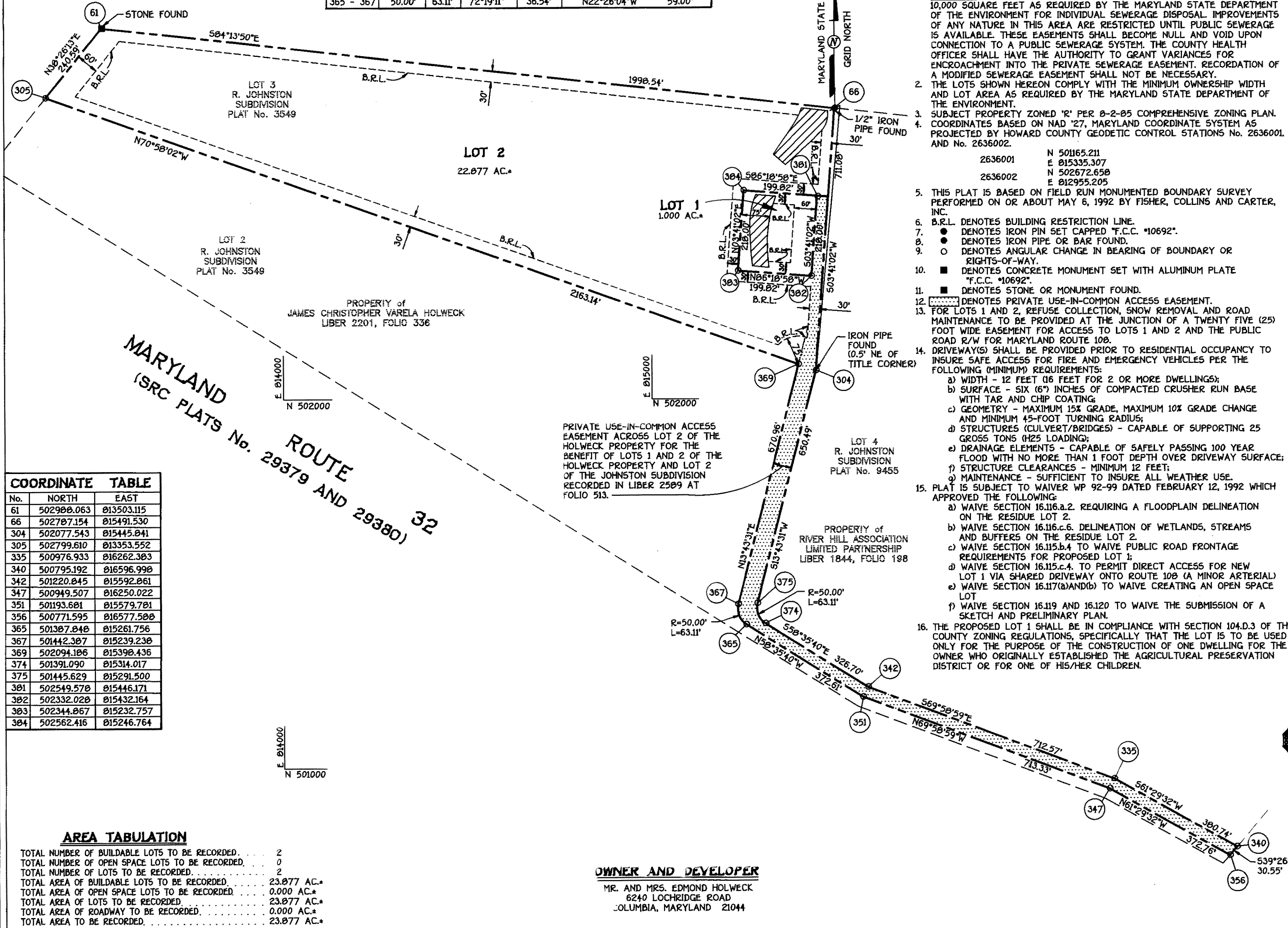


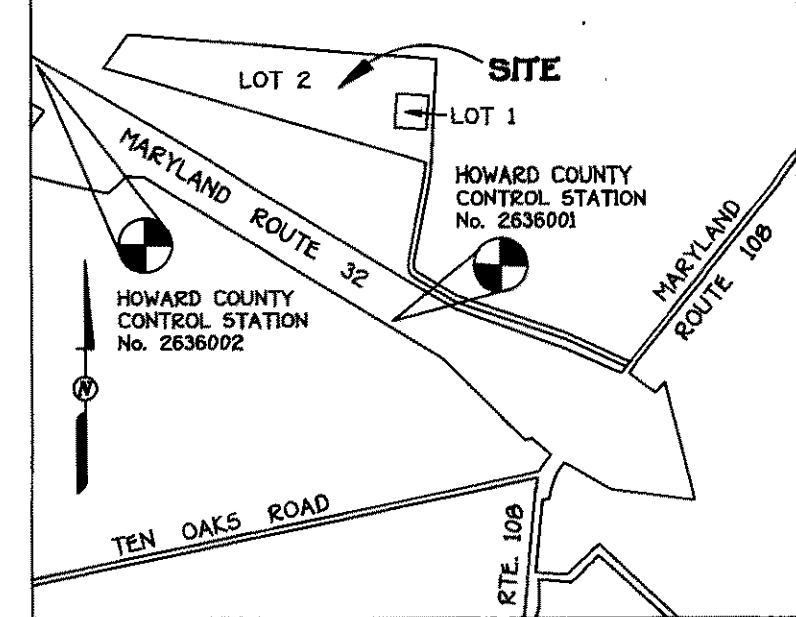
PROPERTY of
FRANCIS L. AND MARTHA B.
COCKRELL
LIBER 338, FOLIO 562

PT - PT	RADIUS	A.L.	Δ	TAN	CHORD BEARING & DISTANCE
375 - 374	50.00'	63.11'	72°19'11"	36.54'	S22°26'04"E 59.00'
365 - 367	50.00'	63.11'	72°19'11"	36.54'	N22°26'04"W 59.00'



GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - SUBJECT PROPERTY ZONED 'R' PER 8-2-85 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2636001 AND No. 2636002.
- | | | |
|---------|--------------|--------------|
| 2636001 | N 501165.211 | E 015335.307 |
| 2636002 | N 502672.658 | E 012955.205 |
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 6, 1992 BY FISHER, COLLINS AND CARTER, INC.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN SET CAPPED "F.C.C. *10692".
 - DENOTES IRON PIPE OR BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. *10692".
 - DENOTES STONE OR MONUMENT FOUND.
 - ▨ DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT.
 - FOR LOTS 1 AND 2, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF A TWENTY FIVE (25) FOOT WIDE EASEMENT FOR ACCESS TO LOTS 1 AND 2 AND THE PUBLIC ROAD R/W FOR MARYLAND ROUTE 108.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET FOR 2 OR MORE DWELLINGS);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERT/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 DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - PLAT IS SUBJECT TO WAIVER WP 92-99 DATED FEBRUARY 12, 1992 WHICH APPROVED THE FOLLOWING:
 - WAIVE SECTION 16.116.a.2. REQUIRING A FLOODPLAIN DELINEATION ON THE RESIDUE LOT 2.
 - WAIVE SECTION 16.116.c.6. DELINEATION OF WETLANDS, STREAMS AND BUFFERS ON THE RESIDUE LOT 2.
 - WAIVE SECTION 16.115.b.4 TO WAIVE PUBLIC ROAD FRONTAGE REQUIREMENTS FOR PROPOSED LOT 1;
 - WAIVE SECTION 16.115.c.4. TO PERMIT DIRECT ACCESS FOR NEW LOT 1 VIA SHARED DRIVEWAY ONTO ROUTE 108 (A MINOR ARTERIAL)
 - WAIVE SECTION 16.117(a) AND (b) TO WAIVE CREATING AN OPEN SPACE LOT
 - WAIVE SECTION 16.119 AND 16.120 TO WAIVE THE SUBMISSION OF A SKETCH AND PRELIMINARY PLAN.
 - THE PROPOSED LOT 1 SHALL BE IN COMPLIANCE WITH SECTION 104.D.3 OF THE COUNTY ZONING REGULATIONS, SPECIFICALLY THAT THE LOT IS TO BE USED ONLY FOR THE PURPOSE OF THE CONSTRUCTION OF ONE DWELLING FOR THE OWNER WHO ORIGINALLY ESTABLISHED THE AGRICULTURAL PRESERVATION DISTRICT OR FOR ONE OF HIS/HER CHILDREN.



VICINITY MAP
SCALE: 1" = 1200'

No.	NORTH	EAST
61	502900.063	013503.115
66	502707.154	015491.530
304	502077.543	015445.041
305	502799.610	013353.552
335	500976.933	016262.303
340	500795.192	016596.990
342	501220.045	015592.061
347	500949.507	016250.022
351	501193.601	015579.701
356	500771.595	016577.500
365	501307.040	015261.756
367	501442.307	015239.230
369	502094.106	015390.436
374	501391.090	015314.017
375	501445.629	015291.500
381	502549.570	015446.171
382	502332.020	015432.164
383	502344.067	015232.757
384	502562.416	015246.764

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
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.....	23.077 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 AC.*
TOTAL AREA OF LOTS TO BE RECORDED.....	23.077 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 AC.*
TOTAL AREA TO BE RECORDED.....	23.077 AC.*

OWNER AND DEVELOPER

MR. AND MRS. EDMOND HOLWECK
6240 LOCHRIDGE ROAD
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
(410) 461-2855

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 OF THE JOHNSTON SUBDIVISION AND CREATE LOTS 1 AND 2 OF THE HOLWECK PROPERTY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Joyce M. Boy 8/7/92
HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Jessie B. Brown 8/18/92
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James M. Brown 8/13/92
DIRECTOR DATE

OWNER'S CERTIFICATE

WE EDMOND CHARLES HOLWECK AND ETTA JANE HOLWECK, HIS WIFE, 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. ALL EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS OUR HANDS THIS 3RD DAY OF AUGUST, 1992.

Edmond C. Holweck
EDMOND CHARLES HOLWECK

Etta Jane Holweck
ETTA JANE HOLWECK

Zacharin Y. Gisch
WITNESS

Zacharin Y. Gisch
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF ALL OF THE LAND CONVEYED BY R. EARLE JOHNSTON, II, TO EDMOND CHARLES HOLWECK AND ETTA JANE HOLWECK, HIS WIFE, BY DEED DATED OCTOBER 28, 1976 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 795 AT FOLIO 211 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE 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.

Terrell A. Fisher
TERRELL A. FISHER, L.S. *10692

July 14, 1992
DATE

RECORDED AS PLAT No. 10461 ON August 24, 1992 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOLWECK PROPERTY
LOT 1 AND 2

(A RESUBDIVISION OF LOT 3 - R. JOHNSTON SUBDIVISION)

TAX MAP: 34 PARCEL: 365
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

0' 50' 100' 200' 400'
SCALE: 1" = 200'
DATE: JULY 29, 1992
F-92-161