

# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 4-13-98

P&Z File No. F-98-42

## Department of Planning and Zoning

- ☐ Transportation Planning
- ☐ Historic Preservation
- ☐ Comprehensive Planning and Zoning Administration
- ☒ Research
- ☐ Address Coordinator

- ☒ Agricultural Preservation
- ☒ Development Engineering Division
- ☒ Forest Conservation Planner
- ☐ File

## Agencies

- ☒ Soil Conservation District
- ☒ Department of Inspections, Licenses & Permits
- ☐ Department of Fire and Rescue Services
- ☒ State Highway Administration
- ☒ Bureau of Environmental Health
- ☒ Board of Education
- ☒ Recreation and Parks

- ☐ Tax Assessment
- ☐ Bell Atlantic Telephone
- ☐ BG&E
- ☐ Cable TV
- ☐ Police
- ☐ MTA
- ☒ Finance
- ☒ DPW, Real Estate Services
- ☐ DPW, Construction and Inspection
- ☐ DPW, Bureau of Utilities

RE: Buckskin Lake Overlook lots 5, 6 + Paved Parcel A

ENCLOSED FOR YOUR → ☐ Signature Approval ☐ Review & Comments ☒ Files  
THE ENCLOSED → ☐ Original

## Plans

- ☐ Sketch Plan
- ☐ Prel Equiv Sketch Plan
- ☐ Preliminary Plan
- ☒ Final Plat
- ☐ Final Constr Plans (RDS)
- ☐ Final Development Plan
- ☐ Site Development Plan
- ☐ Landscape Plan
- ☐ Grading Plan
- ☐ House Type Revision Plan
- ☐ Water and Sewer Plan

## # of Sheets

- ☐
- ☐
- ☐
- ☒
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

## Supplemental Documents

- ☐ Wetlands Report
- ☐ Soils/Topo Map/Drain Area Map
- ☐ FSD/FCP/Worksheet and Application
- ☐ Declaration of Intent
- ☐ Drainage and/or Computation/Pond Safety Comps
- ☐ Preliminary Road Profiles
- ☐ APFO Roads Test/Mitigation Plan
- ☐ Traffic Study/Noise Study
- ☐ Sight Distance Analysis
- ☐ Floodplain Study
- ☐ Stormwater Management Comps.
- ☐ Industrial Waste Survey (DPW)
- ☐ Road Poster Form Letter
- ☐ Response Letter
- ☐ Perc Plat
- ☐ Scenic Road Exhibits

## Applications

- ☐ Waiver Petition Applic/Exhibit
- ☐ Planning Board Applic
- ☐ ASDP/CSDP Application
- ☐ DED Application/Checklist
- ☐ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☐ Received ☐ Tentatively Approved  
☐ Received and Revised ☐ Approved

☒ Recorded  
On 4-8-98

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SRC/COMMENTS DUE BY: \_\_\_\_\_

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.



Coordinate Table		
POINT	NORTH	EAST
113	519016.315326	809893.820165
119	518772.021410	810230.702429
151	518442.302750	810178.920741
152	518499.611446	809866.320578
156	518593.677794	809445.932753
1696	519076.004909	809816.832149

Minimum Pipe Stem Lot Area Tabulation			
Lot No.	Total Lot Area	Pipe Stem Area	Remaining Area
5	53,133 Sq.Ft.	4,205 Sq.Ft.	48,928 Sq.Ft.
6	55,074 Sq.Ft.	5,773 Sq.Ft.	49,301 Sq.Ft.

The Requirements §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 Markers Have Been Complied With

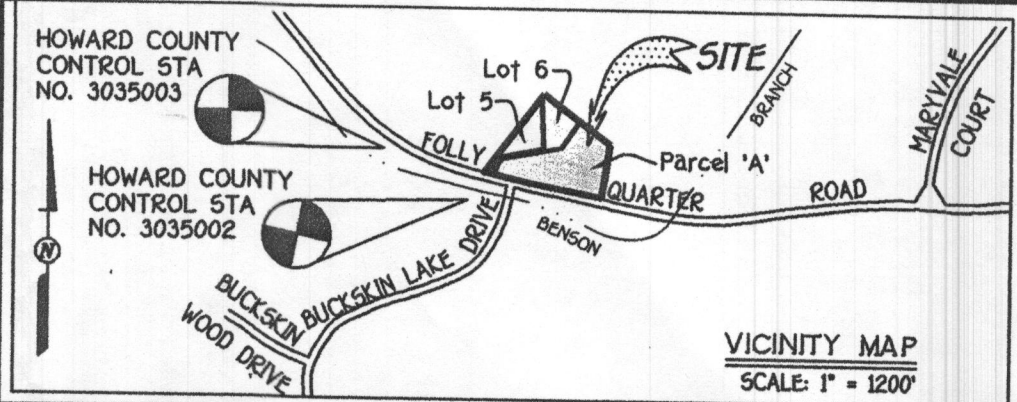
*Terrell A. Fisher, L.S. #10692*  
(Registered Land Surveyor)

*3/13/98* Date  
*3/13/98* Date

Landsource Development Corporation  
By: Creston Cathcart, President

Curve Data Tabulation						
No. - No.	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance	
152 - 156	5,550.00'	430.89'	04°26'54"	215.55'	N77°23'14"W 430.78'	

Note: The Developer/Contract Purchaser Shall Construct A 12 Foot Wide, 72 Foot Long, Deceleration Lane And A 12 Foot Wide, 72 Foot Long, Acceleration Lane, With A P-3 Paving Section. To Mirror The Existing Acceleration/Deceleration Lanes At Buckskin Lake Drive. All Construction Shall Be In Accordance With Howard County Design Manual Volume IV As Shown On The Landscaping, Topographic And Soils Plan.



- 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 Subject Property Zoned RR-DEO Per 10/18/93 Comprehensive Zoning Plan.
  - Modified Easement Shall Not Be Necessary.
  - Coordinates Based On NAD '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3035002 And No. 3036007-2.
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 26, 1997, By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "C.C. 106".
  - 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 "C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
  - 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 (6 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 Surface.
  - Structure Clearances - Minimum 12 Feet.
  - Maintenance - Sufficient To Insure All Weather Use.
  - No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers, Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
  - All Lot Areas Are More Or Less (a).
  - Denotes Forest Conservation Easement. 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.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - Wetlands Delineation By Wetland Environmental On August, 1997.
  - Denotes Wetland Area.
  - Articles Of Incorporation For Buckskin Lake Overlook Homeowner's Association, Inc. Is Filed With Maryland Department Of Assessments And Taxation On February 13, 1998.
  - Preservation Parcel 'A' Is Privately Owned And Maintained.
  - Preservation Parcel 'A' Is Encumbered By An Easement Agreement With Buckskin Lake Overlook Homeowner's Association, Inc. And Howard County, Maryland. This Agreement Prohibits Further Subdivision Of The Parcel. Outlines The Maintenance Responsibilities Of Its Owner And Enumerates The Uses Permitted On The Property.
  - Density Tabulation For Development Rights:
    - Total Area Of Subdivision = 6,523 Ac.
    - Development Rights Permitted = 1
      - 6,523 Ac. = 1 Development Right / 4.25 Ac. = 1.54
    - Development Rights Required Lots 1, 2 And Parcel 'A' = 3
      - 6,523 Ac. = 1 Development Right / 2 Ac. = 3.26
    - Development Rights Required To Be Transferred From A Sending Area: 2 (3 Development Rights Required - 1 Development Right Permitted).
  - Using The Density Exchange Option Described In Section 106 Of The Zoning Regulations The Development Rights For Two Of The Three Residential Lots/Parcels Included On The Subdivision Plat Have Been Transferred From Timothy A. Jennings Property (Tax Map 2, Parcel 177). The Creation Of These Lots Is Based On A Maximum Density Of One Residential Unit For Every Two Acres.
  - Landscaping Will Be Provided In Accordance With An Approved Landscaping Plan On File With The Department Of Planning And Zoning (99-42).
  - This Plat Is Subject To WP-97-85 From Section 16.119(f) To Allow An Additional Point Of Access Onto Folly Quarter Road And From Section 16.132(a)(3) To Not Require Road Improvements Along The Frontage Of The Existing Minor Subdivision. The Developer Shall Construct Deceleration Lane At The Proposed Driveway Entrance To Mirror The Length And Width Of The Existing Deceleration/Acceleration Lanes At Buckskin Lake Drive. For The Remaining Frontage Of Existing Lot 4, The Developer Shall Pay A Fee-In-Lieu Of Making Road Improvements.
  - A Deed Of Preservation Easement For Parcel 'A' Has Been Filed In The Land Records Office Of Howard County Maryland, Concurrently With Recordation Of This Plat.
  - Previous File Numbers: WP 89-73, 89-55.

#### RESERVATION OF A PUBLIC UTILITY AND FOREST CONSERVATION EASEMENT

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For: Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation Designated As 'Forest Conservation Area'. Located In, On, Over, And Through Lots 5, 6 And Buildable Preservation Parcel 'A'. 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(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."

TOTAL SHEET AREA TABULATION	
Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Buildable Parcels To Be Recorded	1
Total Number Of Lots And Parcels To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	2,484 Ac.
Total Area Of Buildable Parcels To Be Recorded	4,039 Ac.
Total Area Of Lots And Parcels To Be Recorded	6,523 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	6,523 Ac.

**FOLLY QUARTER ROAD**  
(MAJOR COLLECTOR ROAD)

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
30584PLDWG (410) 461 - 2855

**OWNER AND DEVELOPER**  
LANDSOURCE DEVELOPMENT CORPORATION  
C/O CRESTON CATHCART  
10480 LITTLE PATUXENT PARKWAY, SUITE 500  
COLUMBIA, MARYLAND 21044

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

*James M. Boyd* 3/30/98  
Howard County Health Officer Date

Approved: Howard County Department Of Planning And Zoning.

*Chris Dammann* 4/2/98  
Chief, Development Engineering Division Date

*James V. Lacey* 4/5/98  
Director Date

#### OWNER'S CERTIFICATE

Landsource Development Corporation By Creston Cathcart, President, Owner Of The Property Shown And Described Hereon, Herby 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 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, Herby 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 12th Day Of March 1998.

*Creston Cathcart*  
Landsource Development Corporation  
By: Creston Cathcart, President

*Zachariah J. Fisch*  
Witness

#### SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of All Of The Lands Conveyed By John E. Mullinix And Janet K. Mullinix To Landsource Development Corporation By Deed Dated December 16, 1997 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4155 At Folio 383, And Also Being Lot 4 As Shown On A Plat Entitled "J. David Mullinix Property" And Recorded As Plat No. 8660, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 3/13/98  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

Recorded As Plat No. 13126 On 4-8-98  
Among The Land Records Of Howard County, Maryland.

**BUCKSKIN LAKE OVERLOOK**  
LOTS 5, 6 AND  
PRESERVATION PARCEL 'A'  
(A RESUBDIVISION OF J. DAVID MULLINIX PROPERTY -  
LOT 4; PLAT NO. 8658 THRU 8660)

ZONED: RR-DEO  
TAX MAP NO. 22 PARCEL NO. 73 GRID 22  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: FEBRUARY 6, 1998

*Signed*  
Scale: 1" = 50'  
SHEET 1 OF 1  
F98-42

F98-42



3/25/84 RPL/MS

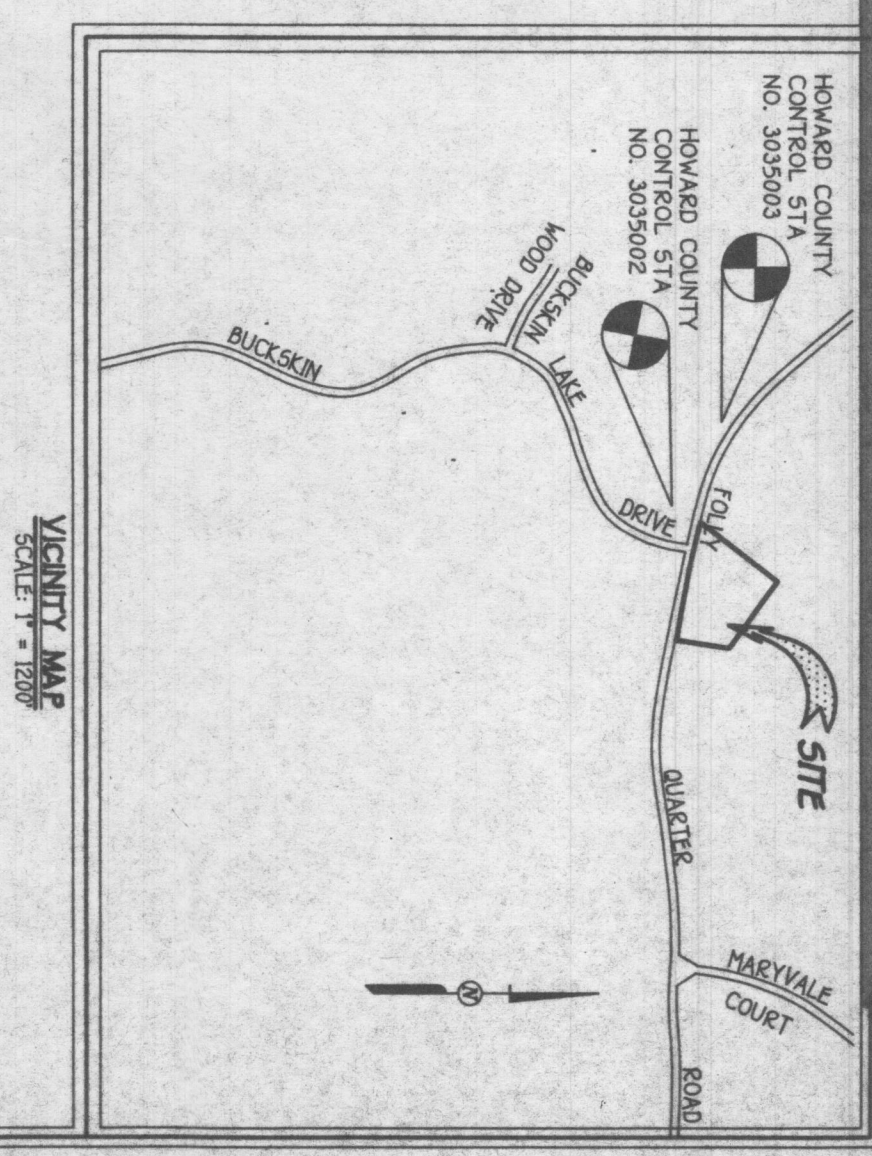
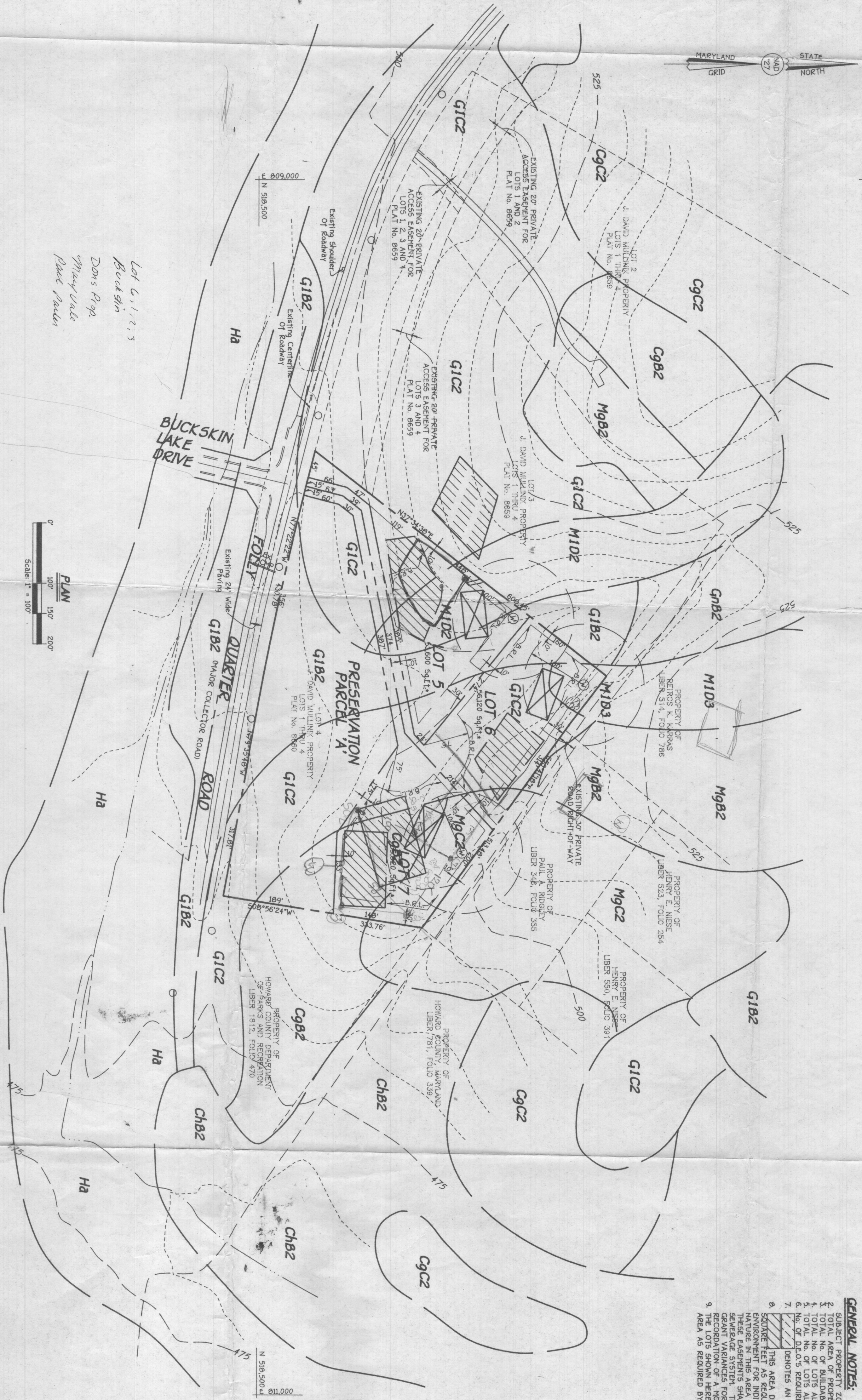
**PSYDER, COLLINS & CATTRE, INC.**  
ENGINEERING, SURVEYING, ARCHITECTURE & LAND SURVEYING  
1000 W. 10TH STREET, SUITE 100  
DALLAS, TEXAS 75201

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE  
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER**  
JOHN HOLLINX  
10430 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

**CONTRACT PURCHASER**  
LAND SOURCE DEVELOPMENT CORPORATION  
10430 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

\*Used for PERC TEST  
PERCOLATION TEST APPLICATION  
AND CERTIFICATION PLAN  
BUCKSKIN LAKE OVERLOOK  
LOTS 5 THRU 7 AND  
PRESERVATION PARCEL 'A'  
ZONED: RR-DEO  
(A) RESUBDIVISION OF J. DAVID MULLINX PROPERTY -  
LOT 4, PLAT NO. 8659 THRU 8660  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: JUNE 18, 1997 SCALE: AS SHOWN



- GENERAL NOTES:**
1. TOTAL AREA OF PROPERTY - 8.525 AC.
  2. TOTAL AREA OF BUILDABLE LOTS PROPOSED - 3.0 AC.
  3. TOTAL AREA OF LOTS ALLOWED BY ZONING - 3.0 AC.
  4. TOTAL AREA OF LOTS ALLOWED BY ZONING - 3.0 AC.
  5. TOTAL AREA OF LOTS ALLOWED BY ZONING - 3.0 AC.
  6. TOTAL AREA OF LOTS ALLOWED BY ZONING - 3.0 AC.
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  8. TOTAL AREA OF LOTS ALLOWED BY ZONING - 3.0 AC.
  9. TOTAL AREA OF LOTS ALLOWED BY ZONING - 3.0 AC.



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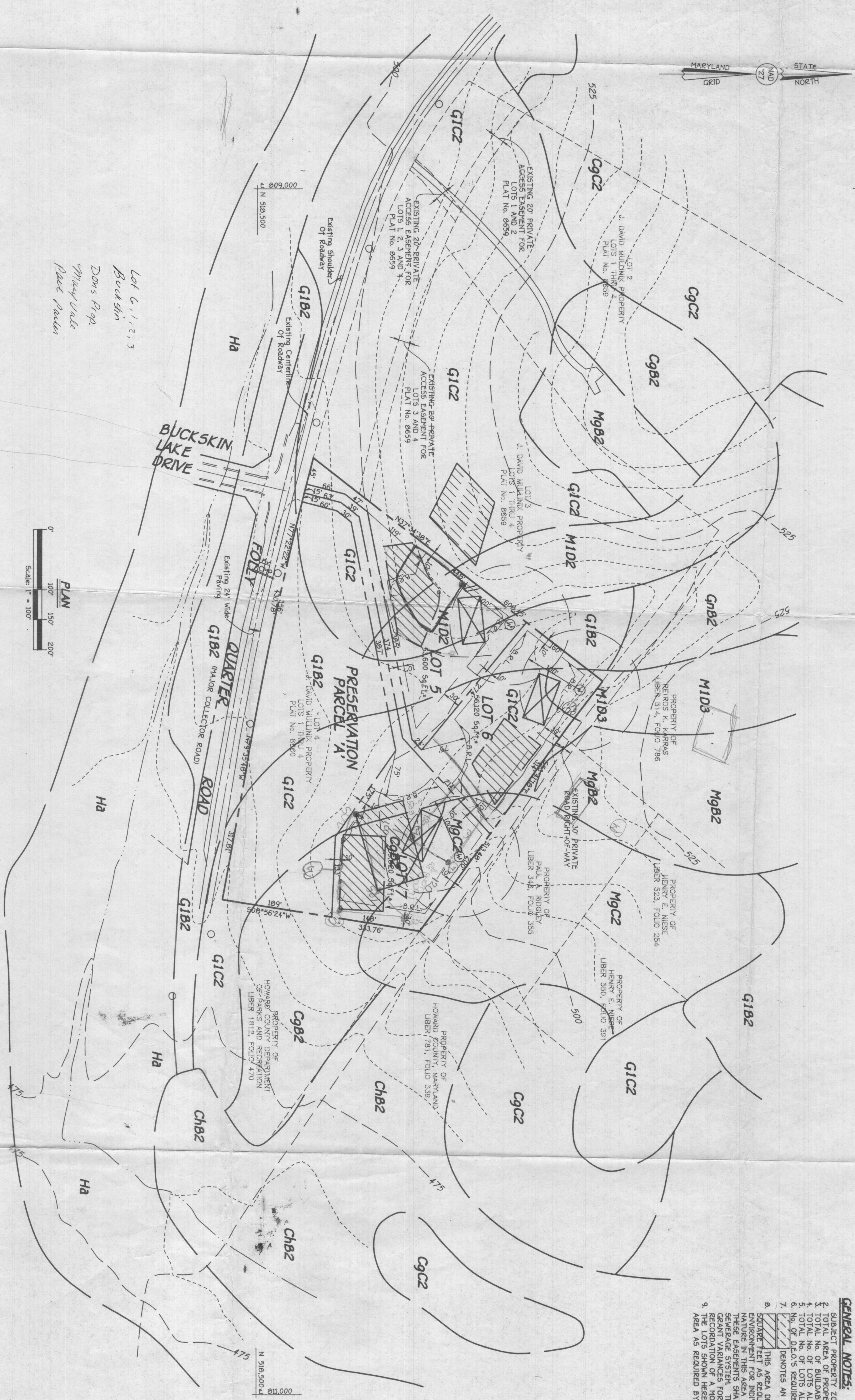
**PSYHER, COLLINS & CARTER, INC.**  
ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE  
ELLSBURG, MARYLAND 20622  
TEL: 410-326-1000 FAX: 410-326-1001

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE  
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER**  
JOAN MULLINX  
P.O. BOX 410  
MINERAL BLUFF, GEORGIA 30759

**CONTRACT PURCHASER**  
LAND SOURCE DEVELOPMENT CORPORATION  
P.O. BOX 140  
10490 LITTLE PATUXENT PARKWAY SUITE 500  
COLUMBIA, MARYLAND 21044

\*Used for DECE 1994  
PERCOLATION TEST APPLICATION  
AND CERTIFICATION PLAN  
BUCKSKIN LAKE OVERLOOK  
LOTS 5 THRU 7 AND  
PRESERVATION PARCEL 'A'  
ZONED: RR-DEO  
(A) RESUBDIVISION OF J. DAVID MULLINX PROPERTY -  
LOT 4, PLAT NO. 8659 THRU 8660  
TAX MAP NO. 22 PARCEL NO. 73  
HOWARD COUNTY DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: JUNE 19, 1997 SCALE: AS SHOWN



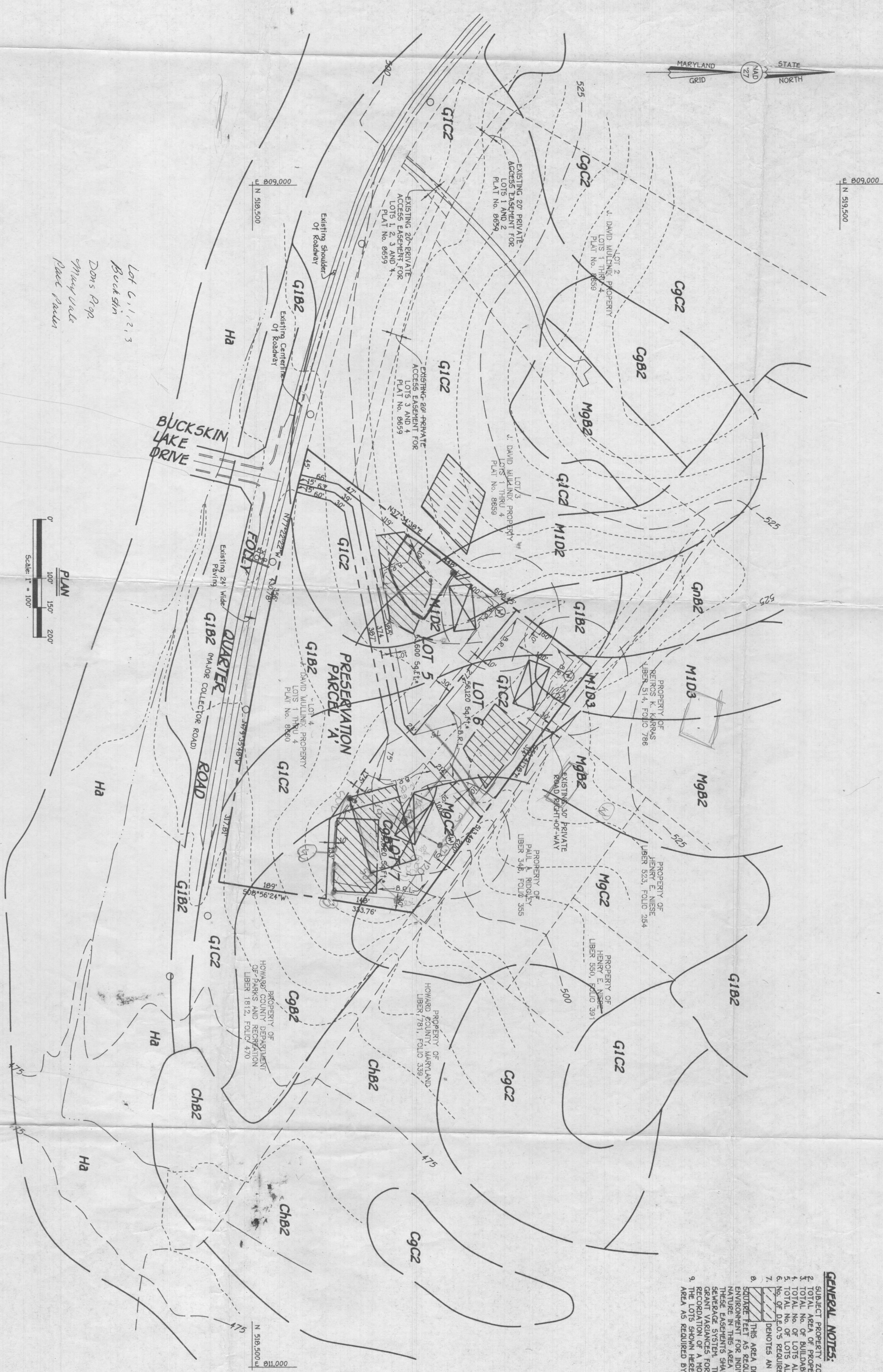


APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE  
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

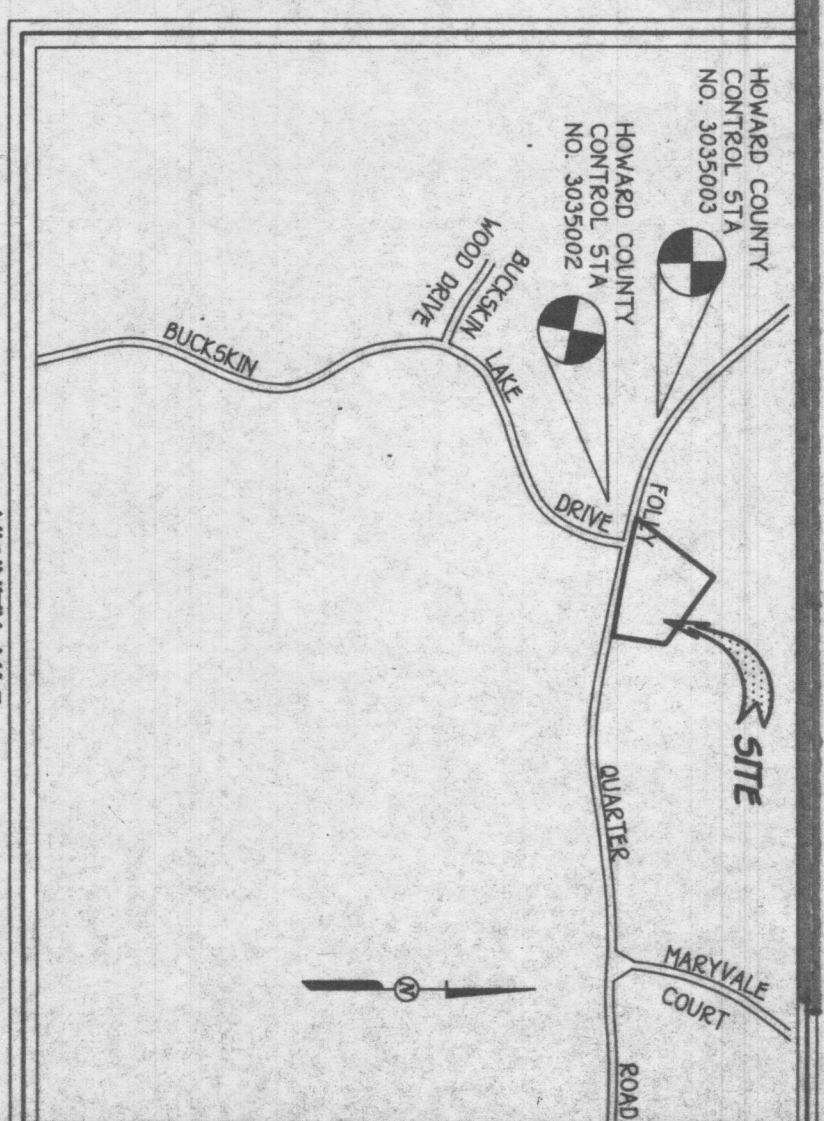
OWNER  
JOHN MULLINX  
P.O. BOX 490  
MINERAL BLUFF, GEORGIA 30959

CONTRACT PURCHASER  
LAND SOURCE DEVELOPMENT CORPORATION  
C/O CRESTON CATERACT  
10480 LITTLE PATIENT PARKWAY, SUITE 500  
COLUMBIA, MARYLAND 21044

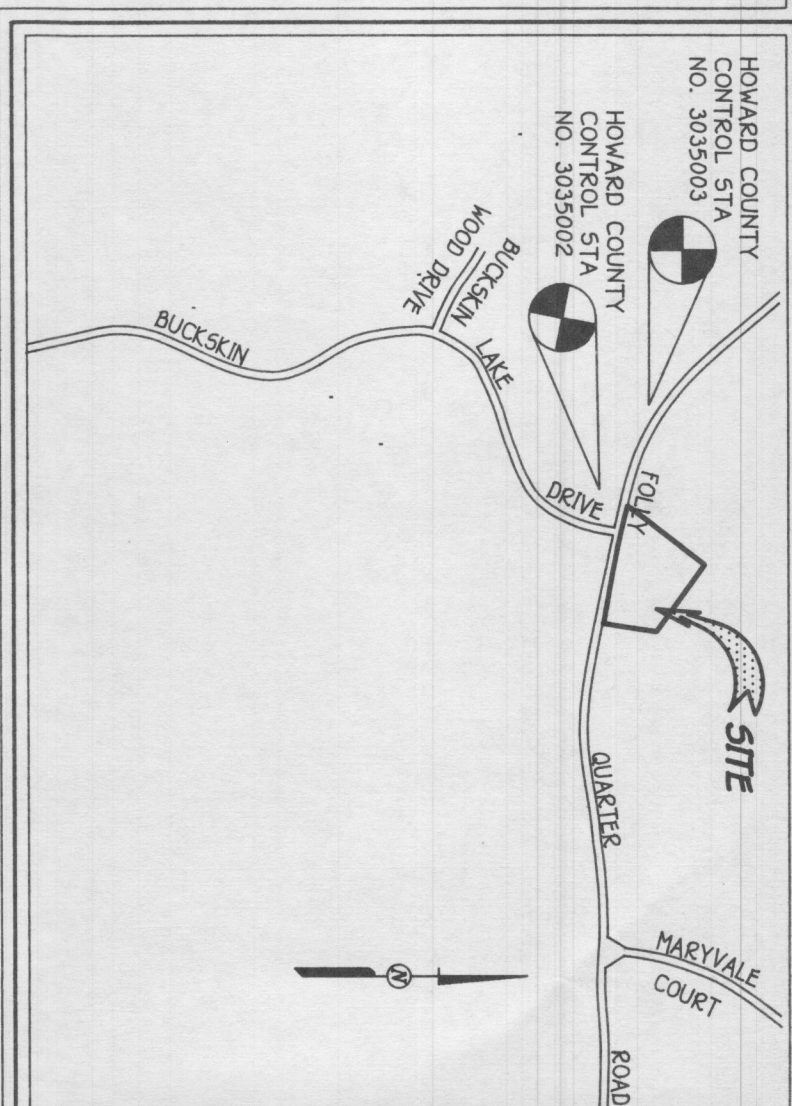
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BUCKSKIN LAKE OVERLOOK  
LOTS 5 THRU 7 AND  
PRESERVATION PARCEL 'A'  
ZONED: RR-DEO  
(A) RESUBDIVISION OF J. DAVID MULLINX PROPERTY -  
LOT 8, PLAT NO. 8658 THRU 8660  
TAX MAP NO. 12 PARCELS NO. 73  
HOWARD COUNTY, MARYLAND  
DATE: JUNE 19, 1997 SCALE: AS SHOWN



- GENERAL NOTES:**
1. SUBJECT PROPERTY ZONED RR-DEO AS PER 9/18/1992 ZONING PLAN.
  2. TOTAL AREA OF PROPERTY - 8.525 AC.
  3. TOTAL NO. OF BUILDABLE LOTS PROPOSED - 3
  4. TOTAL NO. OF BUILDABLE LOTS ALLOWED - 3
  5. TOTAL NO. OF LOTS ALLOWED UTILIZING DEO OPTION - 5,525 ± 2 = 3 LOTS
  6. NO. OF DEOS REQUIRED - 3 - 1 = 2 UNITS.
  7. IDENTIFY AN APPROVED SEPTIC FIELD.
  8. SOILS TEST AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  9. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.
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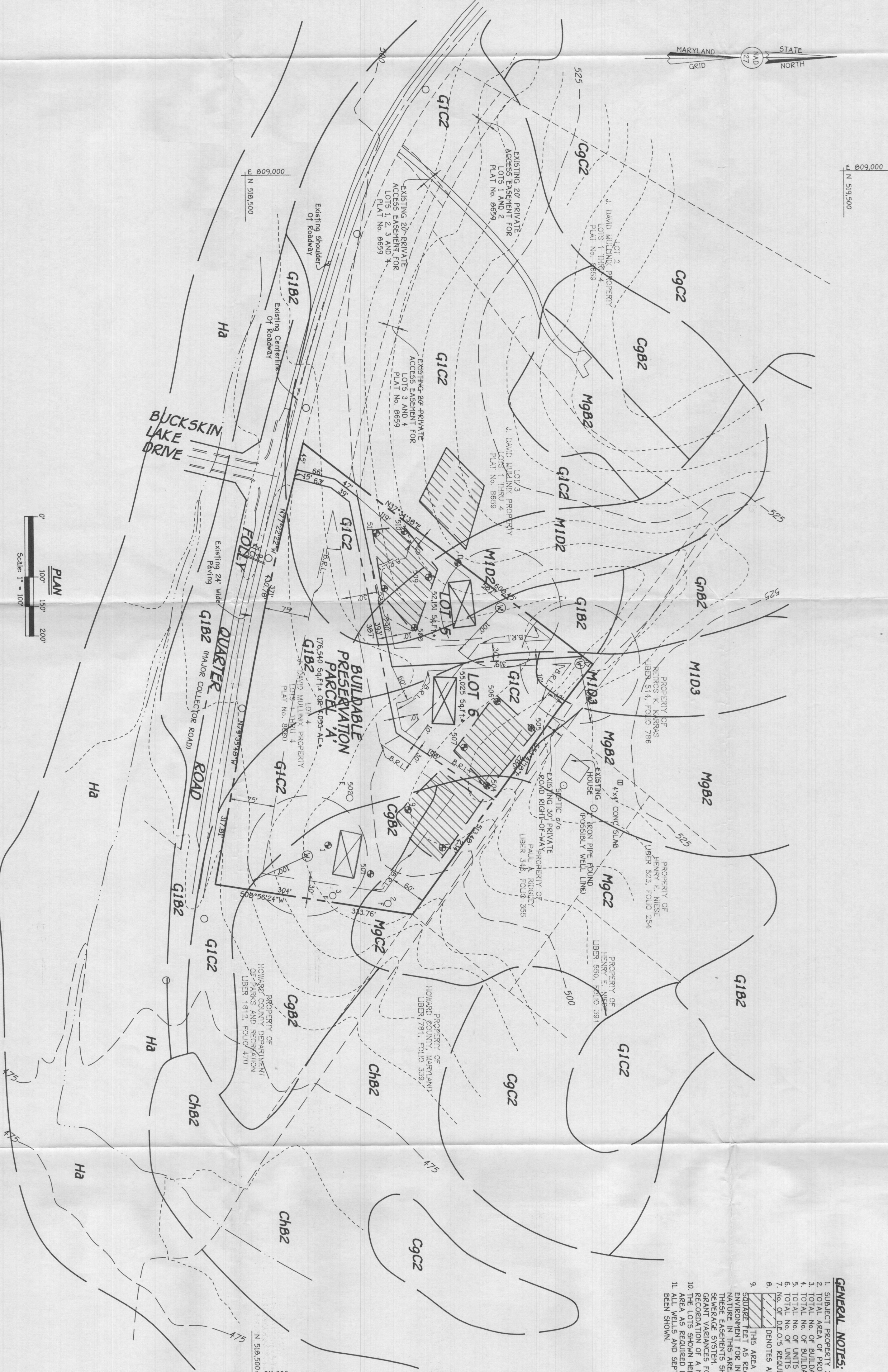




VICINITY MAP  
SCALE: 1" = 100'

**GENERAL NOTES:**

1. SUBJECT PROPERTY ZONED RE-DEO AS PER 9/18/1992 ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 6.525 AC.
3. TOTAL NO. OF BUILDABLE PRESERVATION PARCELS PROPOSED = 2
4. TOTAL NO. OF BUILDABLE PRESERVATION PARCELS PROPOSED = 1
5. TOTAL NO. OF UNITS ALLOWED BY OWN DENSITY = 6,525/425 = 1
6. TOTAL NO. OF UNITS ALLOWED UTILIZING DEO OPTION = 6,525/2 = 3 LOTS
7. TOTAL NO. OF UNITS ALLOWED UTILIZING DEO OPTION = 6,525/2 = 3 LOTS
8. THIS AREA DESIGNATES A PRIVATE SEWAGE TREATMENT OF 10,000 GPD.
9. EXISTING UTILITIES ARE SHOWN AND THE LOCATION OF ANY EXISTING UTILITIES ARE SHOWN.
10. THE AREA IS RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE.
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**SIGNED**

PERCOLATION TEST APPLICATION  
AND CERTIFICATION PLAN  
BUCKSKIN LAKE OVERLOOK  
LOTS 5 THRU 7 AND  
PRESERVATION PARCEL 'A'

ZONED: RE-DEO

(A) RESUBDIVISION OF J. DAVID MULLINIX PROPERTY -  
LOT 4, PLAT NO. 8659 THRU 8660  
TAX MAP NO. 22 PARCEL NO. 73  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: AUGUST 13, 1997 SCALE: AS SHOWN

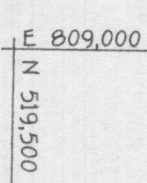
*J. David Mullinix*

**OWNER**  
JOHN MULLINIX  
P.O. BOX 490  
MINERAL BLUFF, GEORGIA 30559

**CONTRACT PURCHASER**  
LAND SOURCE DEVELOPMENT CORPORATION  
C/O CRESTON CATHART  
10480 LITTLE PATUENT PARKWAY, SUITE 500  
COLUMBIA, MARYLAND 21044

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE  
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*James M. Boyd M.D.* 8/13/97  
COUNTY HEALTH OFFICER VRS DATE

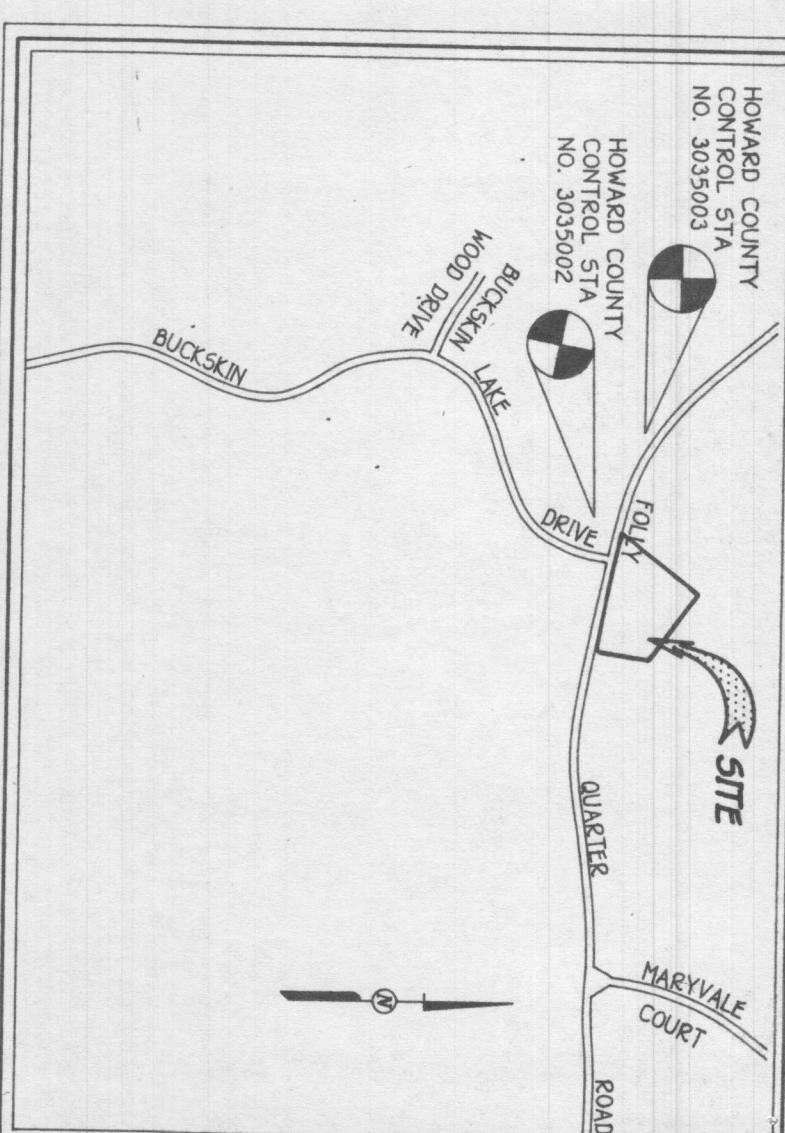




NOT SUFF. TO EFF. EVAL.  
NEW <sup>HA</sup> ~~CONFLICTS~~ PROPOSALS  
w/s CONFLICTS w/ADJ. w/s

**CONTRACT PURCHASER**  
LAND SOURCE DEVELOPMENT CORPORATION  
c/o CRESTON CATHART  
10480 LITTLE PATUXENT PARKWAY, SUITE 500  
COLUMBIA, MARYLAND 21044

**BUCKSKIN LAKE OVERLOOK**  
**LOTS 5 THRU 7 AND**  
**PRESERVATION PARCEL 'A'**  
 ZONED: R8-OEO  
 (A RESUBDIVISION OF J. DAVID MULLINIX PROPERTY -  
 LOT 4, PLAT No. 86583 THRU 86650  
 THIRD ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 TAX MAP No. 22 PARCEL No. 73)



**GENERAL NOTES:**

SUBJECT PROPERTY ZONED RE-DO AS PER 9/18/1992 ZONING PLAN.

1. TOTAL AREA OF PROPERTY = 6,525 AC.

2. TOTAL NO. OF BUILDABLE LOTS PROPOSED = 3

3. TOTAL NO. OF LOTS ALLOWED BY OWN DENSITY = 6,525/425 = 15

4. TOTAL NO. OF LOTS ALLOWED UTILIZING DEO. OPTION = 6,525/42 = 156

5. TOTAL NO. OF LOTS ALLOWED = 3 - 1 = 2 UNITS.

6. NO. OF D.E.O.'S REQUIRED = 3 - 1 = 2 UNITS.







Coordinate Table			
POINT	NORTH	EAST	
113	519016.315326	809093.820165	
119	518772.021410	810230.702429	
151	518442.302750	810178.920741	
152	518499.611446	809866.320578	
156	518593.677794	809445.932753	
1696	519076.004909	809016.832149	

Minimum Pipe Stem Lot Area Tabulation			
Lot No.	Total Lot Area	Pipe Stem Area	Remaining Area
5	53,133 Sq.Ft.*	4,205 Sq.Ft.*	48,928 Sq.Ft.*
6	55,074 Sq.Ft.*	5,773 Sq.Ft.*	49,301 Sq.Ft.*

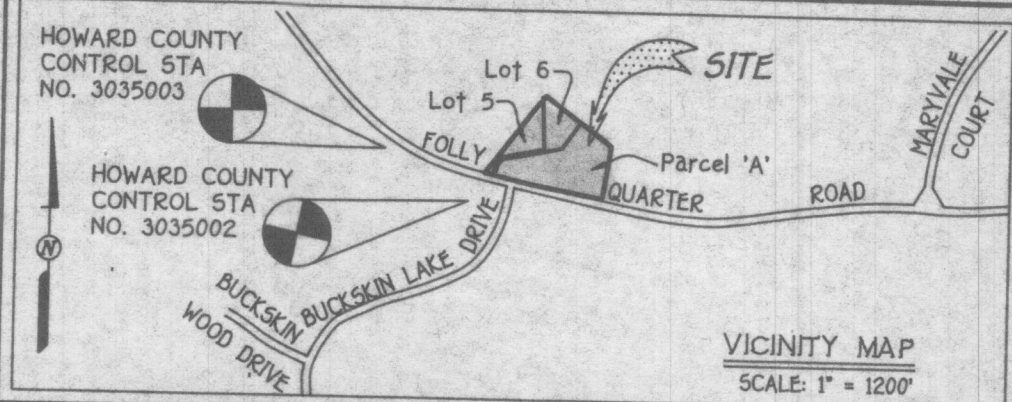
The Requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 9/25/97  
Date

John E. Mullinix  
(Owner)

Curve Data Tabulation					
No. - No.	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
152 - 156	5,550.00'	430.89'	04°26'54"	215.55'	N77°23'14"W 430.78'

Note: The Developer/Contract Purchaser Shall Construct A 12 Foot Wide, 60 Foot Long, Declaration Lane And A 12 Foot Wide, 60 Foot Long, Acceleration Lane, With A P-3 Paving Section. To Mirror The Existing Acceleration/Deceleration Lanes At Buckskin Lake Drive. All Construction Shall Be In Accordance With Howard County Design Manual Volume IV.



- 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.
  - Subject Property Zoned RR Per 10/18/93 Comprehensive Zoning Plan.
  - Coordinates Based On NAD 27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3035002 And No. 3036007-E.
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 26, 1997, By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - 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. 106".
  - Denotes Concrete Monument Or Stone Found.
  - Of Pipe/Flag Stem And Road Right-Of-Way To Be Provided At The Junction Of 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 (6 Feet Serving More Than One Residence)
    - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 0 - 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 (425-Loading)
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
  - Structure Clearances - Minimum 12 Feet
  - Maintenance - Sufficient To Insure All Weather Use
  - No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers, Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
  - All Lot Areas Are More Or Less (a).
  - Denotes Forest Conservation Easement. 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.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - Wetlands Determination By Wildman Environmental On August, 1997.
  - Denotes Wetland Area
  - Articles Of Incorporation For Buckskin Lake Overlook Homeowner's Association, Inc. Is Filed With Maryland Department Of Assessments And Taxation On
  - Preservation Parcel 'A' Is Privately Owned And Maintained.
  - Overlook Homeowner's Association, Inc. And Howard County, Maryland. This Agreement Prohibits Further Subdivision Of The Parcel. Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.
  - Density Tabulation For Development Rights:
    - Total Area Of Subdivision = 6.523 Ac.\*
    - Development Rights Permitted = 1
      - 6.523 Ac.\* = 1 Development Right / 4.25 Ac. = 1.54
      - Development Rights Required (Lots 1, 2 And Parcel 'A') = 3
      - Development Rights Allowed By Density Exchange Option = 3
      - 6.523 Ac.\* = 1 Development Right / 2 Ac. = 3.26
    - Development Rights Required To Be Transferred From A Sending Area: 2 (3 Development Rights Required - 1 Development Rights Permitted)
  - Using The Density Exchange Option Described In Section 106 Of The Zoning Regulations The Development Rights For Two And Three Residential Lots/Parcels Included On The Subdivision Plat Have Been Transferred From Timothy A. Jennings Property (Tax Map 2, Parcel 177). The Creation Of These Lots Is Based On A Maximum Density Of One Residential Unit For Every Two Acres.

### RESERVATION OF A PUBLIC UTILITY AND FOREST CONSERVATION EASEMENT

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 5, 6 And Buildable Preservation Parcel 'A'. 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(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."

TOTAL SHEET AREA TABULATION	
Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Buildable Parcels To Be Recorded	1
Total Number Of Lots And Parcels To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	2,484 Ac.*
Total Area Of Buildable Parcels To Be Recorded	4,039 Ac.*
Total Area Of Lots And Parcels To Be Recorded	6,523 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	6,523 Ac.*

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

Howard County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

Approved: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

Director \_\_\_\_\_ Date \_\_\_\_\_

**OWNER'S CERTIFICATE**

John E. Mullinix, Owner, 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 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 \_\_\_\_\_ Day Of September, 1997.

John E. Mullinix \_\_\_\_\_

Witness \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of All Of The Lands Conveyed By Elizabeth Lee Mullinix To John E. Mullinix By Deed Dated December 7, 1994 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 3416 At Folio 554, And Also Being Lot 4 As Shown On A Plat Entitled "J. David Mullinix Property" And Recorded As Plat No. 8660, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 9/25/97  
Date

Terrell A. Fisher, Professional Land Surveyor No. 10692

