

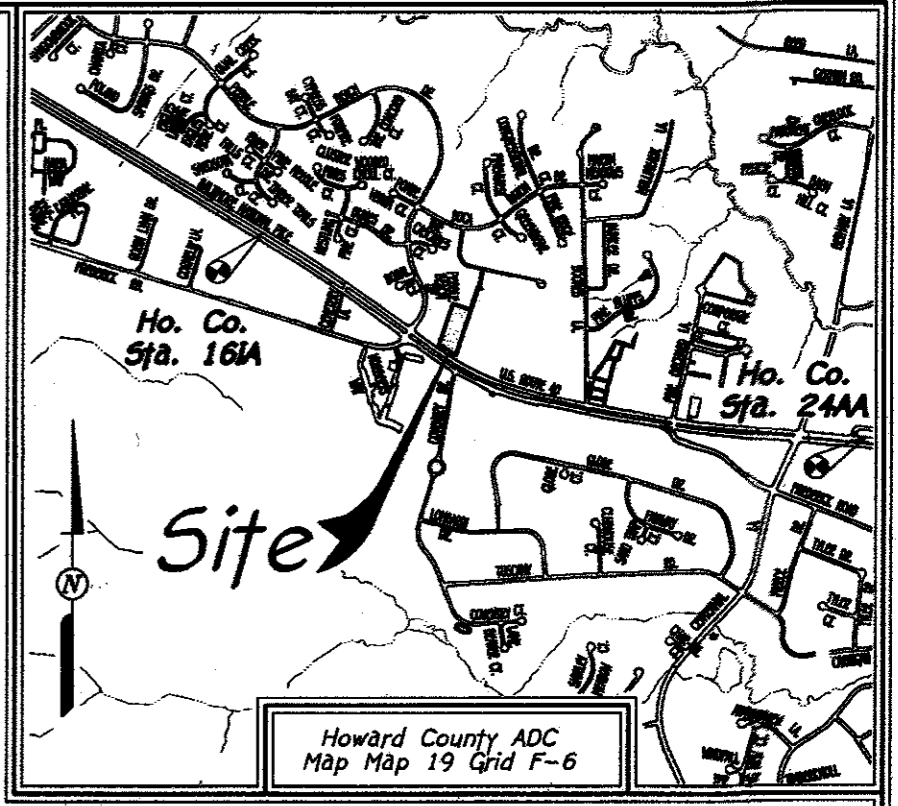
I:\2015\15023\Engineering\Drawings\RECORD PLATS\15023-7001-REVISION PLAT-LOT 4.dwg; 3/1/2017 9:03:59 AM; Downstairs T1500 (temporary).pc3

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
1	98945.872	1348594.397	179511.375747	411052.496147
2	989244.460	1348361.399	179257.269123	410981.373792
3	989308.826	1348261.847	179316.888453	410951.029831
4	989319.721	1348245.879	179320.208893	410946.162806
5	989330.762	1348229.911	179323.573716	410941.296683
6	989341.924	1348213.959	179326.976149	410936.434445
7	989353.213	1348197.994	179330.416380	410931.568803
8	989359.445	1348189.246	179332.317501	410928.904039
13	989125.109	1348644.126	179565.741330	411067.517308
14	989067.183	1348610.899	179517.605954	411057.377573
15	989035.938	1348630.025	179508.031915	411063.250683
100	989777.709	1348327.943	179459.804527	410971.178822
101	989719.574	1348251.318	179442.084977	411027.071767
102	989649.140	1348287.576	179512.056731	411050.315121
103	989688.423	1348604.985	179517.934391	411055.621648
104	989126.477	1348638.280	179566.109458	411065.769824

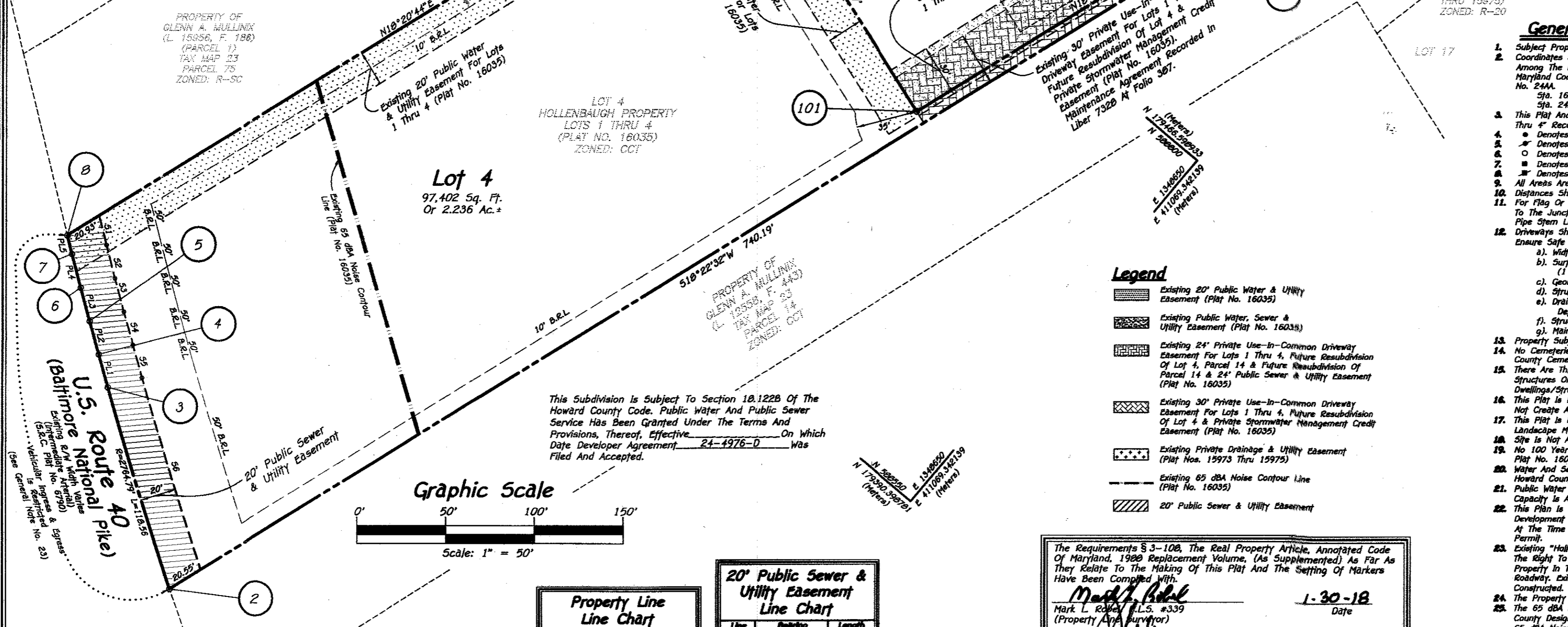
Owner And Developer
 Glenn A. Mullinix
 10236 Baltimore National Pike
 Ellicott City, Maryland 21042

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
4	97,402 Sq. Ft.*	3,387 Sq. Ft.*	94,015 Sq. Ft.*

Carlee Run Court
 Existing 40' R/W
 (Plat Nos. 15973 Thru 15975)

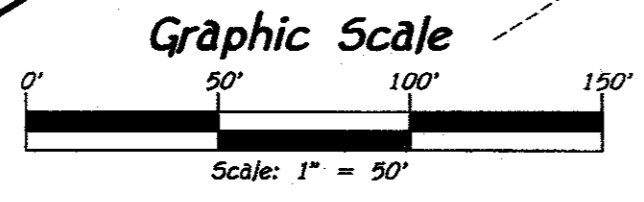


Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2895



- General Notes:**
 Scale: 1" = 2,000'
- Subject Property Zoned CCT Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Shown Hereon Are Based On A Plat Entitled "Hollenbaugh Property, Lots 1 Thru 4" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 16035 Which Is Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 161A And No. 244A.
 - This Plat And The Boundary Shown Hereon Is Based On A Plat Entitled "Hollenbaugh Property, Lots 1 Thru 4" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 16035.
 - Denotes Iron Pin Set Capped "F.C.C. 108".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - All Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
 - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet 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 (Culverts/Bridges) - 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 Surface;
 - Structure Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - Property Subject To Prior Department Of Planning And Zoning File No's: F-00-155 And WP-00-104.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Are Three (3) Existing Dwellings, Two (2) Existing Garages And Two (2) Existing Accessory Structures On Lot 4 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings/Structures Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(1)(vii) Of The Howard County Code.
 - This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lots Or Parcel Divisions.
 - Site Is Not Adjacent To A Scenic Road.
 - No 100 Year Floodplain, Wetlands, Stream(s) And/Or Their Buffers, Nor Steep Slopes Exist On-Site Per Plat No. 16035.
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122B 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.
 - This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.
 - Existing "Hollenbaugh Property" Plat No. 16035 States That The State Highway Administration Reserves The Right To Review, And Possibly Close The Access To U.S. Route 40, If And/Or When The Adjacent Property In The Rear (Parcel 123) Develops, And Can Provide Access To These Lots Via A County Roadway. Existing Driveway On Lot 4 Accessing U.S. Route 40 Will Remain Until Carlee Run Court Is Constructed. Lots 1-3 May Not Use This Driveway.
 - The Property Is Located In The Metropolitan District.
 - The 65 dBA Noise Contour Line Drawn On This Subdivision Plan Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate 65 dBA Noise Exposure. The 65 dBA Noise Line Was 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. Department Of Housing And Urban Development.
 - This Subdivision Is Subject To Waiver Petition WP-00-104, Requesting To Waive Section 16.120.(c)(2)(iii), Adjacent Pipestem Lots Which Share A Common Driveway Shall Have Sufficient Frontage Collectively To Meet The Driveway Easement Requirements In The Design Manual. This Waiver Petition Was Denied On June 15, 2000.

- Legend**
- Existing 20' Public Water & Utility Easement (Plat No. 16035)
 - Existing Public Water, Sewer & Utility Easement (Plat No. 16035)
 - Existing 24' Private Use-In-Common Driveway Easement For Lots 1 Thru 4, Future Resubdivision Of Lot 4 & Future Stormwater Management Easement (Plat No. 16035)
 - Existing 30' Private Use-In-Common Driveway Easement For Lots 1 Thru 4, Future Resubdivision Of Lot 4 & Private Stormwater Management Credit Easement (Plat No. 16035)
 - Existing Private Drainage & Utility Easement (Plat Nos. 15973 Thru 15975)
 - Existing 65 dBA Noise Contour Line (Plat No. 16035)
 - 20' Public Sewer & Utility Easement



Property Line Line Chart

Line	Bearing	Length
PL1	N 56°11'40" W	19.33'
PL2	N 58°20'13" W	19.41'
PL3	N 55°01'01" W	19.47'
PL4	N 54°44'13" W	19.55'
PL5	N 54°29'49" W	10.74'

20' Public Sewer & Utility Easement Line Chart

Line	Bearing	Length
S1	S 54°29'49" E	16.07'
S2	S 54°44'13" E	19.46'
S3	S 52°01'01" E	19.37'
S4	S 55°20'13" E	19.29'
S5	S 55°41'49" E	19.23'
S6	R=2744.79 L=112.95'	

Curve Data Tabulation

Proj-Prof	Radius	Arc Length	Chg	Tangent	Bearing & Distance
2-3	2764.79'	118.58'	02°27'25"	59.29'	N 57°06'53" W 118.55'

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.

Mark L. Robel
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 Glenn A. Mullinix
 1-30-18
 1-30-19

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.236 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.236 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	2.236 Ac.*

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Bridgette Maurea Roseman 2/20/18
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Elmhurst 2-21-18
 Chief, Development Engineering Division 4 Date

J. Moulton 3-5-18
 Director Date

Owner's Certificate

Glenn A. Mullinix, Owner 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; (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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 30th Day Of January, 2018

Glenn A. Mullinix
 Glenn A. Mullinix

Mark L. Robel
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Lands Conveyed By Colonial Valley, LLC To Glenn A. Mullinix By Deed Dated September 8, 2005 And Recorded Among The Land Records Of Howard County, Maryland In Liber 9480 At Folio 224 (Parcel 1); And Being Lot 4, As Shown On A Plat Entitled "Hollenbaugh Property, Lots 1 Thru 4" Recorded Among The Aforesaid Land Records As Plat No. 16035; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel
 Mark L. Robel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2018

Purpose Statement

The Purpose Of This Plat Is To Create A 20' Public Sewer & Utility Easement On Lot 4, As Shown On A Plat Entitled "Hollenbaugh Property, Lots 1 Thru 4" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 16035.

RECORDED AS PLAT NO. 21585 ON 3/9/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Hollenbaugh Property
Lot 4

(Being A Revision To Lot 4, As Shown On A Plat Entitled "Hollenbaugh Property, Lots 1 Thru 4" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 16035)

Zoned: CCT
 Tax Map: 23, Parcel: 13, Grid: 6
 Second Election District - Howard County, Maryland
 Date: August 26, 2016 Scale: As Shown Sheet 1 Of 1

