

COORDINATES	
No.	NORTHING
1	520,017.8351
2	521,371.8415
3	521,362.0228
4	521,386.2498
5	521,154.2436
6	521,141.8509
7	520,122.1018
No.	EASTING
1	806,410.7896
2	806,018.6071
3	807,066.5104
4	807,086.3325
5	807,638.7868
6	807,370.5588
7	806,907.4623

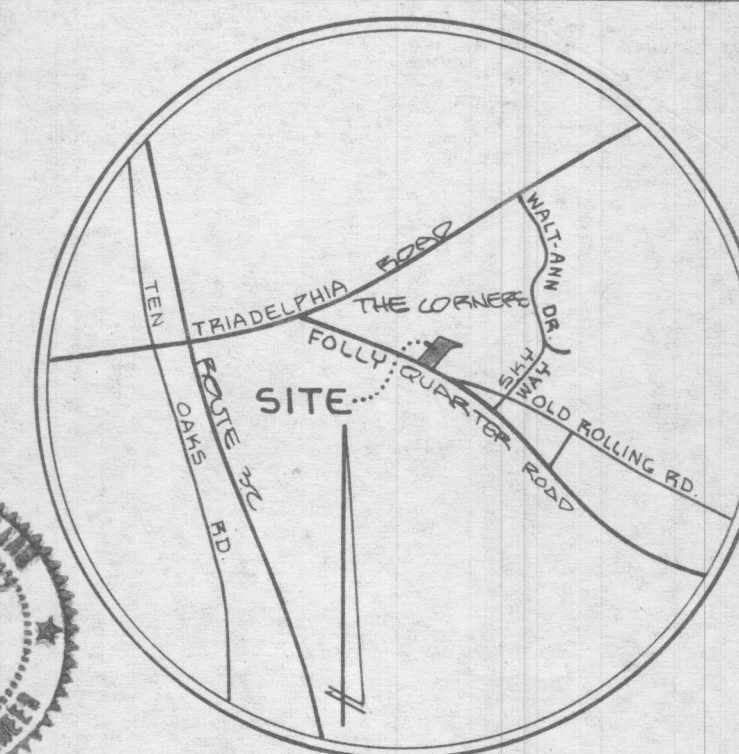
COORDINATES BASED ON
MARYLAND STATE PLANE
SYSTEM.

LOT AREA TABULATION			
LOT No.	TOTAL LOT AREA	PIPE STEM AREA	RESULTING MINIMUM LOT AREA
1	3.0053 AC.	-0-	3.0053 AC.
2	3.0177 AC.	-0-	3.0177 AC.
3	3.0477 AC.	0.1779 AC.	2.8698 AC.

WETLANDS CERTIFICATION

UNDER THE PROVISIONS OF SECTION 404
CORPS OF ENGINEERS AND SECTION 401
MARYLAND STATE DEPARTMENT OF
HEALTH, NO WETLANDS EXIST ON THIS
PROPERTY AND THEREFORE NO PERMITS
ARE NECESSARY.

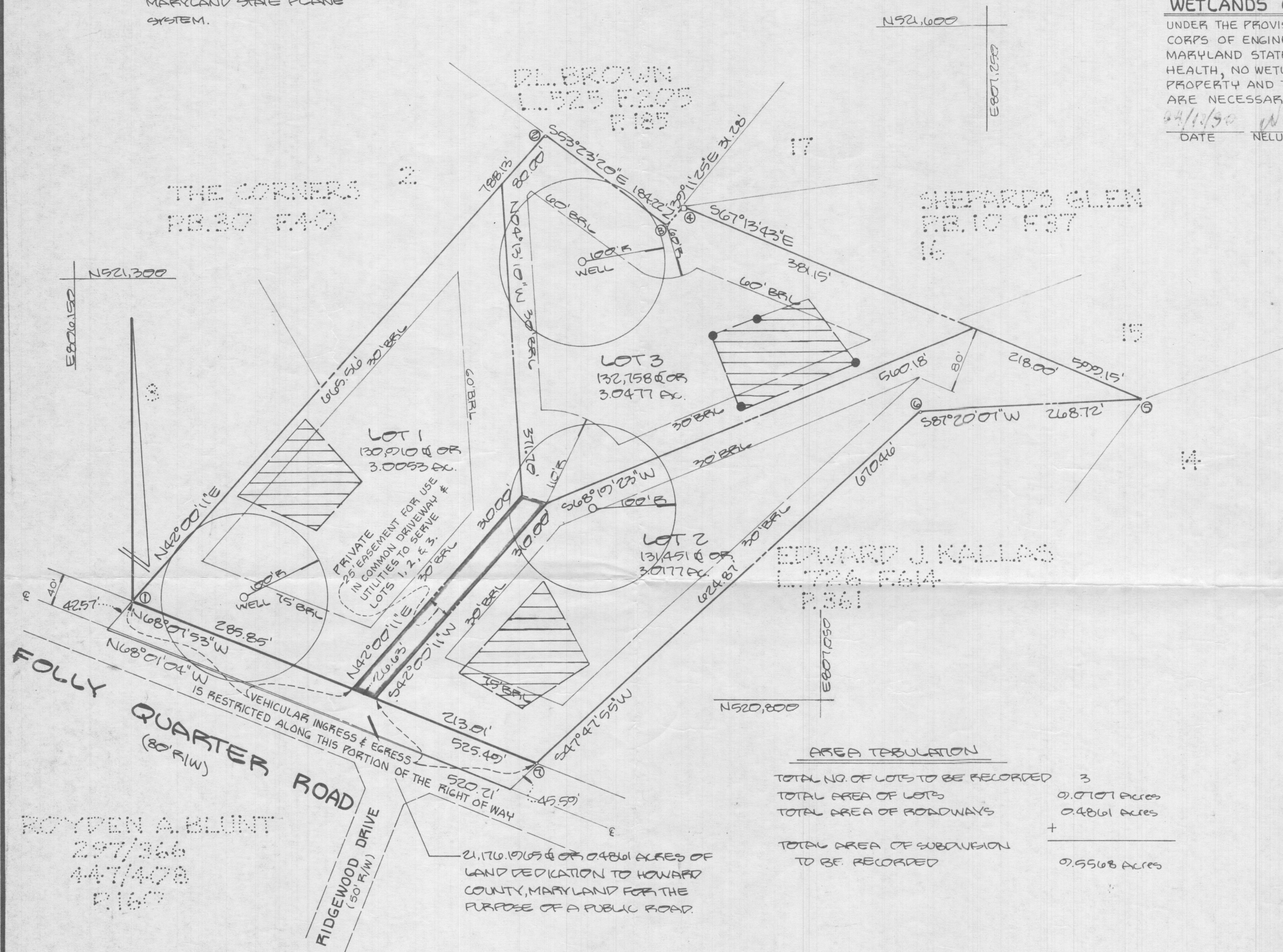
DATE 04/11/90
NELU SCHWARTZ REG. No. 11449



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

1. PROPERTY ZONED: R PER 8-2-85 COMPREHENSIVE ZONING PLAN.
2. COORDINATES BASED ON MARYLAND STATE PLANE SYSTEM.
3. B.R.L.=BUILDING RESTRICTION LINE.
4. THIS AREA DESIGNATED A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 GPD AS REQUIRED BY MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS PROHIBITED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDABLE SITES. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM.
5. 0- THIS SYMBOL DESIGNATES A FIELD LOCATED WELL SITE.
6. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS THUS: ●
7. SEPTIC AREAS ON LOTS 1 & 2 LOCATED FROM HOWARD COUNTY HEALTH DEPARTMENT RECORDS.
8. 0- DENOTES IRON PIPE OR IRON BAR TO BE SET.
9. + DENOTES CONCRETE MONUMENT SET.
10. THE COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS 3135005 & 3135006.
11. EXISTING STRUCTURES, WELL & SEPTIC SYSTEM ON LOT 1 TO REMAIN.
12. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
13. A WAIVER (WP-90-05) WAS APPROVED 12-4-89 BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING FROM SECTION 16.115.B.4; WAIVING THE 30' MINIMUM FRONTAGE IN THE "R" DISTRICT AND 16.115.C.4 WAIVING THE DENIAL OF ACCESS FROM AN ARTERIAL HIGHWAY, OR MAJOR COLLECTOR ROAD.
14. AN AGREEMENT IS TO BE RECORDED FOR THE USE IN COMMON & MAINTENANCE THEREOF FOR A 16' FOOT WIDE PAVED DRIVEWAY TO SERVE LOTS 1, 2, & 3. SHOWN HEREON. RECORDED 6-21-90 L. 2194 F. 0081.
15. THERE IS NO 100 YEAR FLOOD PLAIN ON THIS PROPERTY.
16. HOUSE IDENTIFICATION SIGNS SHALL BE PLACED AT SOUTH END OF PRIVATE EASEMENT ADJACENT TO FOLLY QUARTER ROAD IN ACCORDANCE WITH SECTION 16.117 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF HOWARD COUNTY, MARYLAND.



AREA TABULATION

TOTAL NO. OF LOTS TO BE RECORDED	3
TOTAL AREA OF LOTS	9.0707 ACRES
TOTAL AREA OF ROADWAYS	0.4861 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.5568 ACRES

APPROVED: FOR HOWARD COUNTY, HEALTH DEPARTMENT FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.
James M. Boyd and Ples 88m 7/12/90
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
8.16.90
DIRECTOR OF DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROAD HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James M. Boyd and Ples 88m 7/20/90
DIRECTOR DATE

OWNERS CERTIFICATE

I, ROBERT RIPAMONTI, 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 DEPT. OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND RESIGNS THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER, PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREET AND/OR ROADS AND FLOOD PLAIN 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACES WHERE APPLICABLE; THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHT OF WAY.

WITNESS MY HAND THIS 10th DAY OF April 1990

ROBERT RIPAMONTI

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY DAVID AZELLER AND FRANCES P. ZELLER TO ROBERT RIPAMONTI BY DEED DATED AUGUST 24th 1988 AND RECORDED IN LIBER 1044 AT FOLIO 0394 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 ANNOTED CODE OF MARYLAND AS AMENDED.

4-18-89
DATE

JEFFERSON D. LAWRENCE
REG. PROF. LAND SURVEYOR #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 4-18-89
AS PLAT NUMBER 2194

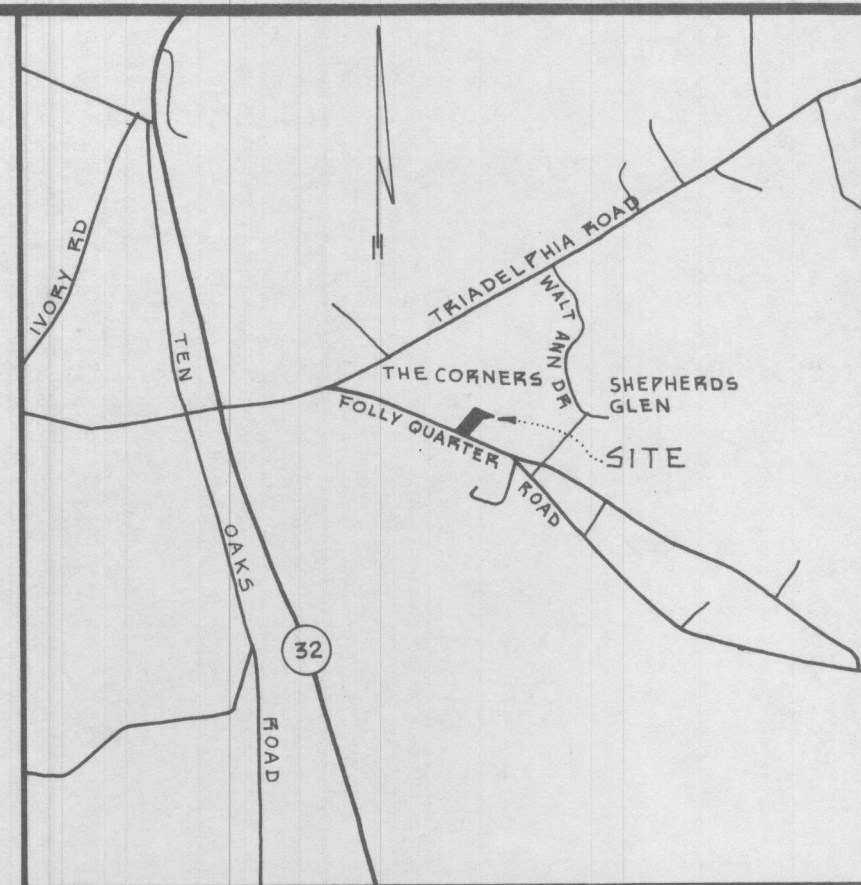
LOTS 1-3
TAX MAP: 22, PARCEL: 43647
ZELLER PROPERTY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
APRIL 1989 SCALE 1"=100'

F-89-202 WP-90-05

OWNER:
ROBERT RIPAMONTI
13423 RICH LYNN COURT
HIGHLAND MD 20717
(301) 854-3327

DEVELOPMENT CONSULTANTS GROUP, INC.
17004 GEORGE AVE. S.E.
OLNEY, MD 20832
(301) 924-4570 21-638

F-89-2023



VICINITY MAP
SCALE: 1"=2000'

PERC TEST AND SEPTIC DATA

Lot 1	Existing house, septic system and well.		
Lot 2	No house, previously approved perc test from plat prepared by: Boender Associates, Inc., February 1977, signed by County Health Officer, 2/14/77		
New Lot 3	Date 11/14/88		
Holes #	Depth	Time	
1	5' & 13'	1 minute	
2	5' & 13'	1 minute	
3-Visual	3.5' & 10'	4 minutes	
4-Visual	12.5'		

SYMBOLS

- SEPTIC AREA
- WATER WELL
- 25% SLOPES
- PROPOSED DWELLING
- PERC TEST

GENERAL NOTES

- Total Area: 9.567 Acres
- Property zoned: Rural (3 Acres)
- Private water supply and sewage disposal systems.
- Area of dedication: 0.45 acres.
- Number of lots: 3 residential
- Tax Map # 22, Parcels 43 and 47.
- Waiver requested for 25 foot width of panhandle (Lot 3), Section 16.115 B.4).
- Waiver requested for minimum lot area to exclude area of panhandle (Section 16.115 B.9).
- Area of lots: 9.117 acres.
- Average lot size = 3.039 acres.
- Setbacks: Front 75 feet
Side 60 feet Street
Rear 30 feet lot
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for Individual Sewage Disposal. Improvements of any nature in this area are restricted until public sewage system 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. Percolation test holes shown hereon have been field located as shown. The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health and Mental Hygiene.
- The developer is advised that this development may be required to obtain permits from the Corp of Engineers for activities in wetlands (Sec 404) and a water quality certification from the State Health Department (Sec. 401) prior to the execution of the developer agreement, the following will be required:
 - Copy of the permits issued by the Corp of Engineers and the Department of Health.
 - A certification from the engineer that Sec. 404 and Sec. 401 do not apply and the permits are not required.
- No 100 year flood plain or wetlands on this property.
- Soil Map # 14.
- Predominant soils, ChB2, ChC2.
- This plan is to comply with "Minor Subdivision Plat" criteria.
- Deed reference: 741/344 and 809/579.

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, the information shown hereon is correct.

3-22-89
DATE

JEFFERSON D. LAWRENCE
Reg. MD Land Surveyor # 5216

APPROVED FOR PRIVATE WATER &
SEWAGE DISPOSAL SYSTEMS
HOWARD COUNTY DEPARTMENT OF
ENVIRONMENTAL HEALTH.

COUNTY HEALTH OFFICER DATE

WELL & SEPTIC PLAN
MINOR SUBDIVISION

ZELLER PROPERTY

THIRD ELECTION DISTRICT
HOWARD COUNTY MARYLAND
TAX MAP 22 PARCELS 43&47

DATE
MARCH 1989
DRAWN
E.M.
CHECKED
JPL
SCALE
1"=100'

Sheet 1

of 1

PROJECT NO.
21-638



DEVELOPMENT
CONSULTANTS
GROUP, INC.

17904 GEORGIA AVENUE # 102
OLNEY, MARYLAND 20832
301-924-4570