

COORDINATES		
No.	NORTHING	EASTING
1	521,011.8351	826,440.7896
2	521,371.8415	826,078.6071
3	521,382.0228	827,046.5104
4	521,386.2498	827,086.3325
5	521,154.2436	827,628.7868
6	521,141.8509	827,370.5588
7	520,122.1018	826,907.4673

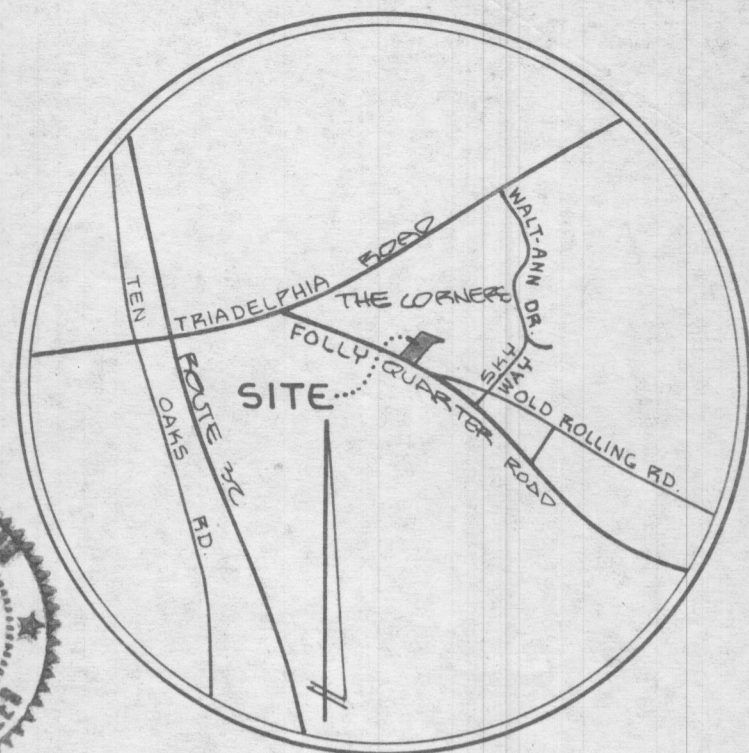
COORDINATES BASED ON MARYLAND STATE PLANE SYSTEM.

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 4/11/90  
NELU SCHWARTZ REG. No. 11449

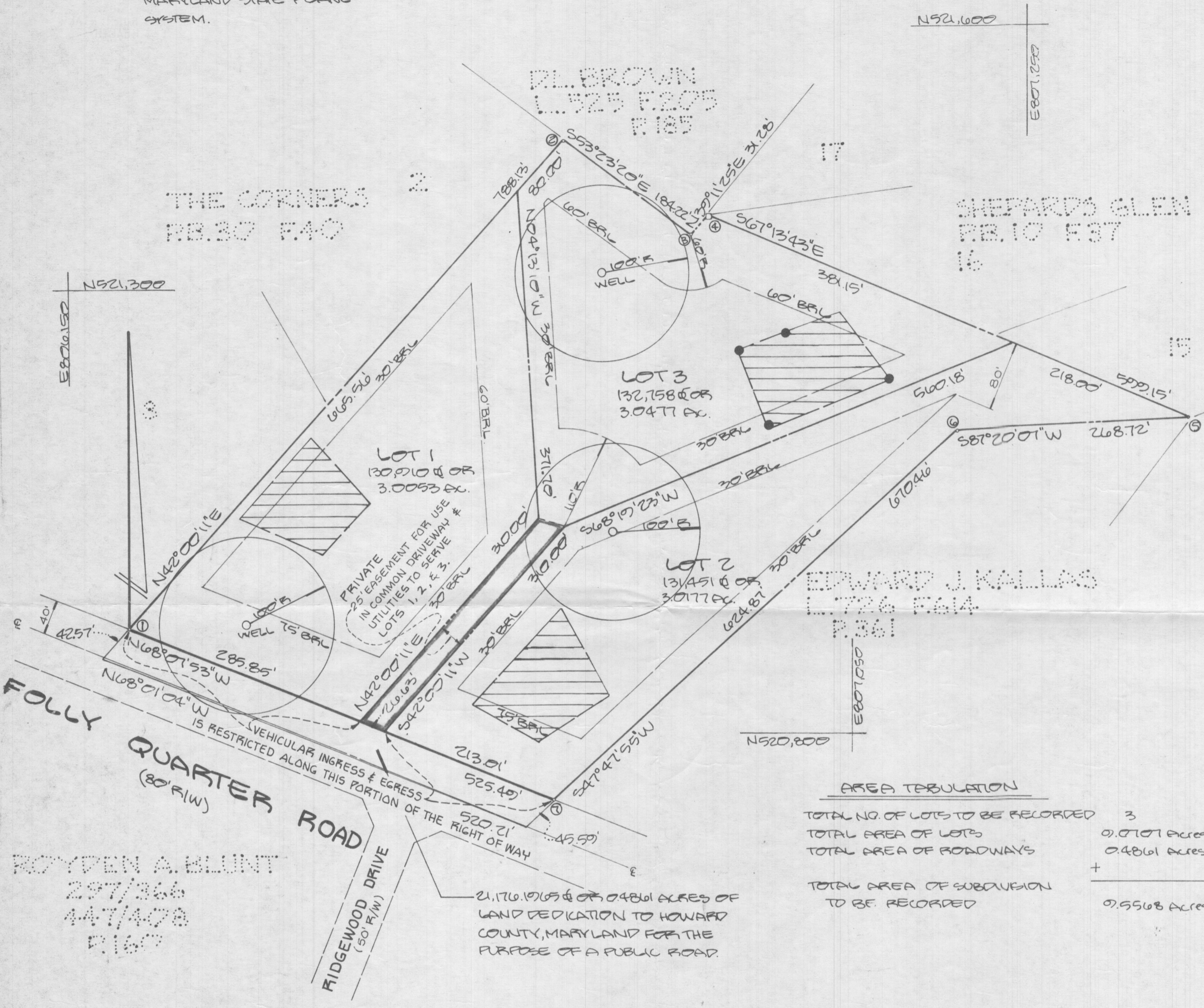


VICINITY MAP  
SCALE 1"=2000'



**GENERAL NOTES**

- PROPERTY ZONED: R PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON MARYLAND STATE PLANE SYSTEM.
- B.R.L.=BUILDING RESTRICTION LINE.
- 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.
- THIS SYMBOL DESIGNATES A FIELD LOCATED WELL SITE.
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS THIS: ●
- SEPTIC AREAS ON LOTS 1 & 2 LOCATED FROM HOWARD COUNTY HEALTH DEPARTMENT RECORDS.
- DENOTES IRON PIPE OR IRON BAR TO BE SET.
- ⊕ DENOTES CONCRETE MONUMENT SET.
- THE COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS 3135005 & 3135006.
- EXISTING STRUCTURES, WELL & SEPTIC SYSTEM ON LOT 1 TO REMAIN.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTANANCE 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.
- 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 90' MINIMUM FRONTAGE IN THE "R" DISTRICT AND 16.115.C.4 WAIVING THE DENIAL OF ACCESS FROM AN ARTERIAL HIGHWAY, OR MAJOR COLLECTOR ROAD.
- 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 P. 0081
- THERE IS NO 100 YEAR FLOOD PLAIN ON THIS PROPERTY.
- 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 Patricia M. Boyd 7/12/90  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
[Signature] 8.16.90  
DIRECTOR OF

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

**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 RIGHTS-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 RAIN 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 18th 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 ZELLER 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.

4-18-99  
DATE  
JEFFERSON D. LAWRENCE  
REG. PROF. LAND SURVEYOR #5216

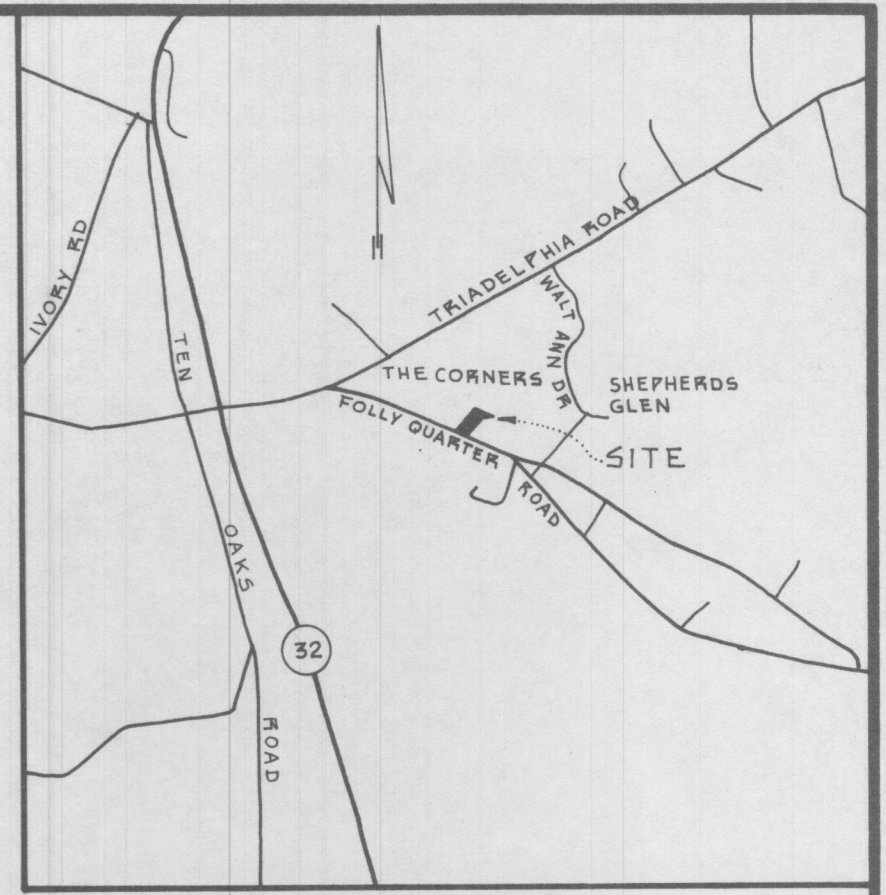
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON [Date] BY PLAT NUMBER [Number]

LOTS 1-3  
TAX MAP: 22, PARCEL: 43447  
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 GEORGIA AVENUE  
OLNEY, MD 20892  
(301) 924-4570 21-638

F-89-202



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

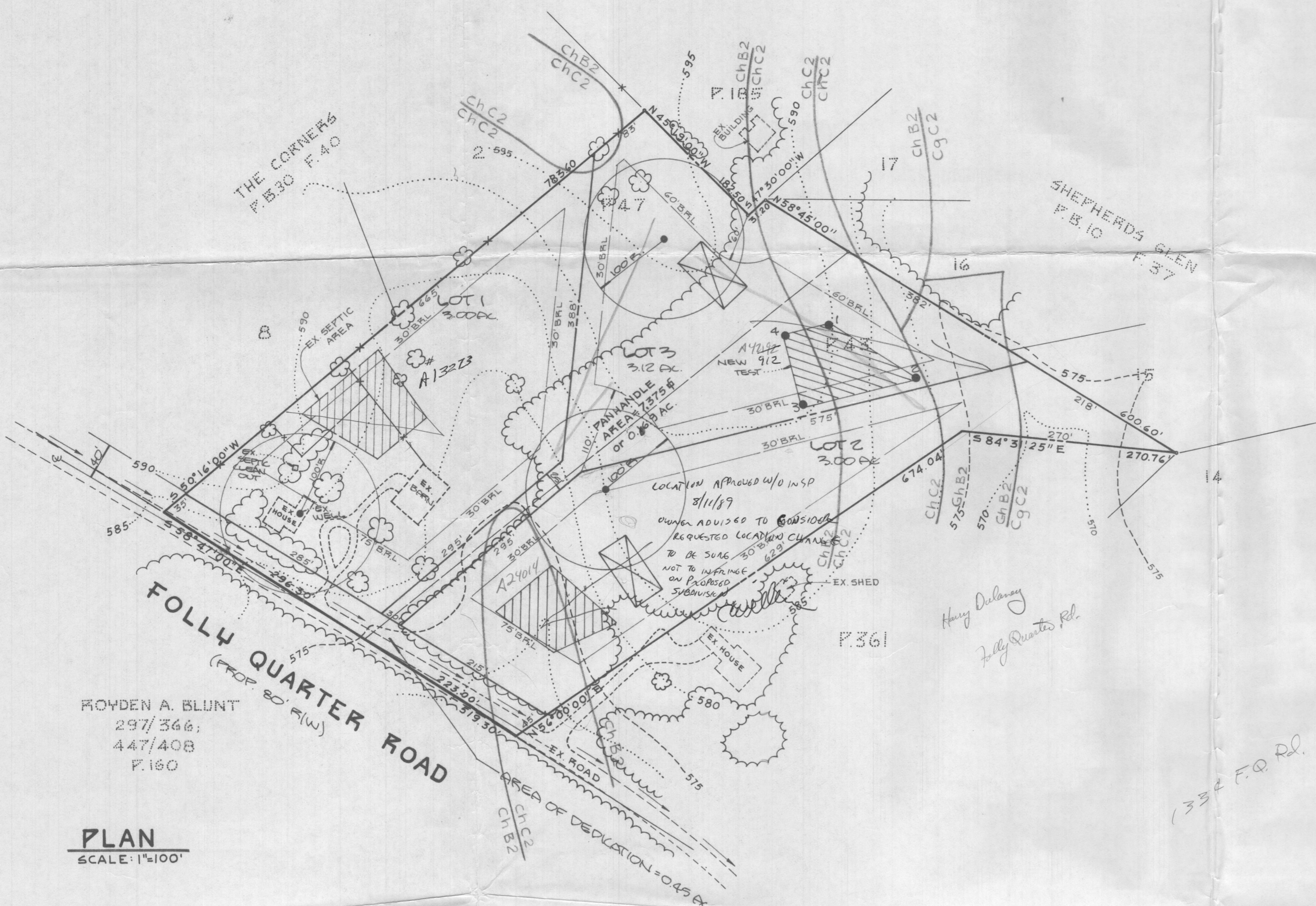
Holes #	Depth	Time
1	5' & 13"	1 minute
2	5' & 13"	1 minute
3-Visual	3.5' & 10'	4 minutes
4-Visual	12.5'	

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 60 feet
- 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.



ROYDEN A. BLUNT  
297/366;  
447/408  
P.160

PLAN  
SCALE: 1"=100'

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, the information shown hereon is correct.  
 DATE 3-22-89  
 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 FFCBL43&47



DEVELOPMENT CONSULTANTS GROUP, INC.  
17904 GEORGIA AVENUE # 102  
OLNEY, MARYLAND 20832  
301-924-4570

DATE MARCH 1989	Sheet 1
DRAWN E.M.	
CHECKED	of 1
SCALE 1"=100'	PROJECT NO. 21-638