

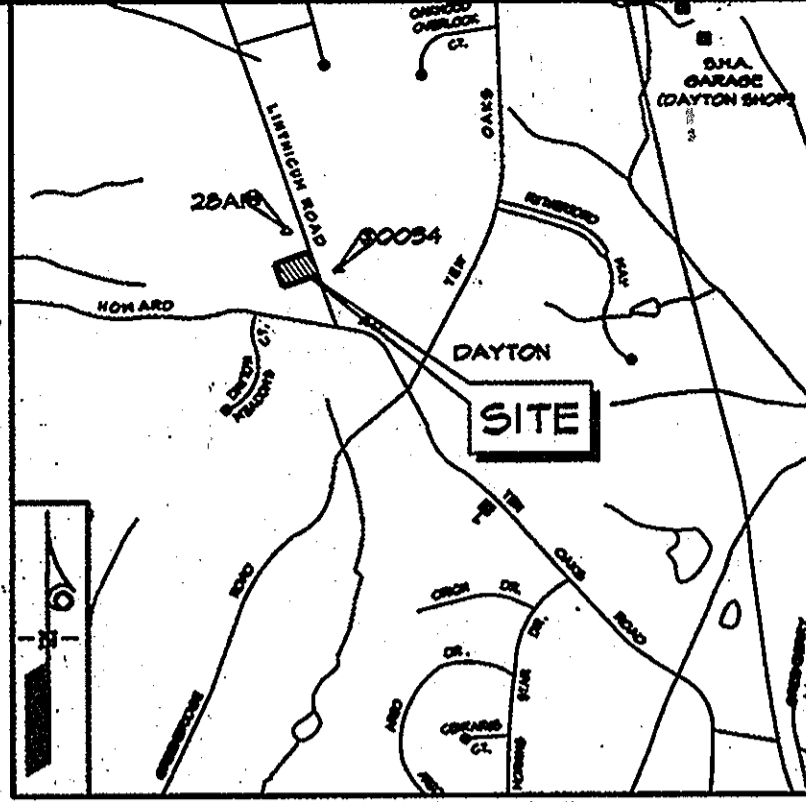
STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	ADDRESS	GREEN ROOFS A-1 (Y/N)	PERMEABLE PAVEMENTS A-2 (Y/N)	REINFORCED TURF A-3 (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEETFLOW TO CONSERVATION AREAS N-3 (Y/N)	RAINWATER HARVESTING M-1 (NUMBER)	SUBMERGED GRAVEL NEILANDS M-2 (NUMBER)	LANDSCAPE INFILTRATION M-3 (NUMBER)	INFILTRATION BERMS M-4 (NUMBER)	DRY WELLS M-5 (NUMBER)	MICRO-BIOTRETATION M-6 (NUMBER)	RAIN GARDENS M-7 (NUMBER)	SWALES M-8 (NUMBER)	ENHANCED FILTERS M-9 (NUMBER)
3	LINTHICUM ROAD		Y													

SHEET INDEX

SHEET NO.	TITLE
1 OF 2	GENERAL NOTES & FLAT PLAN
2 OF 2	FLAT PLAN

- The MALPF Board approved the requested swap of easement acreage for non-easement acreage on December 13, 2005. The Lot that is designated, "Former 1 Acre Lot" on the plat was excluded from the description of the deed of easement, and is therefore not covered by its restrictions. The property owners wish to encumber that acre in exchange for releasing from the easement terms the lot that is designated, "New Lot #3" on the plat.
- Subject Property Zoned RR-DEO per the 07/28/2006 Comprehensive Zoning Plan.
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Station No. 0034 and No. 28A1
0034 N 574,879.52 E 1315,192.34
28A1 N 576,723.56 E 1314,261.72
- This plat is based on a Field Run Monumented Boundary Survey performed on May 5, 1997 by Charles A Phillips Jr. Reg. 465
- B.R.L. denotes Building Restriction Line established by zoning.
- CMF/S - Concrete Monument Found/Set
- IBF/S - Iron Pipe or Bar Found/Set
- This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. 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 sewage system. The County Health Officer shall have authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- The driveway shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
 - Width - 12'
 - Surface - Six (6) inches of compacted crusher run base with tar and chip coating (1-1/2" minimum).
 - Geometry - Maximum 15% Grade, maximum 10% grade change and 45-foot turning radius.
 - Structures (Culverts/Bridges) - Capable of supporting 25 gross tons (H25 -Loading).
 - Drainage Elements - Capable of safely passing 100 year floodplain with no more than 1 foot depth over driveway surface.
 - Structure Clearances - Minimum 12 feet.
 - Maintenance - Sufficient to insure all weather use.
- There are no wetlands on site that will be disturbed or that will require 401 and 404 wetlands permits from the State of Maryland, per visual observation performed by KCI Technologies, Inc on or around March, 2007.
- This plan of subdivision has been prepared without the benefit of a title report.
- All areas shown on this plat are more or less.
- The lots shown hereon comply with the minimum width and area as required by the Maryland State Department of the Environment.
- The subject property is encumbered by a Maryland Land Preservation Foundation (MALPF) easement, file number 13-82-04Bex2, and is owned by Mullnix Brothers Partnership.
- This project is exempt from the forest conservation program per section 16.122(b)(1)(vi) of the Subdivision and Land Development Regulations because the property is in Agricultural Preservation Program.
- Lot 3 is created in accordance with the provisions of Section 105.E.6 of the Zoning Regulations.



NOTE: COORDINATES BASE ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0034 AND NO. 28A1
ADC MAP COORDINATES MAP 4493 GRID B-2

LEGEND

- MONUMENT FOUND
- BOUNDARY LINE
- PIPE FOUND
- ▨ SEWAGE DISPOSAL AREA
- ⊙ WELL CALLED PERC TEST BASED PERC TEST

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 51084 EXPIRATION DATE: 11-21-12

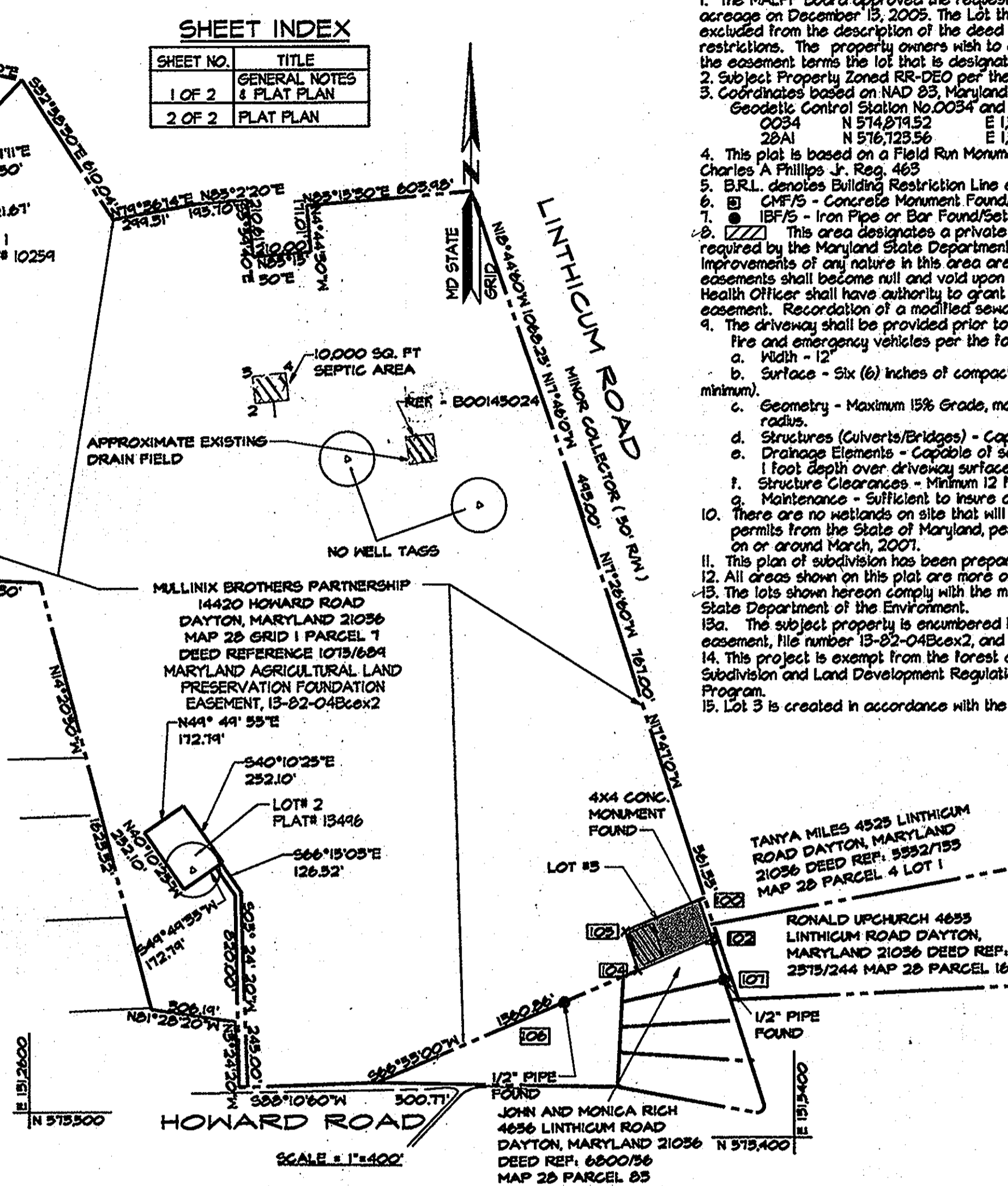
CERTIFICATION

THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.

Richard Butt 11-11-11
RICHARD BUTT DATE
PROFESSIONAL ENGINEER NO. 51084

C. Allen Paugh 11/28/11
C. ALLEN PAUGH DATE
MARYLAND PROPERTY LINE SURVEYOR NO. 475

Mark A Mullnix 11/28/11
MARK A MULLNIX OWNER DATE
General Partner



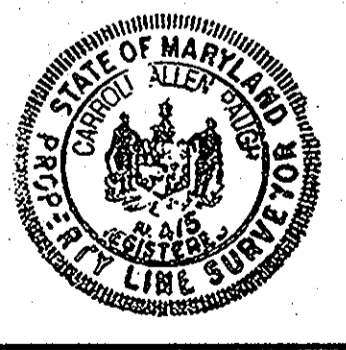
AREA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	1 LOT
TOTAL AREA OF LOTS AND/OR PARCELS:	0.0194 AC. +/-
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0061
TOTAL AREA OF TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.0000 AC. +/-

ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS

KCI TECHNOLOGIES

8161 MAPLE LANE BLVD, SUITE 150
FULTON, MARYLAND 20759
PHONE: (410) 792-8086
FAX: (410) 792-7419
WWW.KCI.COM



OWNER / DEVELOPER

MULLNIX BROTHERS PARTNERSHIP
14420 HOWARD ROAD
DAYTON, MD 21036
(301) 551-5462

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

Howard County Health Officer 2/9/12
HOWARD COUNTY HEALTH OFFICER DATE

Chief, Development Engineering Division 12/14/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl S. Shookoff 2/13/12
DIRECTOR DATE

OWNER'S CERTIFICATE

MULLNIX BROTHERS PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON 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; (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 BED 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 THE SAID EASEMENTS AND RIGHT-OF-WAYS, WITNESS MY HAND THIS 11TH DAY OF JANUARY, 2008.

Mark A Mullnix 11/28/11
MULLNIX BROTHERS PARTNERSHIP, DATE
BY MARK A MULLNIX, GENERAL PARTNER

Timothy H. Miller 11/28/11
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY STANFORD S. GANN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET CLARK HOWARD ET AL TO MULLNIX BROTHERS PARTNERSHIP BY DEED DATED OCTOBER 26, 1981 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1075 AT FOLIO 684; 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.

C. Allen Paugh 11/28/11
C. ALLEN PAUGH, MARYLAND PROPERTY LINE SURVEYOR NO. 475 DATE

RECORDED AS PLAT NO. 21876 ON 2/17/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT

FOR MULLNIX MANOR, LOT 3

MULLNIX BROTHERS PROPERTY
SINGLE LOT SUBDIVISION
ZONING: "RR-DEO"
TAX MAP NO. 28 GRID 1 PARCEL 07
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: AS NOTED
DATE: December 10, 2010
SHEET 1 OF 2

PLOTTED: 02:45:00 PM on Friday, November 11, 2011
BY: Nelson, Nicolaus, Division: F088 - Land Developer, GMA Emp
FILE: M:\2008\01085145 Drawings\Rev-RR-LOTS.dwg

STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	ADDRESS	GREEN ROOFS A-1 (Y/N)	PERMEABLE PAVEMENTS A-2 (Y/N)	REINFORCED TURF A-3 (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEETFLOW TO CONSERVATION AREAS N-3 (Y/N)	RAINWATER HARVESTING M-1 (NUMBER)	SUBMERGED GRAVEL WETLANDS M-2 (NUMBER)	LANDSCAPE INFILTRATION M-3 (NUMBER)	INFILTRATION BERMS M-4 (NUMBER)	DRY WELLS M-5 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)	RAIN GARDENS M-7 (NUMBER)	SWALES M-8 (NUMBER)	ENHANCED FILTERS M-9 (NUMBER)
LOT 3	LINTHICUM ROAD		Y													

COORDINATE TABLE

PTS	NORTH	EAST	DESC.
100	574284.535	1315074.362	R/W
101	574274.678	1315051.264	LOT
102	574141.702	1315120.178	R/W
103	574131.845	1315087.082	CMON
104	574027.197	1314851.932	LOT
105	574170.030	1314806.119	LOT
106	573945.861	1314544.261	PIPE
107	573922.125	1315144.545	PIPE

LEGEND

- MONUMENT FOUND
- - - BOUNDARY LINE
- PIPE FOUND
- - - BUILDING RESTRICTION LINE
- - - EDGE OF ROAD
- ▨ SEWAGE DISPOSAL AREA

PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31084 EXPIRATION DATE: 11-21-12

CERTIFICATION

THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.

Richard Butt 11/11
 RICHARD BUTT
 PROFESSIONAL ENGINEER NO. 31084

THE REQUIREMENTS 3-102, 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.

C. Allen Paugh 11/28/11
 C. ALLEN PAUGH
 MARYLAND PROPERTY LINE SURVEYOR NO. 475

Mark A. Mullinix 11/28/11
 MARK A. MULLINIX, OWNER
 General Partner

AREA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1 LOT
 TOTAL AREA OF LOTS AND/OR PARCELS: 0.9139 Ac. +/-
 TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.0261
 TOTAL AREA OF TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.0000 Ac. +/-

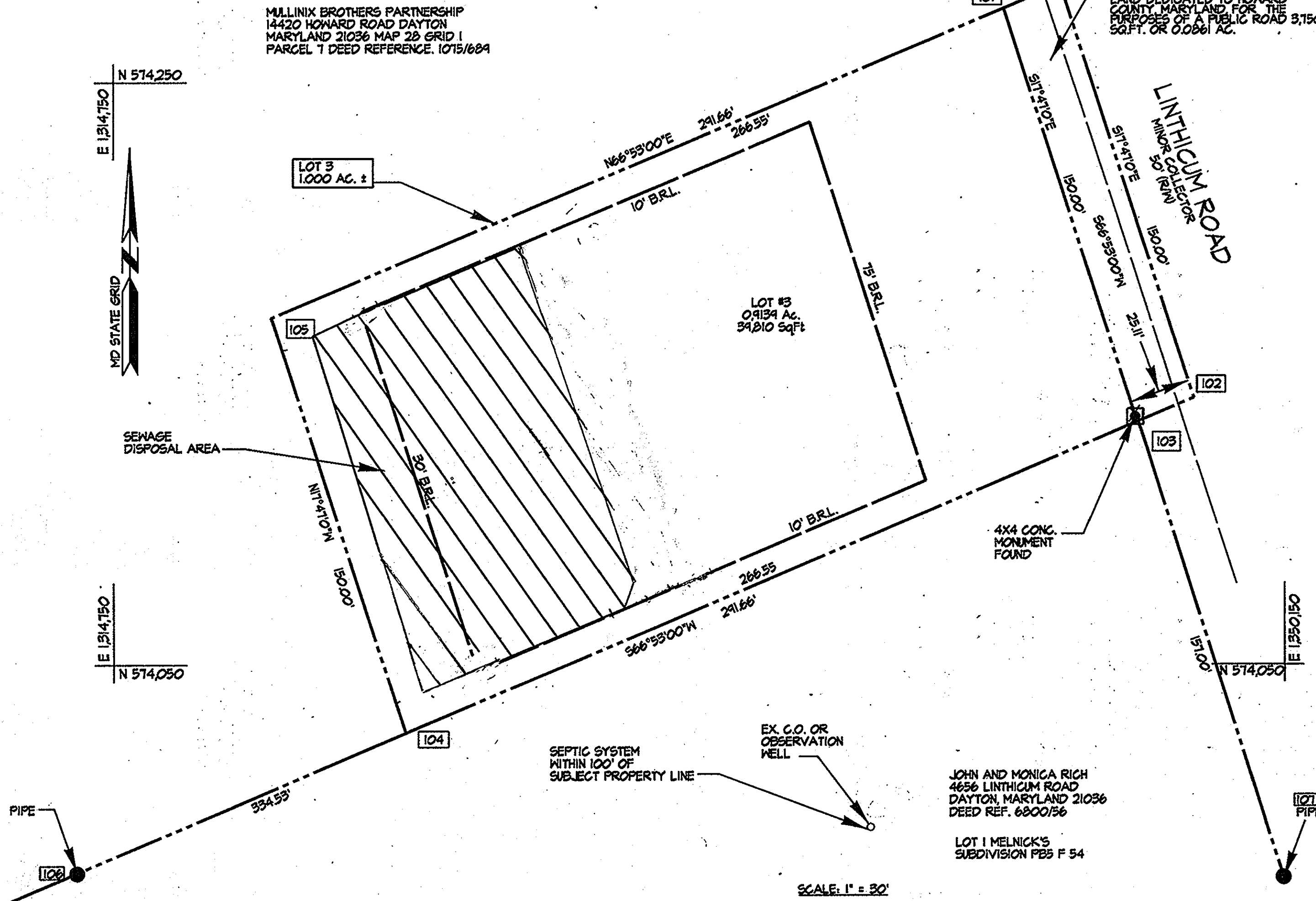
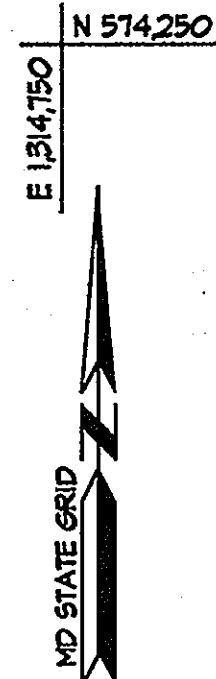
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

Richard Butt 2/9/12
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Richard Butt 12/14/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kurt S. Woodley 2/13/12
 DIRECTOR



SCALE: 1" = 30'

KCI TECHNOLOGIES
 ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS
 8161 MAPLE LARK BLVD., SUITE 150
 FULFORD, MARYLAND 20759
 Phone: (410) 792-3086
 Fax: (410) 792-7419
 www.kci.com



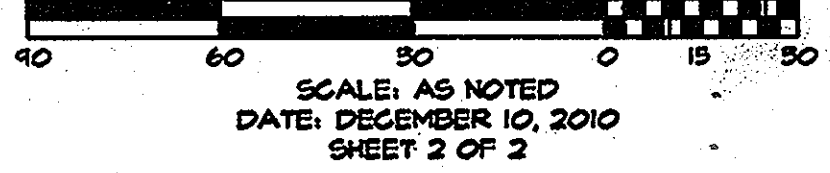
OWNER / DEVELOPER

MULLINIX BROTHERS PARTNERSHIP
 14420 HOWARD ROAD
 DAYTON, MD 21036
 (301) 531-5462
 MARK MULLINIX

RECORDED AS PLAT NO. 21827 ON 2/17/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT

FOR MULLINIX MANOR, LOT 3
 MULLINIX BROTHERS PROPERTY
 SINGLE LOT SUBDIVISION
 ZONING: "RR-DEO"
 TAX MAP NO. 28 GRID 1 PARCEL 07
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



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C. Allen Paugh 11/28/11
 C. ALLEN PAUGH, MARYLAND PROPERTY LINE SURVEYOR NO. 475

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Mark A. Mullinix 11/28/11
 MULLINIX BROTHERS PARTNERSHIP
 BY MARK A. MULLINIX, GENERAL PARTNER

Richard Butt 11/28/11
 WITNESS

Carol Allen Paugh 11/28/11
 DATE

PLOTTED: 02:53 PM on Friday, November 11, 2011
 BY: Nathan Nicodemus, Division P085, Land Develop, GMA Emp
 FILE: M:\2008\01055145\Drawings\Rev-RP-LOTS.dgn