

**GENERAL NOTES**

- DEED REFERENCE: L.5314 / 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 PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES INC., ON OR ABOUT MARCH 2001.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
 08AA (N) 609,215.008 (E) 1,299,547.549  
 08BA (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 1 & 2 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 & 2 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.  
 A. WQV AND Rv IS PROVIDED BY ROOFTOP AND NON ROOFTOP DISCONNECTS AND GRASSED DRY SWALE.  
 B. Cpv CONTROL IS NOT REQUIRED SINCE 0 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. LANDSCAPE SURETY IN THE AMOUNT OF \$3,000.00 TO BE POSTED WITH THE DEVELOPER'S GRADING PERMIT FOR LOT 1.
- NO WETLANDS EXIST ON SITE.
- NO 100 YEAR FLOODPLAIN EXISTS ON SITE.
- THE EXISTING DWELLING ON LOT 2 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 \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THE FOREST CONSERVATION OBLIGATIONS OF 2.78 ACRES OF AFFORESTATION HAVE BEEN FULFILLED THROUGH A COMBINATION OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE IT WAS SUBMITTED AFTER NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001, WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
- FOREST BANK INFORMATION:  
 SITE: WINKLER PROPERTY, TAX MAP 12 & 13  
 BLOCK 6, PARCEL 14.
- PREVIOUS FILE NUMBERS: F-01-176
- AS A CONSEQUENCE OF ITS SUBMISSION FOR COUNTY REVIEW AFTER NOVEMBER 15, 2002, THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE IT WAS SUBMITTED AFTER NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001, WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	9.8522 Ac	0.3401 Ac	9.5121 Ac

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM  
 HO-91-11-E  
 TAX MAP 8  
 P/O PARCEL 24  
 L.2969 / F. 684  
 ZONED: RC-DEO

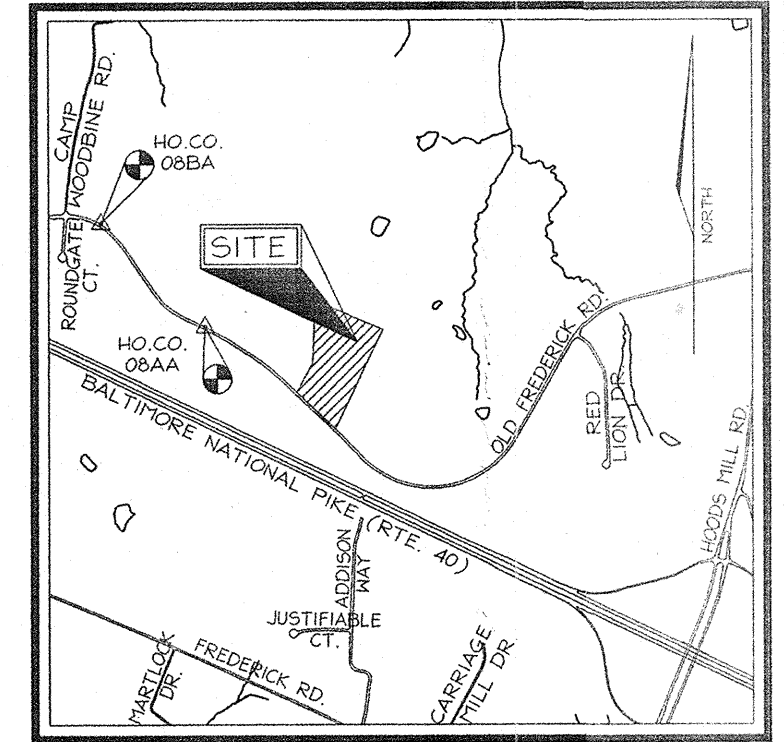
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM  
 HO-96-06-E  
 TAX MAP 8  
 PARCEL 18  
 L.3980 / F. 53  
 ZONED: RC-DEO

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM  
 HO-91-11-E  
 TAX MAP 8  
 P/O PARCEL 24  
 L.2969 / F. 684  
 ZONED: RC-DEO

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

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

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



**VICINITY MAP**  
 SCALE: 1"=2000'

**COORDINATE TABLE**

POINT	NORTH	EAST
1	N 606783.8000	E 1304177.2200
2	N 607164.1099	E 1303777.9388
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

**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	S33°01'45"E	28.64'
5	S23°53'25"W	347.98'
6	N46°23'38"W	137.75'

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
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TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	13.7432 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.1897 AC
TOTAL AREA TO BE RECORDED:	13.9329 AC

**FREDERICK WARD ASSOCIATES, INC.**  
 7125 RIVERWOOD DRIVE, SUITE C  
 COLUMBIA, MARYLAND 21046  
 TEL. 410.720.6900 FAX. 410.720.6226

**OWNER/DEVELOPER**  
 SCOTT J. FISCHELL  
 14854 OLD FREDERICK ROAD  
 WOODBINE MD. 21797-8616

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.



Joseph Jay Woodridge 05/14/02  
 JOSEPH JAY WOODRIDGE DATE  
 PROFESSIONAL LAND SURVEYOR #11027  
 Scott J. S. Fischell 5/14/02  
 SCOTT J. S. FISCHELL 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 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS 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, 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 14th DAY OF May, 2002.

SCOTT J. S. FISCHELL

Witness: Angelina B. Baulch

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY DR. RAYMOND J. HONASKI AND 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 ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Woodridge  
 JOSEPH JAY WOODRIDGE  
 PROFESSIONAL LAND SURVEYOR #11027

05/14/02  
 DATE

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

Penny Brantner 5/29/02  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 5/31/02  
 DATE

Director 6/14/02  
 DATE

RECORDED AS PLAT NO. 15428 ON 6-06-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MINGLEWOOD**

LOTS 1 & 2  
 ZONED: RC-DEO

TAX MAP NO:8 BLOCK:10 PARCEL NO:26  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: MAY 14, 2002

GRAPHIC SCALE  
 0 100 150 200 300  
 SCALE: 1"=100'  
 SHEET 1 OF 1  
 F 02-85