NOTES: 1. COORDINATES BASED ON NAD 83 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 08CA & 08FB 2. SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN. 3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE 4. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. 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. 5. PREVIOUS OFFICE OF PLANNING AND ZONING FILE NO: WP-99-119, WP-96-72, F-9	14. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A.) WIDTH — 12 FEET (1分 FEET SERVING MORE THAN 1 RESIDENCE) B.) SURFACE — 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR & CHIP COATING. C.) GEOMETRY — MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS. D.) STRUCTURES — (CULVERTS, BRIDGES)CAPABLE OF SUPPORTING 25 GROSS TONS.(H25 LOADING) E.) DRAINAGE ELEMENTS — CAPABLE OF PASSING 100—YEAR FLOOD WITH MAXIMUM 1 FOOT DEPTH OVER DRIVEWAY SURFACE. F.) STRUCTURE CLEARANCES — MINIMUM 12 FEET G.) MAINTENANCE — SUFFICIENT TO INSURE ALL WEATHER USE. 15. 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 LOT DRIVEWAY. 16. AN EXISTING DECLARATION OF MAINTENANCE OBLIGATIONS FOR PRIVATE USE—IN—COMMON DRIVEWAY IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 1127, FOLIO 554.	WETLANDS DATA — AREA 1 LINE BEARING & DIST. LINE BEARING & DIST. A S 60'18'23" E 64.07' CC S 52'28'08" E 48.44' B S 48'06'25" E 44.78' DD S 68'16'12" E 35.99' C S 02'25'01" W 37.69' EE N 83'56'50" E 40.88' D S 03'10'58" E 28.18' FF S 76'24'27" E 27.06' E S 26'33'47" W 30.46' GG S 16'22'35" W 6.02' F S 40'39'49" W 37.92' HH S 82'21'40" W 30.31' G S 67'33'22" E 36.30' II S 13'25'43" W 17.58' H S 32'07'23" E 31.79' JJ N 30'53'37" W 12.83' I S 01'37'54" W 20.94' KK N 84'45'18" W 26.57' J S 88'55'20" E 46.99' LL N 83'41'21" W 40.19' K S 28'24'01" E 25.93' MM N 55'39'30" W 45.50' L S 30'38'21" W 29.74' NN N 47'57'18" W 42.68' M S 32'35'44" E 31.99' OO N 82'10'42" W 48.61' N S 58'35'54" E 107.41 PP N 86'39'05" W 54.93' O S 48'48'47" E 61.10' QQ N 84'24'43" W 50.14' P N 84'44'39" E 56.36' RR S 70'29'37" W 31.50' Q N 81'26'29" E 29.66' SS S 75'24'36" W 42.20'	HOODS MILL SITE MOPOSED RELOCATED RT. COUNTY SITE HOWARD RELOCATED RT. OF THE SERVICE O
6. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS EXCEPT AS PERMITTED BY THE PEPARTMENT OF PLANNING \$2001N FOR STITE ACCESS. 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 RANDY L. HINZMAN DATE	 A FEE-IN-LIEU OF PROVIDING LOCAL OPEN SPACE WAS GRANTED FOR 3 LOTS IN THE AMOUNT OF \$ 4500.00. ALL SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06., STATE OF MARYLAND MINIMUM STANDARDS OF PRACTICE. 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 EASEMENT ARE ALLOWED. THERE ARE EXISTING STRUCTURES ON LOT 2 TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDIT TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE 	AA S 85'54'29" E 62.14' CCC N 69'31'03" W 54.06' BB S 67'04'27" E 46.45' DDD N 44'33'25" W 36.09' FFF N 06"19' 12" W 30.59' EEE 5 52"52'42" W 21.72'	VICINITY MAP SCALE: 1"=2000'
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. & DESIGNATES IRON PIPE FOUND BE SET AFTER RECORDATION OF FINAL PLAT DESIGNATES REBAR & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT DESIGNATES APPROVED PERC TEST 10. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JULY OF 1995. 11. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE. 12. THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER SEWER. 13. THIS SUBDIMISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE ALL LOTS ARE OVER 2 ACRES. 23. THIS PLAT 16 SUBJICIONALS AN SUPPLIFICE ON APPEL 20,1998 FOLLOWING GEOTION 16.144(2)(6 PLAT ORIGINALS AN SUPPLIFIED WITHIN 16 APPROVAL. 24. EXISTING TRENCHES HOUSE ON LOTTER OF OWNSERNIT TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: CONTINUED WITHIN 16 TO TRANSFER OF OWNSERNIT BUILDABLE. 4. TOTAL AREA OF LOTS AND/OR PARCELS	ZONING REGULATIONS ALLOW. 21. THIS PLAT IS SUBJECT TO WP-96-72, WHICH, ON MARCH Z, 1996, WAS GRANTED FOR THE FOLLOWING SECTIONS: SECTION IG. 120 (b) (G) (ii) - PRESTEM LENGTH SECTION IG. 120 (b) (G) (ii) - PRESTEM LENGTH SECTION IG. 130 (a) (2) (ii) \$16.116 (b) (c) - GRANING, CONSTRUCTION, REMOVAL OF YEGENATION WITHIN 75' TREAM SUFFER AND STEET SLOPES. 22. THREE ADDITIONAL CONC. ARCH STREAM SUFFER AND STEET SLOPES. 22. THREE ADDITIONAL CONC. ARCH STREAM SUFFER AND STEET SLOPES. 22. THREE ADDITIONAL CONC. ARCH STREAM SUFFER AND STEET SLOPES. 22. THREE ADDITIONAL CONC. ARCH STREAM SUFFER AND STEET SLOPES. 22. THREE ADDITIONAL CONC. ARCH STREAM SUFFER AND STEET SLOPES. 23. THREE CONTROL STREAM SUFFER AND STEET SLOPES. 24. THREE ADDITIONAL CONC. ARCH STREAM SUFFER	SGGA S 10° OG '46" E 24.11	- 27.24 2 6 63°57'29"
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED 24 CONT. EXISTING SEPTIC TANK & DISTRIBUTION BOX CAN BE USED, STATE DEFT. MOVED OR ABANDONED AT OWNERS DISCRETION, SUBJECT TO HOW	JAN 2 6 1999. 76 ACRES± 534 ACRES± (18 & TAXATION) No. BEARING & DISTANCE 95 9 72° 27' 13"E-12.70' 96 \$ 11" 55" 59" W-18.42' 31 \$ 150° 39' 19" E-32.16' 39 \$ 21°33' 40"W-21.36' 39 \$ 41°41' 18" E - 17.82'	213 612,583.1175 1,307,767.98 214 612,608.8558 1,307,709.58 OWNER: DEVELOPER: RANDY L. HINZMAN COLIN PORTER 820 HOODS MILL RD. 12707 CLAXTON DRIVE COOKSVILLE, MD 21723 LAUREL, MD 20708	
DEPARTMENT. DESCRIBED HERE APPROVAL OF THE MINIMUM BUILDIN ITS SUCCESSORS	ON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE IS SUBDIVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE	SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY RANDY L. HINZMAN AND DANA L. HINZMAN UNTO RANDY L. HINZMAN BY DEED DATED JANUARY 1, 1992 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2741 FOUR 552: AND THAT ALL MONUMENTS	SHANABERGER & LANE 8726 TOWN & COUNTRY BLVD. SUITE 104 ELLICOTT CITY, MD. 21043 (410) 461-9563
WATER PIPES AN RIGHT-OF-WAYS APPROVED: HOWARD COUNTY DEDICATION FOR SPACES WHERE AND OF THE STREETS SPACE WHERE SPAC	O OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN INPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN OPPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE THE SPECIFIC PURPOSE OF THIER CONSTRUCTION, REPAIR AND MAINTENANCE; AND LDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED IN OR OVER THE AND RIGHT—OF—WAYS. WITNESS BY OUR HANDS THIS 20TH DAY OF DECEMBER, 1905. RANDY L. HINZMAN DATE DATE	COUNTY IN LIBER 2741, FOLIO 552; 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. OF MARYLAND OF MARY OF MARYLAND OF MARYL	FINAL PLAT LOTS 1-4 HINZMAN PROPERTY FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD. TAX MAP 8, PARCEL 204, GRIP 445 ZONING: RC-DEO SCALE: 1"=100' DATE: OCTOBER 27, 1995 PREVIOUS DPZ FILE NO.: WP-95-115, WP-96-72 F-96-104, WP 99-96 SHEET 1 OF 2

PLAT-M.D.R. NO. 13552

