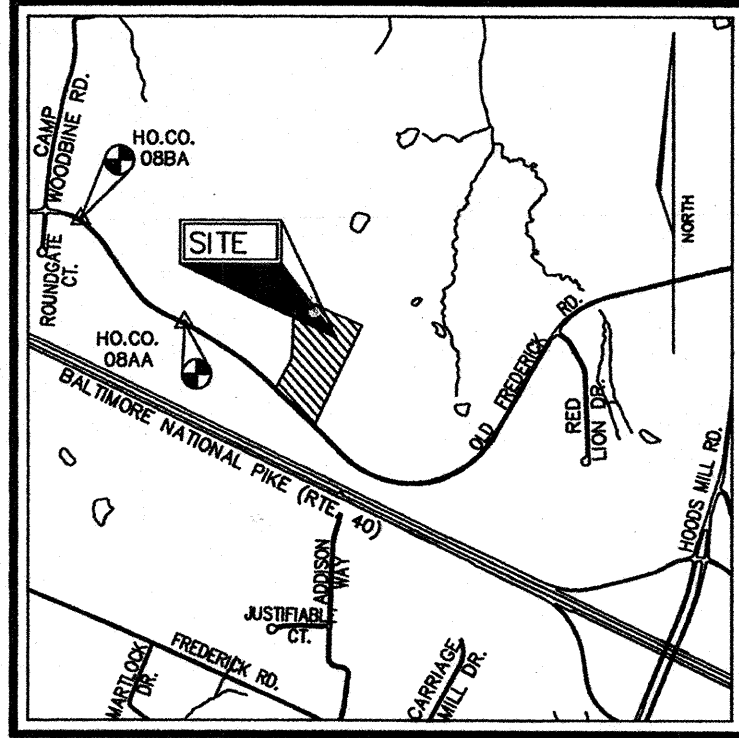
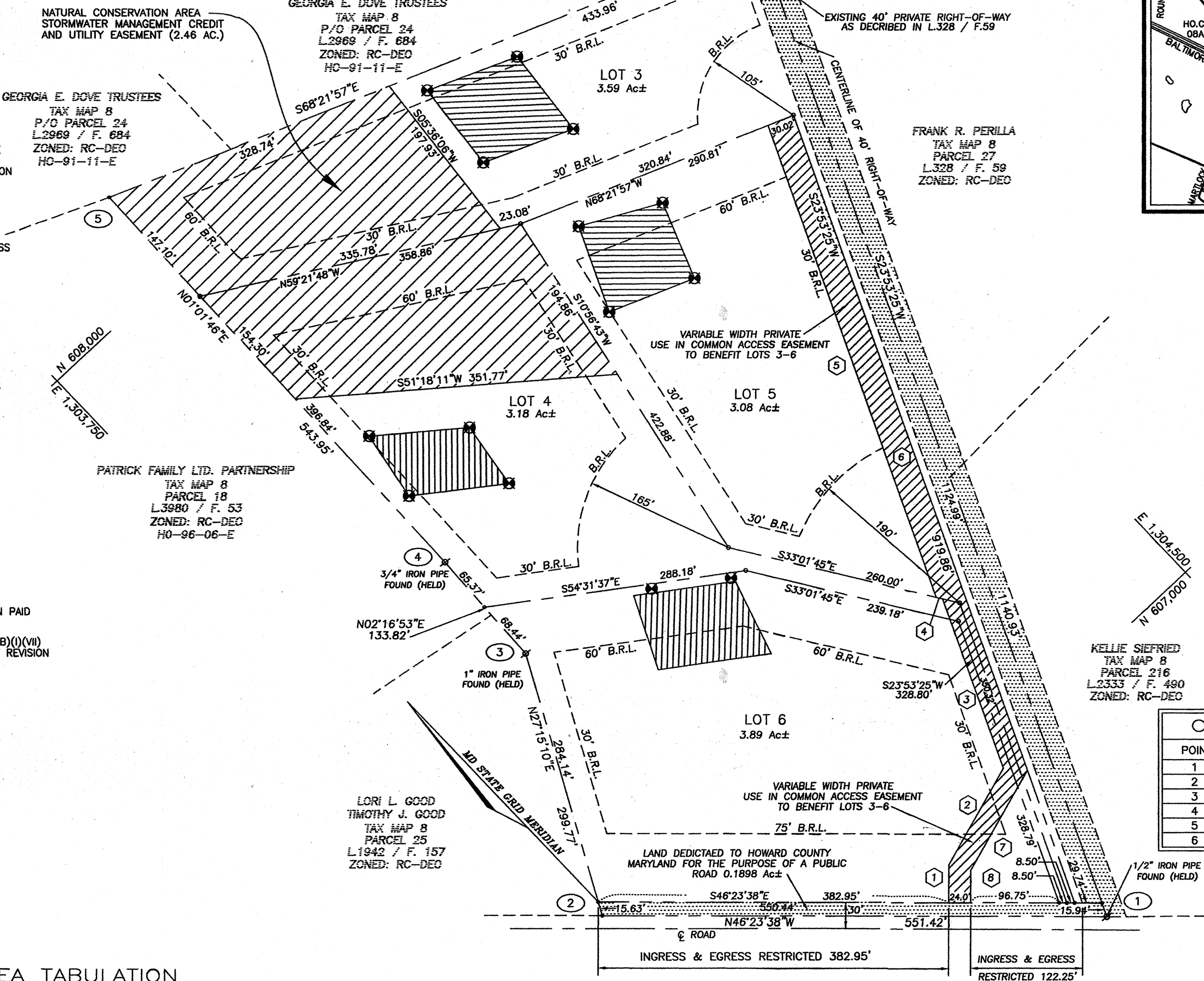


GENERAL NOTES

- DEED REFERENCE: L 5314 F 477, L 9168 F 416
- 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 FEBRUARY 2, 2004.
- 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 (MAD 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 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 PER PLAT NO. 17271.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
 A. WQV AND ReV 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
- THIS SUBDIVISION IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT IS A PLAT OF REVISION THAT DOES NOT NOT CREATE ANY ADDITIONAL LOTS.
- 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.
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VII) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ADDITIONAL LOTS.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-01-176; F-02-85.

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



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 607164.1089	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

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.

Mark C. Martin 8/1/05
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884

Scott J. S. Fischell 8/1/05
 SCOTT J. S. FISCHELL DATE
 ROBERT H. SWEIGART 8-9-05
 ROBERT H. SWEIGART DATE
 LESTER L. HOLMES DATE

AREA TABULATION

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

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410-461-7666 FAX: 410-461-8961

OWNER/DEVELOPER
 SCOTT J. S. FISCHELL
 4109 FLINTLOCK COURT
 GLENELG, MARYLAND 21737-9505
 ROBERT H. SWEIGART
 LESTER L. HOLMES
 14854 OLD FREDERICK ROAD
 WOODBINE, MARYLAND 21797-8616

THE SOLE PURPOSE OF THIS PLAT IS TO:
 REVISE THE SURVEYOR'S CERTIFICATE AND THE OWNER'S CERTIFICATE AND GENERAL NOTES TO CONFORM TO THE CONFIRMATORY DEED RECORDED IN LIBER 9168 F010 416.

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

Robert H. Vogel 8/8/05
 ROBERT H. VOGEL DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark C. Martin 8/24/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark C. Martin 8/24/05
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, SCOTT J. S. FISCHELL, ROBERT H. SWEIGART AND LESTER L. HOLMES, OWNERS 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 9TH DAY OF AUGUST 2005

SCOTT J. S. FISCHELL
 ROBERT H. SWEIGART
 LESTER L. HOLMES

WITNESS
Mark C. Martin
 WITNESS
Robert H. Vogel
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY SCOTT J. S. FISCHELL TO ROBERT H. SWEIGART AND LESTER L. HOLMES BY DEED DATED MAY 5, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9168 AT FOLIO 416 AND 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 IN LIBER 5314 FOLIO 477 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS AND SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN CONFORMANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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

RECORDED AS PLAT NO. *17697* ON *9/14/05*
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
MINGLEWOOD
 LOTS 3 TO 6
 A REVISION TO MINGLEWOOD, LOTS 3 THRU 6, PLAT NO. 17271

ZONED: RC-DEO
 TAX MAP NO:8 BLOCK:10 PARCEL NO:26
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: AUGUST 1, 2005
 GRAPHIC SCALE

SCALE: 1"=100'
 SHEET 1 OF 1
 F 01-176, F-02-085