

PT.	NORTH	EAST	DESCRIPTION
51	600323.900	1312471.504	PIPE (FOUND)
52	600134.982	1313046.021	PI/CIP (SET)
53	60042.700	1313325.733	RR SPIKE (SET)
54	59972.343	1313482.738	RR SPIKE (SET)
55	599431.982	1312972.985	RR SPIKE (SET)
56	599480.534	1312986.738	PIPE (FOUND)
57	599608.740	1312872.010	PI/CIP (SET)
58	600055.996	1313286.533	PI/CIP (SET)
59	599767.507	1313198.894	PI/CIP (SET)
60	599821.823	1313116.740	PI/CIP (SET)
61	599532.994	1313035.045	PI/CIP (SET)
62	599480.194	1312951.800	PI/CIP (SET)

HOWARD COUNTY GEODETIC SURVEY CONTROL STATIONS USED TO ESTABLISH MARYLAND GRID SYSTEM (MNGS) FOR THIS PROPERTY-

STA 15A1 600091.132 1313231.381
 STA 15A 599300.429 1310830.588

GENERAL NOTES (continued)

- The property is zoned RC-DEO per the October 6, 2013 Howard County Comprehensive Zoning Plan.
- The property is within the Tier IV area on the Howard County Growth Tier Map.
- There is an existing dwelling/structure(s) located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulation requirements.
- 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, floodplain and forest conservation easement areas.
- This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because, per Section 16.1202 b 1(viii), this minor subdivision creates one additional lot with no further subdivision potential.
- The 65db noise line established by Howard County to alert developers, builders and future residents that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Dept of Housing and Urban Development.
- Landscaping for lot 2 is provided with the construction plan set in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Landscaping for lot 1 is exempt as it contains an existing dwelling.
- No cemeteries exist on-site.
- A community meeting was conducted on April 25, 2016 for the purpose of the Developer to provide information to the community regarding the proposed residential development and allow the community to ask questions and to make comments, per Section 16.128(a) of the Howard County Subdivision Regulations.
- A Declaration of Covenants and Maintenance and Right of Entry Agreement for the construction and maintenance of stormwater management ESD practices for Lot #2 is intended to be executed simultaneously herewith.
- A deed for an agreement, temporary in nature, that permits the owners of lot #1, their heirs and assigns, the right to use, locate, and maintain fencing and landscaping within a portion of the county right-of-way, to preserve the historic setting, until such time as an active public works project would require the use of the ground, is to be recorded simultaneously herewith.
- DPZ File references: ECP-15-070, WP-17-001
- On August 9, 2016 approval of an alternative compliance request (WP-17-001) was granted by the Howard County Planning Director. The request was made for alternative compliance from Section 16.119(0)(1) Access Restrictions, Section 16.119(0)(3) Access Restrictions, and Section 16.120(a)(1) Lot Layout of the Howard County Subdivision and Land Development Regulations.

AREA TABULATION CHART

- 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
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 7.228
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.511 ACRES
- TOTAL AREA OF SUBMISSION TO BE RECORDED: 7.739 ACRES±

NOTE: THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA, AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

LEON A. PODOLAK and ASSOCIATES, L.L.C.
 SURVEYING AND CIVIL ENGINEERING
 147 East Main St. (P.O. Box 286) Westminster, Maryland: 21157
 (410) 848-2229 - (410) 876-1226
 email: drawings@lapodolak.com

OWNER'S CERTIFICATE

We, David L. Mazzuca and Shelley A. Mazzuca, owners of the property shown and described herein, 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 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 erected on or over said easements and rights-of-way.

Witness my hand this 12th day of OCTOBER, 2016.

David L. Mazzuca 10-12-2016
 Shelley A. Mazzuca 10-12-2016

Carla L. Gibson 10-12-2016
 Carla L. Gibson 10-12-2016

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 Lemel Renovations LLC to David L. Mazzuca and Shelley A. Mazzuca by deed dated August 25, 2016 and recorded among the Land Records of Howard County in Liber 17069, Folio 77, 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. I further certify that I was in responsible charge over the preparation of this drawing and the survey work reflected in it, and it is in compliance with requirements set forth in the Annotated Code of Maryland Title 9, Subtitle 13, Chapter 08, Regulation 12.

William V. Aldridge, Jr. 10-5-2016
 William V. Aldridge, Jr. Professional Land Surveyor, Reg. No. 21743
 My current license expires 12-11-2017

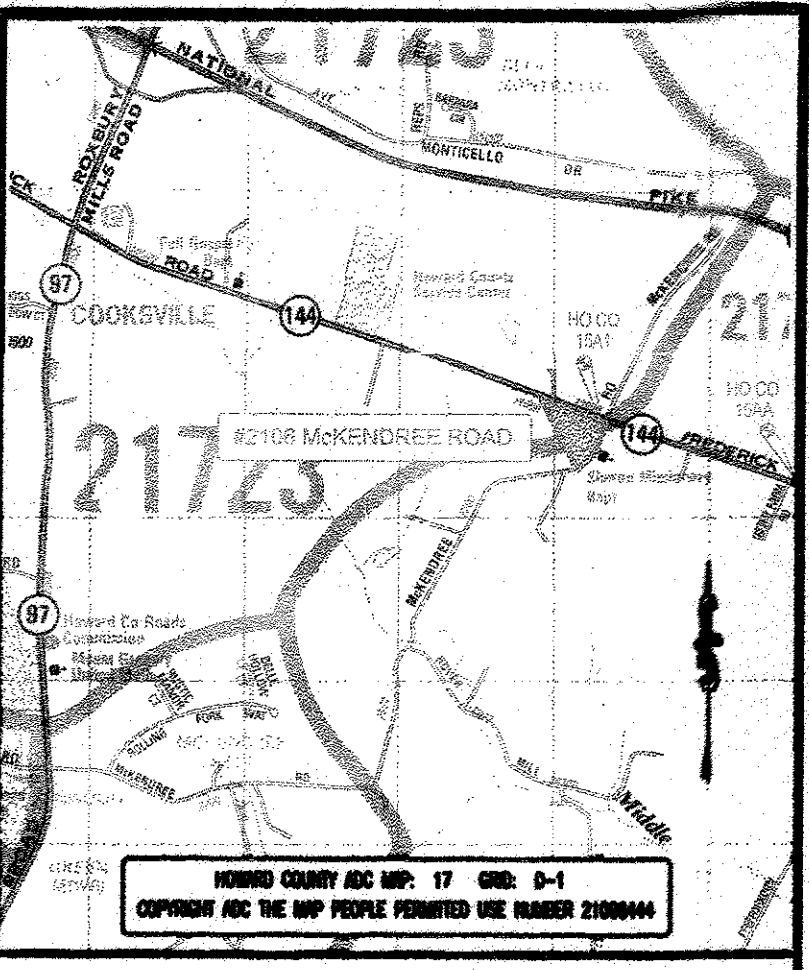
RECORDED AS PLAT NUMBER 24150
 ON 4/13/17 IN THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT of the MAZZUCA PROPERTY
'FRIENDSHIP PINES'

TAX MAP: 15 GRID: 1 PARCEL: 51
 4-TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO

PREVIOUS FILE NOS: ECP-15-070

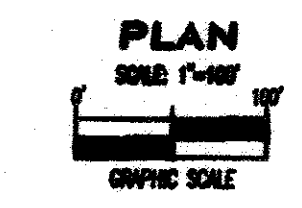
DATE: OCTOBER 5, 2016 SCALE: 1"=100' SHEET 1 OF 1



GENERAL NOTES

- Current Title Reference
 David L. Mazzuca Shelley A. Mazzuca
 Deed: W.A.R. 17069/77
 Howard County Tax Map: 15 Grid: 1 Parcel: 51 Tax Acct. no.: 04-322678
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No 15AA, and No. 15A1.
 - This plat is based on a field run monumented boundary survey performed on April 13, 2014 by William V. Aldridge, Jr., Professional Land Surveyor, Reg. no. 21743, of Leon A. Podolak and Associates, LLC.
 - All areas are more or less (+/-).
 - There are no existing cemeteries located on this site.
 - Based on a field investigation performed on November 25, 2014 by Eco-Science Professionals, Inc., there are no forests, floodplains, or wetlands on this site.
 - ⊙ - indicates iron pipe found
 - ⊖ - indicates iron rebar and cap set
 - No traffic study is required for this project.
 - Storm water management practices are required in accordance with the Design Manual. Prior to signature approval of the final plat, the developer will be required to execute the declaration of covenant and/or a developer's agreement for the construction of the storm water management practices and a maintenance agreement for the wide shoulder technique to be utilized to treat non-roof-top runoff from the driveway on Lot #2. Lot #1 is exempt from storm water management requirements for the existing structures and driveway.
 - The property is not located in the Metropolitan District.
 - The noise study for this project was prepared by MARS Group, dated March 10, 2016, and was approved on June 30, 2016.
 - Maryland Route 144 (Frederick Road) is a scenic road.
 - Driveways shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
 (a) Width - 12 feet (16 feet serving more than one residence);
 (b) Surface - Six (6) inches of compacted crusher run base with tar and chip coating (1-1/2" minimum);
 (c) Geometry - Maximum 15% grade, maximum 10% grade change and 45-foot turning radius;
 (d) Structures (Culverts/Bridges) - Capable of supporting 25 gross tons (H2S loading);
 (e) Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over surface;
 (f) Structure Clearance - Minimum 12 feet;
 (g) Maintenance - Sufficient to ensure all weather use.
- The requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1986 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.
- William V. Aldridge, Jr. 10-5-2016
 William V. Aldridge, Jr., Professional Land Surveyor, Reg. no. 21743
 David L. Mazzuca 10-12-2016
 Shelley A. Mazzuca 10-12-2016
- NOTE: Lot 2 in this subdivision is subject to the MHEU 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 permit applicant.

VICINITY MAP
 Scale 1" = 200'



This area designates a private sewage easement of at least 10,000 sq. ft. (or 10,000 sq. ft. per lot for shared drain fields associated with a shared sewage disposal facility) as required by Maryland State Department Of 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 easement. Recordation of a modified sewage easement shall not be necessary.

Access to and from Lot #1 onto MD RTE 144 (Frederick Road) is restricted to the location shown hereon.

LINER N. SEAL
 DEED: M.A.R. 14355/328
 TAX MAP: 15 p/o PARCEL: 29
 ZONING: RC-DEO

⊙ TO ⊙
 CURVE DATA
 Δ = 254.731'
 R = 375.00'
 A = 168.81'
 T = 85.20'
 Chd = S22°42'31"W 167.30'

SHARON MISSIONARY EPISCOPAL CHURCH
 DEED: R.A.M. 290/283
 TAX MAP: 15 p/o PARCEL: 138
 ZONING: RC-DEO

Land to be dedicated to Howard County, Maryland, for purposes of a public road (0.511 acres±).

LOT 1 'McLAUGHLIN PROPERTY' PLAT #4382
 NELL R. ROBSON
 ELIZABETH ROBSON
 DEED: W.A.R. 15088/414
 TAX MAP: 15 p/o PARCEL: 238
 ZONING: RC-DEO

LOT 2 'McLAUGHLIN PROPERTY' PLAT #4382
 GEORGE M. BALLANTINE
 LORRIE T. BALLANTINE
 DEED: C.M.P. 1449/215
 TAX MAP: 15 p/o PARCEL: 238
 ZONING: RC-DEO

OWNER/DEVELOPER
 DAVID L. MAZZUCA
 SHELLEY A. MAZZUCA
 #2106 MCKENDREE ROAD
 WEST FRIENDSHIP MD 21794

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional surveyor under the laws of the State of Maryland, license no. 21743, expiration date: 12-11-2017.

F:\Freemans\Map\Job Files\Alburt\RECORD PLAT r3.dwg 10-5-2016