

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	FLOODPLAIN AREA	25% SLOPES	MINIMUM LOT AREA
1	28,322	0	28,322	0	3050	25,272
2	60,512	5401	55,111	10,084	0	39,027

CURVE DATA

FROM	TO	RADIUS	ARC	DELTA	TAN.	CHORD BEARING - DIST.
98	58	2365.42'	33.63'	0° 48' 53"	16.82'	S 15° 27' 08" E - 33.63'

COORDINATES

NO.	NORTH (F)	EAST (F)	NORTH (M)	EAST (M)
45	559,786.231	1,346,396.740	170,623.185	410,382.547
46	559,911.350	1,346,383.359	170,661.321	410,378.468
58	560,058.230	1,347,071.422	170,706.090	410,588.190
67	559,969.982	1,347,095.141	170,679.192	410,595.420
98	560,090.646	1,347,062.461	170,715.970	410,585.459

NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 36DC & 36DD
- SUBJECT PROPERTY ZONED "R-20" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT 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 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. THERE IS A 10,000 S.F. MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.

5. PREVIOUS OFFICE OF PLANNING AND ZONING FILE NOS. NONE
 6. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
 7. THE REQUIREMENTS OF § 3-108, 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 THE MARKERS HAVE BEEN COMPLIED WITH.

G. SCOTT SHANABERGER DATE _____ JOSEPH ANDREW PUCILOSKI DATE _____
 JOHN PUCILOSKI DATE _____ JOHN ANTHONY PUCILOSKI DATE _____
 LUCILLE A. PUCILOSKI DATE _____ ANNETTE MARIE BERTLING DATE _____

8. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

9. (S) DESIGNATES SUCCESSFUL PERC TEST
 (F) DESIGNATES FAILED PERC TEST
 (R) DESIGNATES REBAR & CAP SET

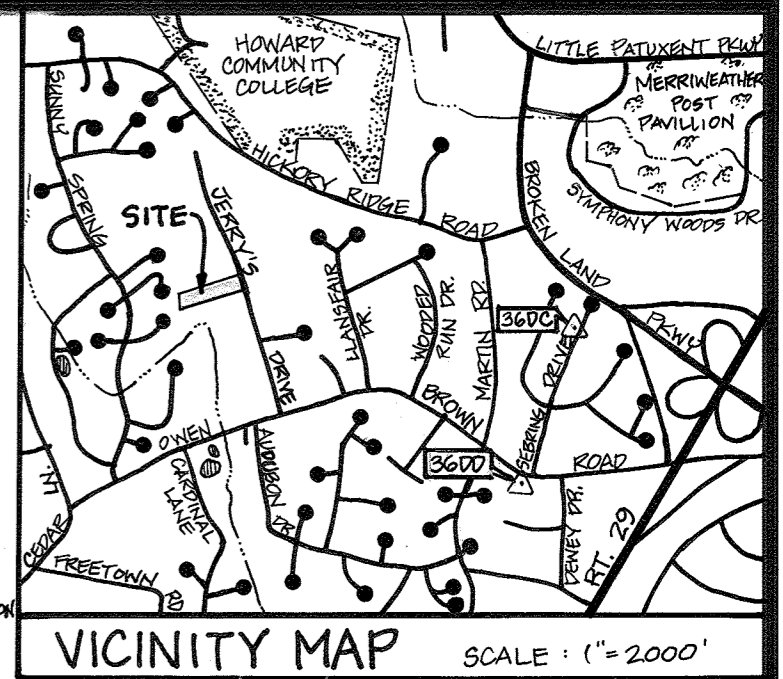
10. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN NOVEMBER OF 1994.

11. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.

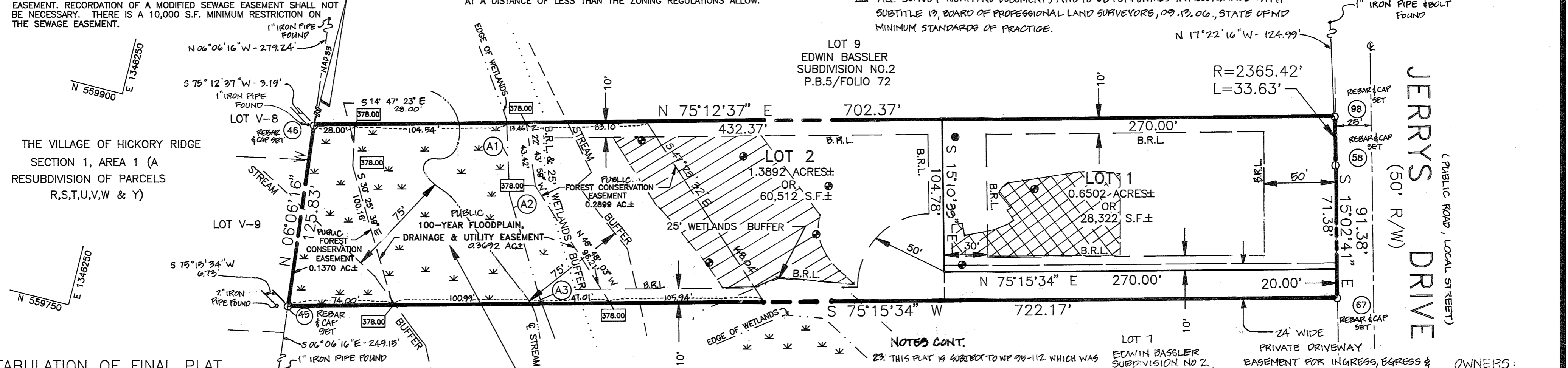
12. THERE ARE EXISTING STRUCTURES ON LOT 1. (AN EXISTING HOUSE TO REMAIN AND AN EXISTING GARAGE TO BE REMOVED.). NO BUILDINGS, ADDITIONS, OR EXTENSIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- WETLANDS DELINEATION ON THE PROPERTY SHOWN HEREON WAS PREPARED BY DENNIS J. LABARE, MS. & ASSOCIATES ON FEBRUARY 22, 1995.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH-12 FT. (16 FT. SERVING MORE THAN 1 RESIDENCE)
 B. SURFACE-6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 C. GEOMETRY-MAX. 15% GRADE; MAX. 10% GRADE CHANGE; MIN. 45 FOOT TURNING RADIUS
 D. STRUCTURES(CULVERTS & BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 E. DRAINAGE ELEMENTS-CAPABLE OF PASSING 100-YR. FLOOD WITH MAX. 1 FT. DEPTH OVER DRIVEWAY SURFACE
 F. STRUCTURE CLEARANCES-MIN. 12 FT.
 G. MAINTENANCE-SUFFICIENT TO INSURE ALL-WEATHER USE

- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16-1200 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION ACT, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.
- WATER CONTRACT NO: 44-1941
- INTERIM INDIVIDUAL ON SITE SEWAGE DISPOSAL MAY BE UTILIZED IN THIS SUBDIVISION FOR A MAXIMUM OF 1 YEAR AFTER AN ADEQUATE COMMUNITY SEWER SYSTEM BECOMES AVAILABLE.
- PAYMENT OF A FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED ON JUNE 6, 1999. DIRECTOR, DEPARTMENT OF PUBLIC WORKS. WATER QUALITY CONTROL WILL BE ADDRESSED BY MEANS OF 2' x 3' x 29" INFILTRATION TRENCH ADJACENT TO LOW SIDE OF PROPOSED DRIVEWAY LOT 2, AND EXISTING VEGETATIVE STRIPS FOR ROOFTOP DECLARATION. MAINTENANCE OBLIGATIONS FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 1 & 2 IS RECORDED IN LIBER 3617, FOLIO 330.
- (X) DENOTES INTERIM SEWAGE DISPOSAL AREA.
- ALL SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN ACCORDANCE WITH SUBTITLE 19, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06, STATE OF MD MINIMUM STANDARDS OF PRACTICE.



26. PLANS FOR PUBLIC WATER SYSTEMS & PUBLIC SEWER SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE OFFERED TO ALL LOTS WHEN THEY ARE OFFERED FOR SALE.
 John Puciloski 5/2/95 OWNER
 27. DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF USE-IN-COMMON DRIVEWAY AND INFILTRATION TRENCH.



TABULATION OF FINAL PLAT

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE.	2
OPEN SPACE.	0
B. TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE:	2.0394 ACRES±
TOTAL OPEN SPACE.	0
TOTAL AREA OF RECREATION OPEN SPACE.	0
TOTAL AREA OF 100-YR. FLOODPLAIN & 25% OR GREATER STEEP SLOPES	0.4393 ACRES±
C. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS.	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.	2.0394 ACRES±

WETLANDS AREA "A"
(18,665 S.F.±)

LINE	BEARING & DIST.
A1	S 16°34'36" E 49.43'
A2	S 30°50'51" E 74.26'
A3	S 34°46'13" E 4.01'

NOTES CONT.

- THIS PLAT IS SUBJECT TO MP 09-112 WHICH WAS GRANTED ON SEPTEMBER 22, 1995, FOR THE FOLLOWING SECTIONS: 16.131 (C)(2)(i) REQUIRING EACH LOT TO CONNECT TO PUBLIC SEWER
 16.132 (A)(2)(i)(a) REQUIRING CONSTRUCTION/IMPROVEMENT OF COUNTY ROADS
 16.132 (A)(2)(i)(b) REQUIRING CONTRIBUTION OF FEE FOR ROAD CONSTRUCTION
 16.133 (A) REQUIRING CONSTRUCTION OF SIDEWALKS TO HANDLE ON SITE RUNOFF
 16.134 (B)(1)(c) REQUIRING SIDEWALK CONSTRUCTION
 16.135 REQUIRING STREET LIGHTING
 16.136 REQUIRING STREET TREES & LANDSCAPING
 16.1204 (D)(1)&(2) REQUIRING SURETY FOR PRESERVATION OF EXISTING FOREST RESOURCES IN AN EASEMENT.
 16.120 (C)(2) REQUIRING 50 FOOT MINIMUM FRONTAGE FOR A SINGLE PIPESTEM LOT

APPROVED: FOR PRIVATE SEWER SYSTEM (LOT 2 ONLY) FOR PUBLIC SEWER SYSTEM (LOT 1 ONLY), FOR PUBLIC WATER (LOTS 1 & 2).
 County Health Officer DATE 3-4-96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division DATE 5/13/96

FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. FOR PUBLIC WATER (LOTS 1 & 2) AND PUBLIC SEWER (LOT 1 ONLY)
 Director DATE 3/15/96

OWNER'S CERTIFICATE
 WE JOHN PUCILOSKI, LUCILLE A. PUCILOSKI, JOHN ANTHONY PUCILOSKI, ANNETTE MARIE PUCILOSKI, AND JOSEPH ANTHONY PUCILOSKI, 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 GRANTS UNTO HOWARD COUNTY, MD. 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 RIGHT-OF-WAYS 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 SPACES 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 ERRECTED IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS, WITNESS BY OUR HANDS THIS 2ND DAY OF MAY 1995.

John Puciloski 5/2/95 JOHN ANTHONY PUCILOSKI 5/2/95 JOSEPH ANDREW PUCILOSKI 5/2/95
 Lucille A. Puciloski 5/2/95 Annette Marie Bertling 5/2/95
 Russell R. Rauch 5/2/95

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY JOHN PUCILOSKI AND LUCILLE A. PUCILOSKI TO JOHN PUCILOSKI, LUCILLE A. PUCILOSKI, JOHN ANTHONY PUCILOSKI, ANNETTE MARIE PUCILOSKI, ANDREW JOSEPH PUCILOSKI & BY DEED DATED JAN. 5, 1986 & RECORDED AMONG THE LAND RECORDS OF HOWARD CO., MD. IN LIBER 1705, FOLIO 706, 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, MD. IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

G. SCOTT SHANABERGER DATE 4/20/95
 PROFESSIONAL L.S. #10849

RECORDED AS PLAT # 12076 ON 3/20/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
 SHANABERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 104
 ELLICOTT CITY, MD. 21043
 (410) 461-9563

FINAL PLAT
PUCILOSKI PROPERTY
 LOTS 1 & 2
 (A RESUBDIVISION OF LOT 8, EDWIN BASSLER SUBDIVISION No. 2, BLOCK A, PB. 5, F. 72)
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 35, PARCEL 178

ZONED: R-20
 SCALE: 1"=50'
 DATE: APRIL 10, 1995
 SHEET 1 OF 1