

LINE	BEARING	DISTANCE
B1	N65°17'57"W	519.09'
B2	N23°39'31"E	105.05'
B3	N82°21'02"E	359.67'
B4	N15°22'42"E	81.77'
B5	N74°39'33"W	311.66'
B6	N15°21'27"E	175.21'
B7	S74°39'33"E	311.43'
B8	N15°20'07"E	204.39'
B9	N31°13'55"E	728.75'
B10	N62°55'20"W	1049.74'
B11	S30°03'29"W	887.58'
B12	S30°05'11"W	1118.99'
B13	S87°47'06"W	514.70'
B14	S21°06'38"E	301.88'
B15	S20°53'21"E	418.62'
B16	S62°36'02"E	102.59'
B17	S62°19'29"E	520.94'
B18	N83°11'41"E	801.61'
B19	S62°48'19"E	223.40'
B20	N33°11'41"E	487.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	454.94'	60.57'	7°37'41"	N06°15'13"E	60.52'	30.33'

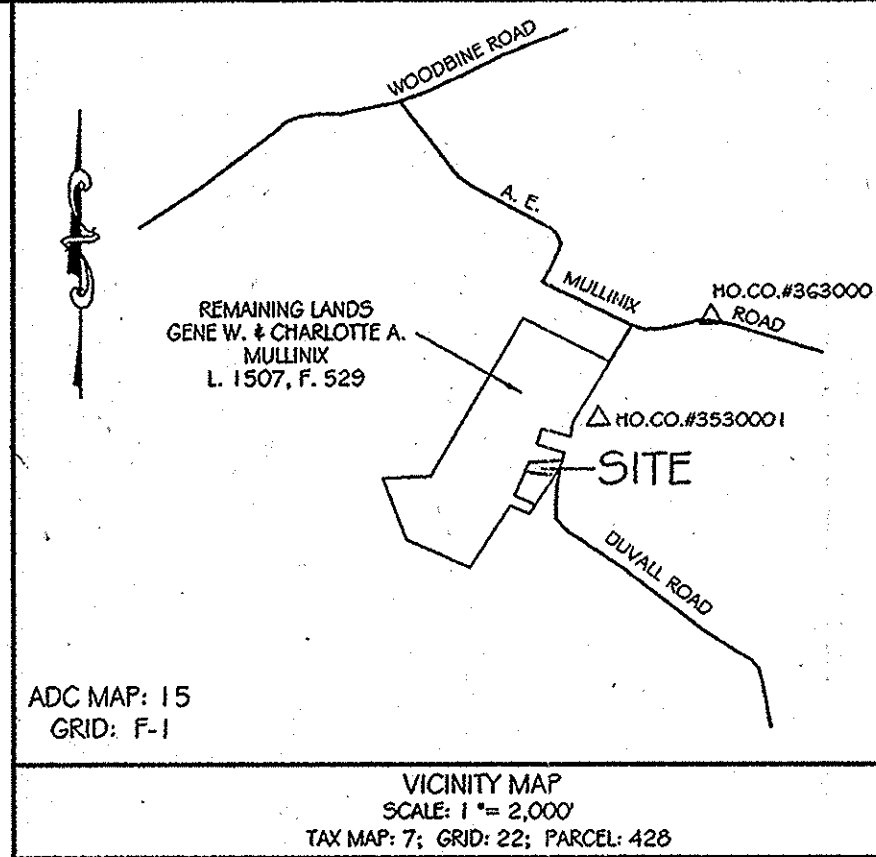
Point#	Northing	Easting
390	599567.3991	1286703.7666
391	599471.0528	1286661.8903
392	599433.8203	1286978.7896
393	599529.1764	1287041.1763
394	599589.3403	1287047.7693
7627	599590.2931	1287062.7072
7628	599541.6270	1287049.3221

GENERAL NOTES (CONT.):

- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THIS LOT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1.202 (b)(1)(iv), WHICH STATES THAT AGRICULTURAL PRESERVATION SUBDIVISIONS ARE EXEMPT.
- THIS PLAT IS SUBJECT TO SECTION 15.5.14(b) OF THE AGRICULTURAL PRESERVATION PROGRAM.
- LOT 4 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.0.E.G OF THE HOWARD COUNTY ZONING REGULATIONS.
- THIS LOT IS EXEMPT FROM LANDSCAPING IN ACCORDANCE WITH SECTION 16.1.24 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE OF THE SITES LOCATION WITHIN THE FARMS INTERIOR.
- THE MODERATE INCOME HOUSING UNIT REQUIREMENT, PER CB-35-2013, IS BEING MET BY A FEE-IN-LIEU PAYMENT OF @ \$2.00 PER SQUARE FOOT OF RESIDENTIAL SPACE FOR EACH UNIT IN THE DEVELOPMENT. THE FEE-IN-LIEU MUST BE PAID AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- LOT 4 WAS GRANTED APPROVAL BY THE AGRICULTURAL LAND PRESERVATION BOARD ON APRIL 30, 2013.
- A USE-IN-COMMON DRIVEWAY AGREEMENT FOR LOT 4 AND FUTURE LOTS 5-6 WAS RECORDED IN THE LAND RECORDS OFFICE ALONG WITH THE RECORDING OF THIS PLAT.

31. REPRESENTS PRIVATE INGRESS AND EGRESS EASEMENT

OWNER:
GENE W. MULLINIX
16525 A.E. MULLINIX ROAD
WOODBINE, MD 21797
410-489-4510



GENERAL NOTES:

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3530001 AND 3630001.
STA. 3530001 N. 600,109.95 E. 1,287,431.47(6FT.)
STA. 3630001 N. 601,172.83 E. 1,288,609.32(6FT.)
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET FOR 10,000 GALLONS PER DAY FOR CHIMNEY DRAINAGE ASSOCIATED WITH AN ON-LINE SEWER DISPOSAL SYSTEM 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 SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE SYSTEM. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL BE NECESSARY.
- B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
- REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
- PUBLIC WATER AND SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE.
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 1/06/13 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 24, 2014 BY VANMAR ASSOCIATES, INC.
- AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- A COMMUNITY MEETING WAS HELD ON SEPTEMBER 26, 2013 AT 6:00PM AT THE USBON VOLUNTEER FIRE COMPANY.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
- THERE ARE NO HISTORIC SITES, CEMETERIES OR ENVIRONMENTAL FEATURES ON THIS PROPERTY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON OVER AND THROUGH LOTS / PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS / PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS / PARCELS. 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 DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- STORMWATER MANAGEMENT FOR LOT 4 IS PROVIDED UNDER CHAPTER 5, OF THE 2009 REVISIONS TO THE 2000 MD STORMWATER DESIGN MANUAL AND MEETS ESD TO THE MFP. THESE REQUIREMENTS ARE BEING MET BY THE USE OF ROOFTOP DISCONNECTIONS (N-1) AND LANDSCAPE INFILTRATION (M-3). ALL ONLOT STORMWATER MANAGEMENT IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS OR BUFFERS ON THIS SITE.
- THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSE ON LOT 4.
DISTANCE TO WELL: 30'
DISTANCE TO SEPTIC: 20'
- PREVIOUS FILE NUMBERS: ECF-14-035, F-88-261
- THE SUBJECT PROPERTY IS EXEMPT FROM SB-236, THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, BECAUSE THE PROPERTY IS IN THE AGRICULTURAL LAND PRESERVATION PROGRAM.

THE REQUIREMENTS § 3-106, 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.

T. Michael Vansant 11/4/2014
T. MICHAEL VANSANT, Prof. L.S. NO. 21266, DATE

Gene W. Mullinix 11/14/2014
GENE W. MULLINIX, OWNER DATE

Charlotte A. Mullinix 11/14/2014
CHARLOTTE A. MULLINIX, OWNER DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

Buildable	1
Non-Buildable	0
Open Space	0
Preservation Parcels	0

b. Total area of lots and/or parcels

Buildable	1.0000 Ac.±
Non-Buildable	0
Open Space	0
Preservation Parcels	0

c. Total area of roadway to be recorded including widening strips 0.0138 Ac.±

d. Total area of subdivision to be recorded 1.0138 Ac.±

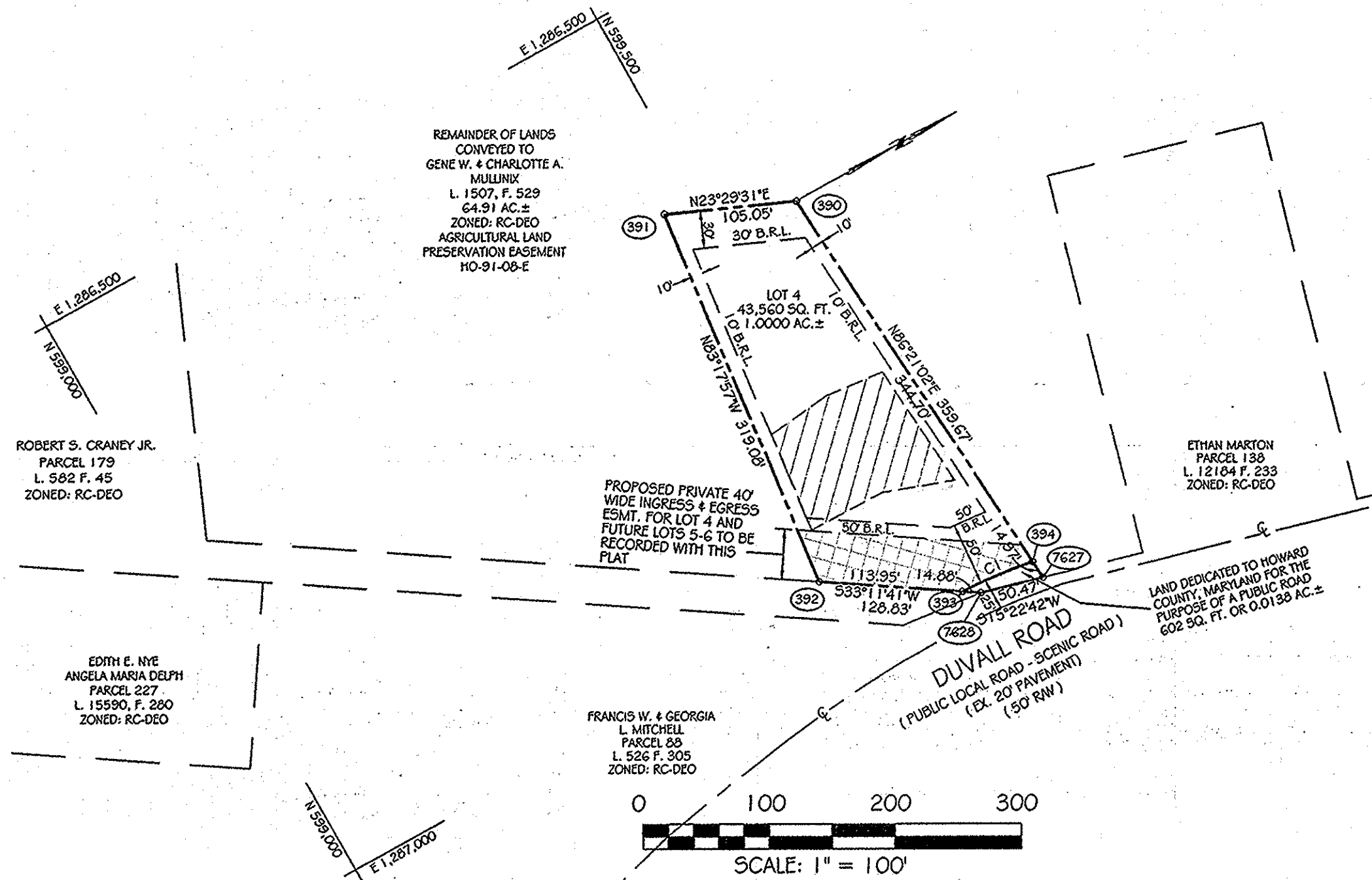
APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Edmonson 1/16/15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Sheahan 1-20-15
DIRECTOR DATE

APPROVED
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Maureen Roseman 12/18/2014
HOWARD COUNTY HEALTH OFFICER DATE



OWNER'S CERTIFICATE

WE, GENE W. AND CHARLOTTE A. MULLINIX, 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 14th DAY OF November, 2014

Gene W. Mullinix
GENE W. MULLINIX, OWNER

Charlotte A. Mullinix
CHARLOTTE A. MULLINIX, OWNER

Deborah K. VanSandt
WITNESS
Deborah K. VanSandt

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY WARFIELD FAMILY LTD. PARTNERSHIP UNTO GENE W. AND CHARLOTTE A. MULLINIX BY DEED DATED JULY 21, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1507 FOLIO 529; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE SEPTEMBER 9, 2015, IN ACCORDANCE WITH COMAR 09.13.06.12

T. Michael Vansant 11/14/2014
T. MICHAEL VANSANT, Prof. LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 23170 ON 11/23/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION
SUBDIVISION PLAT
LOT 4
MULLINIX SUBDIVISION
(LIBER 1507 AT FOLIO 529)

TAX MAP: 7 ELECTION DISTRICT: No. 4 SCALE: 1" = 100'
GRID NO: 22 HOWARD COUNTY, MARYLAND DATE: MAY, 2014
PARCEL NO: 428 EX. ZONING: RC-DEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fox (301) 831-5603 ©Copyright, Latest Date Shown

NOTE: ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE APPLICANT.

THE PURPOSE OF THIS PLAT IS TO CREATE ONE BUILDABLE LOT WITHIN THE AGRICULTURAL LAND PRESERVATION EASEMENT, HO-91-08-E.

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