

| POINT | NORTH | EAST |
|-------|------------|------------|
| 156 | 515057.230 | 008036.274 |
| 351 | 515599.040 | 009259.360 |
| 352 | 515522.200 | 009371.904 |
| 353 | 515020.156 | 009024.370 |
| 354 | 515060.662 | 008903.763 |
| 355 | 515120.073 | 008673.109 |
| 635 | 515911.000 | 009499.513 |
| 716 | 516277.480 | 009040.945 |
| 744 | 516012.042 | 008290.037 |
| 752 | 515964.537 | 008365.731 |
| 770 | 515063.330 | 008062.575 |
| 774 | 516265.163 | 008940.052 |
| 1054 | 515936.040 | 008354.035 |
| 1058 | 515987.502 | 008281.467 |

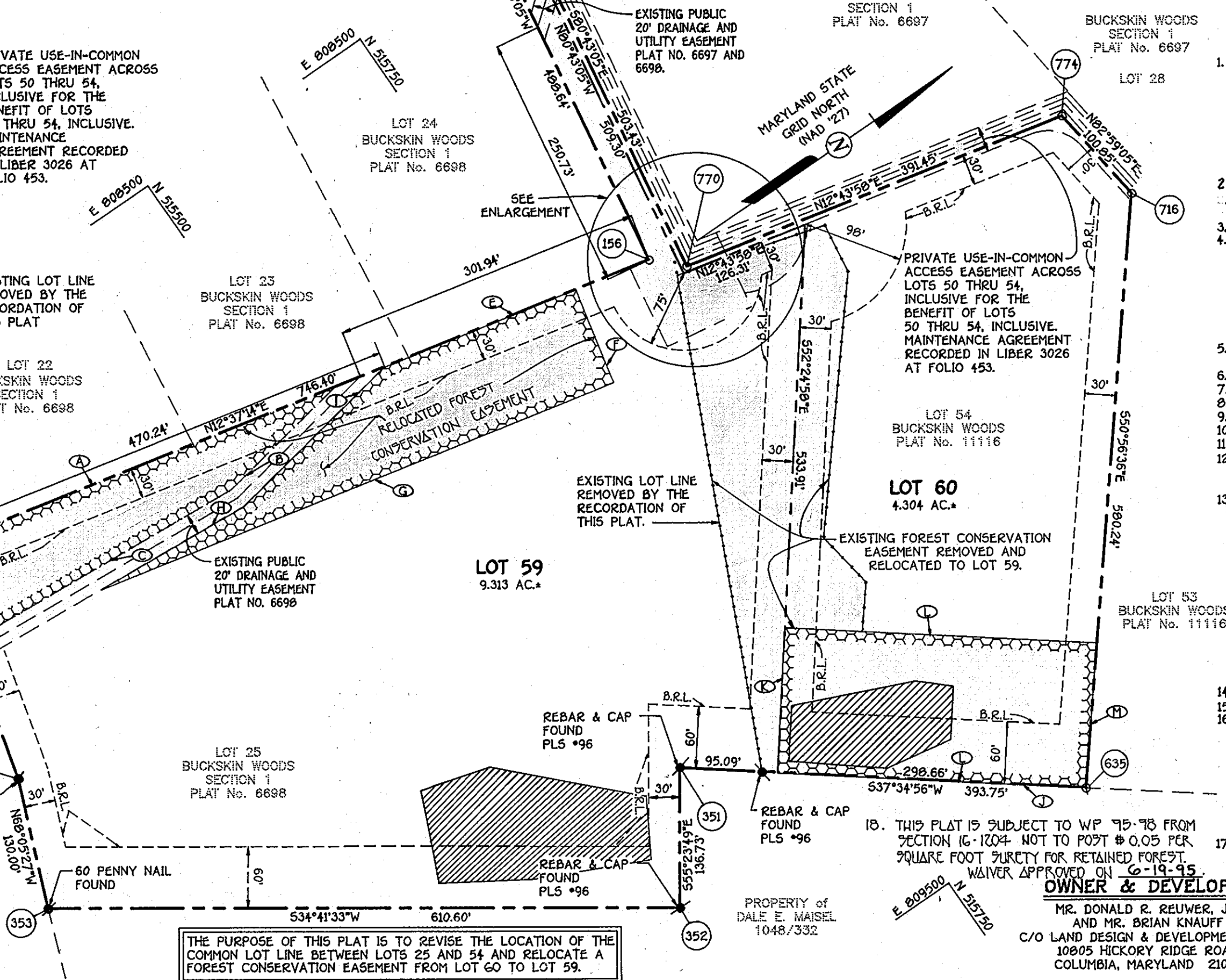
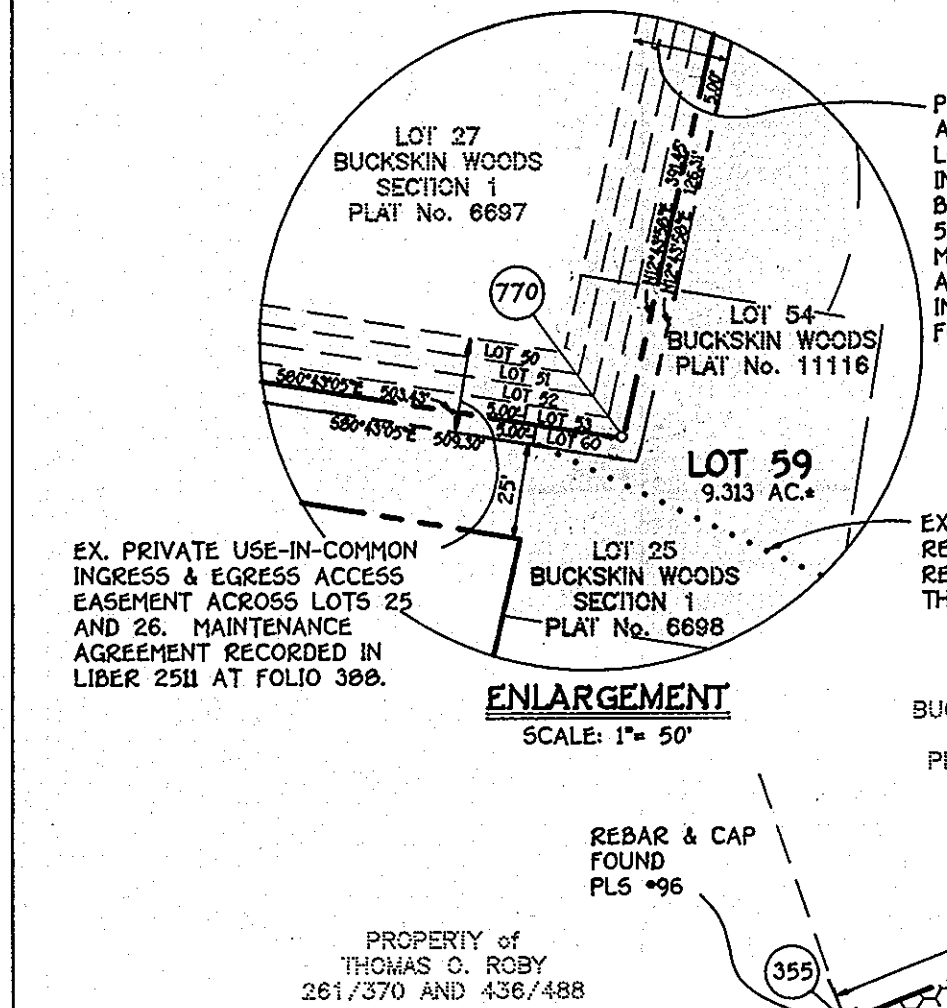
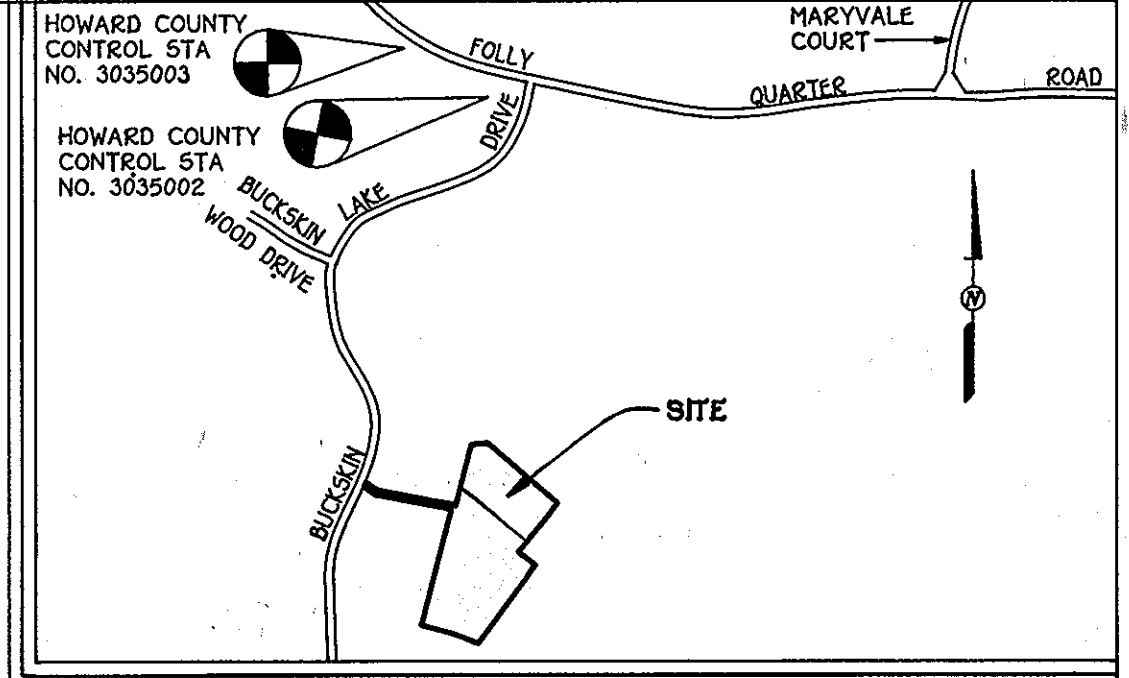
| LOT No. | GROSS AREA | PIPESTEM AREA | REMAINING AREA | 100 YEAR FLOODPLAIN | 25% SLOPES | MINIMUM LOT SIZE |
|---------|------------|---------------|----------------|---------------------|------------|------------------|
| 59 | 9.313 AC.* | 0.320 AC.* | 8.995 AC.* | 0.000 AC.* | 0.000 AC.* | 8.995 AC.* |
| 60 | 4.304 AC.* | 0.002 AC.* | 4.222 AC.* | 0.000 AC.* | 0.000 AC.* | 4.222 AC.* |

| SYM. | BEARING & DISTANCE |
|------|---------------------|
| (A) | N12°37'14"E 410.68' |
| (B) | S10°12'21"E 142.09' |
| (C) | S04°16'50"W 294.27' |
| (D) | N75°21'53"W 97.87' |
| (E) | N12°37'14"E 199.76' |
| (F) | S77°22'46"E 97.81' |
| (G) | S12°37'14"W 535.55' |
| (H) | N04°16'50"E 160.39' |
| (I) | N10°12'21"W 192.15' |
| (J) | S37°34'56"W 290.66' |
| (K) | N52°24'50"W 140.90' |
| (L) | N37°34'56"E 302.20' |
| (M) | S50°56'36"E 140.94' |

NOTE
 THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200, FOREST CONSERVATION ACT, OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING OR CONSTRUCTION OF ANY KIND IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. INSTALLATION AND MAINTENANCE OF THE PRIVATE SEPTIC AREA MAY BE PERMITTED WITH MINIMUM DISTURBANCE AS APPROVED BY THE HEALTH DEPARTMENT.

BUCKSKIN LAKE DRIVE
 (EX. 50' R/W)
 PLAT Nos. 6697 AND 6698

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
 "DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 59 AND 60. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."



- 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 SEWAGE 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 ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT RECORDATION OF A MODIFIED 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 "RR" PER 10/10/93 COMPREHENSIVE ZONING PLAN. PLAN COORDINATES BASED ON NAD '27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 3035002 AND No. 3035003. USED AS A BASIS FOR SURVEY CONTROL ON PLAT No. 11116.
- 3035002 N 518569.090
 E 809377.965
 3035003 N 518771.094
 E 808054.115
- THIS PLAT IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 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 IRON 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.
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PIPE FLAG STEM AND BUCKSKIN LAKE DRIVE ROAD R/W AND NOT ONTO LOTS 59 AND 60, INCLUSIVE. DRIVEWAYS 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 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 DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - ALL LOT AREAS ARE MORE OR LESS (±).
 - PREVIOUS DEPT. OF PLANNING AND ZONING FILE NOS. F06-06 AND F93-126. LOT 60 (A RESUBDIVISION OF LOT 54, BUCKSKIN WOODS) IS SUBJECT TO WAIVER PETITION WP92-08 WHICH THE PLANNING DIRECTOR ON MAY 8, 1992 RESPONDED TO THE FOLLOWING:
 - APPROVAL TO WAIVE SECTION 16.115(b)(4) TO ALLOW THE SUBDIVISION OF PROPOSED LOTS 50-54, INCLUSIVE WITHOUT PROVIDING THE REQUIRED PUBLIC ROAD FRONTS.
 - APPROVAL TO WAIVE SECTION 16.115(b)(5) TO ALLOW THE LENGTH OF A COMMONLY OWNED LOT CONTAINING A SHARED DRIVEWAY TO EXCEED 200 FEET.
 - EXISTING HOUSE ON LOT 59 TO REMAIN. NO STRUCTURES OR ADDITIONS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE APPLICABLE ZONING REGULATIONS ALLOW.

THE REQUIREMENTS OF § 3-100, 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 R. Reuwer, Jr. 3/25/95 DATE
 DONALD R. REUWER, JR. (OWNER)

Brian Knauff 3/27/95 DATE
 BRIAN KNAUFF (OWNER)

Terrell A. Fisher, L.S. #10692 3/27/95 DATE
 TERRELL A. FISHER, L.S. #10692 (SURVEYOR)

AREA TABULATION FOR THIS SHEET

| | |
|---|-------------|
| 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. | 13.617 AC.* |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED. | 0.000 AC. |
| TOTAL AREA OF LOTS TO BE RECORDED. | 13.617 AC.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED. | 0.000 AC. |
| TOTAL AREA TO BE RECORDED. | 13.617 AC.* |

THE PURPOSE OF THIS PLAT IS TO REVISE THE LOCATION OF THE COMMON LOT LINE BETWEEN LOTS 25 AND 54 AND RELOCATE A FOREST CONSERVATION EASEMENT FROM LOT 60 TO LOT 59.

OWNER & DEVELOPER
 MR. DONALD R. REUWER, JR.
 AND MR. BRIAN KNAUFF
 C/O LAND DESIGN & DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 971 BALTIMORE NATIONAL PKE., SUITE 100
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2825

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

Joyce M. Boyd M.D. 6-21-95 DATE
 HOWARD COUNTY HEALTH OFFICER MR.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph B. Butler 7/17/95 DATE
 DIRECTOR

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

James P. Shum 7/5/95 DATE
 DIRECTOR M.K. CO 7/5/95

OWNER'S CERTIFICATE

DONALD R. REUWER, JR. AND BRIAN KNAUFF OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 27th DAY OF MARCH, 1995.

Donald R. Reuwer, Jr.
 DONALD R. REUWER, JR.
Brian Knauff
 BRIAN KNAUFF

Michael J. McCann
 WITNESS
Michael J. McCann
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THE LAND CONVEYED BY DALE Z. MAISEL AND BRADFORD Z. MAISEL, PURSUANT TO A POWER OF ATTORNEY DATED NOVEMBER 26, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1577 AT FOLIO 56 TO DONALD R. REUWER, JR. BY DEED DATED NOVEMBER 7, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1924 AT FOLIO 475, (2) ALL OF THE LAND CONVEYED BY DONALD R. REUWER, JR. TO BRIAN KNAUFF BY DEED DATED AUGUST 8, 1991 AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER No. 2511 AT FOLIO 393, 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, L.S. #10692
 TERRELL A. FISHER, L.S. #10692
 3/27/95 DATE

RECORDED AS PLAT No. 11798 ON 7-19-95, 1995 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BUCKSKIN WOODS
 LOTS 59 - 60
 (A RESUBDIVISION OF LOT 25, BUCKSKIN WOODS, SECTION 1 - PLAT No. 6699 AND LOT 54, BUCKSKIN WOODS - PLAT No. 11116)

ZONING "RR"
 TAX MAP No. 22, PART OF PARCEL No. 535
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'
 DATE: MARCH 28 1995
 SHEET 1 OF 1 F-93-126

U.S. EQUIVALENT COORDINATE TABLE

| No. | NORTH | EAST |
|------|------------|-------------|
| 5 | 576423.991 | 1321735.557 |
| 268 | 576998.538 | 1322177.733 |
| 362 | 576756.753 | 1320714.145 |
| 367 | 576708.575 | 1320781.988 |
| 651 | 577345.688 | 1321759.890 |
| 652 | 577306.589 | 1321727.355 |
| 701 | 577150.808 | 1321564.372 |
| 715 | 577030.989 | 1321464.572 |
| 743 | 576764.907 | 1320719.935 |
| 750 | 576718.073 | 1320785.884 |
| 767 | 576637.820 | 1321276.936 |
| 773 | 577018.484 | 1321362.953 |
| 1053 | 576749.633 | 1321312.456 |
| 1055 | 576626.430 | 1321284.617 |

PRIVATE USE-IN-COMMON ACCESS EASEMENT ACROSS LOTS 50 THRU 54, INCLUSIVE FOR THE BENEFIT OF LOTS 50 THRU 54, INCLUSIVE. MAINTENANCE AGREEMENT RECORDED IN LIBER 3026 AT FOLIO 453.

EX. PRIVATE USE-IN-COMMON INGRESS & EGRESS ACCESS EASEMENT ACROSS LOTS 25 AND 26. MAINTENANCE AGREEMENT RECORDED IN LIBER 2511 AT FOLIO 388.

EX. PRIVATE USE-IN-COMMON INGRESS & EGRESS ACCESS EASEMENT ACROSS LOTS 25 AND 26. MAINTENANCE AGREEMENT RECORDED IN LIBER 2511 AT FOLIO 388.

EX. PRIVATE USE-IN-COMMON INGRESS & EGRESS ACCESS EASEMENT ACROSS LOTS 25 AND 26. MAINTENANCE AGREEMENT RECORDED IN LIBER 2511 AT FOLIO 388.

BUCKSKIN LAKE DRIVE
PLAT Nos. 6697 AND 6698

ENLARGEMENT No. 1
SCALE: 1" = 50'

ENLARGEMENT No. 2
SCALE: 1" = 50'

SEE ENLARGEMENT No. 1

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 61 AND 62. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

AREA TABULATION FOR SHEET

| | |
|--|------------|
| 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 | 10.020 AC. |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 0.000 AC. |
| TOTAL AREA OF LOTS TO BE RECORDED | 10.020 AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED | 0.000 AC. |
| TOTAL AREA TO BE RECORDED | 10.020 AC. |

MINIMUM LOT SIZE TABULATION

| LOT No. | GROSS AREA | PIPESTEM AREA | REMAINING AREA | 100 YEAR FLOODPLAIN | 25% SLOPES | MINIMUM LOT SIZE |
|---------|------------|---------------|----------------|---------------------|------------|------------------|
| 61 | 4.148 AC.* | 0.081 AC.* | 4.067 AC.* | 0.000 AC. | 0.000 AC. | 4.067 AC.* |
| 62 | 5.872 AC.* | 0.085 AC.* | 5.787 AC.* | 0.000 AC. | 0.000 AC. | 5.787 AC.* |

OWNER AND DEVELOPER
MR. AND MRS. DONALD R. REUWER, JR.
c/o LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

THE PURPOSE OF THIS PLAT IS TO REVISE THE LOCATION OF THE COMMON LOT LINE BETWEEN LOTS 53 AND 60.

OWNER'S CERTIFICATE

DONALD R. REUWER, JR. AND DEBORAH REUWER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY HAND THIS 15th DAY OF SEPTEMBER, 1995.

Donald R. Reuwer, Jr.
DONALD R. REUWER, JR.

Donna Kohler
WITNESS

Deborah L. Reuwer
DEBORAH REUWER

Donna Kohler
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THE LAND CONVEYED BY DALE Z. MAISEL AND BRADFORD Z. MAISEL, PURSUANT TO A POWER OF ATTORNEY DATED NOVEMBER 26, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1577 AT FOLIO 56 TO DONALD R. REUWER, JR. AND DEBORAH REUWER, HIS WIFE BY DEED DATED APRIL 5, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1824 AT FOLIO 379, (2) PART OF THE LAND CONVEYED BY DALE Z. MAISEL BY BRADFORD Z. MAISEL, HIS ATTORNEY IN FACT TO DONALD R. REUWER, JR. BY DEED DATED NOVEMBER 7, 1988 AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER No. 1924 AT FOLIO 475, 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 THAT THE SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher
TERRELL A. FISHER, L.S. 10692
(REGISTERED LAND SURVEYOR)

9/19/95
DATE

RECORDED AS PLAT No. 11909 ON 10-6-95
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BUCKSKIN WOODS
LOTS 61 AND 62

(A RESUBDIVISION OF LOT 53, BUCKSKIN WOODS, PLAT Nos. 11116 & 11117 AND A RESUBDIVISION OF LOT 60, BUCKSKIN WOODS, PLAT No. 11798)

ZONING "RR"
TAX MAP No. 22 PART OF PARCEL No. 535
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 100'

DATE: SEPTEMBER 14, 1995
SHEET 1 OF 1
F96-35

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 SEWAGE 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 ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT RECORDATION OF A MODIFIED 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 "RR" PER 10/10/93 COMPREHENSIVE ZONING PLAN. PLAN COORDINATES BASED ON NAD '27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 3035002 AND No. 3035003. USED AS A BASIS FOR SURVEY CONTROL ON PLAT No. 11116.
- THIS PLAT IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 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 IRON 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.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PIPE/FLAG STEM AND BUCKSKIN LAKE DRIVE ROAD R/W AND NOT ONTO LOTS 61 AND 62, INCLUSIVE. 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 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 (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.
- ALL LOT AREAS ARE MORE OR LESS (±).
- PREVIOUS DEPT. OF PLANNING AND ZONING FILE NOS. F93-126 AND F95-146. LOT 61 (A RESUBDIVISION OF LOT 60 - PART OF BUCKSKIN WOODS) IS SUBJECT TO WAIVER PETITION WP92-08 WHICH THE PLANNING DIRECTOR ON MAY 8, 1992 RESPONDED TO THE FOLLOWING:
 - APPROVAL TO WAIVE SECTION 16.115(b)(4) TO ALLOW THE SUBDIVISION OF PROPOSED LOTS 50-54, INCLUSIVE WITHOUT PROVIDING THE REQUIRED PUBLIC ROAD FRONTS.
 - APPROVAL TO WAIVE SECTION 16.115(b)(5) TO ALLOW THE LENGTH OF A COMMONLY OWNED LOT CONTAINING A SHARED DRIVEWAY TO EXCEED 200 FEET.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 481 - 2955

