

GENERAL NOTES

- DEED REFERENCE: L5314 / F.477
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAN IS BASED ON A FIELD SURVEY BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES INC., ON OR ABOUT MARCH 2001.
- THE BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (MAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
 O8AA (N) 609,215.008 (E) 1,299,547.549
 O8BA (N) 609,098.530 (E) 1,301,409.107
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND 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 ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 3-6 TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE EXISTING RIGHT OF WAY OF OLD FREDERICK ROAD.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
 B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-4 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAN.
 A. WqV and RqV IS PROVIDED BY ROOFTOP AND NON ROOFTOP DISCONNECTS AND GRASSED DRY SWALE.
 B. Cpv CONTROL IS NOT REQUIRED SINCE Q 1yr INCREASE IS LESS THAN 2.0 cfs
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
 A. WqV and RqV IS PROVIDED BY ROOFTOP AND NON ROOFTOP DISCONNECTS AND GRASSED DRY SWALE.
 B. Cpv CONTROL IS NOT REQUIRED SINCE Q 1yr INCREASE IS LESS THAN 2.0 cfs
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH RETENTION OF EXISTING VEGETATION ALONG THE PROPERTY BOUNDARIES AND SUPPLEMENTAL PLANTING.
- NO WETLANDS EXIST ON SITE.
- NO 100 YEAR FLOODPLAIN EXISTS ON SITE.
- THE EXISTING DWELLING ON LOT 6 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THE FOREST CONSERVATION OBLIGATIONS OF 2.78 ACRES OF AFFORESTATION HAVE BEEN ADDRESSED PREVIOUSLY WITH F-02-85 VIA THE WINKLER BANK AND FEE-IN-LIEU. *2.52 ac Winkler; 0.26 ac fee-in-lieu*
- FOREST BANK INFORMATION:
 SITE: WINKLER PROPERTY, TAX MAP 12 & 13 BLOCK 6, PARCEL 14.
- THE SURETY FOR THE REQUIRED 10 SHADE TREES IN THE AMOUNT OF \$3000.00 WILL BE POSTED AT GRADING PERMIT.
- AS A CONSEQUENCE OF ITS SUBMISSION PRIOR TO 11-15-2001, THIS SUBDIVISION PLAN IS GRAND FATHERED TO THE 4TH EDITION, 2ND AMENDMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND BECAUSE THIS PLAN WAS APPROVED 6-13-01, THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNTY GAO 01-50-2003 WHICH AMENDED PORTIONS OF THE ZONING REGULATIONS. 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	3.5949 Ac	0.5945 Ac	3.0004 Ac
2	3.1802 Ac	0.1770 Ac	3.0032 Ac
3	3.0770 Ac	0.0646 Ac	3.0124 Ac

NATURAL CONSERVATION AREA
STORMWATER MANAGEMENT CREDIT
AND UTILITY EASEMENT (2.46 AC)

GEORGIA E. DOVE TRUSTEES
 TAX MAP 8
 P/O PARCEL 24
 L.2969 / F. 684
 ZONED: RC-DEO
 HO-91-11-E

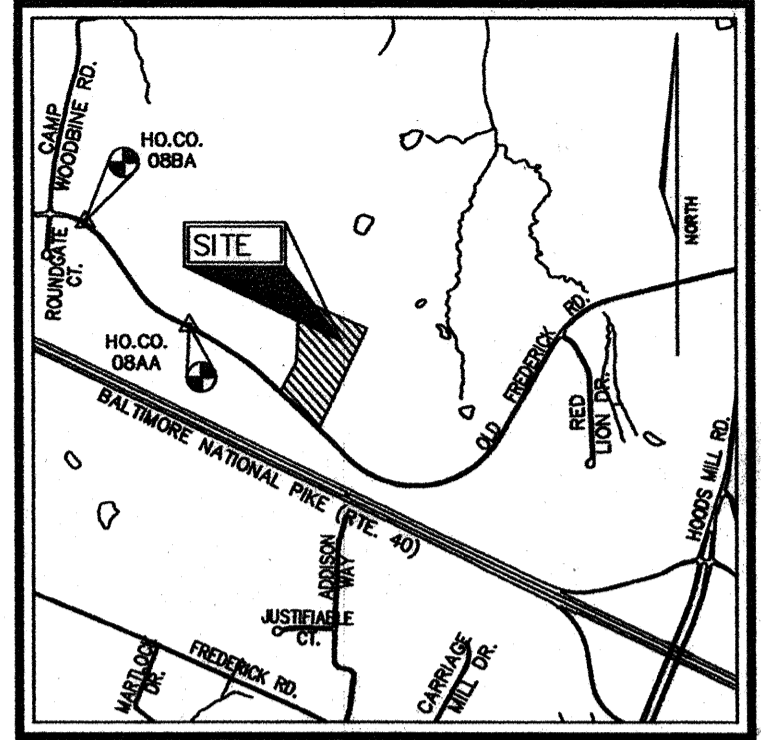
GEORGIA E. DOVE TRUSTEES
 TAX MAP 8
 P/O PARCEL 24
 L.2969 / F. 684
 ZONED: RC-DEO
 HO-91-11-E

PATRICK FAMILY LTD.
 PARTNERSHIP
 TAX MAP 8
 PARCEL 18
 L.3980 / F. 53
 ZONED: RC-DEO
 HO-96-06-E

LORI L. GOOD
TIMOTHY J. GOOD
 TAX MAP 8
 PARCEL 25
 L.1942 / F. 157
 ZONED: RC-DEO

FRANK R. PERILLA
 TAX MAP 8
 PARCEL 27
 L.328 / F. 59
 ZONED: RC-DEO

KELLIE SIEFRIED
 TAX MAP 8
 PARCEL 216
 L.2333 / F. 490
 ZONED: RC-DEO



VICINITY MAP
 SCALE: 1"=2000'

VARIABLE WIDTH PRIVATE USE IN COMMON ACCESS EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N43°36'22"E	41.27'
2	N72°53'04"E	121.58'
3	N23°53'25"E	198.51'
4	N33°01'45"W	7.16'
5	N23°53'25"E	551.16'
6	S23°53'25"W	765.70'
7	S72°53'04"W	126.25'
8	S43°36'22"W	35.00'

COORDINATE TABLE

POINT	NORTH	EAST
1	N 606783.8000	E 1304177.2200
2	N 607164.1099	E 1303777.9389
3	N 607430.6000	E 1303915.2065
4	N 607564.3117	E 1303920.5331
5	N 608108.1697	E 1303930.3057
6	N 607826.9765	E 1304639.2803

AREA TABULATION

ROBERT H. VOGEL ENGINEERING, INC. 8407 MAIN STREET ELLICOTT CITY, MARYLAND 21043 TEL: 410-461-7666 FAX: 410-461-8961	TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 4 TOTAL NUMBER OF LOTS TO BE RECORDED: 4 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 13.7431 AC TOTAL AREA OF ROADWAY TO BE RECORDED: 0.1898 AC TOTAL AREA TO BE RECORDED: 13.9329 AC
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OWNER/DEVELOPER
 SCOTT J. S. FISCHELL
 4109 FLINTLOCK COURT
 GLENELG, MARYLAND 21737-9505

THE PURPOSE OF THIS PLAN IS TO:
 1.) REVISE THE VARIABLE WIDTH PRIVATE USE IN COMMON ACCESS EASEMENT TO BENEFIT LOTS 3-6.
 2.) TO CREATE LOTS 3-6.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Robert J. Wahn 2/3/05
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Dammann 2/9/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Scott J. Fischell 2/10/05
 DIRECTOR DATE

OWNER'S CERTIFICATE

I, SCOTT J. S. FISCHELL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:
 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 17 DAY OF DECEMBER, 2004.

Scott J. Fischell
 SCOTT J. S. FISCHELL WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY DR. RAYMOND J. HONASKI TO SCOTT J. S. FISCHELL BY DEED DATED DECEMBER 20, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5314 AT FOLIO 477.

I FURTHER CERTIFY 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 CODE OF MARYLAND, AS AMENDED, AND THIS PLAN IS WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR #10884



RECORDED AS PLAT NO. 17271 ON 2-25-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
MINGLEWOOD
LOTS 3 TO 6
 A RESUBDIVISION OF MINGLEWOOD, LOTS 1& 2, PLAT NO. 15428

ZONED: RC-DEO
 TAX MAP NO:8 BLOCK:10 PARCEL NO:26
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: OCTOBER 25, 2004

GRAPHIC SCALE
 0 100 200 300
 SCALE: 1"=100'
 SHEET 1 OF 1
 F 01-176

F-01-176

ACAD FILE:C:\ACAD\JOBS\MINGLE\PLAT.DWG