

U.S. EQUIVALENT COORDINATE TABLE

PNT.	NORTH	EAST
56	542703.335	789436.846
62	542873.493	789673.405
64	542646.238	789697.087
76	543063.757	790015.565
78	543100.962	789853.749
116	543221.582	790124.606
117	543306.300	789963.446
149	543911.984	789909.026
150	543764.532	790229.762
191	543396.543	789707.660
197	543730.536	790210.004
198	543874.122	789894.235
224	542780.877	789791.289
225	543008.435	789971.704

FLAG/PIPESTEM LOT AND MINIMUM LOT AREA TABULATION

LOT No.	TOTAL LOT AREA	PIPESTEM AREA	NET AREA	STEEP SLOPE AREA	RESULTING MINIMUM LOT AREA
1	2.485 AC.*	0.000 AC.*	2.485 AC.*	0.000 AC.*	2.485 AC.*
2	2.980 AC.*	0.101 AC.*	2.879 AC.*	0.000 AC.*	2.879 AC.*
3	3.031 AC.*	0.186 AC.*	2.845 AC.*	0.000 AC.*	2.845 AC.*

THE REQUIREMENTS 3-10B, 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.

Robert L. Martlock
ROBERT L. MARTLOCK (OWNER) 4-6-95 DATE

Linda A. Martlock
LINDA A. MARTLOCK (OWNER) 4-6-95 DATE

Michael C. Martlock
MICHAEL C. MARTLOCK (OWNER) 4-6-95 DATE

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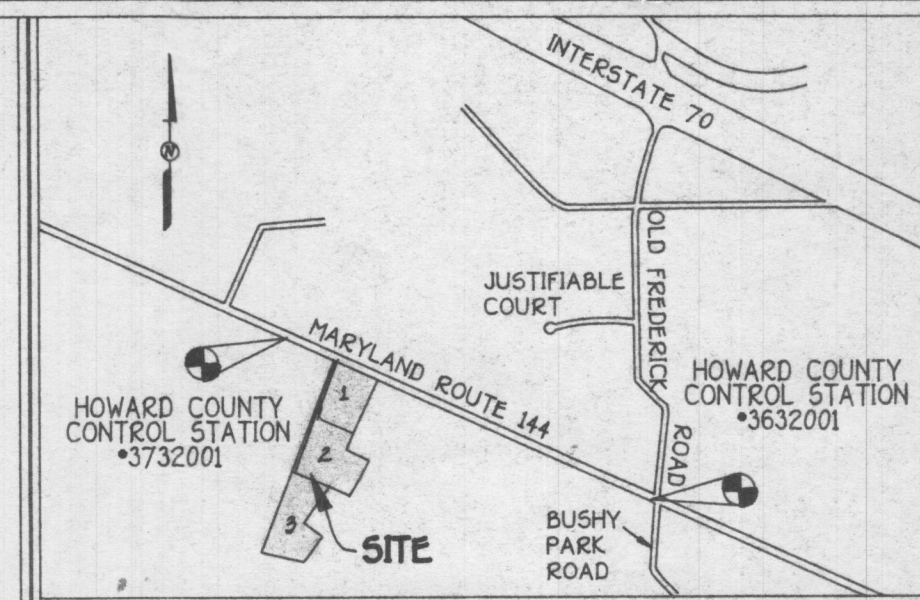
Ronald R. Martlock
RONALD R. MARTLOCK (OWNER) 4-6-95 DATE

Cynthia E. Martlock
CYNTHIA E. MARTLOCK (OWNER) 4/16/95 DATE

Terrell A. Fisher, L.S. #10692
TERRELL A. FISHER, L.S. #10692 4/29/95 DATE

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

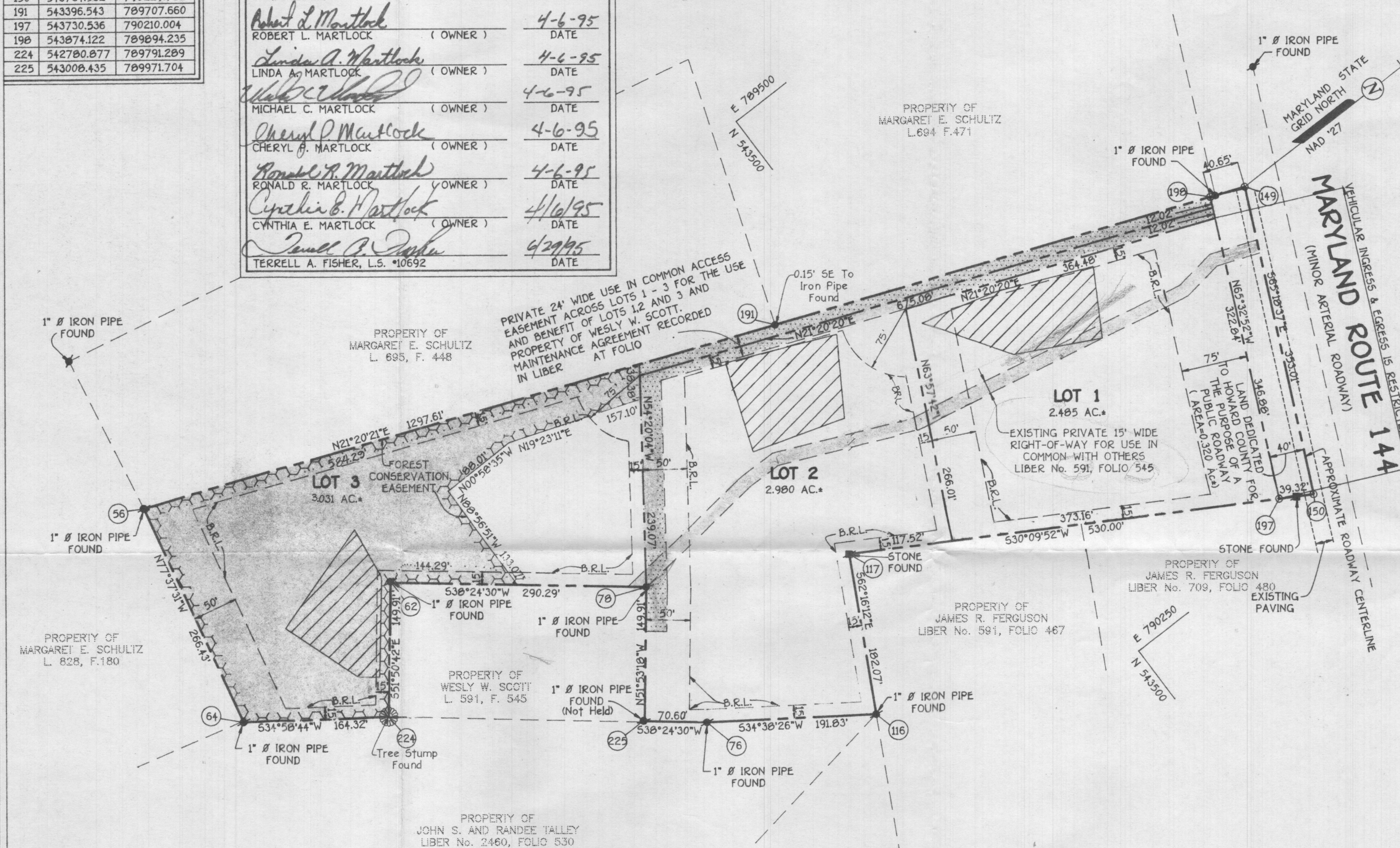
"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, ON, OVER AND THROUGH LOTS 1, 2 AND 3. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. 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."



VICINITY MAP
SCALE: 1" = 1200'

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 SEWERAGE 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- SUBJECT PROPERTY ZONED RC-DEO PER 9/10/92 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 3732001 AND No. 3632001.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 1992 BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE, ESTABLISHED BY ZONING.
- 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 STONE OR MONUMENT FOUND.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR 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 (16 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 DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL LOT AREAS ARE MORE OR LESS (±).
- PLAT SUBJECT TO BOARD OF APPEALS CASE No. BA93-27V WHICH ON OCTOBER 5, 1993 THE HOWARD COUNTY BOARD OF APPEALS APPROVED A VARIANCE TO REDUCE THE REQUIRED THREE (3) ACRE MINIMUM LOT SIZE TO 2.524 ACRES.
- EXISTING STRUCTURE ON LOT No. 1 TO REMAIN.



TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8.496 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS TO BE RECORDED	8.496 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.320 AC.
TOTAL AREA TO BE RECORDED	8.816 AC.

OWNER & DEVELOPER

ROBERT L. & LINDA A. MARTLOCK
MICHAEL C. & CHERYL P. MARTLOCK
RONALD R. MARTLOCK & CYNTHIA E. MARTLOCK
5745 CALVERTON STREET
CATONSVILLE, MARYLAND 21228

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
(410) 461-2855

OWNER'S CERTIFICATE

ROBERT L. MARTLOCK, LINDA A. MARTLOCK, MICHAEL C. MARTLOCK, CHERYL P. MARTLOCK, RONALD R. MARTLOCK AND CYNTHIA E. MARTLOCK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS AS 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 EASEMENTS 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 6TH DAY OF APRIL, 1995.

Robert L. Martlock *Bonnie G. Siebert* *Linda A. Martlock* *Bonnie G. Siebert*
ROBERT L. MARTLOCK WITNESS LINDA A. MARTLOCK WITNESS

Michael C. Martlock *Bonnie G. Siebert* *Cheryl P. Martlock* *Bonnie G. Siebert*
MICHAEL C. MARTLOCK WITNESS CHERYL P. MARTLOCK WITNESS

Ronald R. Martlock *Bonnie G. Siebert* *Cynthia E. Martlock* *Bonnie G. Siebert*
RONALD R. MARTLOCK WITNESS CYNTHIA E. MARTLOCK WITNESS

SURVEYOR'S CERTIFICATE

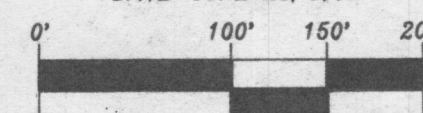
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY HENRY L. SCOTT AND WAYNE B. SCOTT AND EDNA W. SCOTT, PERSONAL REP. OF THE ESTATE OF WARREN S. SCOTT TO ROBERT L. MARTLOCK AND LINDA A. MARTLOCK AND MICHAEL C. MARTLOCK AND CHERYL P. MARTLOCK, RONALD R. MARTLOCK AND CYNTHIA E. MARTLOCK BY DEED DATED DECEMBER 30, 1993 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3134 AT FOLIO 338 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 AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher, L.S. #10692
TERRELL A. FISHER, L.S. #10692 4/29/95 DATE

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT MARTLOCK PROPERTY LOTS 1-3

ZONING: RC
TAX MAP: 8 PARCEL: 62
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE 26, 1995



SCALE: 1" = 100'
SHEET 1 OF 1
F95-

MARTLOCK
(SCOTT)

BA-93-27V

<u>LOT NO.</u>	<u>GROSS AREA</u>	<u>PIPE STEM AREA</u>	<u>* NET AREA</u>	<u>** SHORTAGE</u>	<u>*** PORTION OF DEDICATION AREA ALLOCATED TO LOT</u>	<u>VARIANCE NEEDED</u>
1.	2.485 AC.	NONE	2.485 AC.	.515 AC.	.039 AC.	.476 AC.
2.	2.982 AC.	.100 AC.	2.882 AC.	.118 AC.	.118 AC.	NONE
3.	<u>3.021 AC.</u>	<u>.185 AC.</u>	<u>2.836 AC.</u>	<u>.164 AC.</u>	<u>.164 AC.</u>	<u>NONE</u>
TOTAL	8.488 AC.	.285 AC.	8.203 AC.	.797 AC.	.321 AC.	.476 AC.

NOTES:

- * PIPE STEM AREA NOT INCLUDED
IN NET AREA CALCULATION
- ** CONFORMING LOT AREA (3.0 AC.)
MINUS NET AREA
- *** PER SECTION 16-120 b. (2) II,
PORTION OF ROAD DEDICATION AREA
(.321 AC.), NOT IN EXCESS OF TEN PERCENT
(10%) OF NET AREA ALLOCATED TO EACH LOT

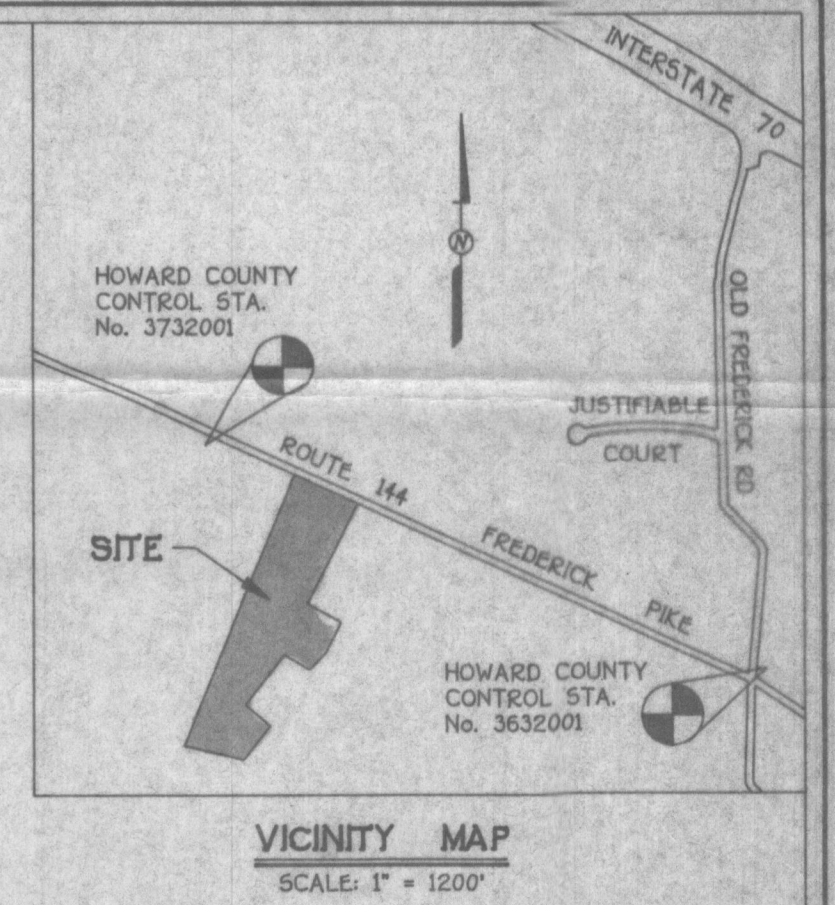
CONCLUSION:

VARIANCE REQUESTED UNDER 104 E. 1. b. OF THE HOWARD COUNTY ZONING REGULATIONS , REDUCING THE MINIMUM LOT SIZE WITH RESPECT TO LOT 1 ONLY FROM 3.0 ACRES TO 2.524 ACRES, A REDUCTION OF .476 ACRES.

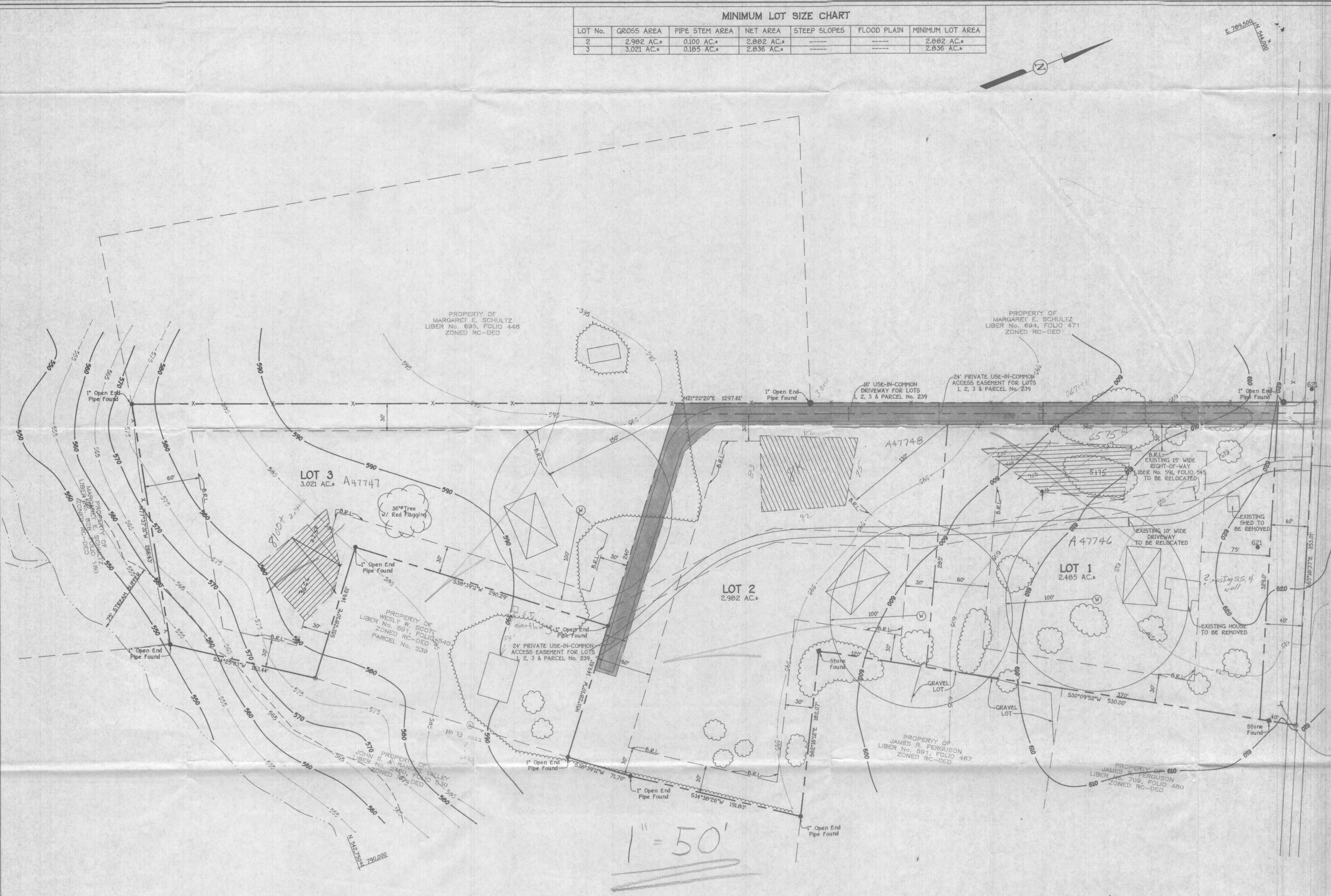
FRED L. COOVER, ESQUIRE
3460 ELLICOTT CENTER DRIVE, SUITE 101
ELLICOTT CITY, MARYLAND 21043
(410) 750-7600

mart7094.amd/jjb

MINIMUM LOT SIZE CHART						
LOT No.	GROSS AREA	PIPE STEM AREA	NET AREA	STEEP SLOPES	FLOOD PLAIN	MINIMUM LOT AREA
2	2.982 AC.*	0.100 AC.*	2.882 AC.*	-----	-----	2.882 AC.*
3	3.021 AC.*	0.185 AC.*	2.836 AC.*	-----	-----	2.836 AC.*



- GENERAL NOTES:**
- SUBJECT PROPERTY IS ZONED: RC-DEO.
 - TOTAL AREA OF PROPERTY: 8.809 AC.*
 - TOTAL NUMBER OF PROPOSED LOTS: 3
 - TOTAL AREA OF PROPOSED LOTS: 8.488 AC.*
 - RIGHT-OF-WAY TO BE DEDICATED TO THE STATE OF MARYLAND: 0.321 AC.*
 - THERE IS AN EXISTING DWELLING ON PROPOSED LOT No. 1 TO BE REMOVED.
 - THE EXISTING 15' RIGHT-OF-WAY AND ACCESS DRIVEWAY TO PARCEL No. 239 SHALL BE RELOCATED.
 - PRIVATE WATER AND SEWER TO BE UTILIZED.
 - SEPTIC EASEMENT. DENOTES 10,000 Sq.Ft. PRIVATE SEPTIC EASEMENT.
 - Ⓜ DENOTES PROPOSED WELL.



LAND DEDICATED TO THE STATE OF MARYLAND
14,000 Sq.Ft. (0.321 AC.)
2,000' TO BUSHY PARK ROAD
MINOR ARTERIAL

JUSTIFIABLE SUBDIVISION

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
(410) 481-2255

PETITIONER
CINDY E. MARTLOCK, ET AL.
5745 CALVERTON STREET
CATONSVILLE, MARYLAND 21228

OWNER
HENRY L. SCOTT, ET AL.
200 S. WICKER ROAD
SEVERY, MARYLAND 21144

ATTORNEY
FRED L. COOVER, ESQUIRE
COOVER & LANZI, ATTORNEYS AT LAW
3460 ELLICOTT CENTER DRIVE
SUITE 101
ELLICOTT CITY, MARYLAND 21043



MARTLOCK PROPERTY
ZONED RC-DEO
TAX MAP No. 8 PARCEL #62
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MAY 6, 1993
Scale: 1" = 50'
BA-93-27V

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LOT NO.	TOTAL LOT AREA	PIPESTEM AREA	NET AREA	STEEP SLOPE AREA	RESULTING MINIMUM LOT AREA
1	2.518 AC.*	0.000 AC.*	2.518 AC.*	0.000 AC.*	2.518 AC.*
2	2.989 AC.*	0.104 AC.*	2.885 AC.*	0.000 AC.*	2.885 AC.*
3	2.989 AC.*	0.190 AC.*	2.799 AC.*	0.000 AC.*	2.799 AC.*

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.

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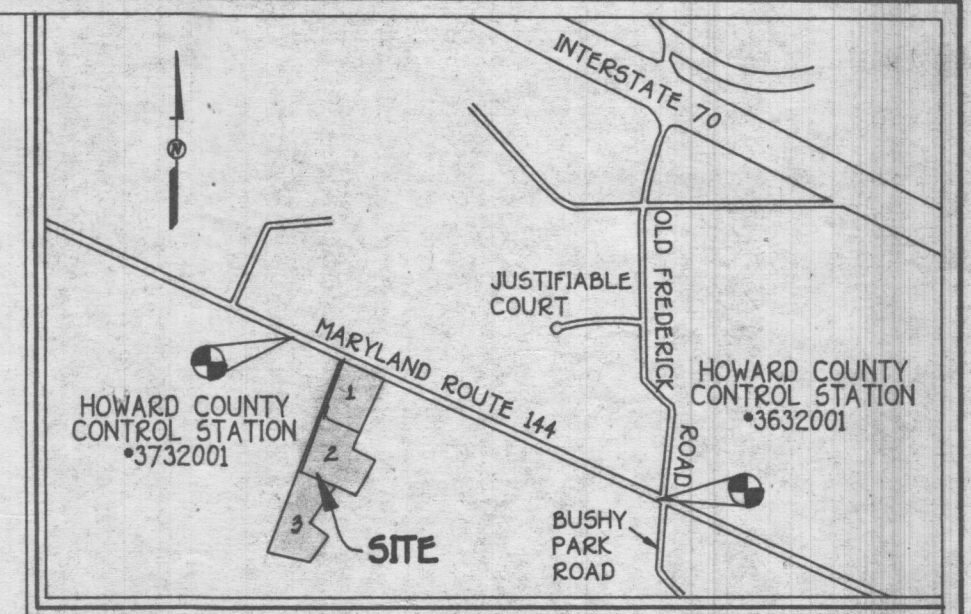
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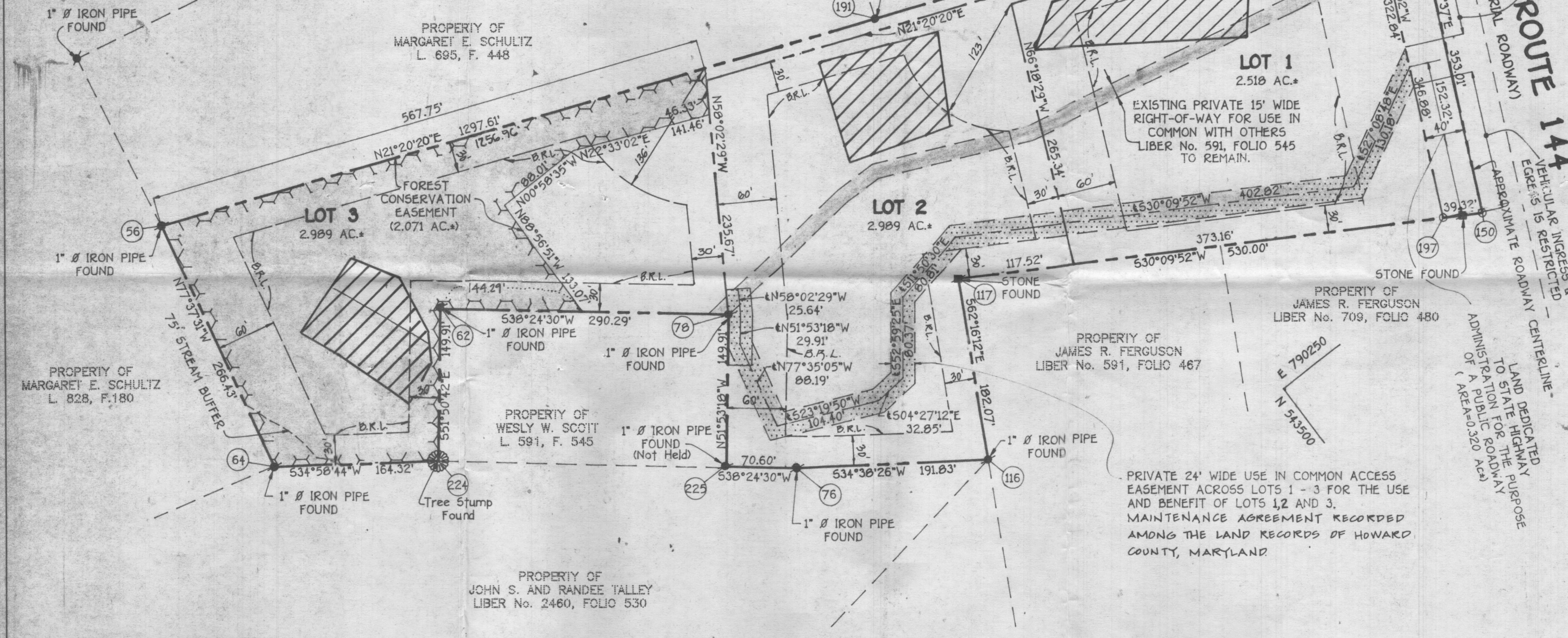
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- EXISTING STRUCTURE ON LOT NO. 1 WAS REMOVED.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS REQUIRE.
- LOTS 1, 2 AND 3 ARE SUBJECT TO SECTION 16.120.b.(2)(ii) IN THE SUBDIVISION REGULATIONS WHICH ALLOWS ROAD DEDICATION IN MINOR SUBDIVISIONS TO COUNT UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENTS.
- PLAT SUBJECT TO WP96-125 WHICH THE PLANNING DIRECTOR APPROVED ON JULY 3, 1996 A REQUEST TO WAIVE SECTION 16.119(f)(3) REQUIRING A SINGLE USE-IN-COMMON DRIVEWAY THAT MEETS THE MINIMUM SIGHT DISTANCE REQUIREMENTS. SUBJECT TO THE FOLLOWING CONDITIONS: 1) PROVIDE THE SCOTT PROPERTY WITH THE RIGHT TO USE THE PROPOSED USE IN COMMON DRIVEWAY IF THE PREVIOUSLY RECORDED PRIVATE 15' RIGHT OF WAY RECORDED IN L. 591 F. 545 IS ABANDONED, AND ALL CONDITIONS IN THE RECORDED MAINTENANCE AGREEMENT ARE MET.



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RONALD R. MARTLOCK & CYNTHIA E. MARTLOCK
5745 CALVERTON STREET
CATONSVILLE, MARYLAND 21228

OWNER'S CERTIFICATE

ROBERT L. MARTLOCK, LINDA A. MARTLOCK, MICHAEL C. MARTLOCK, CHERYL P. MARTLOCK, RONALD R. MARTLOCK AND CYNTHIA E. MARTLOCK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS AS 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 EASEMENTS 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 4th DAY OF APRIL, 1995.

Robert L. Martlock ROBERT L. MARTLOCK
Linda A. Martlock LINDA A. MARTLOCK
Michael C. Martlock MICHAEL C. MARTLOCK
Cheryl P. Martlock CHERYL P. MARTLOCK
Ronald R. Martlock RONALD R. MARTLOCK
Cynthia E. Martlock CYNTHIA E. MARTLOCK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY HENRY L. SCOTT AND WAYNE B. SCOTT AND EDNA W. SCOTT, PERSONAL REP. OF THE ESTATE OF WARREN S. SCOTT TO ROBERT L. MARTLOCK AND LINDA A. MARTLOCK AND MICHAEL C. MARTLOCK AND CHERYL P. MARTLOCK, RONALD R. MARTLOCK AND CYNTHIA E. MARTLOCK BY DEED DATED DECEMBER 30, 1993 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3134 AT FOLIO 338 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 AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher, L.S. #10692
TERRELL A. FISHER, L.S. #10692
DATE 4/29/95

RECORDED AS PLAT NO. 1237L ON 9-18-96
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

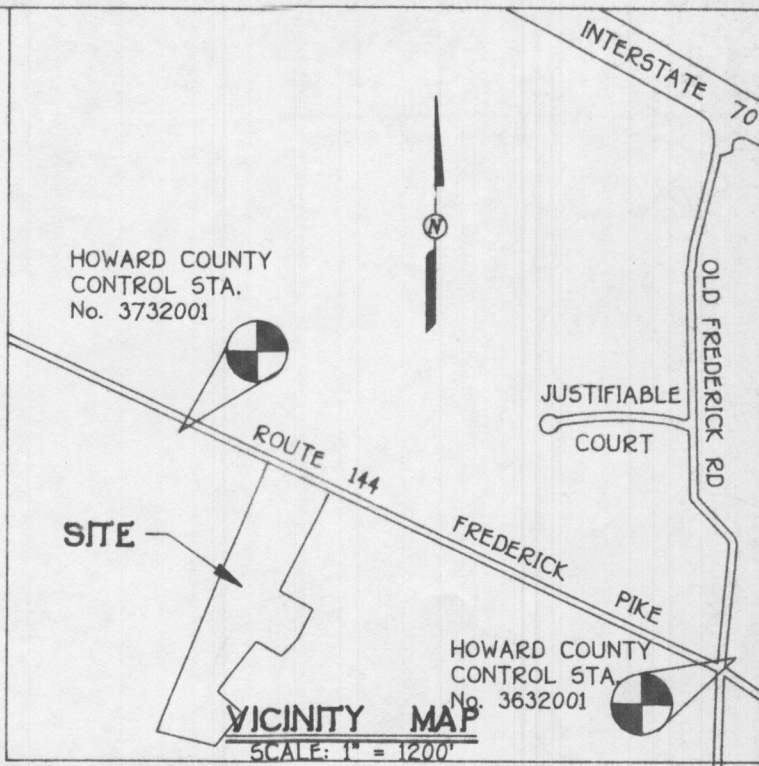
SUBDIVISION PLAT MARTLOCK PROPERTY LOTS 1-3

ZONING: RC
TAX MAP: 8 PARCEL: 62 GRID: 15
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: OCTOBER 14, 1995

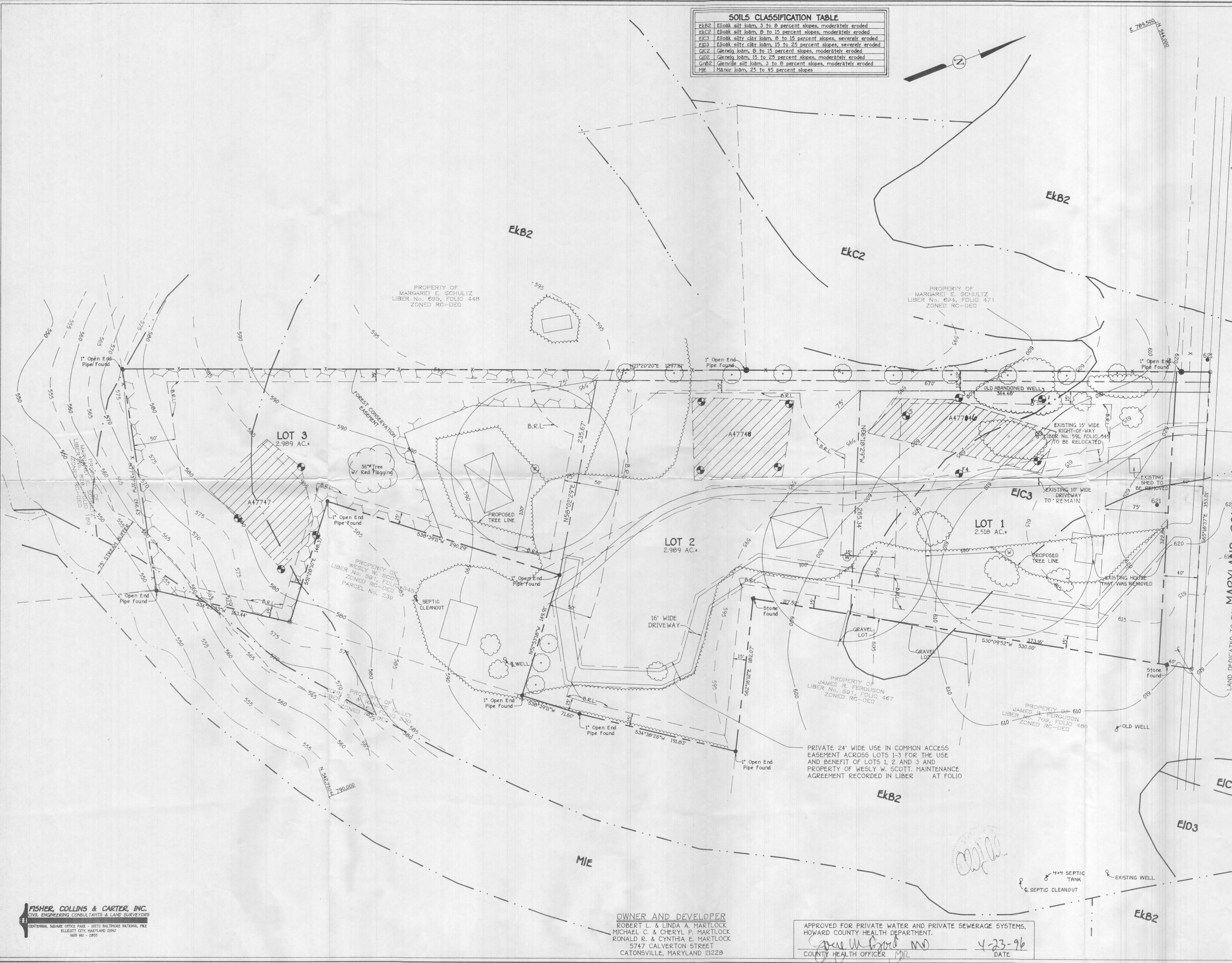


SCALE: 1" = 100'
SHEET 1 OF 1
F96-10

SOILS CLASSIFICATION TABLE	
EkB2	Elloak silt loam, 3 to 8 percent slopes, moderately eroded
EkC2	Elloak silt loam, 8 to 15 percent slopes, moderately eroded
EkC3	Elloak silty clay loam, 8 to 15 percent slopes, severely eroded
EkD3	Elloak silty clay loam, 15 to 25 percent slopes, severely eroded
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded
GID2	Glenelg loam, 15 to 25 percent slopes, moderately eroded
GrB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded
MIE	Manor loam, 25 to 45 percent slopes



- GENERAL NOTES:**
- SUBJECT PROPERTY IS ZONED: RC-DEO.
 - TOTAL AREA OF PROPERTY: 8.816 AC.*
 - TOTAL NUMBER OF PROPOSED LOTS: 3
 - TOTAL AREA OF PROPOSED LOTS: 8.496 AC.*
 - RIGHT-OF-WAY TO BE DEDICATED TO THE STATE OF MARYLAND: 0.320 AC.*
 - THERE WAS AN EXISTING DWELLING ON PROPOSED LOT No. 1 THAT WAS REMOVED.
 - THE EXISTING 15' RIGHT-OF-WAY AND ACCESS DRIVEWAY TO PARCEL No. 239 SHALL BE RELOCATED.
 - PRIVATE WATER AND SEWER TO BE UTILIZED.
 - 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 IS 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 MODIFY EASEMENT SHALL NOT BE NECESSARY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THIS PROPERTY IS SUBJECT TO CASE No. BA93-27V.
 - ALL WELLS AND SEPTICS WITHIN 100 FEET OF THE PROPERTY'S BOUNDARY ARE SHOWN.
 - THE 10,000 SF OF SEPTIC EASEMENT ON LOT No. 3 ARE NOT PART OF THE FOREST CONSERVATION EASEMENT.



LAND DEDICATED TO THE MARYLAND ROUTE 144 (STATE MAINTAINED ROADWAY) 14,000 54ft. (0.320 AC.) 2.000' TO BUSHY PARK ROAD

NOTE: 1. THE PREVIOUSLY EXISTING HOUSE ON LOT No. 1 HAD NO PLUMBING FOR WATER OR SEWER.
2. THE EXISTING WELL ON LOT No. 1 SHALL BE ABANDONED IN ACCORDANCE WITH HEALTH DEPT. STANDARDS PRIOR TO SIGNATURE OF RECORD PLAT.

PERCOLATION TEST CERTIFICATION PLAN
MARTLOCK PROPERTY
ZONED RC-DEO
TAX MAP No. 8 PARCEL #62
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: OCTOBER 20, 1995

OWNER AND DEVELOPER
ROBERT L. & LINDA A. MARTLOCK
MICHAEL C. & CHERYL P. MARTLOCK
RONALD R. & CYNTHIA E. MARTLOCK
5747 CALVERTON STREET
CATONSVILLE, MARYLAND 21228

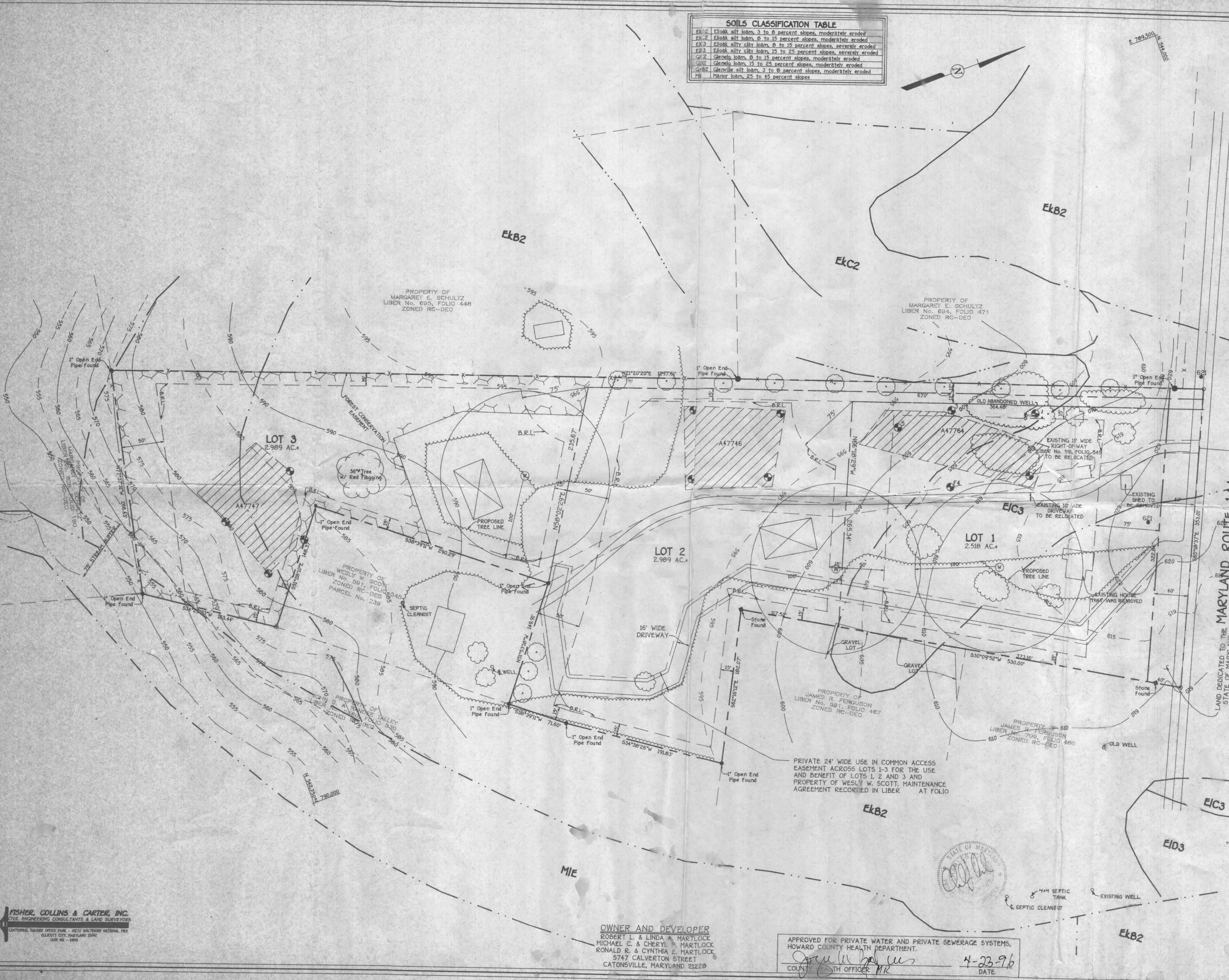
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER *[Signature]* 4-23-96
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 18772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.461 - 2895

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Signed
 PERCOLATION TEST CERTIFICATION PLAN
MARTLOCK PROPERTY
 ZONED RC-DEO
 TAX MAP No. 8 PARCEL #62
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: OCTOBER 20, 1995

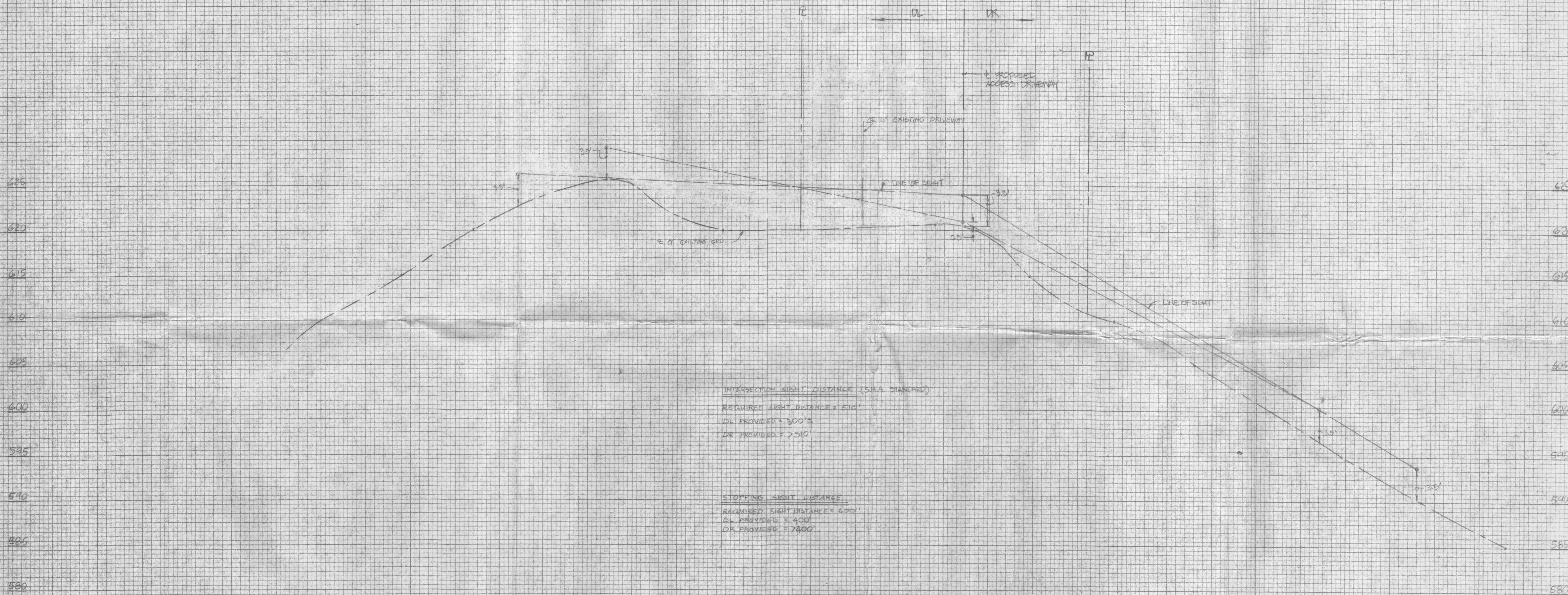


FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21043
 (410) 441-8855

OWNER AND DEVELOPER
 ROBERT L. & LINDA A. MARTLOCK
 MICHAEL C. & CHERYL P. MARTLOCK
 RONALD R. & CYNTHIA E. MARTLOCK
 5747 CALVERTON STREET
 CATONSVILLE, MARYLAND 21228

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER
 DATE: 4-23-96

MAD RT. 144
POSTED SPEED LIMIT 50 M.P.H.



INTERSECTION SIGHT DISTANCE (S.H.A. STANDARD)
REQUIRED SIGHT DISTANCE = 510'
DL PROVIDED = 500'
DR PROVIDED = 750'

STOPPING SIGHT DISTANCE
REQUIRED SIGHT DISTANCE = 400'
DL PROVIDED = 400'
DR PROVIDED = 7400'

PROFILE
SCALE: 1" = 5' VERT.
1" = 50' HORIZ.



SIGHT DISTANCE PROFILE
MARTLOCK PROPERTY
LOTS 1-3
TAX MAP B PARCEL 62
FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
DATE: 10/13/95 SCALE: AS SHOWN
SHEET 1 OF 1

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
3971 BALTIMORE NATIONAL FIRE HWY. 100
EUGENETOWN, MD. 21042
(410) 461-2855

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