

GENERAL NOTES

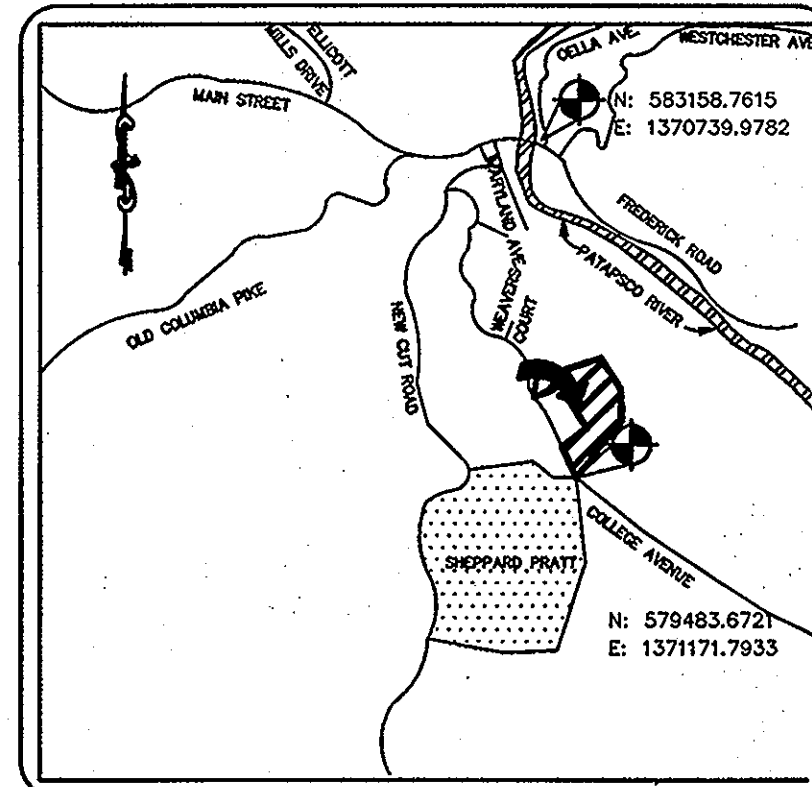
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO EXISTING HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SITE.
- SUBJECT PROPERTY ZONED R-ED PER FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 25GA & 0084.
- THIS PLAT IS BASED ON A FIELD ROUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, LLC. IN DECEMBER, 2006.
- 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.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - 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 (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- WATER AND SEWER SERVICE TO THE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER SERVICE FOR LOT 1 TO BE SERVED BY PUBLIC WATER (CONTRACT NO. 64-W). SEWER SERVICE FOR LOT 1 TO BE SERVED BY PUBLIC SEWER (CONTRACT NO. 419-S).
- ALL AREAS ARE MORE OR LESS.
- STEEP SLOPES OF 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ. FT. EXIST ON SITE AS SHOWN ON THE SUPPLEMENTAL PLAN. THE STEEP SLOPES ARE LOCATED ON THE NON BUILDABLE BULK PARCEL.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN AFFECT AT THE TIME OF THE BUILDING OR GRADING PERMIT APPLICATIONS.
- A SITE DEVELOPMENT PLAN FOR LOT 1 WILL BE REQUIRED PER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS-PER SECTION 16.155(a)(2)(ii).
- IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(viii) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT, A FOREST CONSERVATION EASEMENT HAS BEEN CREATED TO SATISFY FOREST CONSERVATION REQUIREMENTS.
- FOREST CONSERVATION REPORT AND COMPUTATIONS WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- DEVELOPER RESERVES THE RIGHT UNTO ITSELF, ASSIGNS AND SUCCESSORS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER AND STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- NO PREVIOUS DPZ FILE NUMBERS EXIST FOR THIS LOT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE CURRENT ZONING IS R-ED, WHICH IS ESTABLISHED TO ACCOMODATE RESIDENTIAL DEVELOPMENT AT A DENSITY OF TWO DWELLING UNITS PER NET ACRE IN AREAS WITH A HIGH PROPORTION OF SENSITIVE ENVIRONMENTAL AND/OR HISTORIC RESOURCES.

- OPEN SPACE WILL BE DEFERRED BY A FORMAL WAIVER PETITION AND ADDRESSED UPON RESUBDIVISION OR DEVELOPMENT OF THE BULK PARCEL. OPEN SPACE WILL BE CREATED, BASED ON 50% OF THE GROSS AREA OF THE SITE, WHICH WILL INCLUDE THE AREA OF LOT 1.
- FOREST CONSERVATION REQUIREMENTS WILL BE CALCULATED ONLY FOR THE AREA OF LOT 1 AT THIS TIME. STORM WATER MANAGEMENT MEASURES ARE FOR LOT 1 ONLY.
- THE RESIDUE LOT/PARCEL NON-BUILDABLE BULK PARCEL A WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION PLAT. HOWEVER, UPON FURTHER RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL A, THEN SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ITS ACREAGE.
- ALL AREAS WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE CLEARED.
- TRASH AND RECYCLING COLLECTION WILL BE ALONG COLLEGE AVENUE WITHIN 5- FEET OF THE COUNTY ROAD.
- NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES IS PERMITTED WITHIN THE STREAM BUFFER.
- STORM WATER MANAGEMENT WILL BE PROVIDED VIA RAIN GARDENS. APPROVAL OF RAIN GARDENS IS SUBJECT TO GEOTECHNICAL SOIL TESTING AND REPORTS UPON SUBMITTAL OF A SITE DEVELOPMENT PLAN AT THE BUILDING PERMIT STAGE.
- TO SATISFY THE REQUIREMENTS OF SECTION 16.125(a)(b), SCENIC ROADS REGARDING A 35' FOREST BUFFER FRONTING THE ROAD. NO CLEARING OR GRADING OF THE EXISTING FOREST WILL BE PERMITTED IN THIS AREA, EXCEPT FOR ONE DRIVEWAY FOR INGRESS AND EGRESS TO LOT 1, AS APPROVED ON THE FUTURE SITE DEVELOPMENT PLAN.
- LANDSCAPING PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS SATISFIED BY CREDIT FOR EXISTING FOREST COVER. A MINIMUM BUFFER WIDTH OF 20- FEET OF EXISTING VEGETATION WILL BE PRESERVED ALONG THE EASTERN PROPERTY LINE.
- AT SDP, THE PRIVATE SIGHT DISTANCE EASEMENT SHALL BE CLEARED AND GRADED, AS REQUIRED, TO ACHIEVE THE MINIMUM SIGHT DISTANCE AS APPROVED UNDER F-08-157.

- WAIVER PETITION WP-09-120 TO DEFER OPEN SPACE REQUIREMENT, SECTION 16.121(o)(1) OF THE AMENDED FIFTH ADDITION WAS SUBMITTED ON 2/4/09 AND APPROVED ON 3/9/09. APPROVAL IS SUBJECT TO THE FOLLOWING TWO CONDITIONS:
 - UPON THE RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, THE REQUIREMENT OF OPEN SPACE MUST BE PROVIDED BASED ON 50% OF THE ORIGINAL SUBDIVISION'S GROSS AREA (OR THE PERCENTAGE REQUIREMENT THEN IN EFFECT).
 - ON THE PLAT PROVIDE A BRIEF DESCRIPTION OF THE WAIVER PETITION (WP-09-120) INCLUDING REQUESTS, SECTIONS OF THE REGULATIONS, ACTIONS AND DATES.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY 0.83 ACRES OF ON-SITE RETENTION, WHICH IS SUFFICIENT TO MEET AND EXCEED THE BREAK EVEN POINT OF RETENTION.
- THE LOCATION AND/OR EXISTENCE OF A 20 FOOT WIDE PRIVATE RIGHT OF WAY WHOSE ORIGIN IS DESCRIBED IN LIBER 5330 AT FOLIO 385 HAS NOT BEEN DETERMINED. IT IS NOT CERTAIN IF THIS RIGHT-OF-WAY/EASEMENT CONTINUES ACROSS NON-BUILDABLE BULK PARCEL A. IF THIS ISSUE IS NOT RESOLVED BEFORE THE RECORDATION OF THIS PLAT IT WILL BE RESOLVED UPON THE DEVELOPMENT OF BULK PARCEL A IN THE FUTURE.

RESERVATION OF FOREST CONSERVATION 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 AND NON-BUILDABLE BULK PARCEL A; ANY CONVEYANCES OF THE AFORESAID LOT 1 AND BULK PARCEL A SHALL BE TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT 1 AND NON-BUILDABLE BULK PARCEL A. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION FOR THE CONSERVATION EASEMENT(S) UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPERS 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"



VICINITY MAP ADC MAP 12 GRID G11 SCALE 1"=2000'

STATION 25GA
N: 579483.6721
E: 1371171.7933

STATION 0084
N: 583158.7615
E: 1370739.9782

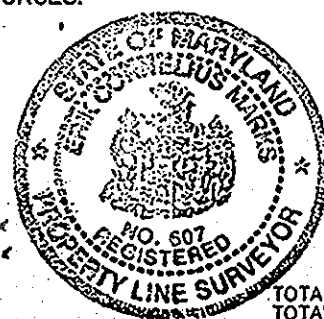
NUMBER	NORTHING	EASTING
2000	N 580178.305	E 1371179.923
2001	N 580146.288	E 1371163.281
2002	N 580081.053	E 1371084.014
2003	N 580051.668	E 1371010.683
2004	N 580062.985	E 1370985.007
2005	N 580167.501	E 1370928.227
2006	N 580300.330	E 1370873.426
2007	N 580419.226	E 1371046.376
2008	N 580583.458	E 1370932.237
2009	N 580594.823	E 1370949.023
2010	N 580770.218	E 1370853.552
2011	N 581025.659	E 1370783.679
2012	N 581001.243	E 1370654.979
2013	N 581040.139	E 1370527.091
2014	N 581068.167	E 1370837.910
2015	N 581122.376	E 1371178.820
2016	N 580705.773	E 1371461.812
2017	N 580340.184	E 1371464.670
2018	N 580096.220	E 1371337.937
2019	N 579745.688	E 1371155.843
2020	N 580015.336	E 1371027.552
2021	N 580043.644	E 1371098.176
2022	N 580126.543	E 1371198.109
2023	N 580159.865	E 1371215.419
2024	N 579665.835	E 1371228.913
2025	N 579635.749	E 1371211.190

SHEET AREA TABULATION			
	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1	0	1
TOTAL NUMBER OF NON BUILDABLE LOTS TO BE RECORDED	P/O 1	P/O 1	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0*
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2	0	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.2130 ACRES	0	1.2130 ACRES
TOTAL AREA OF NON BUILDABLE LOTS TO BE RECORDED	3.6464 ACRES	8.3921 ACRES	12.0385 ACRES
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0 ACRES	0 ACRES	0 ACRES
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.8594 ACRES	8.3921 ACRES	13.2515 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0.5650 ACRES	0.0327 ACRES	0.5977 ACRES
TOTAL AREA OF PLAT TO BE RECORDED	5.4244 ACRES	8.4248 ACRES	13.8492 ACRES

* PLEASE SEE GENERAL NO. 23.

* FRONTAGE IMPROVEMENTS WILL BE REQUIRED UPON FURTHER SUBDIVISION OF LOTS 1 OR LOT 2. THE IMPROVEMENTS WILL EXTEND ALONG THE ENTIRE FRONTAGE OF LOT 1 AND LOT 2 AND SHALL BE AT THE EXPENSE OF THE OWNER AND/OR DEVELOPER.

THE REQUIREMENTS OF S 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.



ERIK C. MARKS, R.P.L.S. #607

MARKS & ASSOCIATES L.L.C.
ENGINEERING-SURVEYING-LAND PLANNING

4531 COLLEGE AVENUE
ELLCOTT CITY, MARYLAND 21043
(410) 747-8738

OWNER/DEVELOPER

MCCORMACK ET. AL.
4021 COLLEGE AVENUE
ELLCOTT CITY MD 21043-5503
PH. (410) 465-8109

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
TOTAL NUMBER OF LOTS TO BE RECORDED: 2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1.2130 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 ACRES
TOTAL AREA OF LOTS TO BE RECORDED: 1.2130 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED: 0.5977 ACRES
TOTAL AREA TO BE RECORDED: 13.8492 ACRES.

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

HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

OWNER'S CERTIFICATE

WILLIAM R. MCCORMACK, TERENCE S. MCCORMACK, GREGORY D. MCCORMACK, JEFFREY P. MCCORMACK, GARY J. MCCORMACK, AND SHARON J. MCCORMACK 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 PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 25th DAY OF September, 2009.

BY: William R. McCormack, Terrence S. McCormack, Gregory D. McCormack, Jeffrey P. McCormack, Gary J. McCormack, Sharon J. McCormack

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY AND BETWEEN ALMA K. MCCORMACK, GRANTOR, AND WILLIAM R. MCCORMACK, JR., TERENCE S. MCCORMACK, GREGORY D. MCCORMACK, JEFFREY P. MCCORMACK, GARY J. MCCORMACK, AND SHARON J. MCCORMACK DATED DECEMBER 31ST, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6252 AT FOLIO 79 AND ALSO A DEED DATED DECEMBER 31, 1998 AND RECORDED IN LIBER 4841 AT FOLIO 531 AND A DEED DATED DECEMBER 31, 2001 AND RECORDED IN LIBER 6252 AT FOLIO 86 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO 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.

ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR
MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 20782
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

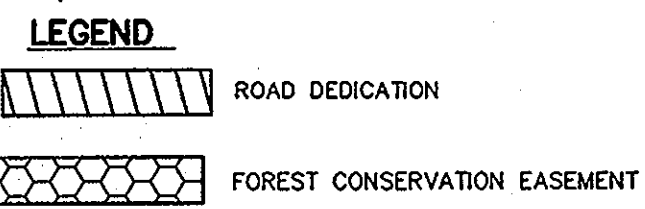
MCCORMACK PROPERTY
LOT 1 AND NON-BUILDABLE BULK PARCEL A
LIBER 6252 FOLIO 79, DECEMBER 31, 1999
TAX MAP NO:25 PARCEL NO:58 GRID NO:14
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



SCALE: AS SHOWN
SHEET 1 OF 3

AREA TABULATION OF SHEET 2

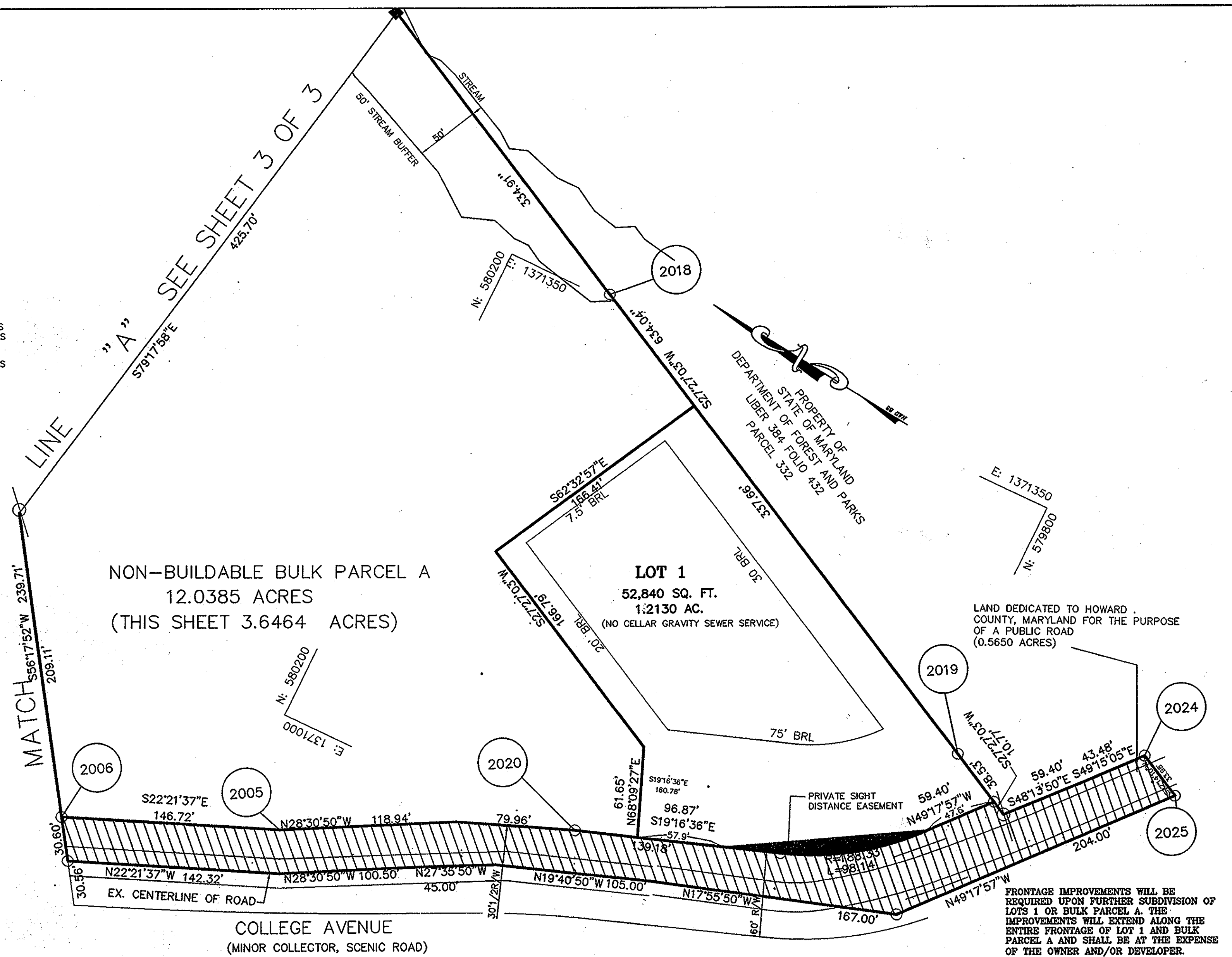
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.2130 ACRES
TOTAL AREA OF NONBUILDABLE LOTS TO BE RECORDED:	3.6464 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF LOTS TO BE RECORDED:	4.8594 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.5650 ACRE
TOTAL AREA TO BE RECORDED:	5.4244



OWNER/DEVELOPER
 MCCORMACK ET AL.
 4021 COLLEGE AVENUE
 ELLICOTT CITY MD 21043-5503
 PH. (410) 465-8109

THE REQUIREMENTS OF § 3-109, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
Erik C. Marks 9/20/2009
 ERIK C. MARKS, R.P.L.S. #607

MARKS & ASSOCIATES L.L.C.
 ENGINEERING-SURVEYING-LAND PLANNING
 4531 COLLEGE AVENUE
 ELLICOTT CITY, MARYLAND 21043
 (410) 747-8738



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
Brian for Peter Zeilenson 9/22/09
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 9/29/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 DIRECTOR, DATE

OWNER'S CERTIFICATE
 WILLIAM R. MCCORMACK, TERENCE S. MCCORMACK, GREGORY D. MCCORMACK, JEFFREY P. MCCORMACK, GARY J. MCCORMACK, AND SHARON J. MCCORMACK
 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 PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-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 20th DAY OF September, 2009.
 BY: *William R. McCormack* WILLIAM R. MCCORMACK
Terence S. McCormack TERENCE S. MCCORMACK
Gregory D. McCormack GREGORY D. MCCORMACK
Jeffrey P. McCormack JEFFREY P. MCCORMACK
Sharon J. McCormack SHARON J. MCCORMACK
Karen Melvorn 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 AND BETWEEN ALMA K. MCCORMACK, GRANTOR, AND WILLIAM R. MCCORMACK, JR., TERENCE S. MCCORMACK, GREGORY D. MCCORMACK, JEFFREY P. MCCORMACK, GARY J. MCCORMACK, AND SHARON J. MCCORMACK DATED DECEMBER 31ST, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6252 AT FOLIO 79 AND ALSO A DEED DATED DECEMBER 31, 1998 AND RECORDED IN LIBER 4841 AT FOLIO 531 AND A DEED DATED DECEMBER 31, 2001 AND RECORDED IN LIBER 6252 AT FOLIO 86 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO 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 THE HOWARD COUNTY SUBDIVISION REGULATIONS.
Erik C. Marks
 ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE 9/20/09
 MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 20783 10/2/09
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MCCORMACK PROPERTY
 LOT 1 AND
 NON-BUILDABLE BULK PARCEL A
 LIBER 6252 FOLIO 79, DECEMBER 31, 1999
 TAX: MAP NO:25 PARCEL NO:58 GRID NO:14
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 SHEET 2 OF 3

LEGEND

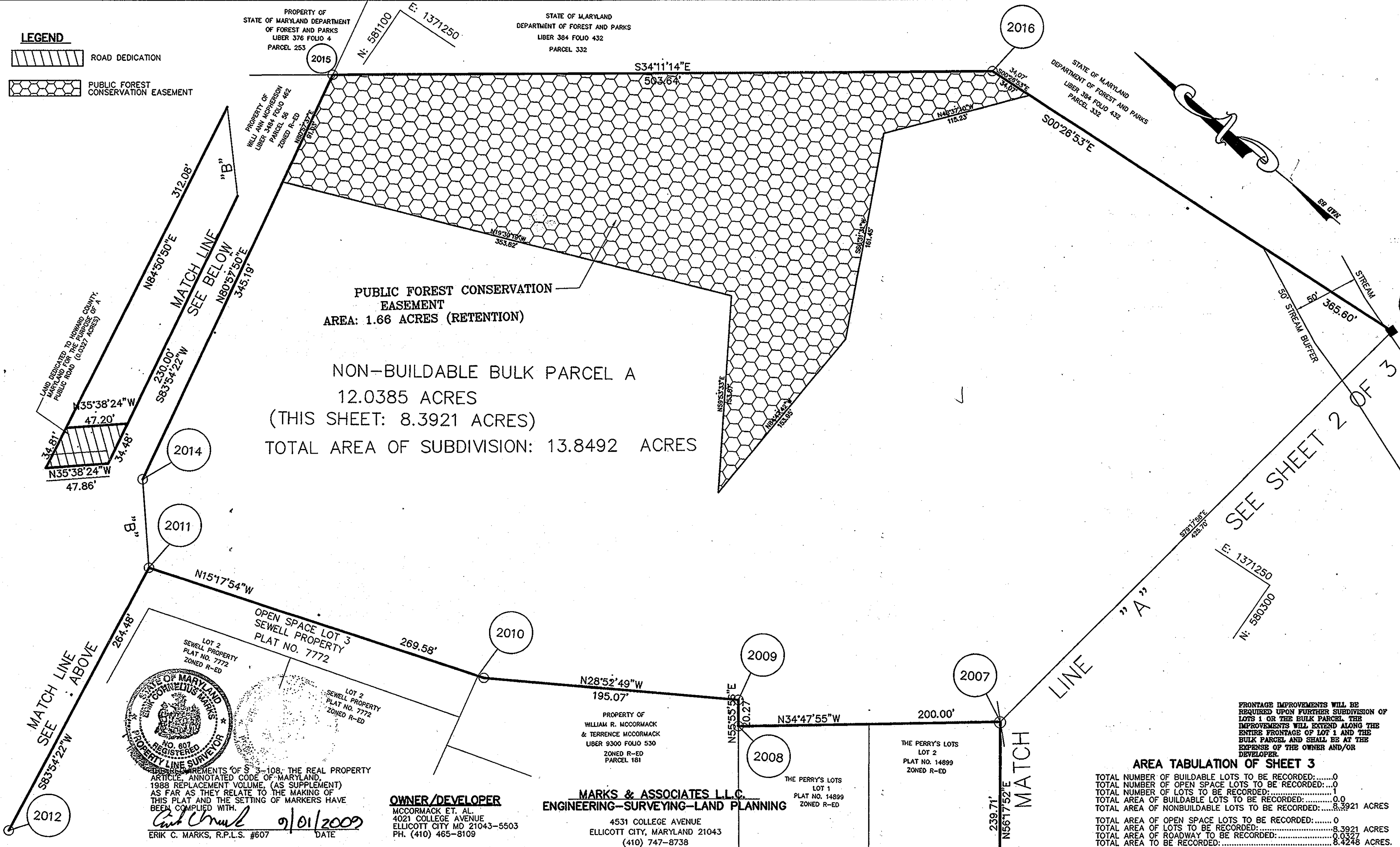
-  ROAD DEDICATION
-  PUBLIC FOREST CONSERVATION EASEMENT

PROPERTY OF STATE OF MARYLAND DEPARTMENT OF FOREST AND PARKS LIBER 376 FOLIO 4 PARCEL 253

STATE OF MARYLAND DEPARTMENT OF FOREST AND PARKS LIBER 384 FOLIO 432 PARCEL 332

PUBLIC FOREST CONSERVATION EASEMENT
AREA: 1.66 ACRES (RETENTION)

NON-BUILDABLE BULK PARCEL A
12.0385 ACRES
(THIS SHEET: 8.3921 ACRES)
TOTAL AREA OF SUBDIVISION: 13.8492 ACRES



APPROVEMENTS OF S 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Erik C. Marks 9/01/2009
ERIK C. MARKS, R.P.L.S. #607 DATE

OWNER/DEVELOPER
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MARKS & ASSOCIATES L.L.C.
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4531 COLLEGE AVENUE
ELLCOTT CITY, MARYLAND 21043
(410) 747-8738

AREA TABULATION OF SHEET 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.0
TOTAL AREA OF NONBUILDABLE LOTS TO BE RECORDED:	8.3921 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF LOTS TO BE RECORDED:	8.3921 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0327
TOTAL AREA TO BE RECORDED:	8.4248 ACRES

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

B. Wilson 9/2/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hammit 9/29/09
DIRECTOR DATE

OWNER'S CERTIFICATE

WILLIAM R. MCCORMACK, TERENCE S. MCCORMACK, GREGORY D. MCCORMACK, JEFFREY P. MCCORMACK, GARY J. MCCORMACK, AND SHARON J. MCCORMACK 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 PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-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 5th DAY OF September, 2009.

BY: *William R. McCormack* WILLIAM R. MCCORMACK
Terence S. McCormack TERENCE S. MCCORMACK
Gary J. McCormack GARY J. MCCORMACK
Sharon J. McCormack SHARON J. MCCORMACK
Jeffrey P. McCormack JEFFREY P. MCCORMACK

WITNESS: *Korey McCormack*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY AND BETWEEN ALMA K. MCCORMACK, GRANTOR, AND WILLIAM R. MCCORMACK, JR., TERENCE S. MCCORMACK, GREGORY D. MCCORMACK, JEFFREY P. MCCORMACK, GARY J. MCCORMACK, AND SHARON J. MCCORMACK DATED DECEMBER 31ST, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6252 AT FOLIO 79 AND ALSO A DEED DATED DECEMBER 31, 1998 AND RECORDED IN LIBER 4841 AT FOLIO 531 AND A DEED DATED DECEMBER 31, 2001 AND RECORDED IN LIBER 6252 AT FOLIO 86 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO 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.

Erik C. Marks 9/01/2009
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE
MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 20784 10/2/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MCCORMACK PROPERTY
LOT 1 AND NON-BUILDABLE BULK PARCEL A
LIBER 6252 FOLIO 79, DECEMBER 31, 1999
TAX MAP NO:25 PARCEL NO:58 GRID NO:14
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

0 50 100 150
SCALE: 1"=50'
SHEET 3 OF 3