

Tax ID - 02-206889

PERMIT

SEWAGE DISPOSAL SYSTEM

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

P 49862

A 48193-A

DISTRICT 2nd

DATE 2/1/94

DATE SYSTEM APPROVED 2/22/94

INSPECTOR M. Ripkin

2/17/94
12 noon or later
2/18 AM & LATE PM

HOWARD COUNTY HEALTH DEPARTMENT

BUREAU OF ENVIRONMENTAL HEALTH

X4619933 313-2640

INDEXED

South Carroll Backhoe, Inc.

IS PERMITTED TO INSTALL ALTER

ADDRESS 4410-Salem Bottom Road, Westminster, Maryland 21157 PHONE 875-4197

SUBDIVISION Sauter Property LOT 1 ROAD 8431 Old Frederick Road

PROPERTY OWNER Elizabeth Sauter

ADDRESS 8431 Old Frederick Road
Ellicott City, Maryland 21043

SEPTIC TANK CAPACITY 2000 GALLONS

Antique Shop

NUMBER OF BEDROOMS _____

REPAIR - EXISTING HOUSE AND PLUMBED GARAGE TO BE
INSTALLED INTO COMMON SEPTIC SYSTEM.

1000 SQUARE FEET ~~PER BEDROOM~~ single sidewall trench area to serve house and garage.

LINEAR FEET OF TRENCH REQUIRED _____

TRENCHES - Trench to be 2 feet wide. Inlet 4½ feet below original grade. Bottom maximum depth 8½ feet below original grade. Effective area begins at 4½ feet below original grade. 4 feet of stone below distribution pipe.

LOCATION - (1) Existing septic tank to be replaced with 2000 gallon septic tank. (2) Existing drywell to remain in service if practical. (3) Inlet to new trenches may be shallower than proposed; final determination to be made at time of installation. (4) Distribution box to be added after drywell and placed approximately 170 feet from the front lot line and 135 feet from the left lot line. (5) Run trenches along contour in both directions.

NOTES - No trench to exceed 100 feet in length. Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank. OK MR 1/31/94

PLANS APPROVED BY C. Williams REVISED DATE 01/31/94

COVER NO WORK UNTIL INSPECTED AND APPROVED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS, 90° ELBOWS NOT ACCEPTABLE.

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCH(ES) ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCH(ES)

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 35/40 PVC OR ABS

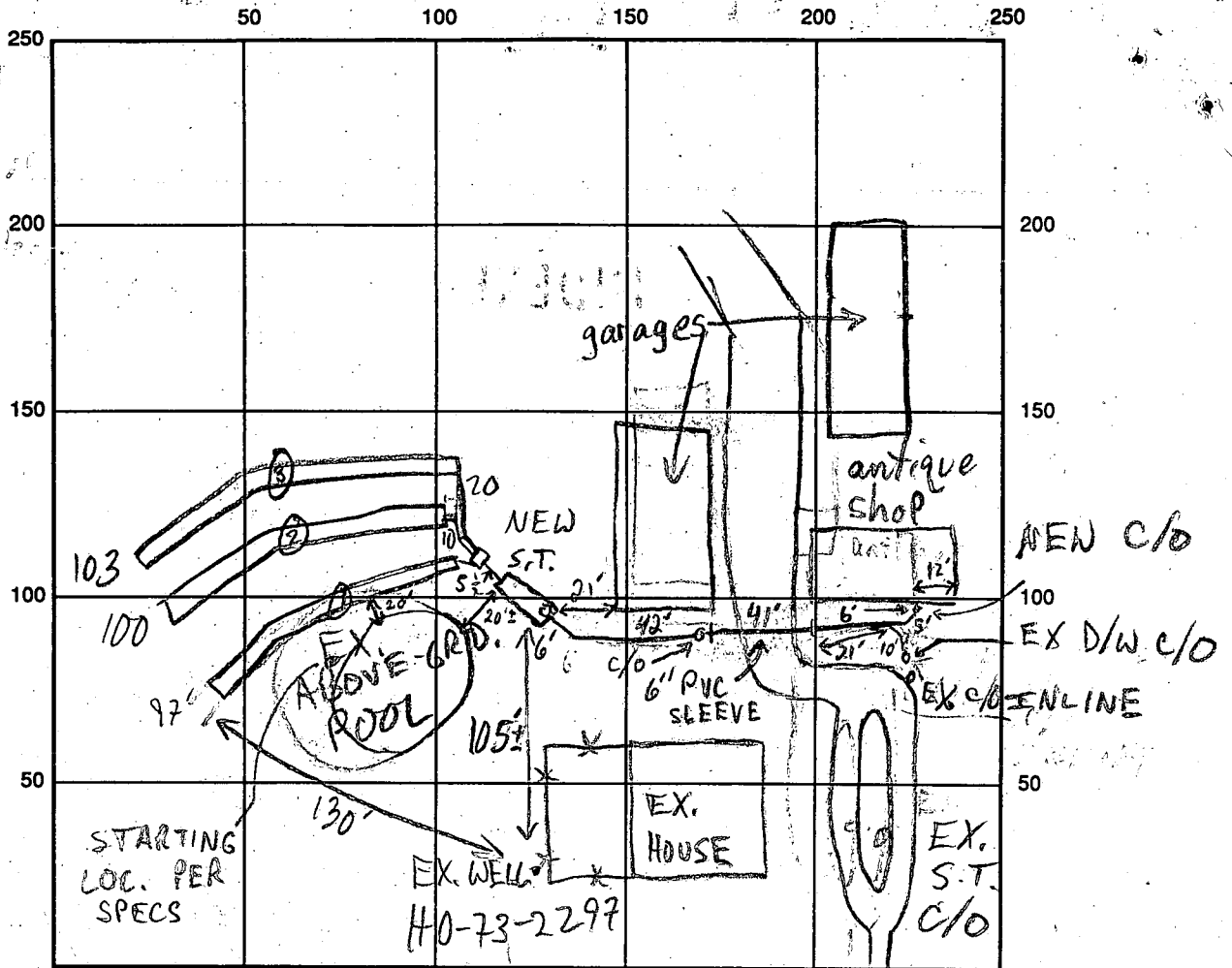
PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL STAND PIPES MUST BE 6 INCHES IN DIAMETER CAST IRON. CONCRETE OR TERRA COTTA OR PVA OR ABS ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET. MANHOLE TO GRADE REQUIRED.

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

A 48193-A



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE

SEPTIC TANK LEVEL NEW 2000 EX 1500 CLEANOUTS INLINE & S.T. - OK

DISTRIBUTION BOX LEVEL DK - BAFFLE IN

DRAIN FIELD/TITLE DEPTH $\frac{1}{1} \frac{2}{2} \frac{3}{3}$ 8.5/8.5 FT. TRENCH WIDTH 2 FT. INLET DEPTH $\frac{1}{1} \frac{2}{2} \frac{3}{3}$ 4.5/4.5/4.5 FT.

EFFECTIVE GRAVEL DEPTH $\frac{1}{1} \frac{2}{2} \frac{3}{3}$ 4/4/4 FT. TOTAL LENGTH 3 @ 100 FT.

NUMBER OF TRENCHES 3 ONE SIDEWALL/BOTTOM AREA 3 @ 400 SQ. FT.

DRYWALL INSIDE DIAMETER FT. EFFECTIVE DEPTH BELOW INLET FT.

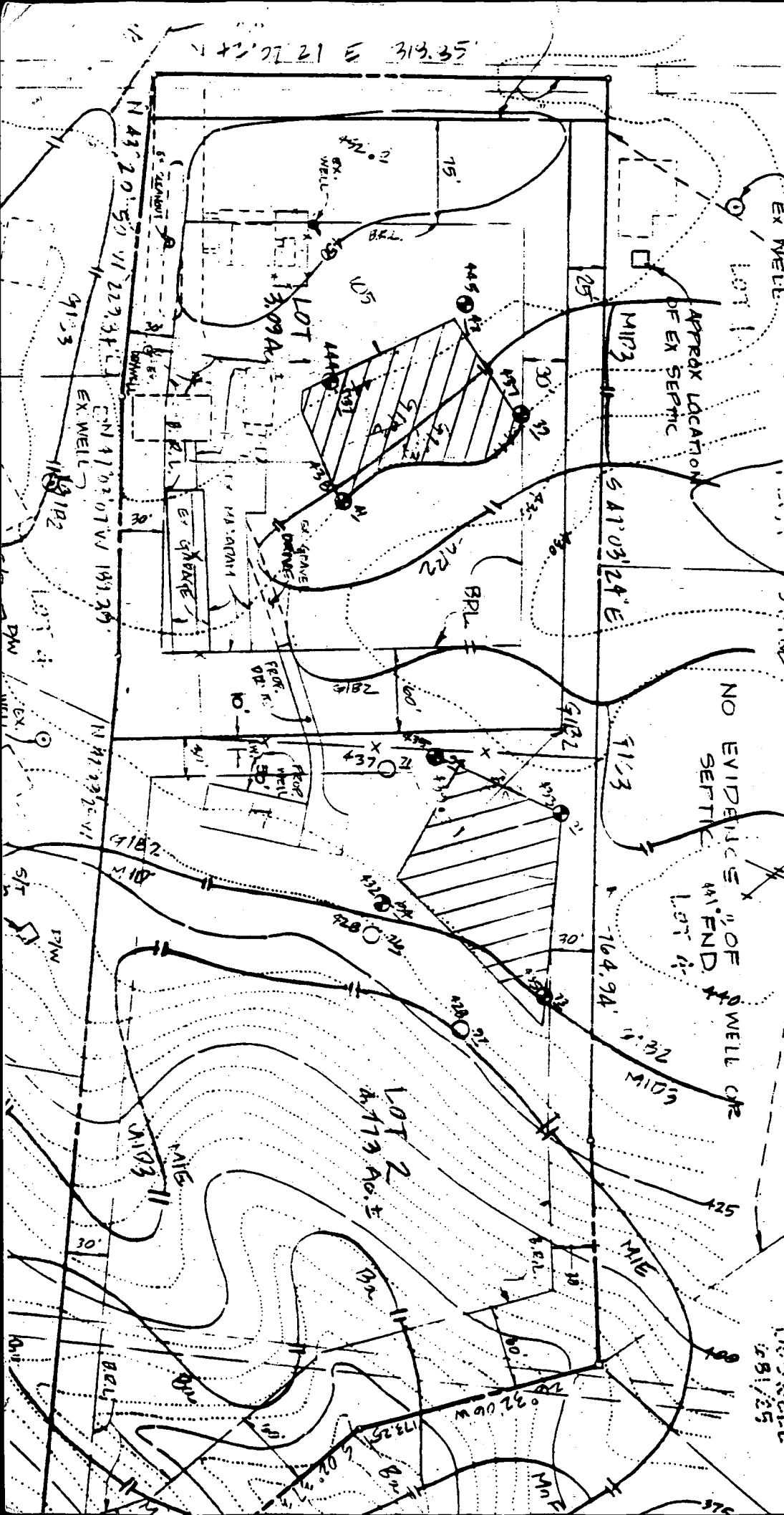
ABSORBENT AREA 1200 SQ. FT.

REMARKS: 2/18/94 OK TO COVER SHOP TO NEW S.T.; EX. HOUSE STILL PLUMBED THRU EX. S.T. & D/W MR

2/22/94 #1 OK TO CONTINUE, BUT 1 REPAIR LOST DUE TO UNPERMITTED (?) POOL MR

2/22/94 #2 OK TO COVER MR

DATE SYSTEM APPROVED 2/22/94 INSPECTOR M. Riskin



8431 SAUTER RD
 REPAIR TO SERVE EXISTING
 HOUSE AND ADD CAPACITY
 TO PLUMB GARAGE-ATTACHED
 2000 GAL
 TANK

TO TAKE
 FLOW FROM
 BOTH.
 MINIMUM OF
 200' LENGTH
 WITH 5' STONE,
 UP TO 300'
 OF TRENCH
 SUGGESTED.

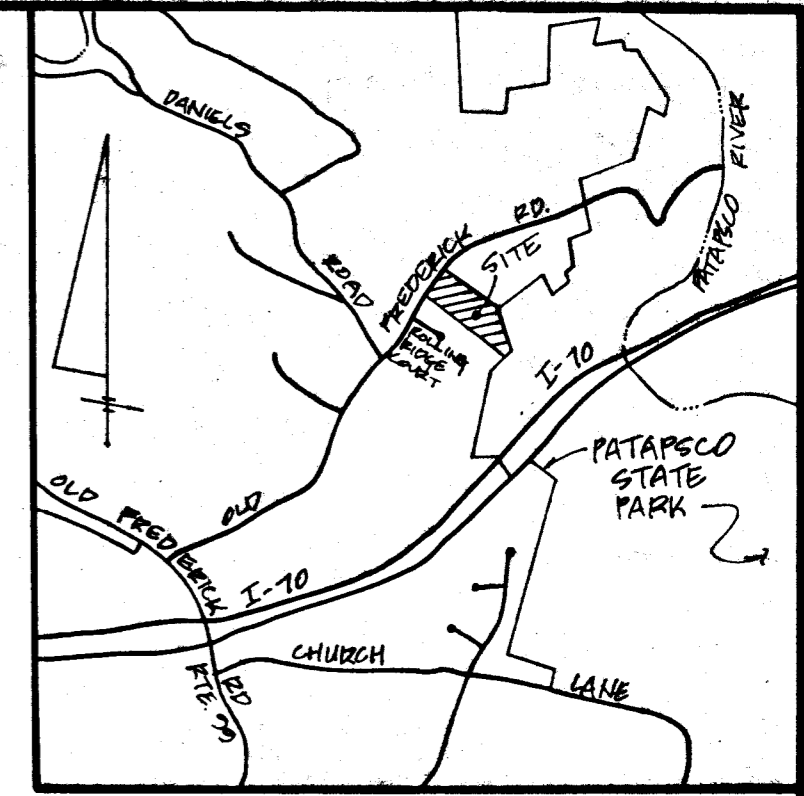
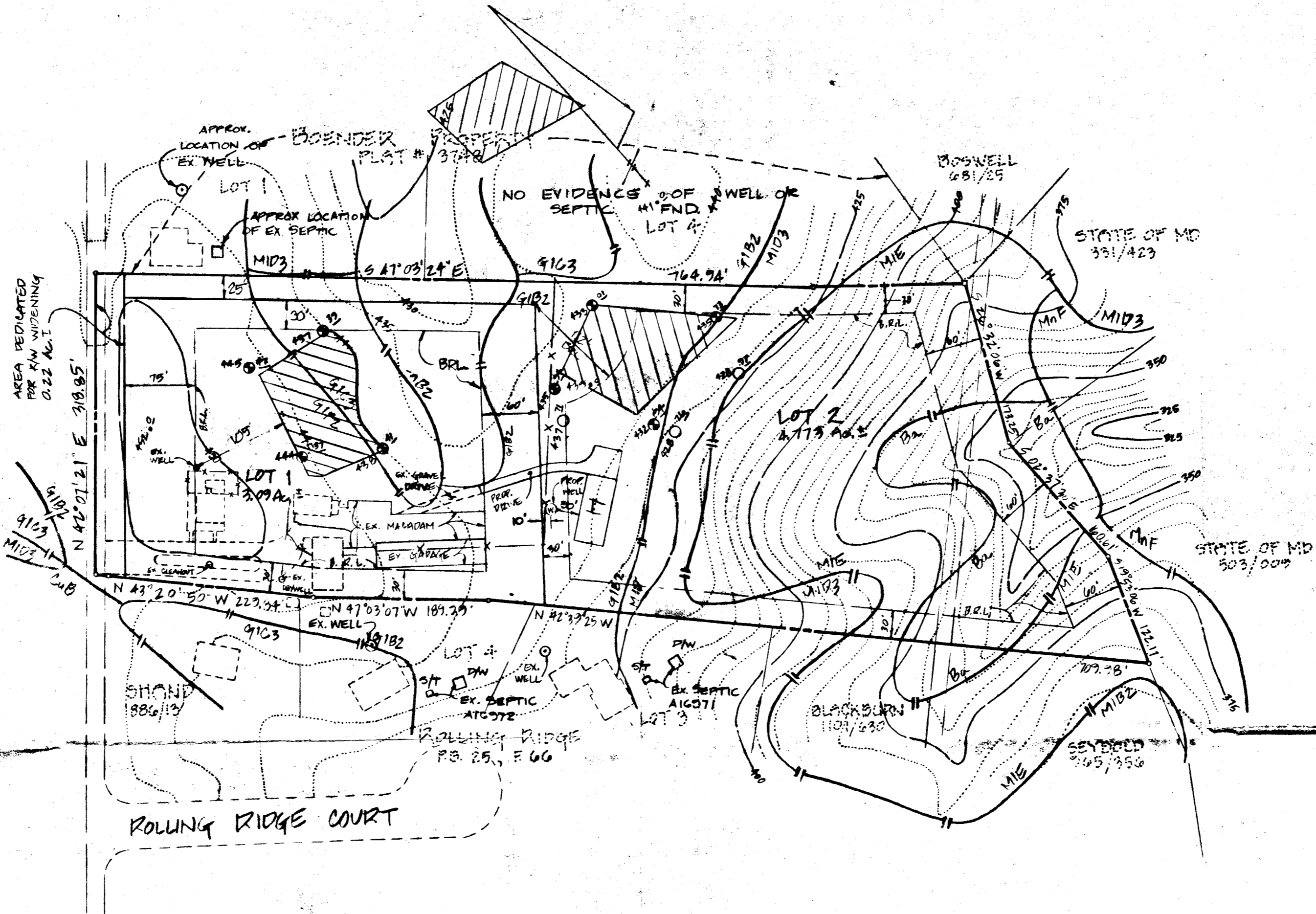
1/13/93
 C. Willard

Approved Septic System Plan
 Howard County Health Department

C. Willard 1/13/93
 Signature Date

MOSWELL
 1/8/25

OLD FREDERICK ROAD



VICINITY MAP
SCALE: 1" = 2000'

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

William Boyles 7-16-92
COUNTY HEALTH OFFICER MK DATE



Gregory Scott Stranberg 6/29/92
PROFESSIONAL LAND SURVEYOR #10849 DATE

1. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & 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 PLAT SHALL NOT BE NECESSARY.
2. THE LOT(S) SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPT. OF HEALTH & MENTAL HYGIENE.
3. R.P.L. DESIGNATES BUILDING RESTRICTION LINE.

4. SUBJECT PROPERTY ZONED 'R' PER 9-2-85 COMPREHENSIVE ZONING PLAN.
5. DESIGNATES PROPOSED WELL LOCATION.
6. DESIGNATES PROPOSED HOUSE LOCATION.
7. AN ATTEMPT HAS BEEN MADE TO LOCATE ALL WELLS & SEPTIC SYSTEMS ON ADJOINING PROPERTIES WITHIN 100' OF THIS SUBDIVISION.
8. 4990⁰¹ DESIGNATES SUCCESSFUL PERC TEST.
9. 4970⁰¹ DESIGNATES UNSUCCESSFUL PERC TEST.

Signed
SHANABERGER & LANE
8126 TOWN & COUNTRY BLVD.
SUITES 106 & 107
ELLCOTT CITY, MD 21043
(301) 461-9563

FIELD LOCATED PERC TEST PLAT
SAUTER PROPERTY
LOTS 1 & 2
TAX MAP 18 PARCEL 313
2ND ELECTION DISTRICT
HOWARD COUNTY, MD
SCALE: 1" = 100'
DATE: 6/25/92
REVISED: 7/14/92

COORDINATES			
NO.	NORTH	EAST	DESCRIPTION
36	536,186.842	856,332.267	STONE FOUND
37	536,022.176	856,278.836	PIPE FOUND
39	535,863.302	856,300.637	PIPE FOUND
40	535,743.672	856,276.611	PIPE FOUND
41	536,188.130	855,724.625	FENCE POST FND
42	536,234.676	855,568.401	GATE POST FND.
64	536,270.433	856,199.849	IRON BAR & CAP TO BE SET
93	536,685.335	855,589.336	IRON BAR & CAP TO BE SET
94	536,577.738	855,518.234	IRON BAR & CAP TO BE SET
95	536,457.587	855,436.370	IRON BAR & CAP TO BE SET
96	536,417.726	855,409.543	IRON BAR & CAP TO BE SET

WETLANDS COORDINATES		
NO.	NORTH	EAST
111	536,062.475	856,040.270
112	536,022.033	856,053.701
113	536,033.839	856,031.300
115	536,052.476	856,106.808
116	536,037.814	856,111.863
117	536,045.761	856,186.840
119	536,028.515	856,179.629
122	536,027.437	856,250.553
124	536,007.308	856,262.333
126	535,962.531	856,313.224
127	535,977.097	856,296.534
129	536,031.534	856,293.275
134	535,932.614	856,278.307
136	535,931.070	856,248.718
137	535,887.155	856,221.864
139	535,874.193	856,164.937
140	535,846.345	856,145.179
142	535,857.170	856,119.047

WETLANDS DATA			
FROM	TO	BEARING	DIST.
123	122	S85°11'36"W	48.89'
129	117	N73°57'17"W	66.30'
117	115	N85°12'14"W	80.31'
115	111	N81°27'14"W	67.29'
111	113	S17°23'34"W	30.01'
113	112	S62°12'31"E	25.32'
112	116	N74°49'11"E	60.27'
116	119	S82°11'12"E	63.40'
119	124	S75°37'05"E	85.38'
124	127	S48°35'40"E	45.68'
127	136	S46°07'41"W	66.41'
136	139	S55°48'42"W	101.21'
139	142	S69°39'53"W	49.00'
140	137	N61°58'45"E	86.87'
137	134	N51°03'08"E	72.47'
134	126	N53°46'20"E	50.72'

PRIVATE, ESMT. FOR INGRESS & EGRESS & MAINTENANCE LOTS 1 & 2		
LINE	BEARING	DIST.
A	N34°16'50"E	206'
B	S52°14'20"E	147.00'
C	N67°31'40"E	28.33'
D	S56°20'11"E	90.97'
E	S77°03'23"E	209.77'
F	S34°20'41"W	26.85'
G	N77°03'24"W	190.41'
H	N56°20'11"W	78.76'
I	S63°53'07"W	30.00'
J	S77°36'28"W	38.90'
K	N52°14'20"W	150.94'

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	2
BUILDABLE.....	2
OPEN SPACE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE.....	7.8438 AC.±
OPEN SPACE.....	0
AREA AND % OF DRY GROUND AND USEABLE OPEN SPACE.....	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.2276 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	8.0714 AC.±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS.

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

DIRECTOR _____ DATE _____

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR _____ DATE _____

NOTES: (CONTINUED)

- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 16 FEET
 - SURFACE - 6 INCHES OF COMPACT CRUSH & RUN BASE WITH TAR & 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 (H 25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARING - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 1 & 2 IS RECORDED IN LIBER _____, FOLIO _____.

OWNER'S CERTIFICATE

WE, MAURICE E. SAUTER, JR. & ELIZABETH SAUTER, 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 GRANT UNTO HOWARD COUNTY, MD, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROAD 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 SPACE, WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MD, 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 SAID EASEMENTS AND RIGHT-OF-WAYS, WITNESS OUR HAND, THIS 24th DAY OF July, 1992.

MAURICE E. SAUTER, JR. _____ DATE 7/24/92
 ELIZABETH SAUTER _____ DATE 7/24/92

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 CHARLES J. PIVEN AND EDWARD L. ZAMARIN, ATTORNEYS-IN-FACT FOR THOMAS N. ELLISON TO MAURICE E. SAUTER, JR. AND ELIZABETH SAUTER BY DEED DATED MAY 21, 1985, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1355, FOLIO 633, 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.

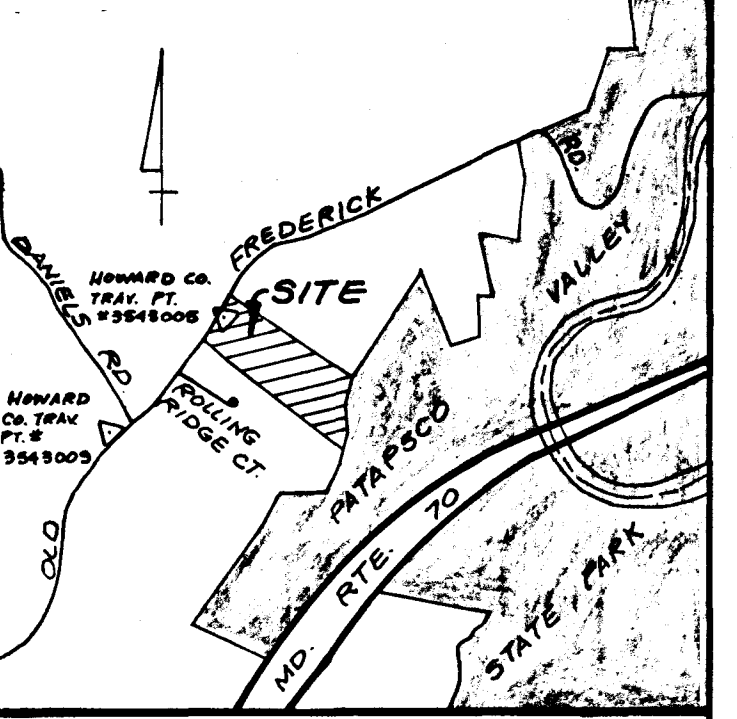
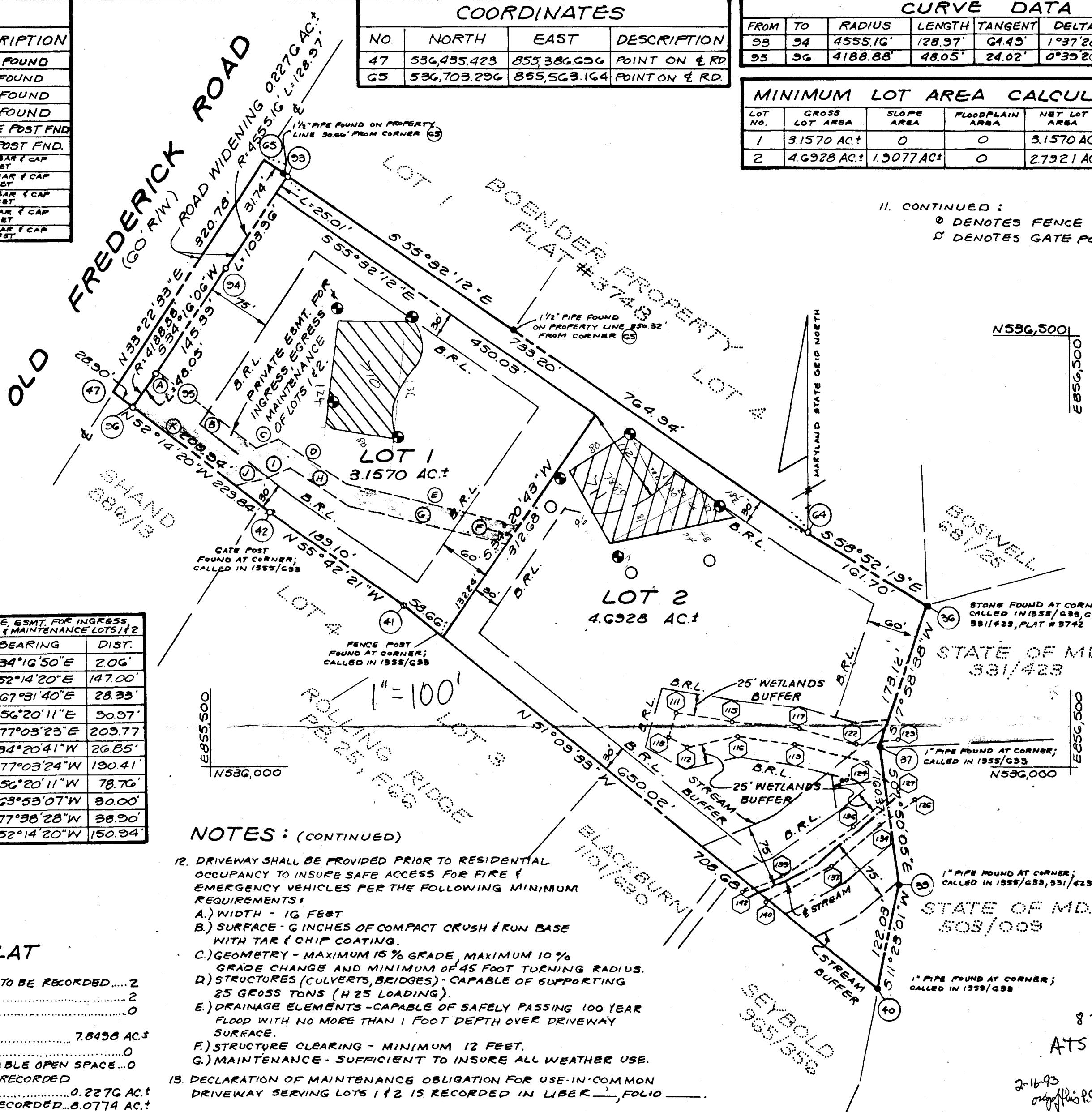
Scott Shanaberger
 G. SCOTT SHANABERGER
 PROFESSIONAL LAND SURVEYOR #10843
 DATE 7/24/92

COORDINATES			
NO.	NORTH	EAST	DESCRIPTION
47	536,435.423	855,386.656	POINT ON E. RD.
65	536,703.296	855,563.164	POINT ON E. RD.

CURVE DATA						
FROM	TO	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DIST.
93	94	4555.16'	128.97'	64.45'	1°37'20"	S33°27'26"W 128.97'
95	96	4188.88'	48.05'	24.02'	0°35'26"	S33°56'25"W 48.05'

MINIMUM LOT AREA CALCULATIONS						
LOT NO.	GROSS LOT AREA	SLOPE AREA	FLOODPLAIN AREA	NET LOT AREA	PIPESTEM AREA	MINIMUM LOT AREA
1	3.1570 AC.±	0	0	3.1570 AC.±	0	3.1570 AC.±
2	4.6928 AC.±	1.9077 AC.±	0	2.7851 AC.±	0.2583 AC.±	2.5268 AC.±

- II. CONTINUED:
 ○ DENOTES FENCE POST FOUND
 ⊠ DENOTES GATE POST FOUND



VICINITY MAP
 SCALE: 1" = 1200'

NOTES:

- COORDINATES BASED ON NAD 27, MARYLAND STATE PLAN GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS 3543004, 3543005, & 3543009.
- SUBJECT PROPERTY ZONED "R" PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- THERE IS AN EXISTING DWELLING AND GARAGES ON LOT 1. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- 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 GPM MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- DENOTES SUCCESSFUL PERC TEST
 ⊙ DENOTES FAILED PERC TEST
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED IN JUNE, 1992 BY SHANABERGER & LANE.
- DENOTES IRON PIPE FOUND (SEE COORDINATE TABLE FOR DESCRIPTION)
 ⊠ DENOTES STONE FOUND
 ○ DENOTES REBAR & CAP TO BE SET AFTER RECORDATION OF PLAT.

RECORDED AS PLAT ON 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
SAUTER PROPERTY
 LOTS 1 & 2
 TAX MAP 18
 PARCEL 313
 ZONED R
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MD.
 SCALE: 1" = 100'
 BA. 87-11E WP. 92-207
 DATE: JULY 7, 1992
 SHEET 1 OF 1

Septic - Daniels Rd. F-93-11

COORDINATES			
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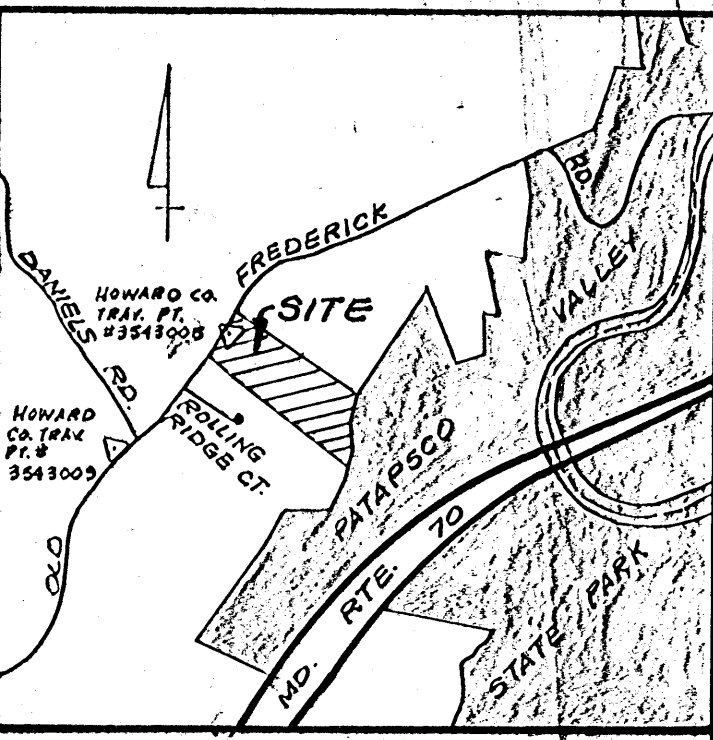
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BUILDABLE	2
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	7.8498 AC.±
BUILDABLE	0
OPEN SPACE	0
AREA AND % OF DRY GROUND AND USABLE OPEN SPACE	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.2276 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.0774 AC.±

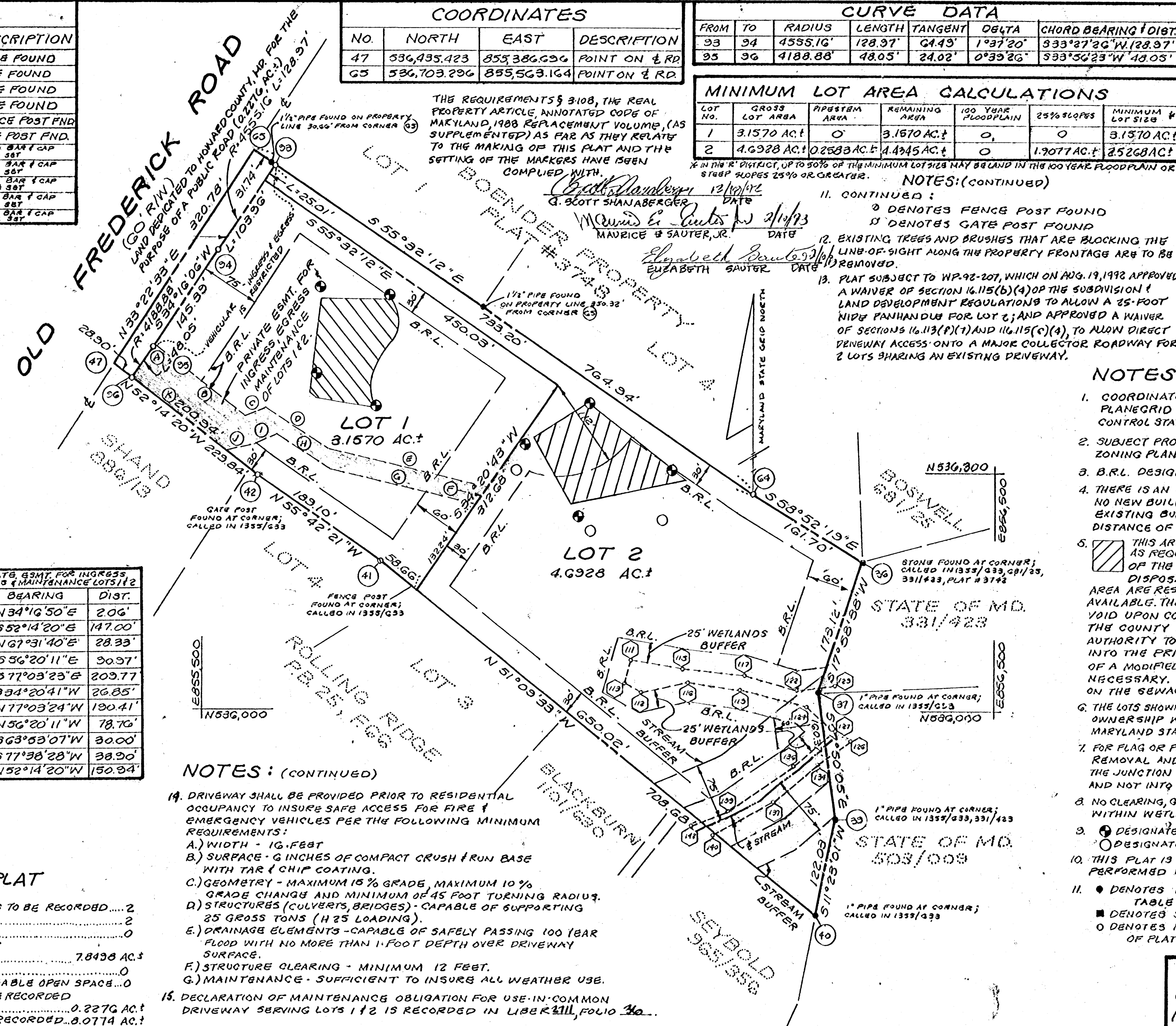
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95	96	4188.88'	48.05'	24.02'	0°39'26"	S33°56'23"W 48.05'

MINIMUM LOT AREA CALCULATIONS						
LOT NO.	GROSS LOT AREA	PIPE SYSTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM # LOT SIZE
1	3.1570 AC.±	0	3.1570 AC.±	0	0	3.1570 AC.±
2	4.6928 AC.±	0.2583 AC.±	4.4345 AC.±	0	1.9077 AC.±	2.5268 AC.±



VICINITY MAP
SCALE: 1" = 1200'



THE REQUIREMENTS § 3108, 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.

Maurice E. Sauter, Jr. 12/24/92 DATE
WITNESS: *Elizabeth Sauter* 12/24/92 DATE

NOTES: (CONTINUED)

- CONTINUED:
- 0 DENOTES FENCE POST FOUND
- 1 DENOTES GATE POST FOUND
- EXISTING TREES AND BRUSHES THAT ARE BLOCKING THE LINE-OF-SIGHT ALONG THE PROPERTY FRONTAGE ARE TO BE REMOVED.
- PLAT SUBJECT TO WP 92-207, WHICH ON AUG. 19, 1992 APPROVED A WAIVER OF SECTION 16.115(b)(4) OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS TO ALLOW A 25-FOOT WIDE PANHANDLE FOR LOT 2; AND APPROVED A WAIVER OF SECTIONS 16.113(f)(1) AND 16.115(c)(4), TO ALLOW DIRECT PENETRANT ACCESS ONTO A MAJOR COLLECTOR ROADWAY FOR 2 LOTS SHARING AN EXISTING DRIVEWAY.

NOTES:

- COORDINATES BASED ON NAD 27, MARYLAND STATE PLANEGRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 3543004, 3543005, & 3543009.
- SUBJECT PROPERTY ZONED "R" PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- THERE IS AN EXISTING DWELLING AND GARAGES ON LOT 1. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- 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 GPM MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- DESIGNATES SUCCESSFUL PERC TEST
○ DESIGNATES FAILED PERC TEST
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED IN JUNE, 1992 BY SHANABERGER & LANE.
- DENOTES IRON PIPE FOUND (SEE COORDINATE TABLE FOR DESCRIPTION)
■ DENOTES STONE FOUND
○ DENOTES REBAR & CAP TO BE SET AFTER RECORDATION OF PLAT.

NOTES: (CONTINUED)

- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 16 FEET
 - SURFACE - 6 INCHES OF COMPACT CRUSH & RUN BASE WITH TAR & 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 (H 25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 BAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARING - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 1 & 2 IS RECORDED IN LIBER 2111, FOLIO 36.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

James M. Bogalus 2-19-93 DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Joseph Sauter 3/5/93 DATE
DIRECTOR

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James P. ... 2/24/93 DATE
DIRECTOR

OWNER'S CERTIFICATE

WE, MAURICE E. SAUTER, JR. & ELIZABETH SAUTER, 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 GRANT UNTO HOWARD COUNTY, MD, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROAD 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 SPACE, WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MD, 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 ON OR OVER SAID BASEMENTS AND RIGHT-OF-WAYS, WITNESS OUR HAND, THIS 24th DAY OF July, 1992.

Maurice E. Sauter, Jr. 7/24/92 DATE
WITNESS: *Elizabeth Sauter* 7/24/92 DATE

Elizabeth Sauter 7/24/92 DATE
WITNESS: *...* 7/24/92 DATE

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 CHARLES J. RYAN AND EDWARD L. ZAMARIN, ATTORNEYS-IN-FACT FOR THOMAS W. ELLISON TO MAURICE E. SAUTER, JR. AND ELIZABETH SAUTER BY DEED DATED MAY 21, 1985, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1355, FOLIO 633, 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.

G. Scott Shanaberger 7/19/92 DATE
PROFESSIONAL LAND SURVEYOR #10843

RECORDED AS PLAT 10741
ON 3/8/93 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
8126 TOWN & COUNTRY BLVD
SUITE 104
ELLICOTT CITY, MD 21043
(410) 461-3563

FINAL PLAT
SAUTER PROPERTY
LOTS 1 & 2
TAX MAP 18
PARCEL 313
ZONED R
2ND ELECTION DISTRICT
HOWARD COUNTY, MD.
SCALE: 1" = 100'
BA 87-11E WP 92-207
DATE: JULY 7, 1992

SHEET 1 OF 1