3 Paving Section. To Mirror The Existing Acceleration/Deceleration Lanes At Buckskin Lake Drive. All Construction Shall Be In Accordance With Howard County Design Manual Volume IV As Shown On The Landscaping, Topographic And Soils Plan.



- GENERAL NOTES:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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 Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Subject Property Zoned RR-DEO Per 10/18/93 Comprehensive Zoning Plan.
 - Modified Easement Shall Not Be Necessary.
 - Coordinates Based On NAD '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3035002 And No. 3036007-2.
 - Sta. 3035002 N 518569.898 E 810970.099
 - Sta. 3036007-2 N 518256.187 E 810970.099
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 26, 1997, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "T.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "T.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
 - Driveway(s) Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (6 Feet Serving More Than One Residence)
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum)
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot 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 Surface.
 - Structure Clearances - Minimum 12 Feet.
 - Maintenance - Sufficient To Insure All Weather Use.
 - No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers, Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
 - All Lot Areas Are More Or Less (a).
 - Denotes Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 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 Are Allowed.
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Wetlands Delineation By Wetland Environmental On August, 1997.
 - Denotes Wetland Area.
 - Articles Of Incorporation For Buckskin Lake Overlook Homeowner's Association, Inc. Is Filed With Maryland Department Of Assessments And Taxation On February 13, 1998.
 - Preservation Parcel 'A' Is Privately Owned And Maintained.
 - Preservation Parcel 'A' Is Encumbered By An Easement Agreement With Buckskin Lake Overlook Homeowner's Association, Inc. And Howard County, Maryland. This Agreement Prohibits Further Subdivision Of The Parcel. Outlines The Maintenance Responsibilities Of Its Owner And Enumerates The Uses Permitted On The Property.
 - Density Tabulation For Development Rights:
 - Total Area Of Subdivision = 6,523 Ac.
 - Development Rights Permitted = 1
 - 6,523 Ac. = 1 Development Right / 4.25 Ac. = 1.54
 - Development Rights Required Lots 1, 2 And Parcel 'A' = 3
 - 6,523 Ac. = 1 Development Right / 2 Ac. = 3.26
 - Development Rights Required To Be Transferred From A Sending Area: 2 (3 Development Rights Required - 1 Development Right Permitted).
 - Using The Density Exchange Option Described In Section 106 Of The Zoning Regulations The Development Rights For Two Of The Three Residential Lots/Parcels Included On The Subdivision Plat Have Been Transferred From Timothy A. Jennings Property (Tax Map 2, Parcel 177). The Creation Of These Lots Is Based On A Maximum Density Of One Residential Unit For Every Two Acres.
 - Landscaping Will Be Provided In Accordance With An Approved Landscaping Plan On File With The Department Of Planning And Zoning (99-42).
 - This Plat Is Subject To WP-97-85 From Section 16.119(f) To Allow An Additional Point Of Access Onto Folly Quarter Road And From Section 16.132(a)(3) To Not Require Road Improvements Along The Frontage Of The Existing Minor Subdivision. The Developer Shall Construct Deceleration Lane At The Proposed Driveway Entrance To Mirror The Length And Width Of The Existing Deceleration/Acceleration Lanes At Buckskin Lake Drive. For The Remaining Frontage Of Existing Lot 4, The Developer Shall Pay A Fee-In-Lieu Of Making Road Improvements.
 - A Deed Of Preservation Easement For Parcel 'A' Has Been Filed In The Land Records Office Of Howard County Maryland, Concurrently With Recordation Of This Plat.
 - Previous File Numbers: WP 89-73, 89-55.

RESERVATION OF A PUBLIC UTILITY AND FOREST CONSERVATION EASEMENT

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For: Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation Designated As 'Forest Conservation Area'. Located In, On, Over, And Through Lots 5, 6 And Buildable Preservation Parcel 'A'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

TOTAL SHEET AREA TABULATION	
Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Buildable Parcels To Be Recorded	1
Total Number Of Lots And Parcels To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	2,484 Ac.
Total Area Of Buildable Parcels To Be Recorded	4,039 Ac.
Total Area Of Lots And Parcels To Be Recorded	6,523 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	6,523 Ac.

FOLLY QUARTER ROAD
(MAJOR COLLECTOR ROAD)

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
30584PLDWG (410) 461 - 2855

OWNER AND DEVELOPER
LANDSOURCE DEVELOPMENT CORPORATION
C/O CRESTON CATHCART
10480 LITTLE PATUXENT PARKWAY, SUITE 500
COLUMBIA, MARYLAND 21044

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

James M. Boyd 3/30/98
Howard County Health Officer Date

Approved: Howard County Department Of Planning And Zoning.

Chris Dammann 4/2/98
Chief, Development Engineering Division Date

James V. Lacey 4/5/98
Director Date

OWNER'S CERTIFICATE

Landsource Development Corporation By Creston Cathcart, President, Owner Of The Property Shown And Described Hereon, Herby 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 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, Herby 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 On Or Over The Said Easements And Rights-Of-Way. Witness Our Hands This 12th Day Of March 1998.

Creston Cathcart
Landsource Development Corporation
By: Creston Cathcart, President

Zachariah J. Fisch
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of All Of The Lands Conveyed By John E. Mullinix And Janet K. Mullinix To Landsource Development Corporation By Deed Dated December 16, 1997 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4155 At Folio 383, And Also Being Lot 4 As Shown On A Plat Entitled "J. David Mullinix Property" And Recorded As Plat No. 8660, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 3/13/98
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

Recorded As Plat No. 13126 On 4-8-98
Among The Land Records Of Howard County, Maryland.

BUCKSKIN LAKE OVERLOOK
LOTS 5, 6 AND
PRESERVATION PARCEL 'A'
(A RESUBDIVISION OF J. DAVID MULLINIX PROPERTY -
LOT 4; PLAT NO. 8658 THRU 8660)

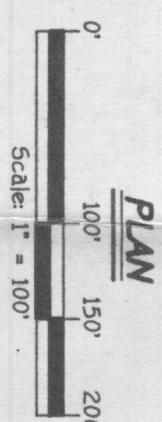
ZONED: RR-DEO
TAX MAP NO. 22 PARCEL NO. 73 GRID 22
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 6, 1998

Signed
Scale: 1" = 50'
SHEET 1 OF 1
F98-42

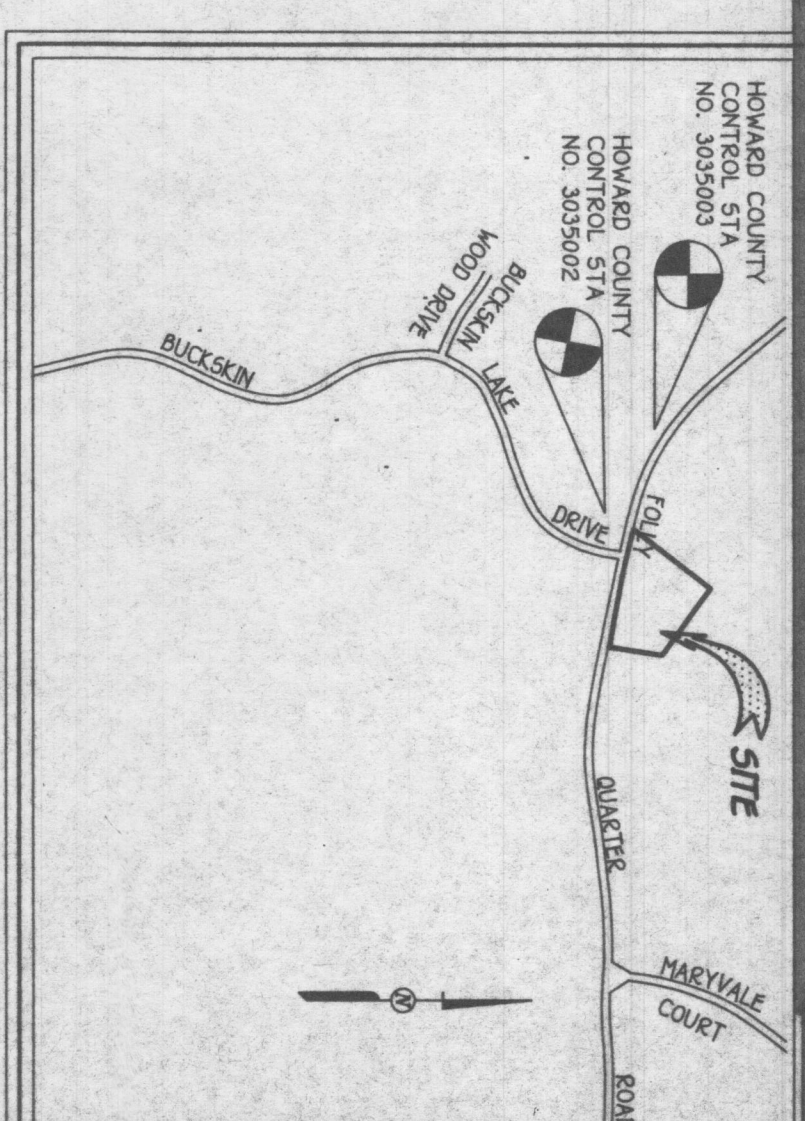
F98-42

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER _____ DATE _____



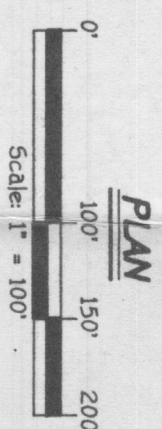
CONTRACT PURCHASER
LAND SOURCE DEVELOPMENT CORPORATION
c/o CRESTON CATHART
10430 LITTLE PATUXENT PARKWAY, SUITE 500
COLUMBIA, MARYLAND 21044

[illegible]

*used for parcels+
PERCOLATION TEST APPLICATION
AND CERTIFICATION PLAN
BUCKSKIN LAKE OVERLOOK
LOTS 5 THRU 7 AND
PRESERVATION PARCEL 1A'
ZONED: R2-OEO
1A RESUBDIVISION OF L. DAVID MULLENKUM PROPERTY
LOT 4, PLAT NO. 8658 THRU 8660
TAX MAP NO. 22, PARCEL NO. 73
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE 19, 1997 SCALE: AS SHOWN

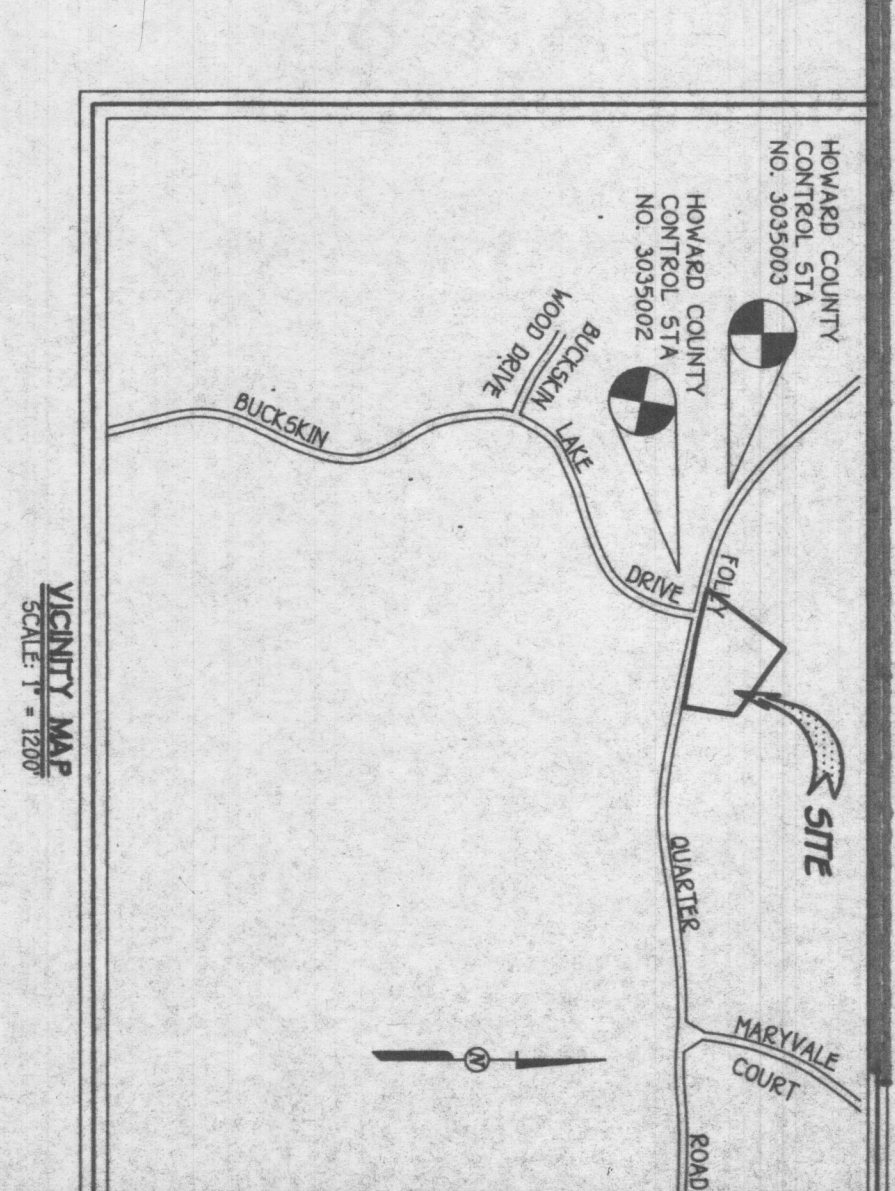
OWNER
JOHN MULLINIX

CONTRACT PURCHASER
LAND SOURCE DEVELOPMENT CORPORATION
c/o CRESTON CATHART
10480 LITTLE PATUENNE PARKWAY, SUITE 500
COLUMBIA, MARYLAND 21044



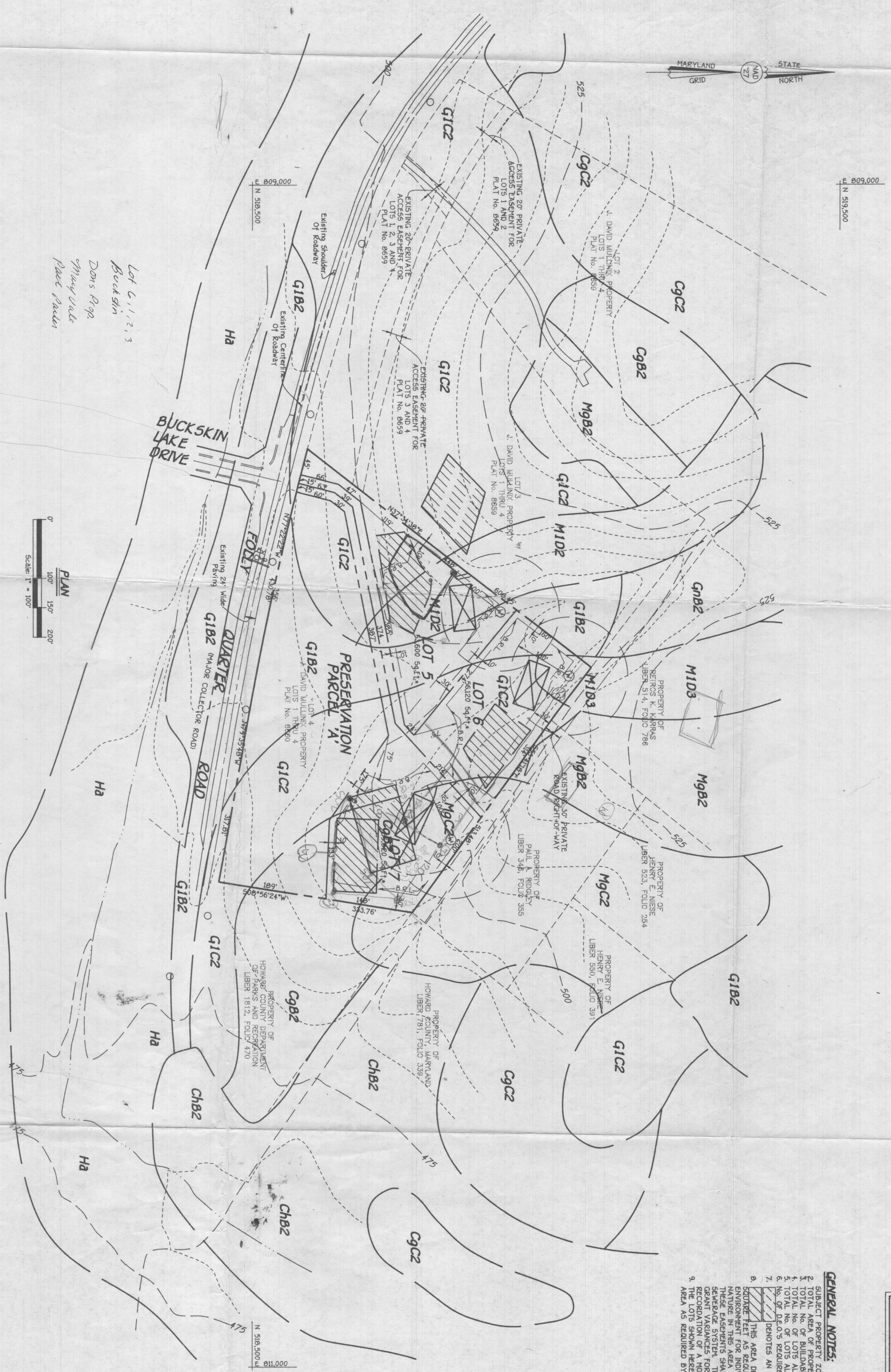
GENERAL NOTES:

1. SUBJECT PROPERTY ZONED R3-PD-55 PER 9/16/1999 ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 6,525 AC.
3. TOTAL AC. OF LOT#S ALLOTTED BY DEC. OPTION = 6,525/425 = 15.61.
4. TOTAL AC. OF LOT#S ALLOWED UTILIZING DEC. OPTION = 6,525 ÷ 2 = 3.26.
5. TOTAL AC. OF LOT#S REQUIRED = 15.61 - 3.26 = 12.35.
6. NO. OF DEC'S REQUIRED = 12.35 ÷ 2 UNITS.
7. UNITS ARE APPROXIMATE.
8. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ. FT. FOR THE USE OF THE SEWERAGE SYSTEM. ANY PREVIOUS EASEMENT FOR THE SEWERAGE SYSTEM IS SUPERSEDED BY THIS EASEMENT. THE EASEMENT FOR THE SEWERAGE SYSTEM IS AVAILABLE TO ANY LOT IN THE AREA AND RESERVES UNTIL PUBLIC SEWERAGE IS AVAILABLE TO THE LOT. THE EASEMENT FOR THE SEWERAGE SYSTEM IS AVAILABLE TO ANY LOT IN THE AREA AND RESERVES UNTIL PUBLIC SEWERAGE IS AVAILABLE TO THE LOT.
9. THE COUNTY HEALTH OFFICE SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENHANCEMENTS INTO THE PRIVATE SEWERAGE EASEMENT.
10. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER _____ DATE _____



lot 6, 1, 2, 3
Buckskin
Dons Prop.
C May Vale
Past Paster

PLAN

0' 100' 150' 200'

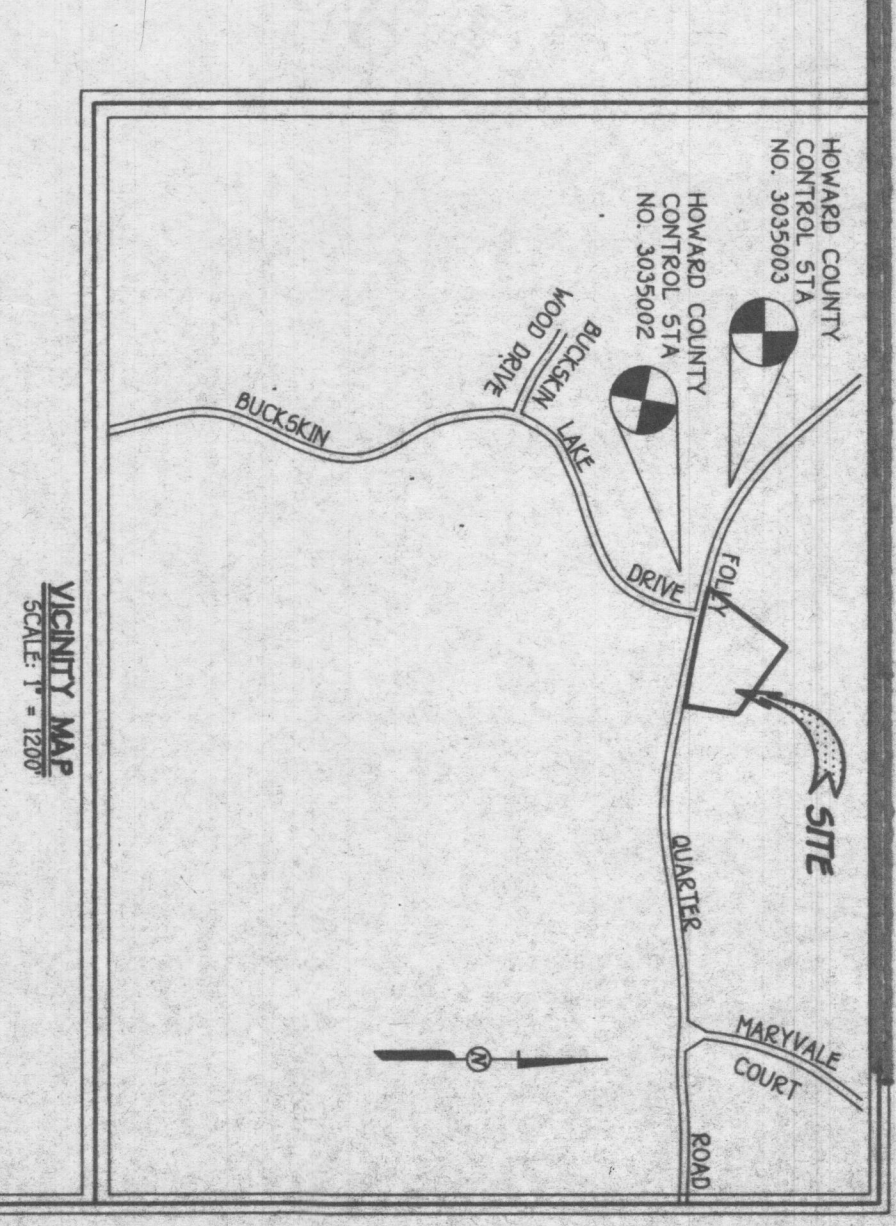
Scale: 1" = 100'

OWNER
JOHN MULLINIX
P.O. BOX 490
MINERAL BLUFF, GEORGIA 30559

CONTRACT PURCHASER
LAND SOURCE DEVELOPMENT CORPORATION
c/o CRESTON CATHCART
10480 LITTLE PATUXENT PARKWAY, SUITE 500
COLUMBIA, MARYLAND 21044

GENERAL NOTES:

1. SUBJECT PROPERTY ZONED REG-DO AS PER 9/18/1992 ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 6,505 AC.
3. AREA OF LOT = 6,505 AC.
4. TOTAL NO. OF LOTS ALLOWED = 3
5. AREA OF LOT ALLOWED UTILIZING DEED OPTION = 6,525/425 = 1
6. TOTAL NO. OF LOTS ALLOWED UTILIZING DEED OPTION = 6,525/2 = 2 LOTS
7. DEED OPTION IS REQUIRED FOR ALL LOTS
8. IMPONDS AN APPROVED SEWER FIELD.
9.  THIS AREA DESIGNATES A PRIVATE SEWERAGE DEPARTMENT OF 10,000 GALLONS PER DAY AS REQUIRED BY THE HAWAIIAN STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER SERVICE. IMPROVEMENTS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, IMPROVEMENTS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THESE IMPROVEMENTS WILL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTRY WITHIN THE OFFICE SHALL HAVE THE RIGHT TO RECOVER THE COST OF THE IMPROVEMENTS. THE COUNTRY WITHIN THE OFFICE SHALL HAVE THE RIGHT TO RECOVER THE COST OF THE IMPROVEMENTS. THE COUNTRY WITHIN THE OFFICE SHALL HAVE THE RIGHT TO RECOVER THE COST OF THE IMPROVEMENTS.
10. RECORDATION OF A "HOMED" EASEMENT SHALL NOT BE NECESSARY.
11. THE COUNTRY WITHIN THE OFFICE SHALL HAVE THE RIGHT TO RECOVER THE COST OF THE IMPROVEMENTS.
12. AREA AS REQUIRED BY THE HAWAIIAN STATE DEPARTMENT OF THE ENVIRONMENT.



*used for back test
PERCOLATION TEST APPLICATION
AND CERTIFICATION PLAN
BUCKSKIN LAKE OVERLOOK
LOTS 5 THRU 7 AND
PRESERVATION PARCEL 'A'
ZONED: R-R-OED
1A RESUBDIVISION OF J. DAVID MILLINIX PROPERTY -
LOT 4, PLAT No. 8659 THRU 8660
TAX MAP No. 22 DISTRICT No. 73
THIRD ELECTION DISTRICT
HOMER CANYON, HARTLAND
DATE: JUNE 18, 1997 SCALE: AS SHOWN

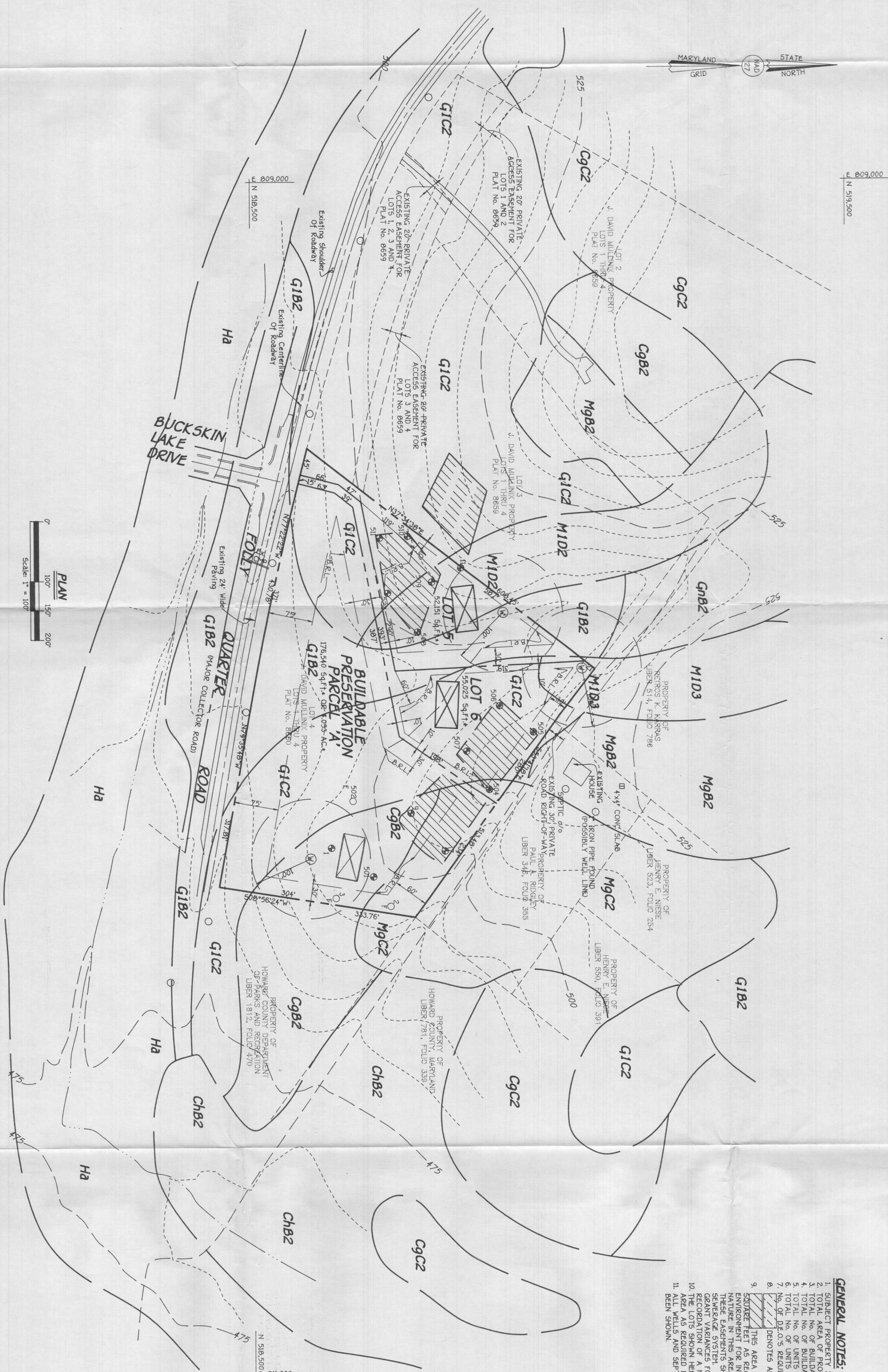
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Debbie M. Boyd M.D. (C) 8/13/97
COUNTY HEALTH OFFICER DATE
DMS

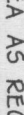
CONTRACT PURCHASER
LAND SOURCE DEVELOPMENT CORPORATION
c/o CRESTON CATHART
10430 LITTLE PATUXENT PARKWAY, SUITE 500
COLUMBIA, MARYLAND 21044

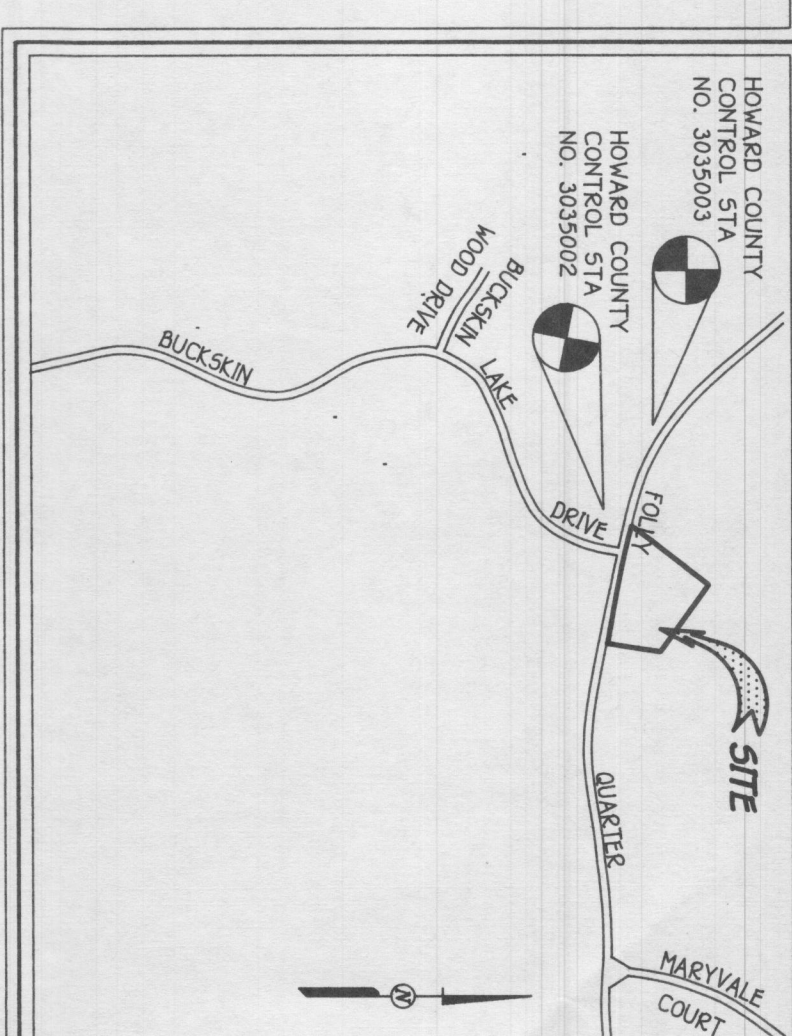
Zacharia h. Fisch

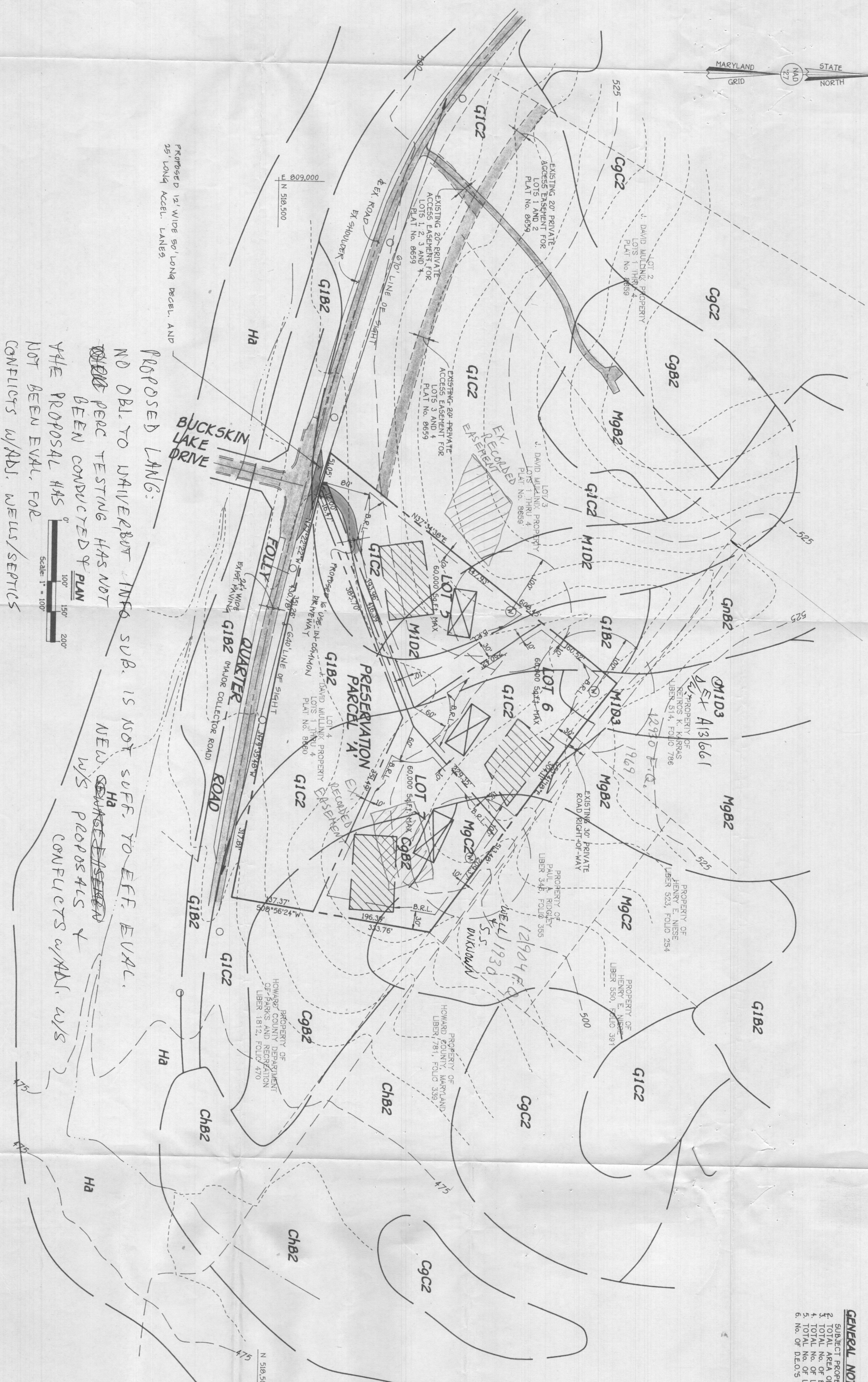
PRECOLLATION TEST APPLICATION
AND CERTIFICATION PLAN
BUCKSKIN LAKE OVERLOOK
LOTS 5 THRU 7 AND
PRESERVATION PARCEL 'A'
ZONED: RR-DEO
(A RESUBDIVISION OF J. DAVID MILLINIX PROPERTY -
LOT 4, PLAT NO. 6658 THRU 8660)
TAX MAP NO. 22 PARCEL NO. 73
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 13, 1997 SCALE: AS SHOWN



GENERAL NOTES:

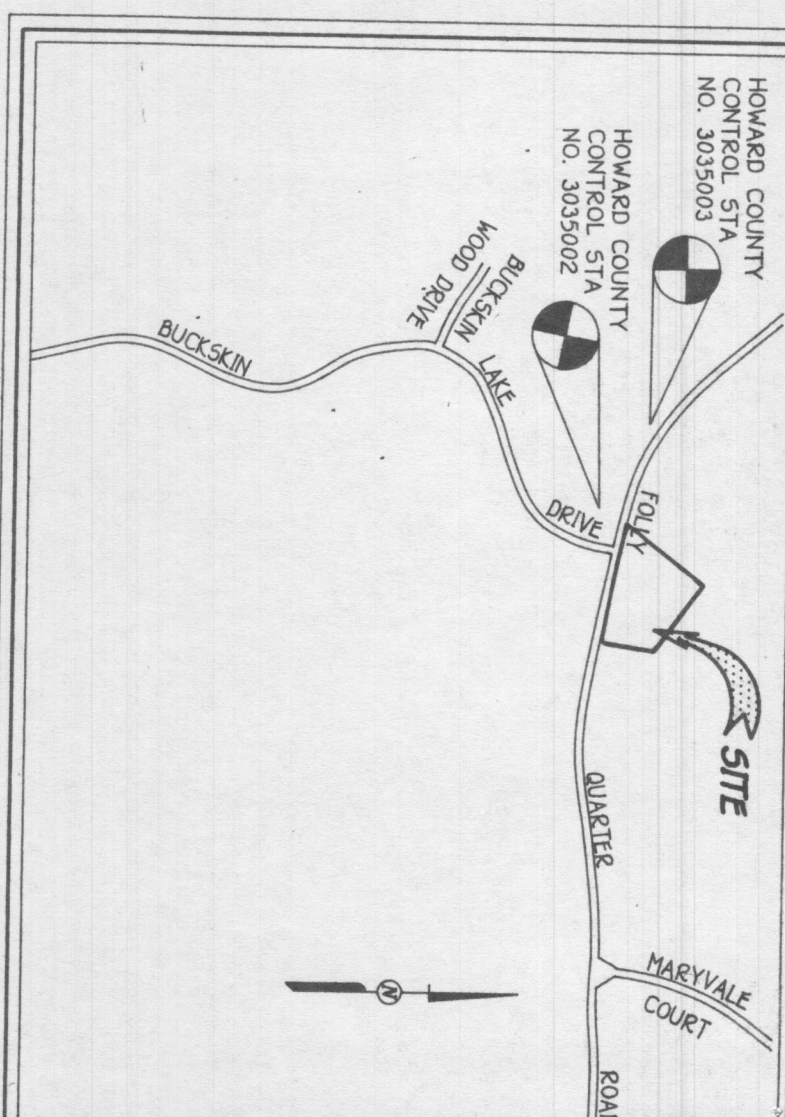
1. SUBJECT PROPERTY ZONED R-20 PER 65.0 AS PER 9/16/1992 ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 6,522 ACRES
3. TOTAL NO. OF BUILDABLE PRESERVATION PLOTS PROPOSED = 2
4. TOTAL NO. OF BUILDABLE PRESERVATION PLOTS PROPOSED = 1
5. TOTAL NO. OF UNITS ALLOWED BY OWN DENSITY = $6,522 \times .425 = 2,772$
6. TOTAL NO. OF UNITS ALLOWED UTILIZING D.E.O. OPTION = $6,522 \times .2 = 1,304$
7. TOTAL NO. OF UNITS ALLOWED = 4,076
8.  DENOTES AN APPROVED SEPTIC FIELD.
9. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET TO BE USED FOR THE CONSTRUCTION OF A SEWERAGE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.
10. THE LOT SHOWN TO BE OPEN CONVEY AND SHALL NOT BE NECESSARY. EASEMENT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT FOR THE CONSTRUCTION OF A SEWERAGE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE ENVIRONMENTAL CONSULTANT.
11. ALL WELLS AND SEPTICS WITHIN 100' OF THE PROPERTY BOUNDARY LINE HAVE BEEN SHOWN.





PROPOSED LANE:
NO DBL TO UNIVERBIT INFO SUB. IS NOT SUFF. TO EFF. EVAL.
BEEN CONDUCTED HAS NOT
YET PROPOSAL HAS NOT
NOT BEEN EVAL. FOR
CONFLICTS W/ADS, WELLS, SEPTICS

NEW SUB. IS NOT SUFF. TO EFF. EVAL.
W/S PROPOSALS &
CONFLICTS W/ADS, W/S



GENERAL NOTES:
1. SUBJECT PROPERTY ZONED RR-DEO AS PER 9/18/1992 ZONING PLAN.
2. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15 LOTS
3. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15 LOTS
4. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15 LOTS
5. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15 LOTS
6. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15 LOTS
7. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15 LOTS
8. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15 LOTS
9. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15 LOTS
10. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15 LOTS

OWNER:
JOHN MULLINX
P.O. BOX 490
MINERAL SPRING, VA 20186

CONTRACT PURCHASER:
LAND SOURCE DEVELOPMENT CORPORATION
C/O CRESTON TECHNOLOGICAL CORPORATION
10480 LITTLE PATENT PARKWAY, SUITE 500
COLUMBIA, MARYLAND 21044

BUCKSKIN LAKE OVERLOOK
LOTS 5 THRU 7 AND
PRESERVATION PARCEL 'A'
ZONED: RR-DEO
LOT 4: PLAT NO. 8658 THRU 8660
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP NO. 22 PARCEL NO. 73

Coordinate Table			
POINT	NORTH	EAST	
113	519016.315326	809093.820165	
119	518772.021410	810230.702429	
151	518442.302750	810178.920741	
152	518499.611446	809866.320578	
156	518593.677794	809445.932753	
1696	519076.004909	809016.832149	

Minimum Pipe Stem Lot Area Tabulation			
Lot No.	Total Lot Area	Pipe Stem Area	Remaining Area
5	53,133 Sq.Ft.*	4,205 Sq.Ft.*	48,928 Sq.Ft.*
6	55,074 Sq.Ft.*	5,773 Sq.Ft.*	49,301 Sq.Ft.*

The Requirements §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

Terrell A. Fisher 9/25/97
Date

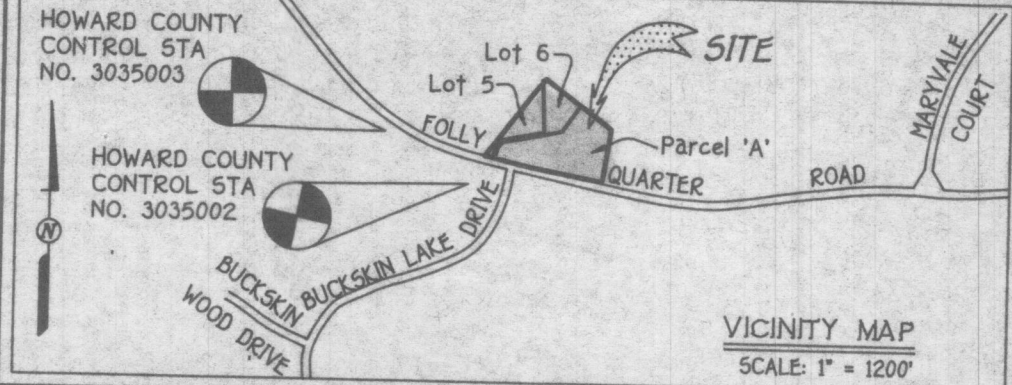
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

John E. Mullinix
(Owner)

Date

Curve Data Tabulation					
No. - No.	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
152 - 156	5,550.00'	430.89'	04°26'54"	215.55'	N77°23'14"W 430.78'

Note: The Developer/Contract Purchaser Shall Construct A 12 Foot Wide, 60 Foot Long, Declaration Lane And A 12 Foot Wide, 60 Foot Long, Acceleration Lane, With A P-3 Paving Section. To Mirror The Existing Acceleration/Deceleration Lanes At Buckskin Lake Drive. All Construction Shall Be In Accordance With Howard County Design Manual Volume IV.



- GENERAL NOTES:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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 Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
 - Subject Property Zoned RR Per 10/18/93 Comprehensive Zoning Plan.
 - Coordinates Based On NAD 27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3035002 And No. 3036007-E.
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 26, 1997, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Of Pipe/Flag Stem And Road Right-Of-Way To Be Provided At The Junction Of Driveway(S) Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet (6 Feet Serving More Than One Residence)
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 0 - 1/2" Minimum
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - Structure Clearances - Minimum 12 Feet
 - Maintenance - Sufficient To Insure All Weather Use
 - No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers, Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
 - All Lot Areas Are More Or Less (a).
 - Denotes Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 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.
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Wetlands Determination By Wildman Environmental On August, 1997.
 - Denotes Wetland Area
 - Articles Of Incorporation For Buckskin Lake Overlook Homeowner's Association, Inc. Is Filed With Maryland Department Of Assessments And Taxation On
 - Preservation Parcel 'A' Is Privately Owned And Maintained.
 - Overlook Homeowner's Association, Inc. And Howard County, Maryland. This Agreement Prohibits Further Subdivision Of The Parcel. Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.
 - Density Tabulation For Development Rights:
 - Total Area Of Subdivision = 6.523 Ac.*
 - Development Rights Permitted = 1
 - 6.523 Ac.* = 1 Development Right / 4.25 Ac. = 1.54
 - Development Rights Required (Lots 1, 2 And Parcel 'A') = 3
 - Development Rights Allowed By Density Exchange Option = 3
 - 6.523 Ac.* = 1 Development Right / 2 Ac. = 3.26
 - Development Rights Required To Be Transferred From A Sending Area: 2 (3 Development Rights Required - 1 Development Rights Permitted)
 - Using The Density Exchange Option Described In Section 106 Of The Zoning Regulations The Development Rights For Two And Three Residential Lots/Parcels Included On The Subdivision Plat Have Been Transferred From Timothy A. Jennings Property (Tax Map 2, Parcel 177). The Creation Of These Lots Is Based On A Maximum Density Of One Residential Unit For Every Two Acres.

RESERVATION OF A PUBLIC UTILITY AND FOREST CONSERVATION EASEMENT

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 5, 6 And Buildable Preservation Parcel 'A'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(S) Conveying Said Lot(S). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(S) Of Easement In The Land Records Of Howard County."

TOTAL SHEET AREA TABULATION	
Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Buildable Parcels To Be Recorded	1
Total Number Of Lots And Parcels To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	2,484 Ac.*
Total Area Of Buildable Parcels To Be Recorded	4,039 Ac.*
Total Area Of Lots And Parcels To Be Recorded	6,523 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	6,523 Ac.*

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

Howard County Health Officer _____ Date _____

Approved: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

OWNER'S CERTIFICATE

John E. Mullinix, 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 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 On Or Over The Said Easements And Rights-Of-Way.

Witness Our Hands This _____ Day Of September, 1997.

John E. Mullinix _____

Witness _____

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of All Of The Lands Conveyed By Elizabeth Lee Mullinix To John E. Mullinix By Deed Dated December 7, 1994 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 3416 At Folio 554, And Also Being Lot 4 As Shown On A Plat Entitled "J. David Mullinix Property" And Recorded As Plat No. 8660, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 9/25/97
Date

Terrell A. Fisher, Professional Land Surveyor No. 10692

