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
_I_ Research
___ Address Coordinator
_I_ Agricultural Preservation
_I_ Development Engineering Division
_I_ Forest Conservation Planner
_I_ File

Agencies

___ Soil Conservation District Ruth Powell
_I_ Department of Inspections, Licenses & Permits
___ Department of Fire and Rescue Services
___ ~~State Highway Administration~~
_I_ Bureau of Environmental Health
___ ~~Board of Education~~
_I_ Recreation and Parks
___
___
___
___ Tax Assessment
___ Bell Atlantic Telephone
___ BG&E
___ Cable TV
___ Police
___ MTA
_I_ Finance
_3_ DPW, Real Estate Services
___ DPW, Construction and Inspection
___ DPW, Bureau of Utilities

RE: Buckshire Lake Overlook Lots 5, 6 + Pres. Parcel A

ENCLOSED FOR YOUR→ ___ Signature Approval ___ Review & Comments X Files
THE ENCLOSED → ___ Original

Plans	# of Sheets	Supplemental Documents
___ Sketch Plan	___	___ Wetlands Report
___ Prel Equiv Sketch Plan	___	___ Soils/Topo Map/Drain Area Map
___ Preliminary Plan	___	___ FSD/FCP/Worksheet and Application
X Final Plat	1	___ Declaration of Intent
___ Final Constr Plans (RDS)	___	___ Drainage and/or Computation/Pond Safety Comps
___ Final Development Plan	___	___ Preliminary Road Profiles
___ Site Development Plan	___	___ APFO Roads Test/Mitigation Plan
___ Landscape Plan	___	___ Traffic Study/Noise Study
___ Grading Plan	___	___ Sight Distance Analysis
___ House Type Revision Plan	___	___ Floodplain Study
___ Water and Sewer Plan	___	___ Stormwater Management Comps.
Applications		___ Industrial Waste Survey (DPW)
___ Waiver Petition Applic/Exhibit	___	___ Road Poster Form Letter
___ Planning Board Applic	___	___ Response Letter
___ ASDP/CSDP Application	___	___ Perc Plat
___ DED Application/Checklist	___	___ Scenic Road Exhibits
___ DED Fee Receipt/Deeds/Cost Estimate	___	

WAS: ___ Received ___ Received and Revised ___ Tentatively Approved ___ Approved X 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.

T.F. #9 *[revised 12/96]*

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

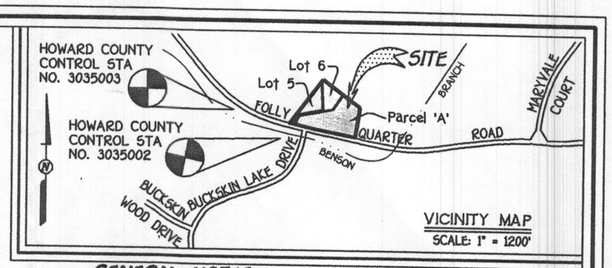
Minimum Pipe Stem Lot Area Tabulation

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.±

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.



VICINITY MAP
SCALE: 1" = 1200'

PROPERTY OF PETROS AND KAREN KARRAS LIBER No. 514 / FOLIO 786

PROPERTY OF PAUL A. RIDGLEY LIBER 346 / FOLIO 355

PROPERTY OF HOWARD COUNTY MARYLAND LIBER No. 781 / FOLIO 339

PROPERTY OF HOWARD COUNTY MARYLAND LIBER No. 1812 / FOLIO 470

Rebar And Cap "TSA162" Found

4" x 4" Concrete Monument Found

4" x 4" Concrete Monument Found

EXISTING 30' PRIVATE ROAD RIGHT-OF-WAY

Public 20' Wide Surface Drainage Easement

Private 24' Use-In-Common Access Easement For The Use And Benefit Of Lots 5, 6 And Preservation Parcel 'A'. Maintenance Agreement Recorded Among The Land Records Of Howard County, Maryland

Private Use-In-Common Access Easement For The Use And Benefit Of Lots 5, 6 And Preservation Parcel 'A' And "Lot 3 Of The J. David Mullinix Property", Recorded In Plat No. 8659. Maintenance Agreement Recorded Among The Land Records Of Howard County, Maryland

Existing 20' Private Access Easement For Lots 3 And 4 Plat No. 8659

Vehicular Ingress And Egress Is Restricted Within These Limits

Forest Conservation Easement Area = 1.31 Ac.±

Existing Road Dedication Line Plat No. 8660

Vehicular Ingress And Egress Is Restricted Within These Limits

WETLANDS

100' Wetland Buffer

STATE OF MARYLAND REQUIREMENTS FOR SENSITIVE LANDS

LOT 5
53,133 Sq.Ft.±

LOT 6
55,074 Sq.Ft.±

BUILDABLE PRESERVATION PARCEL 'A'
4.039 AC.±

LOT 4
J. DAVID MULLINIX PROPERTY
PLAT No. 8660

LOT 3
J. DAVID MULLINIX PROPERTY
LOTS 1 THRU 4
PLAT No. 8659

FOLLY QUARTER ROAD
(MAJOR COLLECTOR ROAD)

N 519,000 E 809,500

N 518,850 E 809,500

N 519,000 E 810,250

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

Landsource Development Corporation By: Creston Cathcart, President — 3/12/98 Date

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.±

GENERAL NOTES:

1. ▨ 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.
2. Subject Property Zoned RR-DEO Per 10/18/93 Comprehensive Zoning Plan.
3. Coordinates Based On Nad '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3035002 And No. 3036007-R.
   Sta. 3035002 N 518569.898 E 809377.965
   Sta. 3036007-R N 518256.187 E 810970.099
4. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 26, 1997, By Fisher, Collins And Carter, Inc.
5. B.R.L. Denotes Building Restriction Line.
6. ● Denotes Iron Pin Set Capped "F.C.C. 106".
7. ● Denotes Iron Pipe Or Iron Bar Found.
8. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
9. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
10. ■ Denotes Concrete Monument Or Stone Found.
11. 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.
12. Driveway(S) Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    a) Width - 12 Feet (16 Feet Serving More Than One Residence;
    b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);
    c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
    e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    f) Structure Clearances - Minimum 12 Feet;
    g) Maintenance - Sufficient To Insure All Weather Use.
13. 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.
14. All Lot Areas Are More Of Less (±).
15. ▨ 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.
16. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
17. Wetlands Delineation By Wildman Environmental On August, 1997.
18. ⁂ Denotes Wetland Area.
19. Articles Of Incorporation For Buckskin Lake Overlook Homeowner's Association, Inc. Is Filed With Maryland Department Of Assessments And Taxation On February 13, 1998.
20. Preservation Parcel 'A' Is Privately Owned And Maintained.
21. 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.
22. Density Tabulation For Development Rights:
    A. Total Area Of Subdivision = 6.523 Ac.±
    B. Development Rights Permitted = 1
       (6.523 Ac.± ÷ 1 Development Right / 4.25 Ac. = 1.54
    C. Development Rights Required (Lots 1, 2 And Parcel 'A') = 3
    D. Development Rights Allowed By Density Exchange Option = 3
       (6.523 Ac.± ÷ 1 Development Right / 2 Ac. = 3.26)
    E. Development Rights Required To Be Transferred From A Sending Area: 2 (3 Development Rights Required - 1 Development Rights Permitted).
23. 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.
24. Landscaping Will Be Provided In Accordance With An Approved Landscaping Plan On File With The Department Of Planning And Zoning (F98-42).
25. 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.
26. 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.
27. Previous File Numbers: WP 89-73, F89-59.

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 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."

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE 1 BUILDABLE LOT INTO 2 BUILDABLE LOTS AND 1 BUILDABLE PRESERVATION PARCEL

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855
30584P1.DWG

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.

Howard County Health Officer — 3/30/98 Date

Approved: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division — 4/2/98 Date

Director — 4/2/98 Date

OWNER'S CERTIFICATE

Landsource Development Corporation By Creston Cathcart, President, 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 12th Day Of March 1998.

Landsource Development Corporation
By: Creston Cathcart, President

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 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.

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — PROFESSIONAL LAND SURVEYOR

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

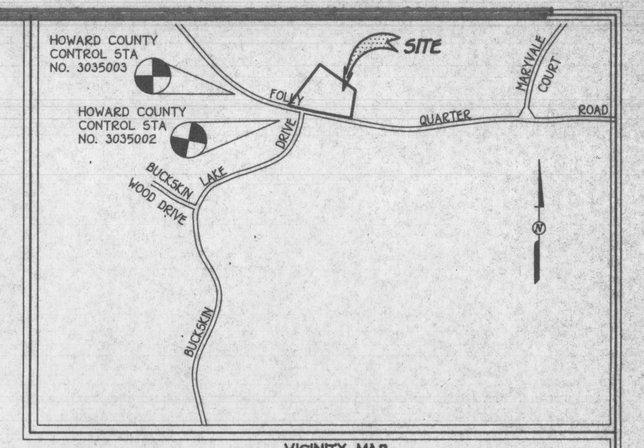
-Signed-

0' 50' 100' 150'

Scale: 1" = 50'

SHEET 1 OF 1
F98-42

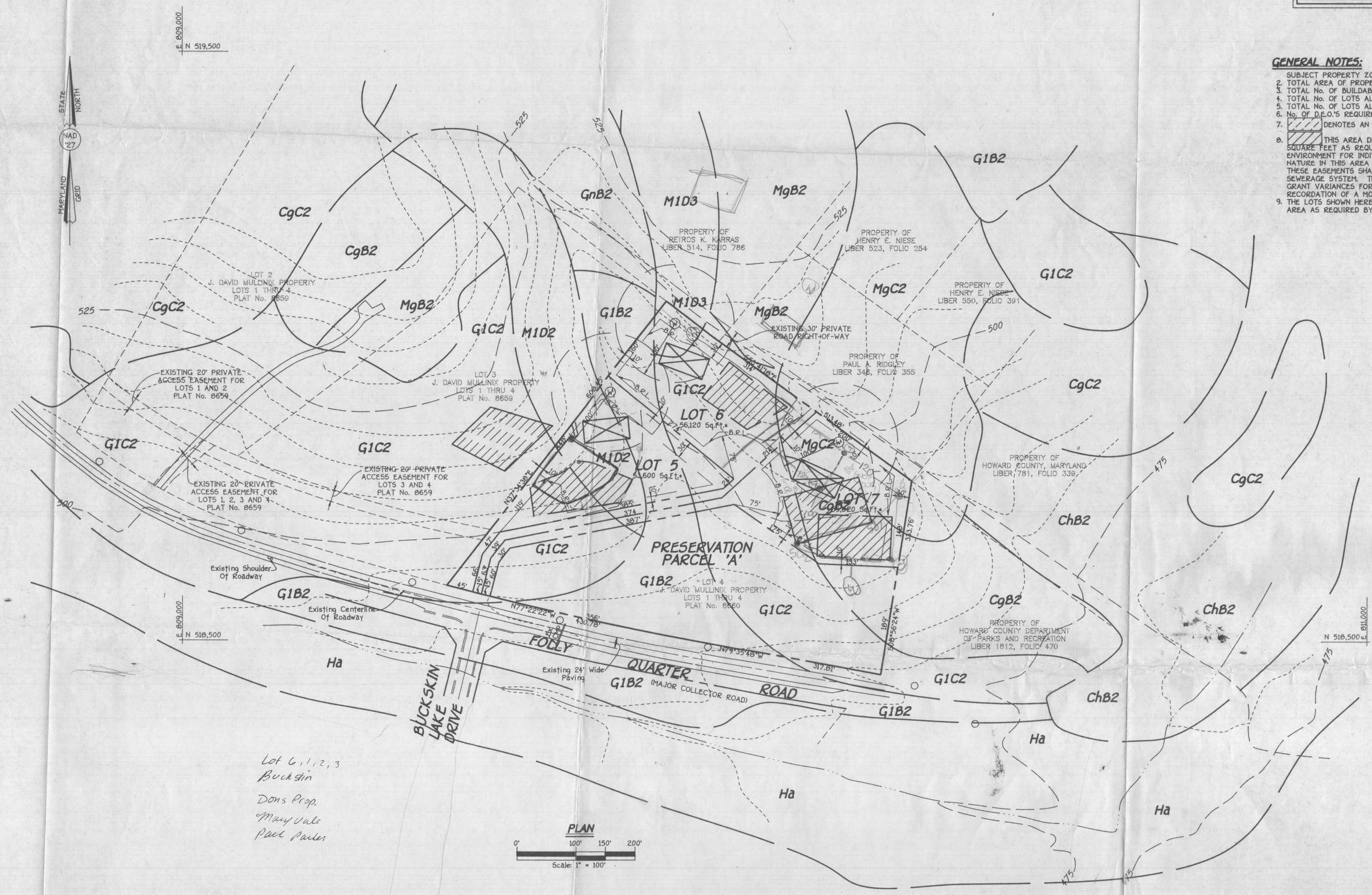
F98-42



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

1. SUBJECT PROPERTY ZONED RR-DEO AS PER 9/10/1992 ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 6.525 AC.±
3. TOTAL No. OF BUILDABLE LOTS PROPOSED = 3
4. TOTAL No. OF LOTS ALLOWED BY OWN DENSITY = 6.525/4.25 = 1
5. TOTAL No. OF LOTS ALLOWED UTILIZING D.E.O. OPTION = 6.525 ÷ 2 = 3 LOTS
6. No. OF D.E.O.'S REQUIRED = 3 - 1 = 2 UNITS.
7. ////// DENOTES AN APPROVED SEPTIC FIELD.
8. ////// 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.
9. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.



Lot 6, 1, 2, 3
Buckskin

Dons Prop.
Mary Vale
Park Parcel

PLAN
0' 100' 150' 200'
Scale: 1" = 100'

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

COUNTY HEALTH OFFICER _____ DATE _____

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

305845PLDWG

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

CONTRACT PURCHASER
LAND SOURCE DEVELOPMENT CORPORATION
c/o CRESTON CATHCART
10480 LITTLE PATUXENT PARKWAY, SUITE 500
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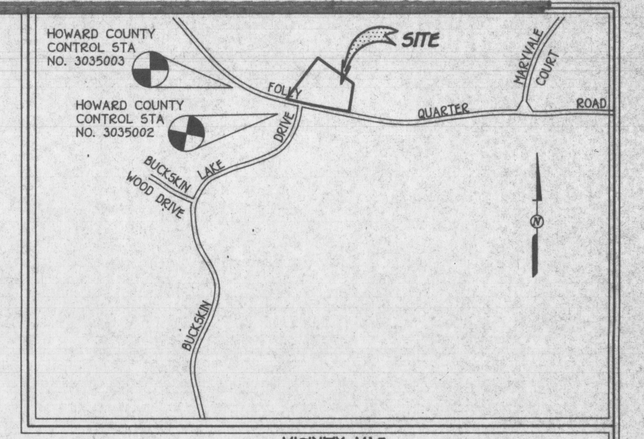
*used for perc test

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 MULLINIX PROPERTY - LOT 4: PLAT No. 8658 THRU 8660)
TAX MAP No. 22 PARCEL No. 73
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE 19, 1997 SCALE: AS SHOWN



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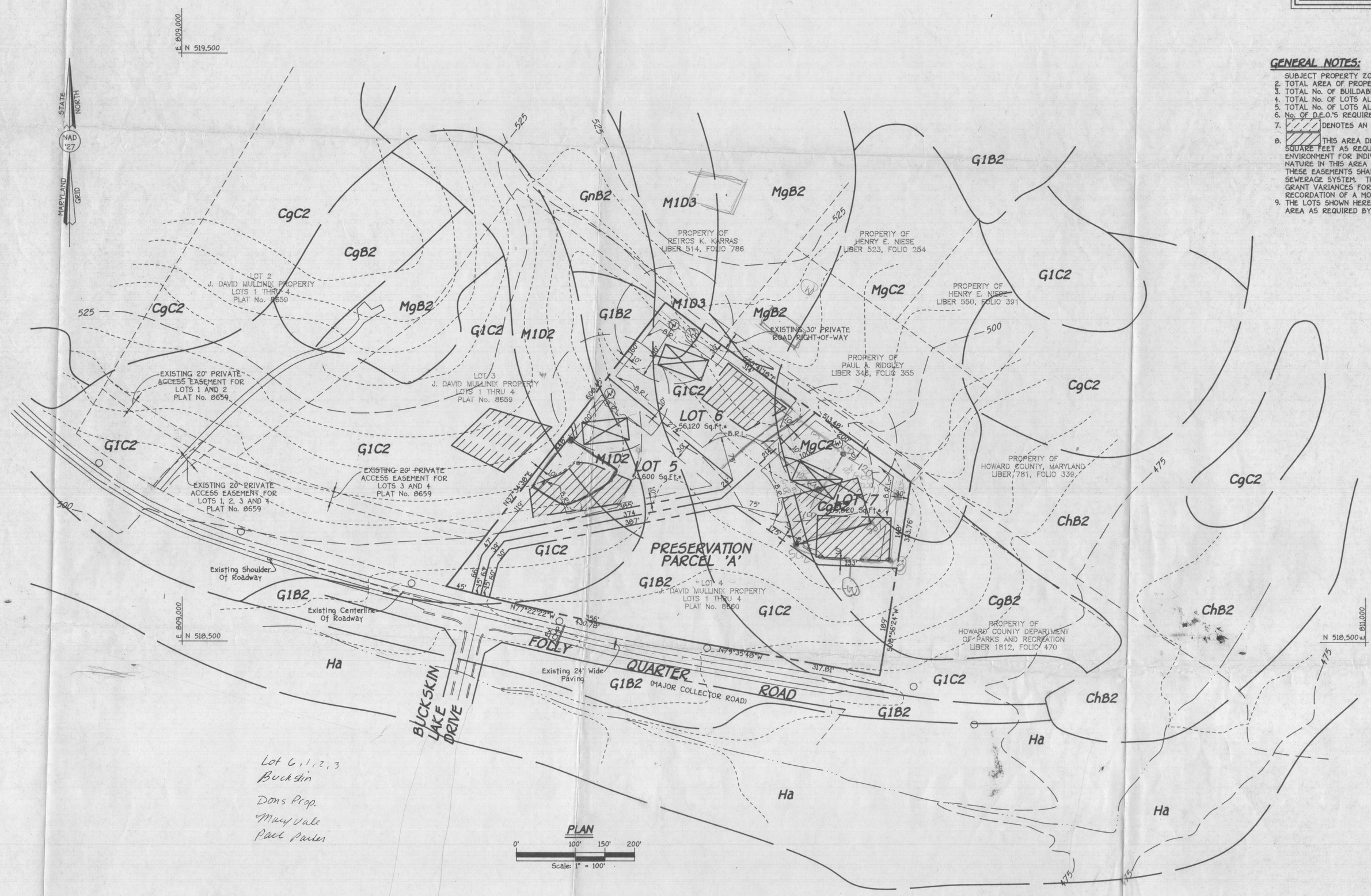

Lot 6, 1, 2, 3
Buckskin

Dons Prop.
Mary Vale
Paul Paules

PLAN
0' 100' 150' 200'
Scale: 1" = 100'

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

COUNTY HEALTH OFFICER _____ DATE _____

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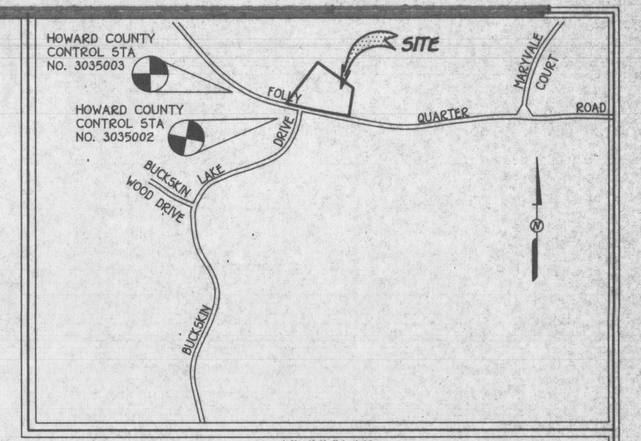

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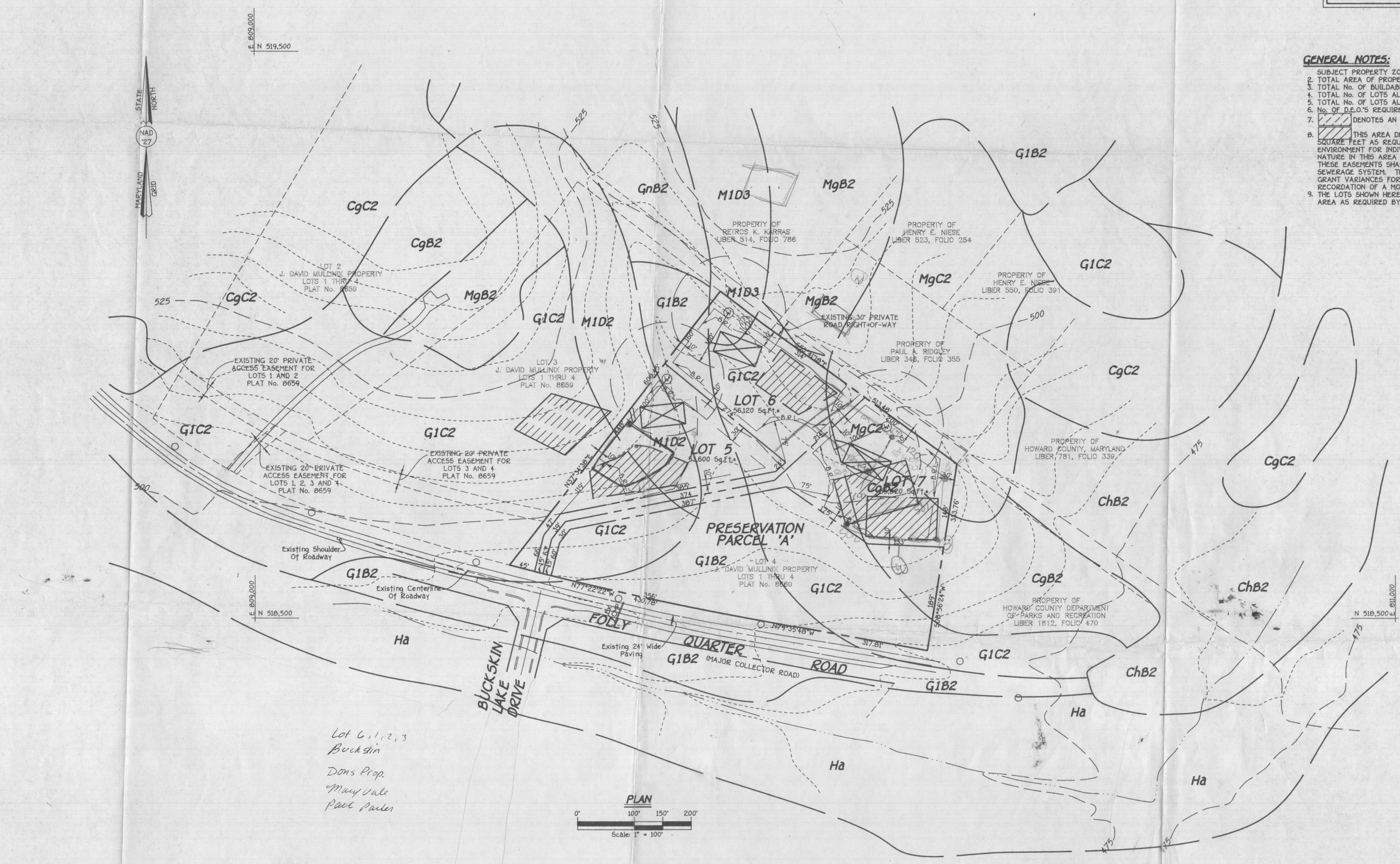

Lot 6, 1, 2, 3
Buckskin

Dons Prop.
Mary Vale
Park Parker

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

COUNTY HEALTH OFFICER _____ DATE _____

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PERCOLATION TEST APPLICATION
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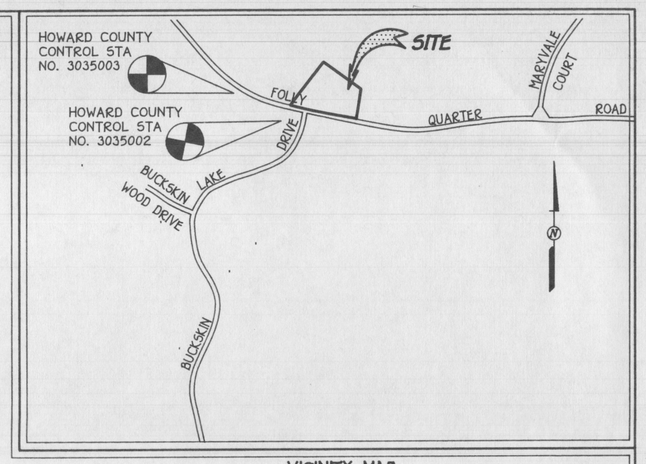
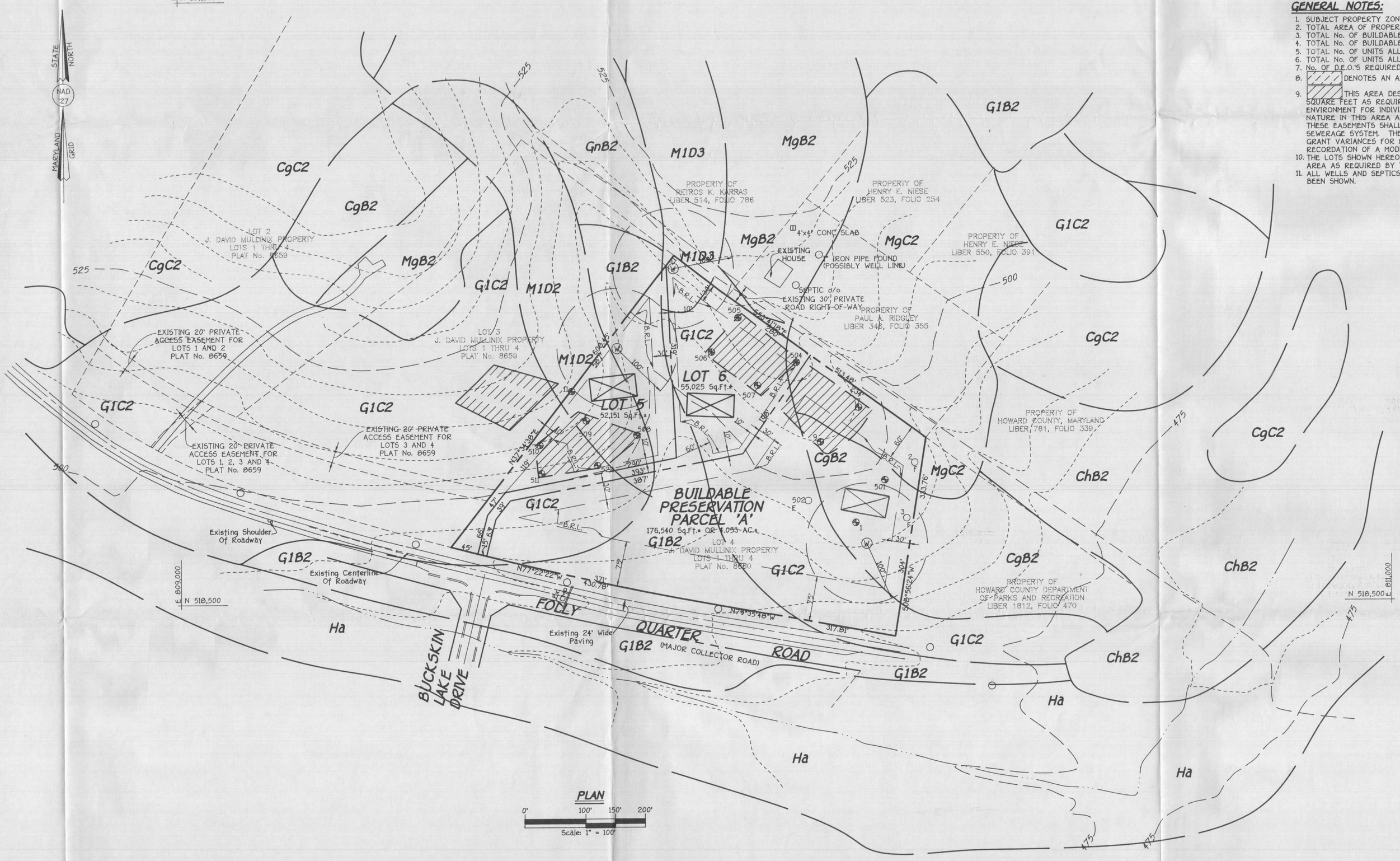
ZONED: RR-DEO
(A RESUBDIVISION OF J. DAVID MULLINIX PROPERTY - LOT 4; PLAT No. 8658 THRU 8660)
TAX MAP No. 22 PARCEL No. 73
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE 19, 1997 SCALE: AS SHOWN



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

1. SUBJECT PROPERTY ZONED RR-DEO AS PER 9/18/1992 ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 6.525 AC.±
3. TOTAL No. OF BUILDABLE LOTS PROPOSED = 2
4. TOTAL No. OF BUILDABLE PRESERVATION PARCELS PROPOSED = 1
5. TOTAL No. OF UNITS ALLOWED BY OWN DENSITY = 6.525/4.25 = 1
6. TOTAL No. OF UNITS ALLOWED UTILIZING D.E.O. OPTION = 6.525 x 2 = 3 LOTS
7. No. OF D.E.O.'S REQUIRED = 3 - 1 = 2 UNITS.
8. ▨ DENOTES AN APPROVED SEPTIC FIELD.
9. ▨ 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.
10. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
11. ALL WELLS AND SEPTICS WITHIN 100' OF THE PROPERTY BOUNDARY LINE HAVE BEEN SHOWN.



PLAN
0' 100' 150' 200'
Scale: 1" = 100'

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

Joyce M. Boyd M.D. (cw) 8/13/97
COUNTY HEALTH OFFICER DATE

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

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

SIGNED
Zacharia J. Fisch

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 MULLINIX PROPERTY - LOT 4; PLAT No. 8658 THRU 8660)
TAX MAP No. 22 PARCEL No. 73
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 13, 1997 SCALE: AS SHOWN

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

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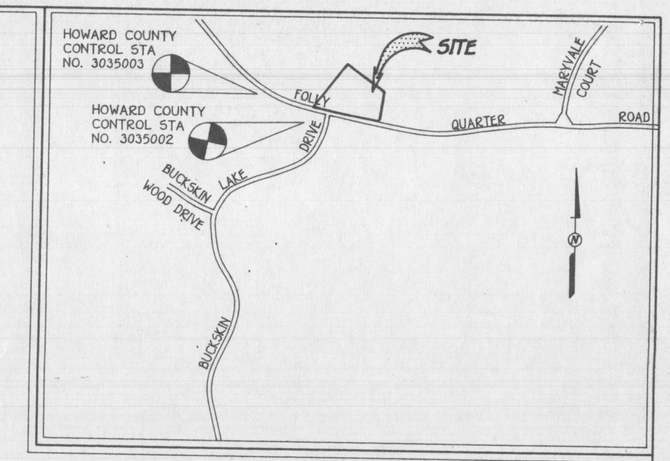

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SCALE: 1" = 1200'

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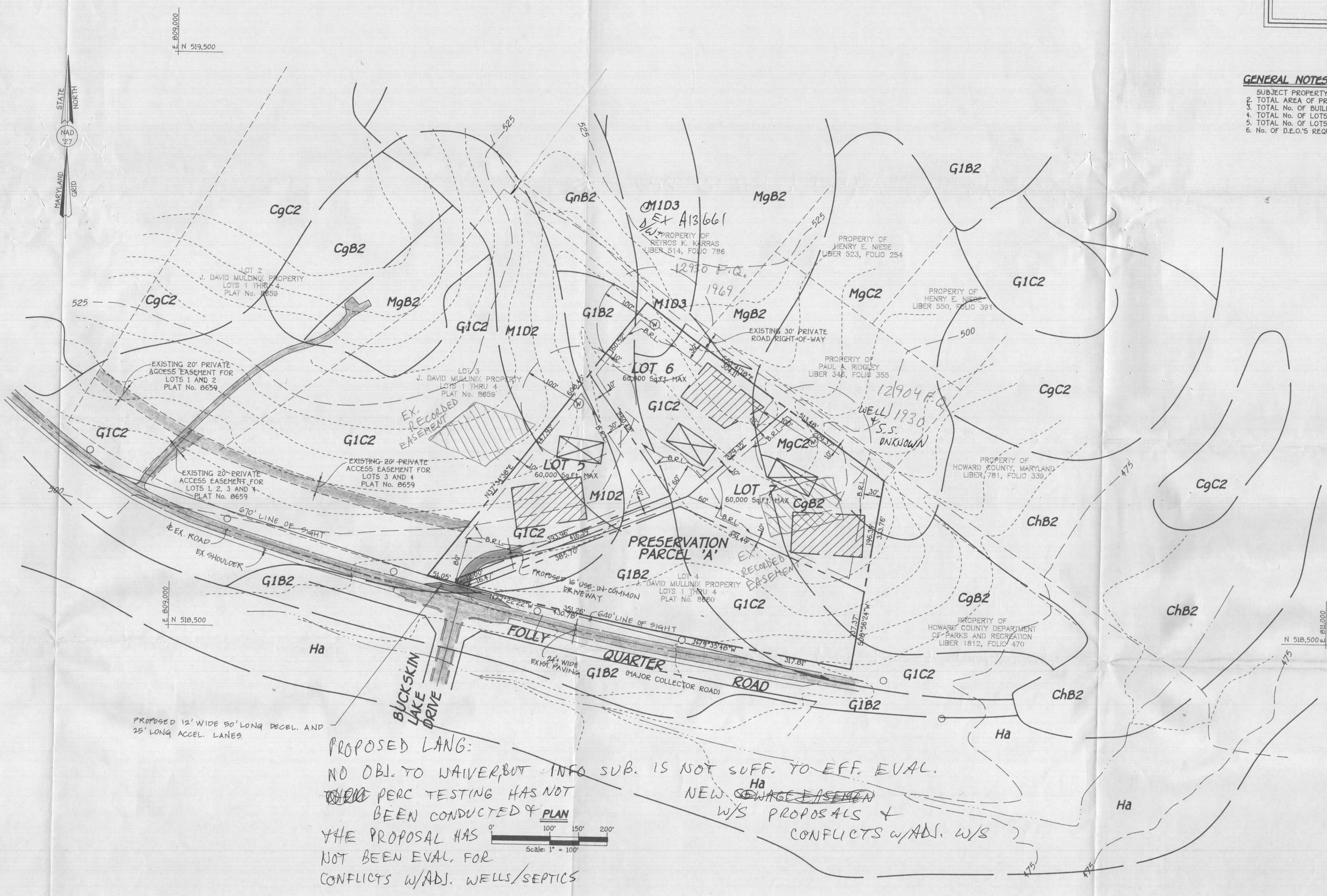


PROPOSED LANG:
NO OBJ. TO WAIVER, BUT INFO SUB. IS NOT SUFF. TO EFF. EVAL.
~~PERC~~ PERC TESTING HAS NOT
BEEN CONDUCTED &
THE PROPOSAL HAS
NOT BEEN EVAL. FOR
CONFLICTS W/ADJ. WELLS/SEPTICS
NEW ~~SEWAGE EASEMENT~~
W/S PROPOSALS &
CONFLICTS W/ADJ. W/S

PLAN
0' 100' 150' 200'
Scale: 1" = 100'

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

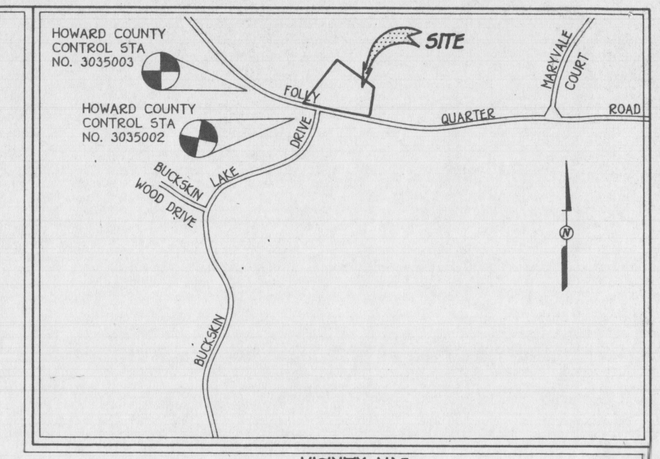
305845PLDWG

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

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

BUCKSKIN LAKE OVERLOOK
LOTS 5 THRU 7 AND PRESERVATION PARCEL 'A'

ZONED: RR-DEO
(A RESUBDIVISON OF J. DAVID MULLINIX PROPERTY - LOT 4; PLAT No. 8659 THRU 8660)
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP No. 22 PARCEL No. 73



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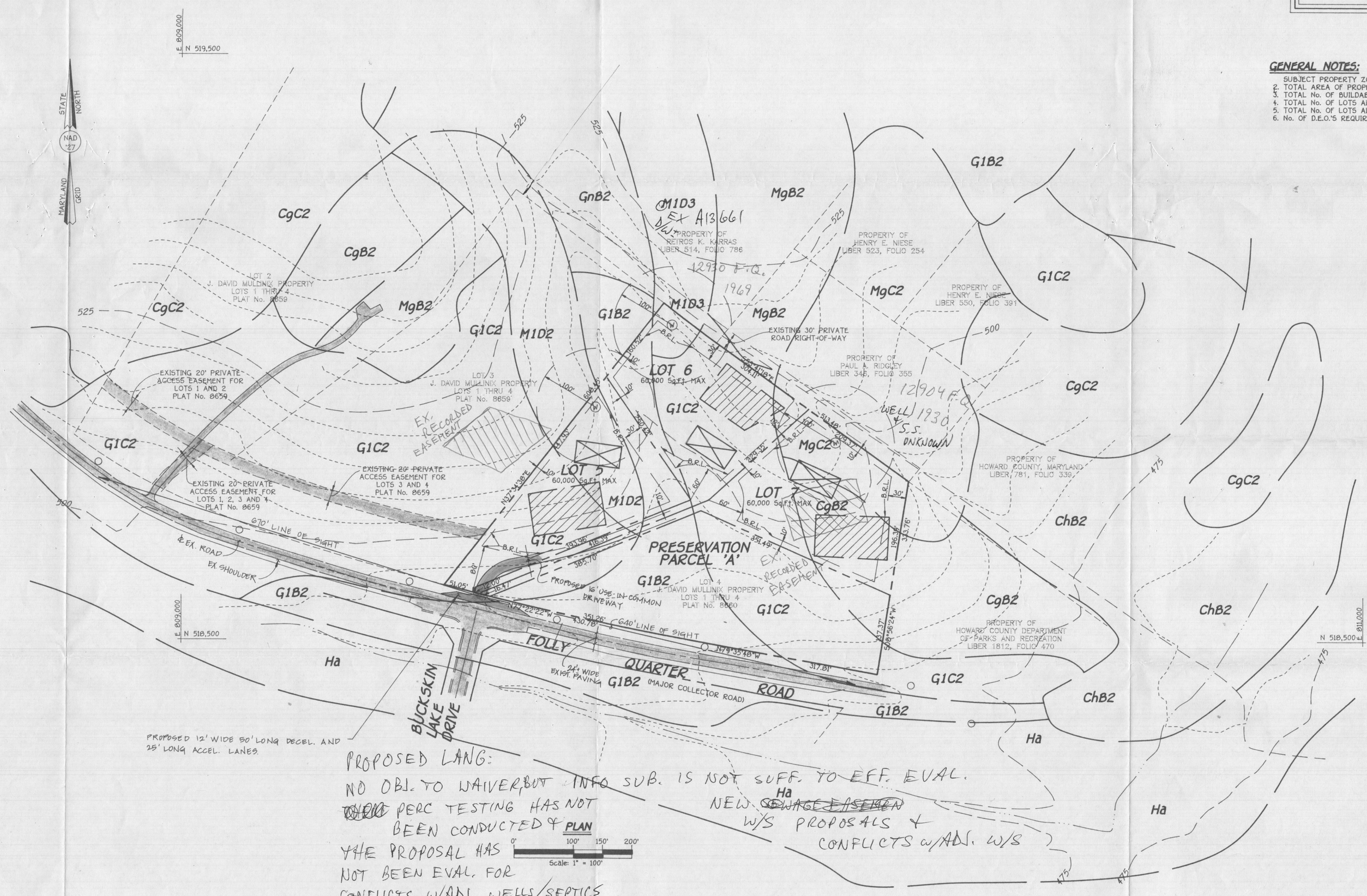

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NEW ~~SEWAGE EASEMENT~~
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30584SPLDWG

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LOTS 5 THRU 7 AND PRESERVATION PARCEL 'A'

ZONED: RR-DEO
(A RESUBDIVISON OF J. DAVID MULLINIX PROPERTY - LOT 4; PLAT No. 8658 THRU 8660)
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP No. 22 PARCEL No. 73

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

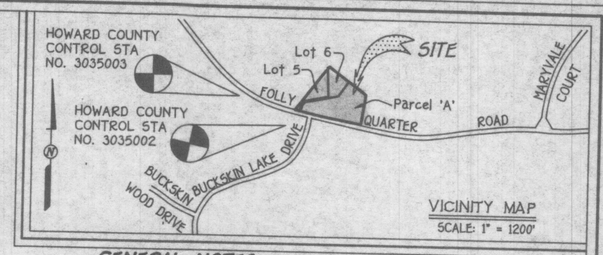
Lot No.	Total Lot Area	Pipe Stem Area	Remaining Area
5	53,133 Sq.Ft.±	4,205 Sq.Ft.±	48,928 Sq.Ft.±
6	55,074 Sq.Ft.±	5,773 Sq.Ft.±	49,301 Sq.Ft.±

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'

N 519,000
E 810,250

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/Decelartion Lanes At Buckskin Lake Drive. All Construction Shall Be In Accordance With Howard County Design Manual Volume IV.



VICINITY MAP
SCALE: 1" = 1200'

PROPERTY OF PETROS AND KAREN KARRAS LIBER No. 514 / FOLIO 786

PROPERTY OF PAUL A. RIDGLEY LIBER 346 / FOLIO 355

PROPERTY OF HOWARD COUNTY MARYLAND LIBER No. 781 / FOLIO 339

PROPERTY OF HOWARD COUNTY MARYLAND LIBER No. 1812 / FOLIO 470

Rebar And Cap "TSA162" Found

4" x 4" Concrete Monument Found

EXISTING 30' PRIVATE ROAD RIGHT-OF-WAY

STATE NORTH NAD '27 MARYLAND GRID

4" x 4" Concrete Monument Found

N 519,000
E 809,500

N 518,850
E 809,500

LOT 3
J. DAVID MULLINIX PROPERTY
LOTS 1 THRU 4
PLAT No. 8659

Private Use-In-Common Access Easement For The Use And Benefit Of Lots 5, 6 And Preservation Parcel 'A' And "Lot 3 Of The J. David Mullinix Property", Recorded In Plat No. 8659. Maintenance Agreement Recorded Among The Land Records Of Howard County, Maryland

Existing 20' Private Access Easement For Lots 3 And 4 Plat No. 8659

Public 20' Wide Surface Drainage Easement

Private 25' Use-In-Common Access Easement For The Use And Benefit Of Lots 5, 6 And Preservation Parcel 'A'. Maintenance Agreement Recorded Among The Land Records Of Howard County, Maryland

LOT 5
53,133 Sq.Ft.±

LOT 6
55,074 Sq.Ft.±

BUILDABLE PRESERVATION PARCEL 'A'
4.039 AC.±

LOT 4
J. DAVID MULLINIX PROPERTY
PLAT No. 8660

35' Forest Conservation Easement Buffer

Forest Conservation Easement Area = 1.31 Ac.±

25' Wetland Buffer

WETLANDS

Existing Road Dedication Line Plat No. 8660

Vehicular Ingress And Egress Is Restricted Within These Limits

Ex. 60' R/W

FOLLY QUARTER ROAD
(MAJOR COLLECTOR ROAD)

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) — 9/25/97 Date

John E. Mullinix (Owner) — Date

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.±

GENERAL NOTES:

1. 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.
2. Subject Property Zoned RR Per 10/18/93 Comprehensive Zoning Plan.
3. Coordinates Based On Nad '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3035002 And No. 3036007-R.
   Sta. 3035002 N 518569.898 E 809377.965
   Sta. 3036007-R N 518256.187 E 810970.099
4. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 26, 1997, By Fisher, Collins And Carter, Inc.
5. B.R.L. Denotes Building Restriction Line.
6. ●Denotes Iron Pin Set Capped "F.C.C. 106".
7. ▲Denotes Iron Pipe Or Iron Bar Found.
8. ○Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
9. ■Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
10. ■Denotes Concrete Monument Or Stone Found.
11. 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.
12. Driveway(S) Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    a) Width - 12' Feet (16 Feet Serving More Than One Residence;
    b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);
    c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading); e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    f) Structure Clearances - Minimum 12 Feet;
    g) Maintenance - Sufficient To Insure All Weather Use.
13. 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.
14. All Lot Areas Are More Of Less (±).
15. 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.
16. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
17. Wetlands Delineation By Widman Environmental On August, 1997.
18. Denotes Wetland Area.
19. Articles Of Incorporation For Buckskin Lake Overlook Homeowner's Association, Inc. Is Filed With Maryland Department Of Assessments And Taxation On
20. Preservation Parcel 'A' Is Privately Owned And Maintained.
21. 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.
22. Density Tabulation For Development Rights:
    A. Total Area Of Subdivision = 6.523 Ac. ±
    B. Development Rights Permitted = 1
       (6.523 Ac. ± ÷ 1 Development Right / 4.25 Ac. = 1.54
    C. Development Rights Required (Lots 1, 2 And Parcel 'A') = 3
    D. Development Rights Allowed By Density Exchange Option = 3
       (6.523 Ac. ± ÷ 1 Development Right / 2 Ac. = 3.26)
    E. Development Rights Required To Be Transferred From A Sending Area: 2 (3 Development Rights Required - 1 Development Rights Permitted).
23. 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 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."

FISHER, COLLINS & CARTER, INC.
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CONTRACT PURCHASER
LAND SOURCE DEVELOPMENT CORPORATION
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10480 LITTLE PATUXENT PARKWAY, SUITE 500
COLUMBIA, MARYLAND 21044

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.

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692

Terrell A. Fisher, Professional Land Surveyor No. 10692 — 9/25/97 Date

Recorded As Plat No. _____ On _____
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
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HOWARD COUNTY, MARYLAND
DATE: SEPTEMBER 19, 1997

0' 50' 100' 150'

Scale: 1" = 50'
SHEET 1 OF 1
F98-