

NOTES:

- 1.) * DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. HO. CO. #0005 AND HO. CO. #13A1.
- 3.) THE SUBJECT PROPERTY ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-06.
- 4.) WATER AND SEWER IS PRIVATE
- 5.) THERE ARE NO WETLANDS, FLOODPLAINS, STEEP SLOPES OR STREAMS OR STREAM BUFFERS PER THE REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 18, 2008. THERE IS NO FOREST CONSERVATION EASEMENT AREA LOCATED ON THIS SITE.
- 6.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC FEATURES LOCATED ON THIS SITE.
- 7.) BRL INDICATES BUILDING RESTRICTION LINE.
- 8.) ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- 9.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED DURING JUNE, 2008 BY BENCHMARK ENGINEERING INC.
- 10.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
11. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- 12.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 13.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.)
 - C) GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 14.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT INTO THE FLAG OR PIPESTEM LOT
- 15.) THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 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.
- 16.) PERIMETER LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURVEY IN THE AMOUNT OF \$1,200.00 FOR 4 SHADE TREES SHALL BE POSTED AT THE TIME OF APPLICATION FOR A BUILDER'S GRADING PERMIT.
- 17.) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SUBTITLE 12 FOREST CONSERVATION, BECAUSE OF SECTION 16.120(b)(1)(viii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION, IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- 18.) THE STORMWATER MANAGEMENT MEASURES FOR THE PROPOSED DRIVEWAY (NON-ROOFTOP DISCONNECT CREDIT) AND PROPOSED HOUSE (ROOFTOP DISCONNECT).
- 19.) THE OPEN SPACE REQUIREMENT FOR THIS PROJECT WILL BE MET THROUGH THE PAYMENT OF A FEE-IN-LIEU FOR \$1,500 FOR THE ONE (1) ADDITIONAL LOT/DWELLING UNIT.
- 20.) SECTION 16.125, PROTECTION OF SCENIC ROADS, IS ADDRESSED BY FACING THE HOUSE ON LOT 2 TOWARD THE ROAD AND UTILIZING THE EXISTING DRIVEWAY AS A SHARED DRIVEWAY. THE HOUSE ON LOT 2 SHALL FACE WOODBINE ROAD AND WILL BE SET BACK APPROXIMATELY 1100'. THE PRIVATE DRIVEWAY EASEMENT WILL BE OFFSET FROM THE BOUNDARY LINE IN THE VICINITY OF THE BUILDABLE AREA OF LOT 1 SO THAT EXISTING VEGETATION CAN BE MAINTAINED.

21.) ON APRIL 7, 2009 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING APPROVED WAIVER PETITION WP-09-141 WHICH WAS A REQUEST TO WAIVE SECTION 16.120(b)(6)(vi) - DRIVEWAY SET BACK FROM PROJECT BOUNDARY.

CONDITIONALLY APPROVE SUBJECT TO:

- THE REQUIRED WIDENING OF THE EXISTING DRIVEWAY SERVING THE HOME ON SUBJECT SITE MUST BE WIDENED ALONG ITS SOUTHWESTERN EDGE (RATHER THAN ALONG THE NORTHEASTERN SIDE).
- THE DRIVEWAY SHALL NOT ENCRDACH ON THE APPROVED SEPTIC AREA.

TOTAL TABULATION THIS SUBDIVISION

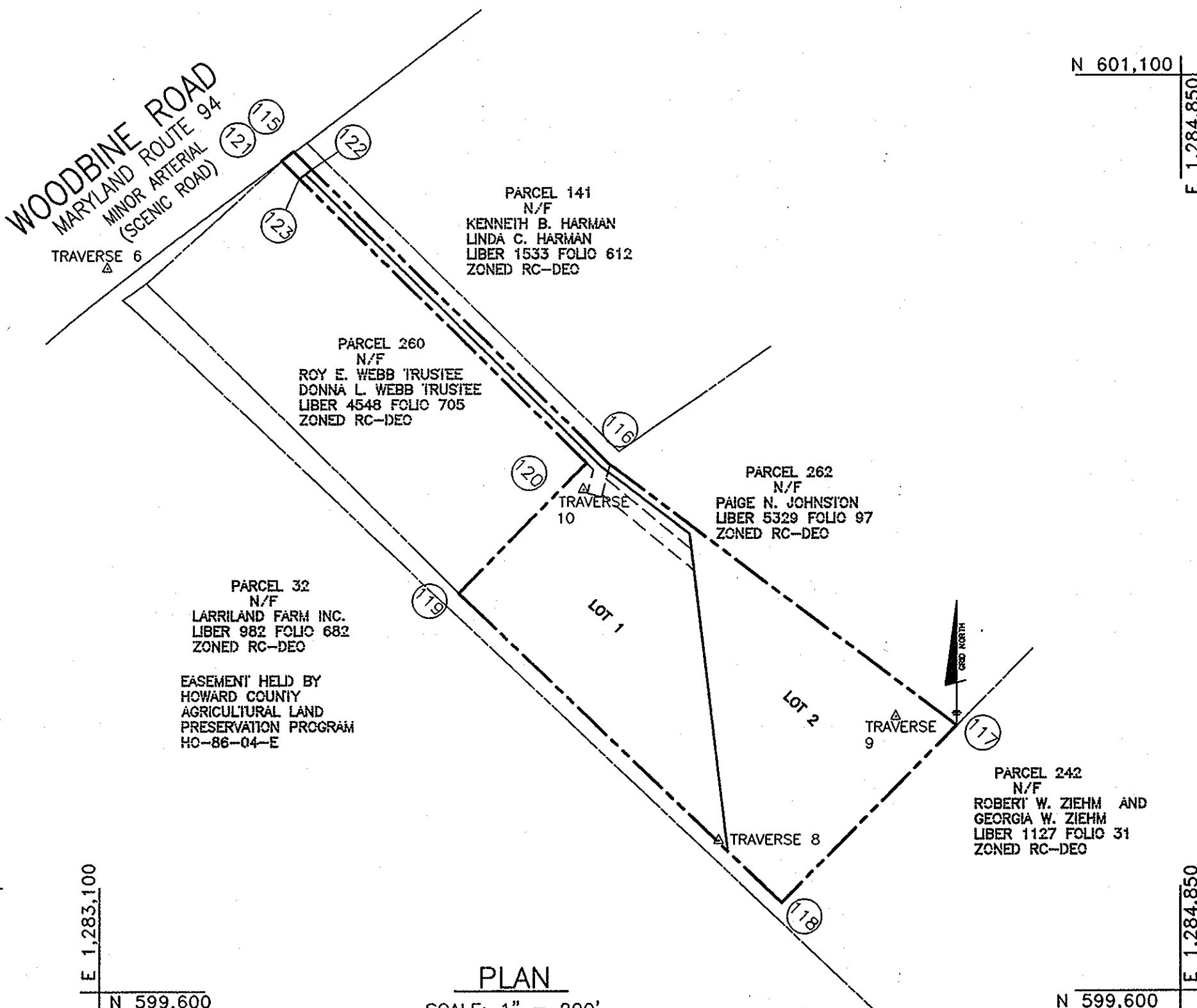
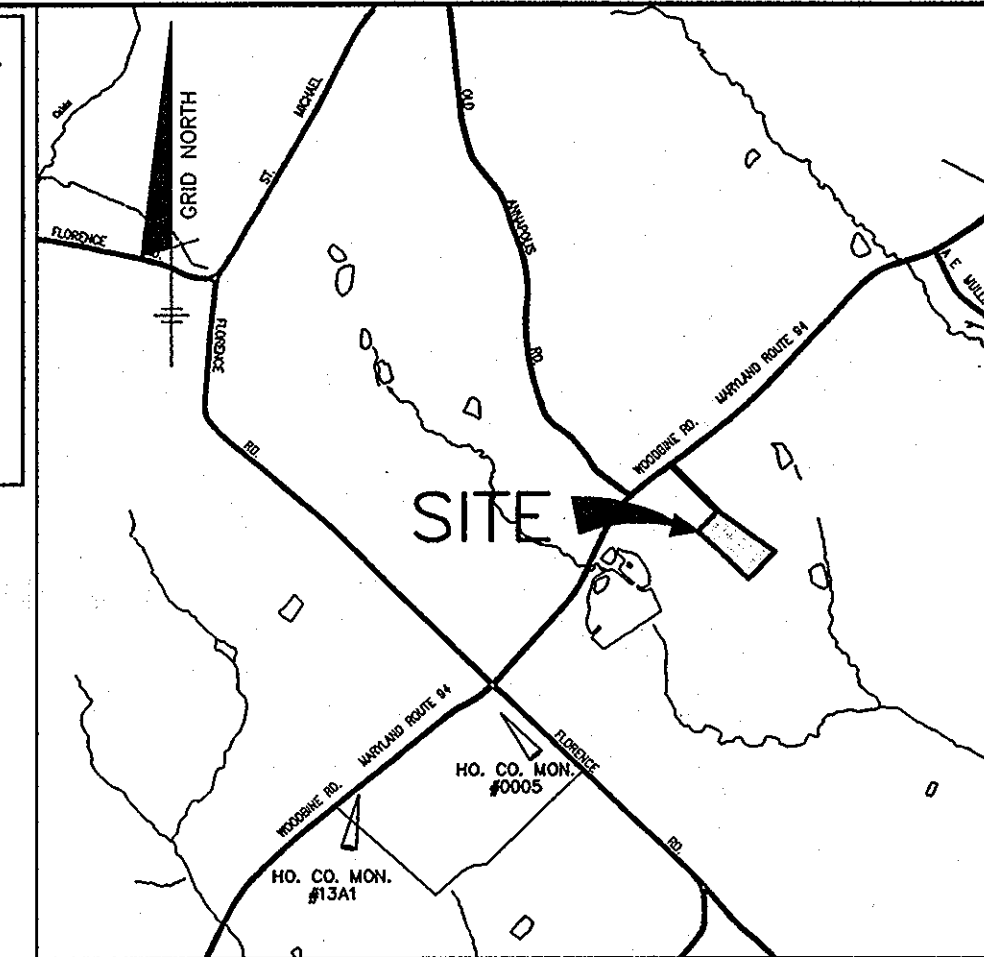
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	2
NON-BUILDABLE.....	0
OPEN SPACE.....	0 (FEE-IN-LIEU)
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	6.43 AC.±
BUILDABLE LOTS.....	6.43 AC.±
NON-BUILDABLE.....	0 AC.
OPEN SPACE.....	0 AC.
PRESERVATION PARCELS.....	0 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.02 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	6.45 AC±

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN SHEET

BENCHMARK NAD'83 HORIZONTAL

HO. CO. #0005
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
 N 598454.538' E 1281750.89'
 ELEVATION: 611.927'
 CORNER OF FLORENCE RD. & RT-94

HO. CO. #13A1
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
 N 597660.631' E 1280301.99'
 ELEVATION: 624.920'
 RT. 94 0.35 MI. SW OF FLORENCE RD.



EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM HC-86-04-E

PLAN

SCALE: 1" = 200'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.19 AC.	0.19 AC.	3.00 AC.
2	3.24 AC.	0.24 AC.	3.00 AC.

TRAVERSE POINT CHART (NAD '83)		
No.	NORTH	EAST
6	600785.000	1283113.156
8	599846.587	1284102.720
9	600049.022	1284389.230
11	601013.909	1283432.678

LEGEND

- COORDINATES
- EXISTING WELL
- PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2
- 24" PRIVATE ACCESS EASEMENT FOR LOT 2
- EXISTING SEPTIC FIELD
- PROPOSED SEPTIC FIELD

BOUNDARY COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		
No.	NORTH	EAST
115	600976.2652	1283414.0491
116	600466.4281	1283922.0588
117	600034.5370	1284487.2656
118	599744.0968	1284204.2079
119	600252.6505	1283681.4953
120	600465.2281	1283888.3148
121	600961.0601	1283394.2599
122	600947.1507	1283443.0592
123	600932.1077	1283423.1086

OWNER:
 JOSEPH AND GAIL SCHWARZ
 2355 WOODBINE ROAD
 WOODBINE, MARYLAND 21797-8221

ENGINEER:
 BENCHMARK ENGINEERING INC.
 SUITE 418
 8480 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21043
 410-456-6105

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

B. Nelson for Peter Belesen 5/19/09
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 5-22-09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hanna 5/28/09
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MAX A. FREY AND LENA N. FREY, TO JOSEPH DENNIS SCHWARZ AND GAIL JUZELENOS SCHWARZ BY DEED DATED NOVEMBER 15, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1427, FOLIO 703. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 5/11/09
 DONALD A. MASON DATE
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

OWNER'S DEDICATION

JOSEPH D. SCHWARZ AND GAIL J. SCHWARZ, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 15th DAY OF *May*, 2009.

Joseph D. Schwarz 5/11/09
 JOSEPH D. SCHWARZ DATE

Gail J. Schwarz 5/11/09
 GAIL J. SCHWARZ DATE

RECORDED AS PLAT 20586
 ON 6/5/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SCHWARZ PROPERTY
 LOTS 1 AND 2

4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 13, GRID 3 SCALE: AS SHOWN
 PARCEL NO. 261 DATE: APRIL, 2009
 ZONED: RC-DEO SHEET: 1 OF 2

WOODBINE ROAD
MARYLAND ROUTE 94
MINOR ARTERIAL
(SCENIC ROAD)

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 0.02 AC.±

PARCEL 141
N/F
KENNETH A. HARMAN
LINDA C. HARMAN
LIBER 1533 FOLIO 612
ZONED RC-DEC

PARCEL 262
N/F
PAIGE N. JOHNSTON
LIBER 5329 FOLIO 97
ZONED RC-DEC

PARCEL 242
N/F
ROBERT ZIEHW W.
AND GEORGIA W.
LIBER 1127 FOLIO 31
ZONED RC-DEC

PARCEL 260
N/F
ROY E. WEBB TRUSTEE
DONNA L. WEBB TRUSTEE
LIBER 4548 FOLIO 705
ZONED RC-DEC

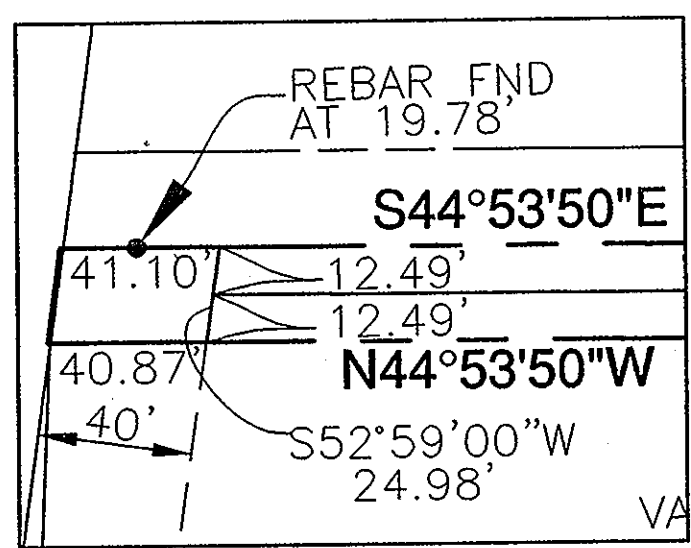
PARCEL 32
N/F
LARRILAND FARM INC.
LIBER 982 FOLIO 682
ZONED RC-DEC
EASEMENT HELD BY
HOWARD COUNTY
AGRICULTURAL LAND
PRESERVATION PROGRAM
HC-88-04-E

PLAN
SCALE: 1" = 100'

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.

Donald Mason 4/28/09
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351
Joseph D. Schwarz 5/1/09
JOSEPH D. SCHWARZ, OWNER
Gail J. Schwarz 5/1/09
GAIL J. SCHWARZ, OWNER

OWNER:
JOSEPH AND GAIL SCHWARZ
2355 WOODBINE ROAD
WOODBINE, MARYLAND 21797-8221
ENGINEER:
BENCHMARK ENGINEERING INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MD 21043
410-456-6105



DETAIL
SCALE: 1" = 50'

LEGEND

- COORDINATES
- EXISTING WELL
- PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2
- 24' PRIVATE ACCESS EASEMENT FOR LOT 2
- EXISTING SEPTIC FIELD
- PROPOSED SEPTIC FIELD

TOTAL TABULATION THIS SUBDIVISION

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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Peter Beilensen 5/19/09
HOWARD COUNTY HEALTH OFFICER
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David Edwards 5-27-9
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cindy Hanna 5/28/09
DIRECTOR

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Donald Mason 4/28/09
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

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Joseph D. Schwarz 5/1/09
Gail J. Schwarz 5/1/09

RECORDED AS PLAT 20587
ON 6/5/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
SCHWARZ PROPERTY
LOTS 1 AND 2
4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 13, GRID 3
PARCEL NO. 261
ZONED: RC-DEO
SCALE: AS SHOWN
DATE: APRIL, 2009
SHEET: 2 OF 2