

- NOTES:**
- COORDINATES BASED ON MD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 09DA & 09DB
 - THE SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
 - B.R.L. DESIGNATES BUILDING RESTRICTION LINE
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 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 PLAN AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

G. Scott Shanaberger 4/23/02
DATE

Martin E. Marino 4/23/02
DATE

Maria Marino 4/23/02
DATE

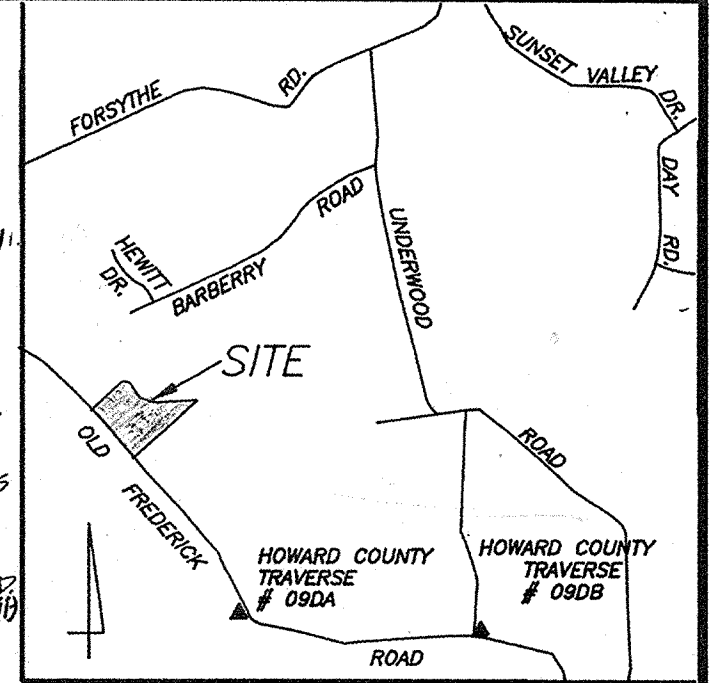
MARTIN E. MARINO DATE MARIA MARINO DATE

6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

- DESIGNATES IRON 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
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JANUARY OF 2001.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER.
- 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.
- 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:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
 - GEOMETRY - MAX 15% GRADE, MAX. 10% GRADE CHANGE, MIN. 45' TURNING RADIUS
 - STRUCTURES (CULVERTS, BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

- DESIGNATES APPROVED PERC TEST.
- DESIGNATES FAILED PERC TEST.

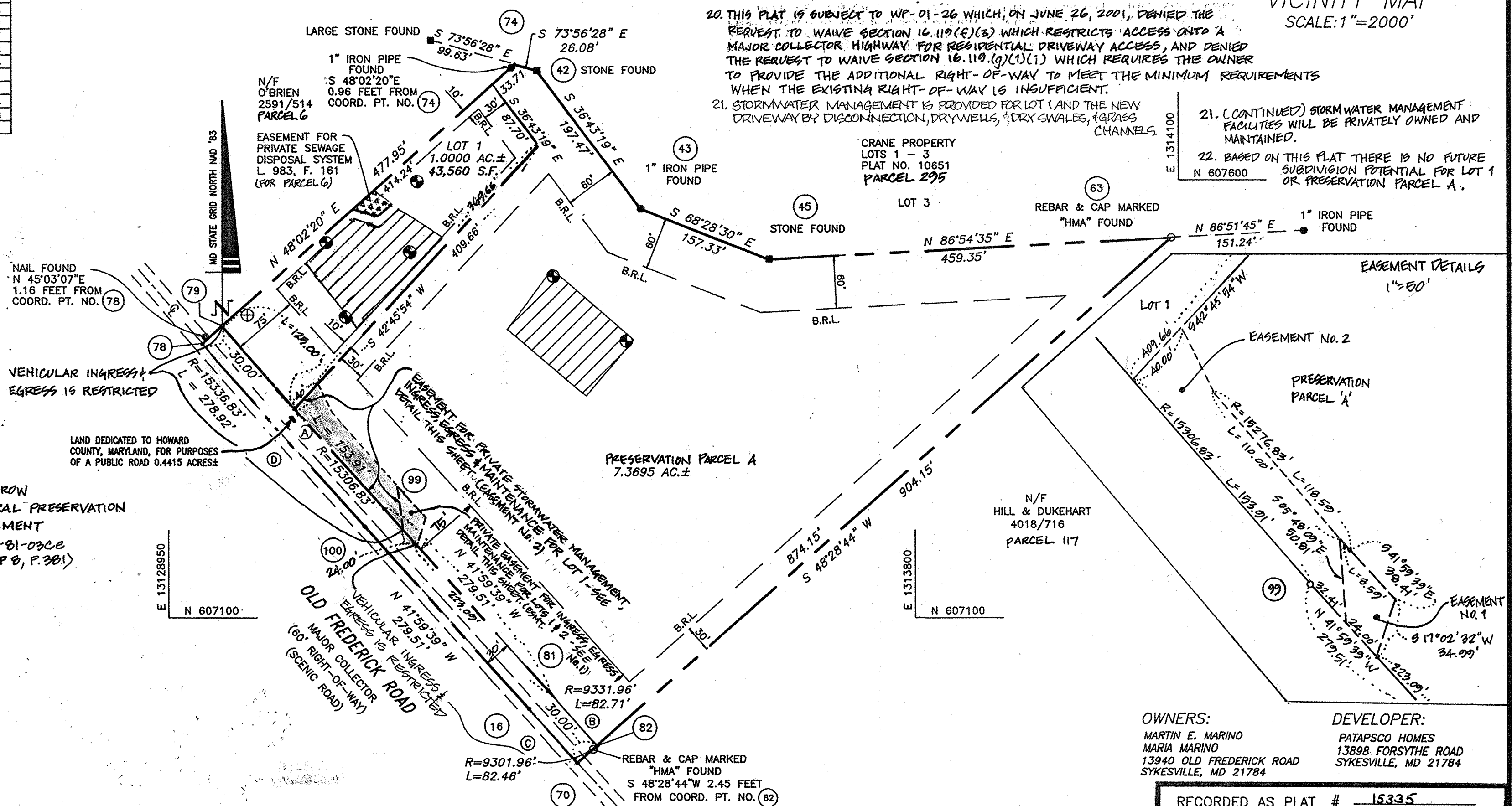
- THERE ARE NO STREAMS, WETLANDS OR BUFFERS ON THIS PROPERTY PER SITE INVESTIGATION BY DENNIS J. LABARE, M.S. AND ASSOC. COMPLETED ON APRIL 11, 2001.
- A WAIVER OF SECTION 2.5.2.H OF VOLUME II OF THE DESIGN MANUAL TO ALLOW A WAIVER OF THE REQUIRED INTERSECTION SIGHT DISTANCE WAS APPROVED FOR LOT 1 AND 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 16.12.4 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPING SHALL NOT REQUIRE LANDSCAPING FOR PRESERVATION PARCEL A. LANDSCAPING SURETY FOR LOT 1 IS \$300.00 AND WILL BE PAID WITH THE BUILDERS GRADING PERMIT.
- 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.
- HOUSES FRONTING ON A SCENIC ROAD MUST BE ORIENTED TO FACE THE ROAD.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.12.02 (b) (vii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE ONE ADDITIONAL LOT IS BEING CREATED AND THERE IS NO FURTHER SUBDIVISION POTENTIAL.
- THIS PLAT IS SUBJECT TO WF-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.
- STORMWATER MANAGEMENT IS PROVIDED FOR LOT 1 AND THE NEW DRIVEWAY BY DISCONNECTION, DRY WELLS, DRY SWALES, GRASS CHANNELS.
- (CONTINUED) STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- BASED ON THIS PLAT THERE IS NO FUTURE SUBDIVISION POTENTIAL FOR LOT 1 OR PRESERVATION PARCEL A.



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.
(A)	15306.83'	278.90'	01°02'38"	139.46'	S41°28'19"E 278.90'
(B)	9331.96'	82.71'	00°30'28"	41.35'	S41°44'25"E 82.71'
(C)	9301.96'	82.46'	00°30'28"	41.23'	N41°44'25"W 82.46'
(D)	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:	1
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE	1.0000 ACRES±
PRESERVATION PARCELS	7.3675 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±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Dennis J. Labare 2-14-02
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Martin E. Marino 2/20/02
DATE

Frank Rutter 4/5/02
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 OF 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 ERRECTED IN OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 22 DAY OF APRIL, 2001

Martin E. Marino 4/23/01
DATE

Maria Marino 4/23/01
DATE

Daniel A. Bricker 4/23/01
DATE

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 4/23/02
DATE

G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849

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

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

FINAL PLAT
LOT 1 AND PRESERVATION PARCELA
SUNHOLLOW
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: WF-01-26
SHEET 1 OF 1