

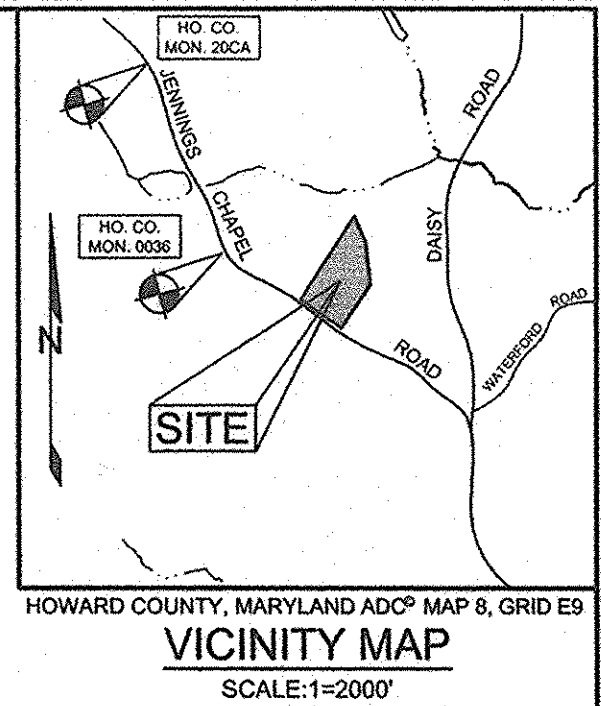
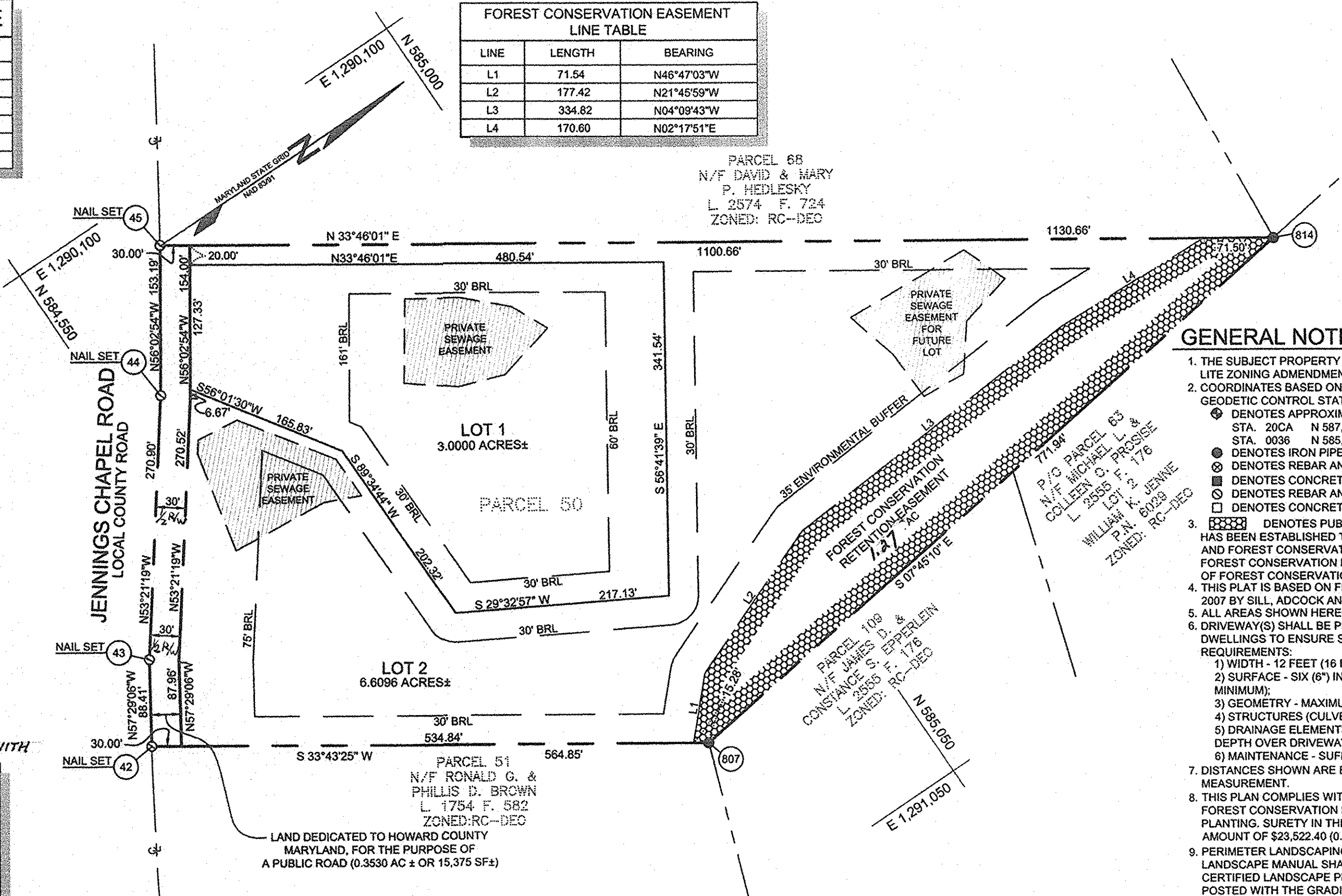
U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
45	584,685.5718	1,290,154.1112
814	585,625.4914	1,290,782.5492
807	584,860.6073	1,290,886.8833
42	584,390.8103	1,290,573.0889
43	584,438.3314	1,290,498.5391
44	584,600.0154	1,290,281.1851

- GENERAL NOTES CONTINUED...
13. THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON LOT 1 AND AN ACCESSORY STRUCTURE ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 14. STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT. WATER QUALITY AND RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING ROOFTOP AND NON-ROOFTOP DISCONNECTS. CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS.
 15. WP-07-116, A REQUEST TO WAIVE SECTION 16.120(b)(4)(iii)(b) WHICH PROHIBITS FLOODPLAIN, WETLAND, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES IN SIZE, AND SECTION 16.120(b)(4)(i) WHICH REQUIRES RESIDENTIAL LOTS TO BE REGULAR, GENERALLY RECTANGULAR LOT SHAPES, WAS APPROVED ON SEPTEMBER 6, 2007. SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE ENTIRE TREELINE SHOWN ON PROPOSED LOT 2 IN THE VICINITY OF THE EXISTING BARN MUST BE PLACED WITHIN THE FOREST CONSERVATION EASEMENT
 2. FOREST CONSERVATION SIGNS MUST BE POSTED ALONG THE ENTIRE PERIMETER OF THE FOREST CONSERVATION EASEMENT
 3. THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT.
 16. LANDSCAPING FOR LOTS 1 AND 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT.
 17. THERE ARE NO 100 YEAR FLOODPLAINS LOCATED ONSITE.
 18. A WETLAND DELINEATION WAS PERFORMED BY EXPLORATION RESEARCH, INC., DATED MARCH 2007.
 19. THERE ARE NO WETLANDS, FLOODPLAINS, HISTORIC STRUCTURES OR CEMETARIES LOCATED ONSITE.
 20. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
 21. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
 22. WATER IS PRIVATE.
 23. SEWER IS PRIVATE.
 24. TRASH AND RECYCLABLES COLLECTION WILL BE AT JENNINGS CHAPEL ROAD, WITHIN 5 FEET OF THE COUNTY ROADWAY.
 25. THE EXISTING BARN TO REMAIN ON LOT 2 IS A "NON-CONFORMING USE". ANY ADDITIONS TO OR RELOCATION OF THE EXISTING BARN WILL BE REQUIRED TO CONFORM WITH CURRENT ZONING REGULATIONS.
 26. OPEN SPACE FEE IN LIEU FOR ONE LOT HAS BEEN PAID WITH THIS PLAT RECORDATION.

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	71.54	N46°47'03"W
L2	177.42	N21°45'59"W
L3	334.82	N04°09'43"W
L4	170.60	N02°17'51"E



GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING ADMENDMENTS EFFECTIVE 07/28/06.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 20CA AND NO. 0036.
 - ⊙ DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP).
 - STA. 20CA N 587,916.0761 E 1,287,859.6568
 - STA. 0036 N 585,141.4180 E 1,289,408.7235
- ⊙ DENOTES IRON PIPE FOUND.
- ⊙ DENOTES REBAR AND CAP FOUND.
- ⊙ DENOTES CONCRETE MONUMENT OR STONE FOUND.
- ⊙ DENOTES REBAR AND CAP SET.
- ⊙ DENOTES CONCRETE MONUMENT SET.
3. ~~RETRACTED~~ DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
4. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2007 BY SILL, ADCOCK AND ASSOCIATES, LLC.
5. ALL AREAS SHOWN HEREON ARE MORE OR LESS.
6. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - 2) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - 3) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - 6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
7. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
8. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 1.27 ACRES OF FOREST AND A FEE-IN-LIEU OF 0.72 ACRES OF PLANTING. SURETY IN THE AMOUNT OF \$11,064.20 (1.27 AC = 55,321 SF X \$0.20) AND A FEE-IN-LIEU IN THE AMOUNT OF \$23,522.40 (0.72 AC = 31,363 SF X \$0.75) SHALL BE PAID PRIOR TO PLAT RECORDATION.
9. PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED BY THE PLANTING OF 11 SHADE TREES AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. SURETY IN THE AMOUNT OF \$3,300.00 SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS SUBDIVISION.
10. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION EASEMENT.
11. ~~RETRACTED~~ THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF 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. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
12. THE LOT(S) SHOWN HEREON COMPLIES/COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT. SEE THIS SHEET FOR CONTINUATION...

RESERVATION OF PUBLIC UTILITY EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER, AND THROUGH LOTS 1 THRU 2, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (AC)	PIPESTEM AREA (AC)	MINIMUM LOT SIZE (AC)
2	6.6096	0.2204±	6.3892±

DENSITY CALCULATION

GROSS AREA: 9.9626 AC.
 AREA OF FLOODPLAIN: 0.00 AC.
 AREA OF STEEP SLOPES: 0.00 AC.
 NET AREA: 9.9626 AC.
 TOTAL LOTS ALLOWED: 3 LOTS
 1 DWELLING UNITS PER 3 NET ACRES
 9.9626/3 = 3.3208
 TOTAL LOTS PROPOSED: 2 LOTS

OWNER/DEVELOPER
 LAWRENCE, TREVA, FRED, & SANDRA LUTES
 3727 JENNINGS CHAPEL ROAD
 WOODBINE MD 21045

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 3/10/08
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Lawrence Lutes 3/7/08
 LAWRENCE LUTES DATE

Treva L. Lutes 3/7/08
 TREVA L. LUTES DATE

Fred L. Lutes 3/7/08
 FRED L. LUTES DATE

Sandra J. Lutes 3/7/08
 SANDRA J. LUTES DATE

AREA TABULATION CHART

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 2
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
2. TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 9.6096 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 0.0000 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
3. TOTAL AREA OF ROADWAY TO BE RECORDED: 0.3530 AC
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.9626 AC

HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PRIVATE WATER AND SEWAGE SYSTEMS

B. Nelson for Peter Brilenson 4/19/08
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael D. Adcock 3/14/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Regina Lafferty 4/11/08
 DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

WE, LAWRENCE LUTES AND TREVA L. LUTES AND FRED L. LUTES AND SANDRA J. LUTES, 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 ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS 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 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 ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF MARCH, 2008.

Lawrence Lutes 3/7/08
 LAWRENCE LUTES DATE

Treva L. Lutes 3/7/08
 TREVA L. LUTES DATE

Fred L. Lutes 3/7/08
 FRED L. LUTES DATE

Sandra J. Lutes 3/7/08
 SANDRA J. LUTES DATE

Charles D. Zopf 3/7/08
 WITNESS DATE

Charles D. Zopf 3/7/08
 WITNESS DATE

Charles D. Zopf 3/7/08
 WITNESS DATE

Charles D. Zopf 3/7/08
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY ANNE ELIZABETH VAETH, TRUSTEE OF THE ANNE ELIZABETH VAETH REVOCABLE TRUST, UNTO LAWRENCE LUTES AND TREVA L. LUTES, HUSBAND AND WIFE AND FRED L. LUTES AND SANDRA JEAN LUTES, HUSBAND AND WIFE BY DEED DATED JANUARY 12, 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 10491 FOLIO 416, 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.

Michael D. Adcock 3/10/08
 MICHAEL D. ADCOCK
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21257 DATE

RECORDED AS PLAT NUMBER 19802 ON 4/18/08
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT OF
HAWKS LANDING
 LOTS 1 AND 2

A SUBDIVISION OF PARCEL 50
 TAX MAP 20 GRID 11
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=100'
 DATE: MARCH 3, 2008

SHEET 1 OF 1