



GENERAL NOTES

- Property Zoned: RR
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 15CA and 15FA. Station No. 15CA - N 598,862.6251 E 1,325,913.725 Elev. 515.28 Station No. 15FA - N 595,906.9318 E 1,325,627.650 Elev. 486.08
- denotes concrete monument to be set.
- denotes iron pipe to be set.
- B.R.L. denotes building restriction line.
- ▨ this area designates a private sewage easement of a minimum of 10,000 S.F. as required by the Maryland Department of the Environment, for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available and servicing any residential structures constructed on these buildable sites. This easement shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- Percolation test holes shown herein have been field located and shown thus:
 - Passed Hole
 - Gailed Hole
- For flag or pipestem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipestem and road right-of-way and not onto the flag or pipestem.
- Driveways which serve two or more lots must meet the requirements of the Howard County Fire Department.
- This plat is based on a field run monumented boundary survey performed on September 22, 1994 by O'Connell & Lawrence, Inc.
- The Preservation Parcel associated with this subdivision are to create an environmental envelope to preserve the existing natural features of this property.
- The Preservation Parcel will have private ownership.
- Preservation Parcel C is encumbered by an easement agreement with Howard County, Maryland and the Sobus Farms H.O.A. This agreement prohibits further subdivision of this parcel, outlines the maintenance responsibilities of the owner(s) and enumerates the uses permitted on this property.
- Areas indicated on this plat are more or less.
- The Sobus Farms HOA Articles of Incorporation were approved by the State Department of Assessment and Taxation on July 31, 1995.
- The Forest Conservation Easement has been established to fulfill the requirement 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.
- 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 - 6 inches of compacted crusher run base with tar and chip coating
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 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
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Lots 34 through 37, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of 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 a deed(s) 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 case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the 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.
- Stormwater management for this projects is being provided as follows:
 - Water Quantity - Lots: Exempt Roads: Fee-in-lieu
 - Water Quality - Lots: Exempt Roads: Vegetative Buffers
- Lots shown on this plat comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health Regulations.

AREA TABULATION CHART

	TOTALS
1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	5
CONVENTIONAL LOTS	0
CLUSTER LOTS	4
2. TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE	32.9675 AC.
NONBUILDABLE	0 AC.
TOTAL AREA OF 100-YEAR FLOODPLAIN & 25% SLOPES:	1.5669 AC.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0000 AC.
4. TOTAL AREA OF THIS SHEET TO BE RECORDED:	32.9675 AC.

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	450.00'	356.54'	347.29'	N 33°21'53" E	45°23'46"	188.22'
C2	25.00'	25.30'	24.76'	S 35°21'05" W	41°25'22"	13.23'
C3	50.00'	235.54'	70.77'	S 30°24'19" E	269°54'32"	50.08'
C4	35.00'	30.33'	29.39'	N 79°43'27" E	49°38'58"	16.19'

MINIMUM LOT SIZE CHART

LOT	GROSS AREA ACRES	PIPESTEM AREA ACRES	REMAINING AREA ACRES	100-YEAR FLOODPLAIN ACRES	25% SLOPES ACRES	MINIMUM LOT SIZE ACRES
34	1.2407	0.1527	1.0880	0.0000	0.1369	0.9511
35	1.1946	0.0000	1.1946	0.0000	0.0000	1.1946
36	1.3159	0.0000	1.3159	0.0000	0.0000	1.3159
37	1.2912	0.0671	1.2241	0.0000	0.0000	1.2241

The requirements of §-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Jefferson D. Lawrence 6-24-96
 Jefferson D. Lawrence Date
 Md. Reg. Prof. Land Surveyor #5216

Richard J. Demmitt 6-24-96
 Richard J. Demmitt, President Date
 HILLTOP Development Corporation
 P.O. BOX 228 CLARKSVILLE, MD. 21028

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

Joyce M. Boyd 6/27/96
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William D. Demmitt 6/20/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James R. Kutt 7/3/96
 DIRECTOR DATE

OWNER'S CERTIFICATE

Hilltop Development Corporation, by Richard J. Demmitt, President, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plan 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 our hands this 24 Day of JUNE, 1996 P.O. BOX 228 CLARKSVILLE, MD 21028

By: *Richard J. Demmitt* Richard J. Demmitt, President
 Witness: *Jefferson D. Lawrence* Jefferson D. Lawrence

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a resubdivision of part of the land conveyed to Hilltop Development Corporation, a Maryland Corporation, in the following two conveyances:

- From John Michael Sobus, by deed dated September 30, 1994 and recorded in Liber 3366 at Folio 229
- From Jerome A. Sobus, Rose M. Swartz and Nancy Ann Phelps, by deed dated July 14, 1995 and recorded in Liber 3524 at Folio 363

all among the Land Records of Howard County, Maryland 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.

Jefferson D. Lawrence
 Jefferson D. Lawrence
 Md. Reg. Prof. Land Surveyor #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON *July 5, 1996* AS PLAT NUMBER *12256*.

SOBUS FARMS
 LOTS 34-37 AND PRESERVATION PARCEL C
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 A RESUBDIVISION OF LOTS 22-25 AND PRESERVATION PARCEL A. PLAT NOS. 11927 AND 11928.
 ZONE: RR SCALE: 1"=100' TAX MAP: 15

O'CONNELL & LAWRENCE, INC.
 SURVEYORS, ENGINEERS & LAND PLANNERS
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20852
 OCL #136-13 Tel: (301) 924-4570 • Fax: (301) 924-5872

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