

COORDINATE LIST

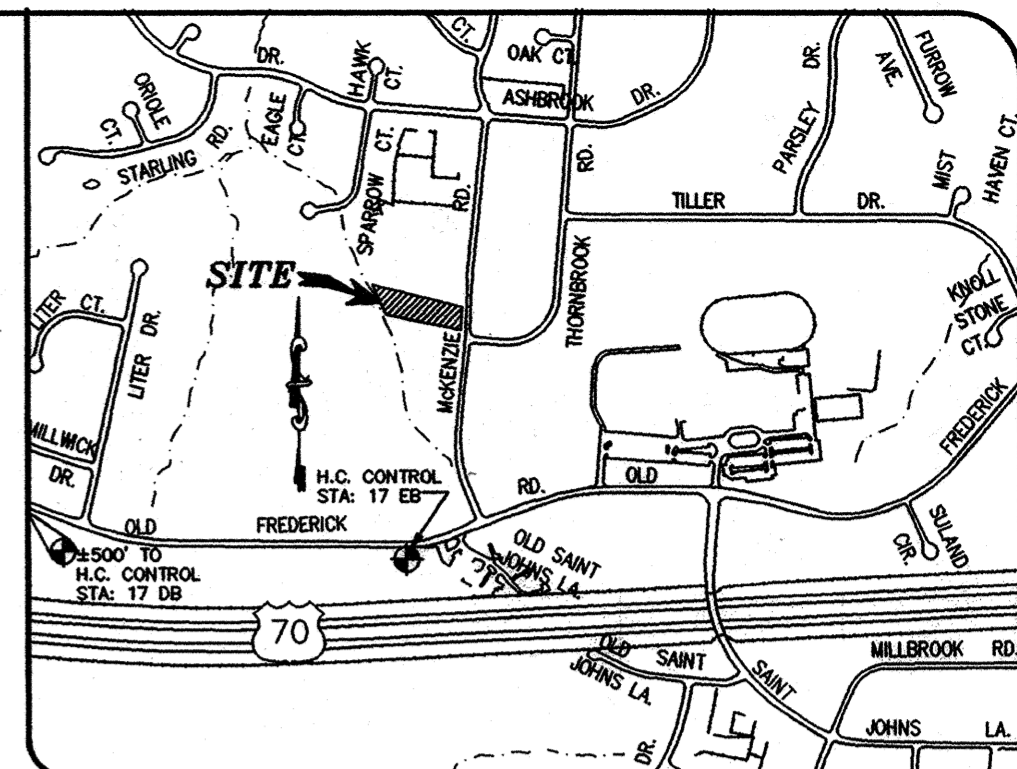
NO.	NORTH	EAST
1	N 595167.538	E 1355604.982
2	N 595053.072	E 1356076.392
3	N 594933.865	E 1356070.794
4	N 595039.722	E 1355662.099

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

MINIMUM LOT SIZE CHART

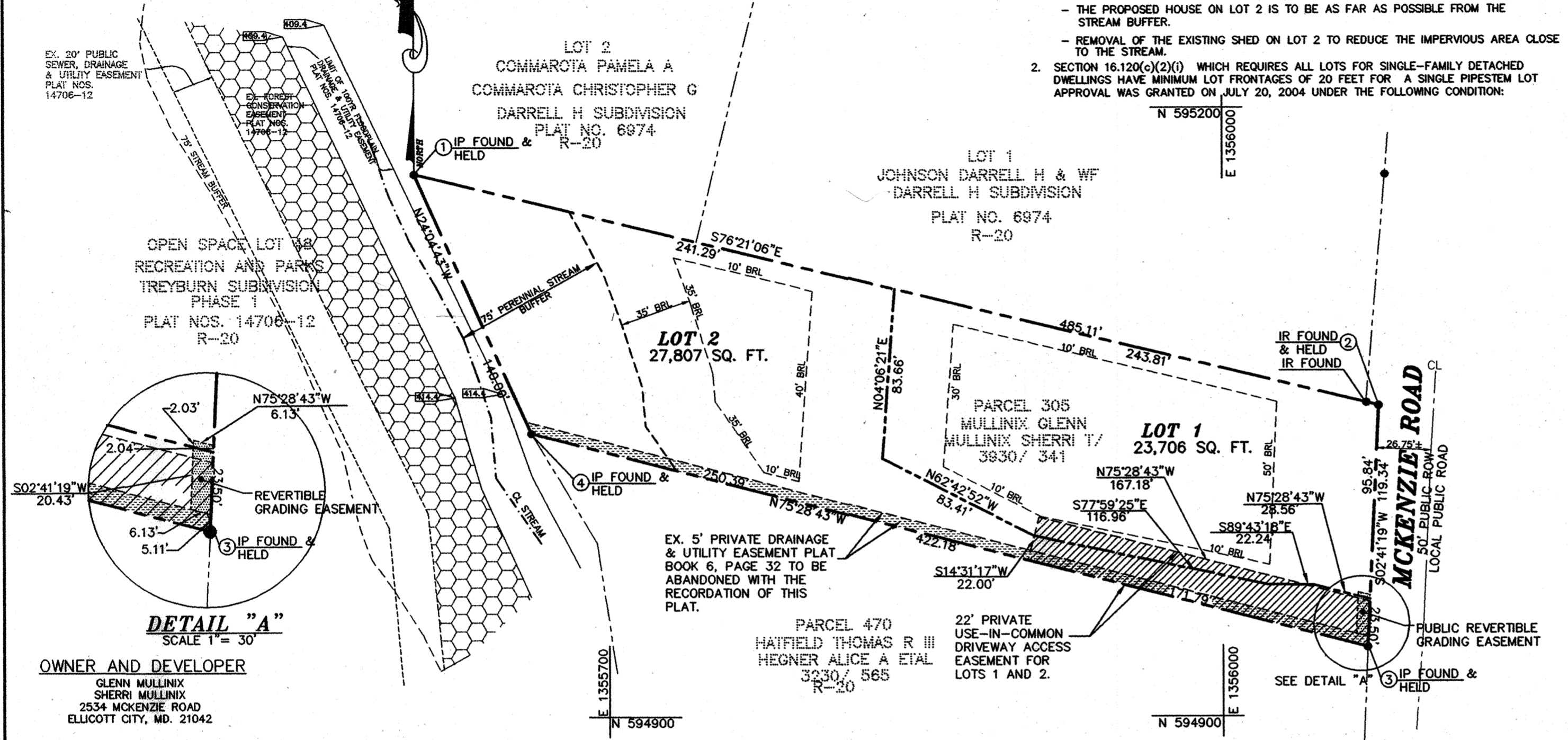
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	27,807 SQ. FT.	4,569 SQ. FT.	23,238 SQ. FT.

- STORMWATER MANAGEMENT IS PROVIDED VIA GRASS CHANNEL CREDIT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND II.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF FEE-IN-LIEU OF AFFORESTATION OF 0.18 ACRES (7,840.8 SQ. FT) IN THE AMOUNT OF \$3,920.40.
- 22' PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR LOTS 1 & 2. DESIGN MANUAL WAIVER WAS APPROVED AUGUST 12, 2004.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF STREAMS, OR THEIR BUFFERS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THIS PLAT IS SUBJECT TO WAIVER PETITION WP-03-130, REQUESTING THE FOLLOWING:
 - WAIVER TO SECTIONS 16.116(a)(3) AND 16.120(b)(4)(iii) WHICH REQUIRES WETLANDS, STREAMS AND THEIR BUFFERS TO BE LOCATED IN AN OPEN SPACE OR RESIDENTIAL LOT 10 ACRES OR GREATER IN SIZE. APPROVAL WAS GRANTED ON JULY 20, 2004 UNDER THE FOLLOWING CONDITIONS:
 - THE BUILDING ENVELOPE OF LOT 2 IS TO BE NO CLOSER THAN 35' FROM THE PERENNIAL STREAM BUFFER.
 - THE PROPOSED HOUSE ON LOT 2 IS TO BE AS FAR AS POSSIBLE FROM THE STREAM BUFFER.
 - REMOVAL OF THE EXISTING SHED ON LOT 2 TO REDUCE THE IMPERVIOUS AREA CLOSE TO THE STREAM.
 - SECTION 16.120(c)(2)(i) WHICH REQUIRES ALL LOTS FOR SINGLE-FAMILY DETACHED DWELLINGS HAVE MINIMUM LOT FRONTAGES OF 20 FEET FOR A SINGLE PIPESTEM LOT APPROVAL WAS GRANTED ON JULY 20, 2004 UNDER THE FOLLOWING CONDITION:



GENERAL NOTES VICINITY MAP

- TAX MAP: 17, PARCEL: 305, GRID: 9 SCALE: 1"=1000'
- SUBJECT PROPERTY ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED NOVEMBER 2002 BY MILDENBERG, BOENDER & ASSOC, INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DB, 17EB.
 - STA. No. 17DB N 594,529.496 ELEV. 476.005 E 1,352,722.583
 - STA. No. 17EB N 593,813.875 ELEV. 454.183 E 1,355,731.870
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO WETLANDS OR STREAMS EXIST ON-SITE AS CERTIFIED BY MILDENBERG BOENDER AND ASSOCIATES INC. ON 12/04/2002.
- NO FOREST EXISTS ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 12/04/2002.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - 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 ENSURE ALL WEATHER USE.
- EXISTING DWELLING/STRUCTURES LOCATED ON LOT 1 KNOWN AS 2534 MCKENZIE ROAD ARE TO REMAIN. NO NEW BUILDINGS EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- LANDSCAPING FOR LOT 2 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PAYMENT OF SURETY FOR THE REQUIRED 15 SHADE TREES AND 183 LF OF PRIVACY FENCING IN THE AMOUNT OF \$5,730.00 ON LOT 2 IS DEFERRED UNTIL SUBMISSION AND APPROVAL OF THE SITE DEVELOPMENT PLAN. LOT 1 IS EXEMPT FROM PERIMETER LANDSCAPING SINCE IT CONTAINS AN EXISTING HOUSE WHICH IS TO REMAIN.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.



OWNER AND DEVELOPER
GLENN MULLINX
SHERRI MULLINX
2534 MCKENZIE ROAD
ELLCOTT CITY, MD. 21042

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

JOHN B. MILDENBERG, SURVEYOR 1-17-05 DATE

GLENN MULLINX, OWNER 1-17-05 DATE

SHERRI MULLINX, OWNER 1-17-05 DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.183 AC±
AREA	1.183 AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber 2/10/05 DATE
for HOWARD COUNTY HEALTH OFFICER 560

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

2/2/05 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

2/11/05 DATE
DIRECTOR

- BASED ON ITS INITIAL PLAN SUBMISSION DATE OF FEBRUARY 5, 2003, THIS SUBDIVISION IS GRANDFATHERED TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED JANUARY 8, 2002. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- DENOTES EXISTING DRAINAGE AND UTILITY EASEMENT TO BE ABANDONED WITH THE RECORDATION OF THIS PLAT.
 - DENOTES EXISTING OFF SITE FOREST CONSERVATION EASEMENT.
 - DENOTES PUBLIC REVERTIBLE GRADING EASEMENT.
- A SITE DEVELOPMENT PLAN FOR LOT 2 WILL BE REQUIRED PER THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS-PER SECTION 16.155(a)(2)(ii).
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDATION OF THIS PLAT.

OWNER'S STATEMENT

WE, GLENN MULLINX AND SHERRI MULLINX, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 17th DAY OF January, 2005

GLENN MULLINX, OWNER
SHERRI MULLINX, OWNER

Judith A. Brandt
Judith A. Brandt

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 305, MCKENZIE ROAD PROPERTY, AND THE LAND CONVEYED BY SHERRI MULLINX TO GLENN AND SHERRI MULLINX, HUSBAND AND WIFE, BY DEED DATED MARCH 06, 1997 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AT LIBER 3930, FOLIO 341 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

RECORDED AS PLAT 17247 ON 2/10/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MCKENZIE ROAD PROPERTY
LOTS 1 & 2
A RESUBDIVISION OF HARBIN'S ACRES LOT 2
PREVIOUSLY RECORDED IN PLAT BOOK 6 FOLIO 32 ON 1/24/58
SHEET 1 OF 1

TAX MAP 17 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 305 HOWARD COUNTY, MARYLAND DATE: JANUARY 2005
EX. ZONING R-20 DPZ FILE NOS. F-03-121
WP-03-130

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

1-17-05 DATE

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