

RD

MIDZ

EXISTING HOUSE

ALTERNATIVE USE IN COMMON
DRIVEWAY FOR LOTS 1 & 2 UPON CAPITAL PROJECT
ROAD IMPROVEMENTS TO BANNER RD. 360.08'

30' ACCESS
EASEMENT ACROSS
LOT 1 FOR THE
BENEFIT OF LOTS 1 & 2

LOT 1
1.596 AC.
PROPOSED
DWELLING
2400 SQ. FT.

16' USE IN COMMON
DRIVEWAY

20' USE IN COMMON
ACCESS EASEMENT TO LOTS 1 & 2.

PROPOSED
WELL

Top of 2:1 slope

BANNER

LAND DEDICATED TO HOWARD
COUNTY FOR A PUBLIC ROAD

MIDZ

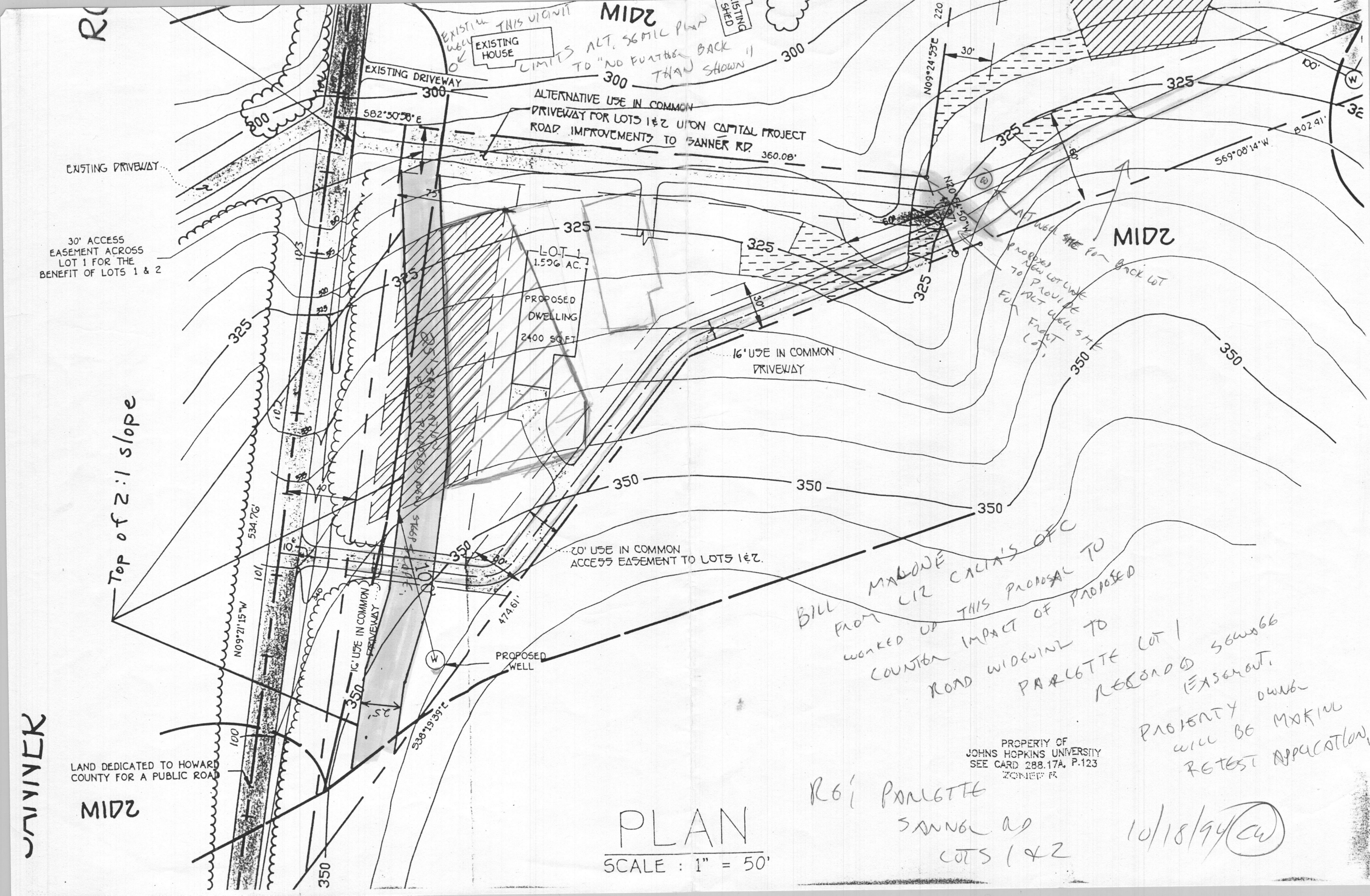
PLAN
SCALE : 1" = 50'

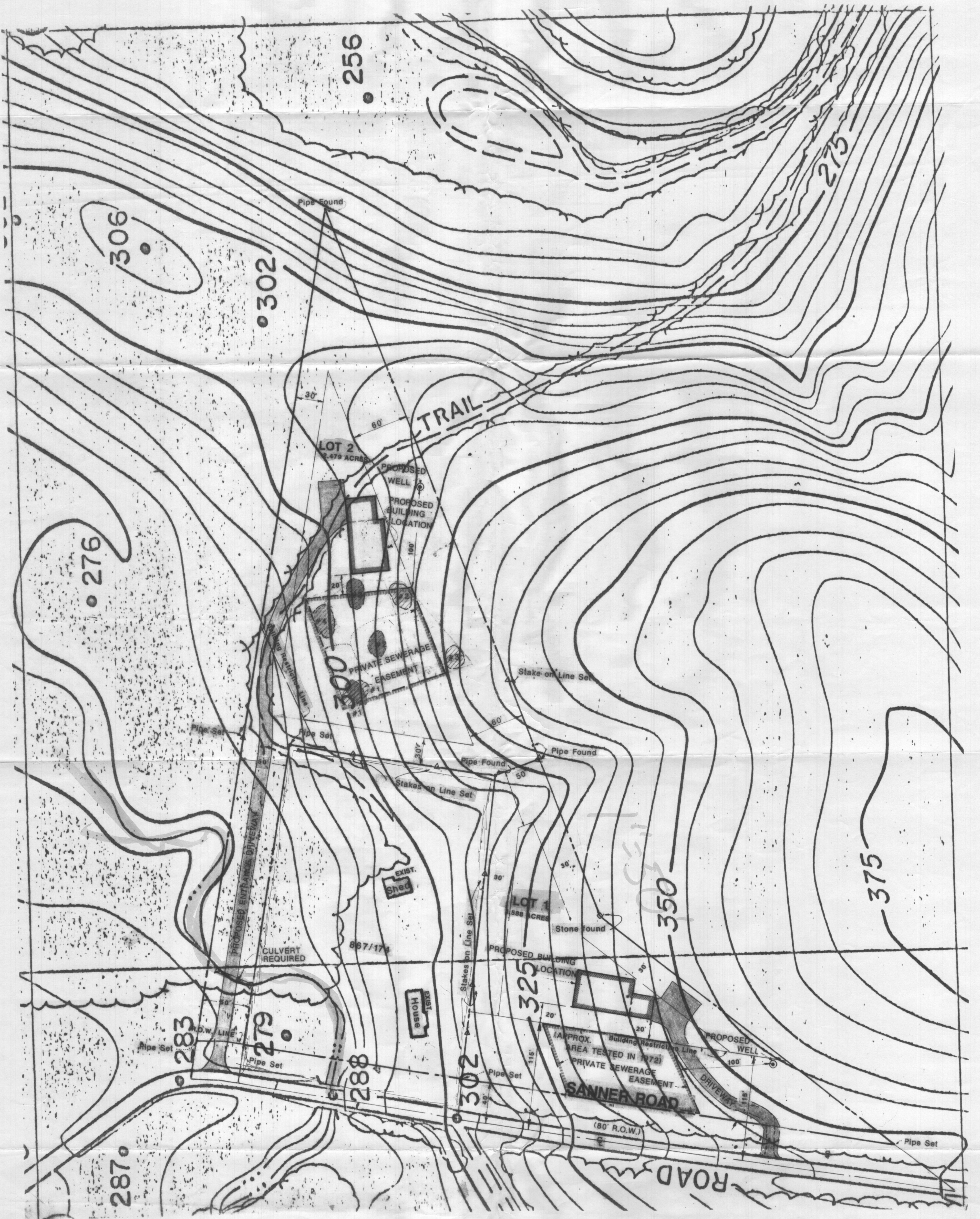
BILL FROM MAKEWEE
CIR CALIA'S OFC
WORKED UP THIS PROPOSAL TO
COUNTER IMPACT OF PROPOSED
ROAD WIDENING TO
PARLETTE TO
RECORD EASEMENT
PROPERTY OWNER
WILL BE MAKING
RETEST APPLICATION

PROPERTY OF
JOHNS HOPKINS UNIVERSITY
SEE CARD 288.17A, P.123
ZONING R

RD; PARLETTE
BANNER RD
LOTS 1 & 2

10/18/94 (CW)



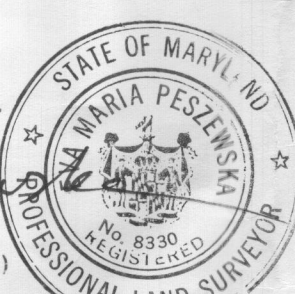


SURVEYOR'S CERTIFICATE

PERCOLATION TESTS ON LOT 2 HAVE BEEN LOCATED BY TRANSIT AND TAPE SURVEY IN JUNE 1987.

DATE:

Eva M. Peszka
 EVA M. PESZKA
 PROF. LAND SURVEYOR #8330 (Md.)



NOTE: REFER TO SHEET 1 OF 2 FOR BOUNDARY INFORMATION.

ZONE R - SETBACK REQUIREMENTS

LOT 2: FRONT - 75' OR AS SHOWN
 SIDE - 30'
 REAR - 60'

LOT 1: FRONT - 1/2 R.O.W. 40'
 PLUS 75'
 TOTAL FRONT 115'

SIDE - 30'
 REAR - 60'

TOPOGRAPHY AND

PERCOLATION TESTS ON LOT 1 AND 2

MAP 41 Q4 P.43
 SANNER ROAD
 (PARLETTE)

JUNE 4, 1988

SCALE 1"=50'

APPROVED FOR PRIVATE WELL AND SEPTIC.

HOWARD COUNTY HEALTH DEPARTMENT

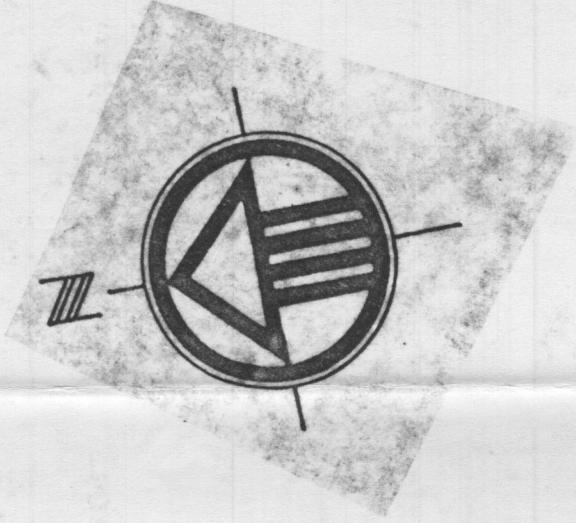
Juanita 6-9-88
 COUNTY HEALTH OFFICER DATE:

LEGEND

1987 PERCOLATION TEST
 1972 PERCOLATION TEST

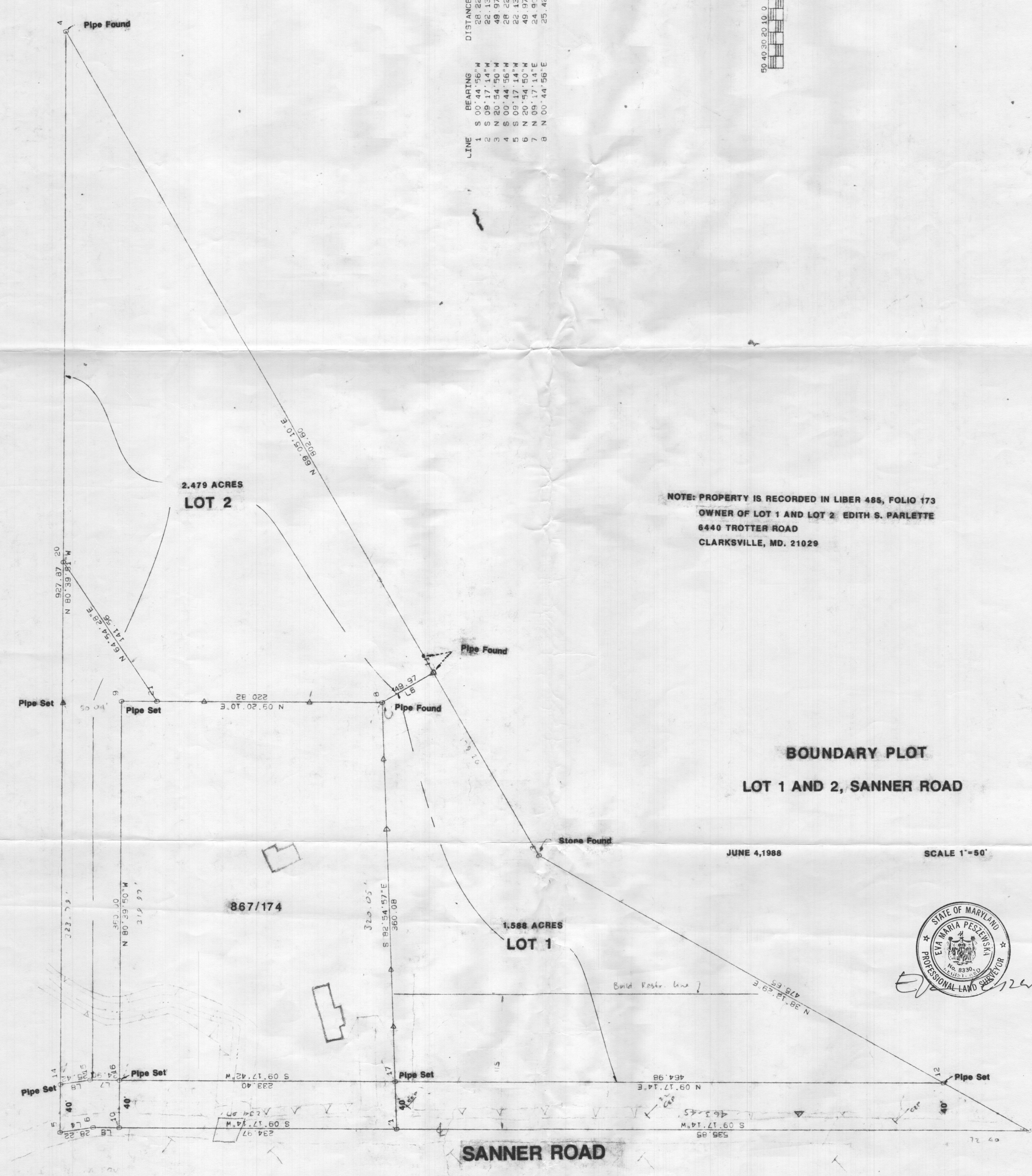
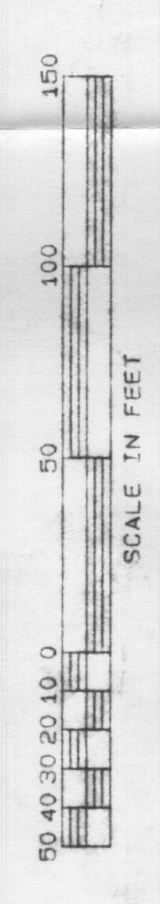


RECEIVED
 HOWARD CO. HEALTH DEPT.
 JUN 13 9 29 AM '88
 PUBLIC & ENVIRONMENTAL HEALTH



POINT	NORTHINGS	EASTINGS
1	5,000.000	10,000.000
2	4,471.174	9,913.523
3	4,844.826	10,327.721
4	5,281.947	10,611.861
5	5,253.750	10,041.492
6	4,955.593	10,357.334
7	5,173.489	10,393.156
8	5,231.890	10,037.920
9	4,944.172	9,964.686
10	4,396.172	10,081.775
11	5,249.969	10,081.443
12	5,225.395	10,077.425
13	4,995.061	10,038.726
14	5,203.919	10,516.494
15	5,145.685	10,268.259

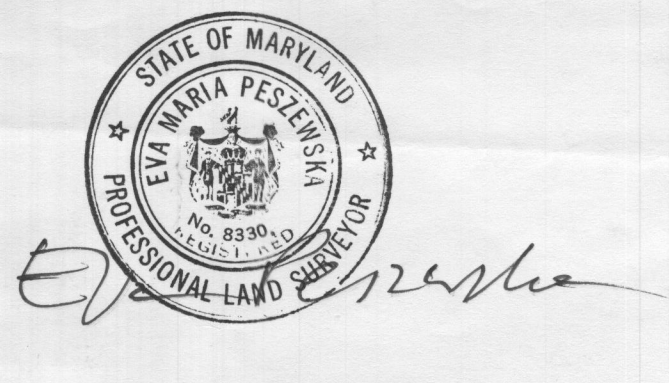
LINE	BEARING	DISTANCE
1	S 00°44'56" W	28.22
2	S 09°17'14" W	22.13
3	S 00°34'56" W	49.97
4	S 09°17'14" W	22.13
5	S 09°17'14" W	22.13
6	N 20°14'50" W	49.97
7	N 09°17'14" E	24.90
8	N 00°44'56" E	25.42



NOTE: PROPERTY IS RECORDED IN LIBER 485, FOLIO 173
 OWNER OF LOT 1 AND LOT 2: EDITH S. PARLETTE
 6440 TROTTER ROAD
 CLARKSVILLE, MD. 21029

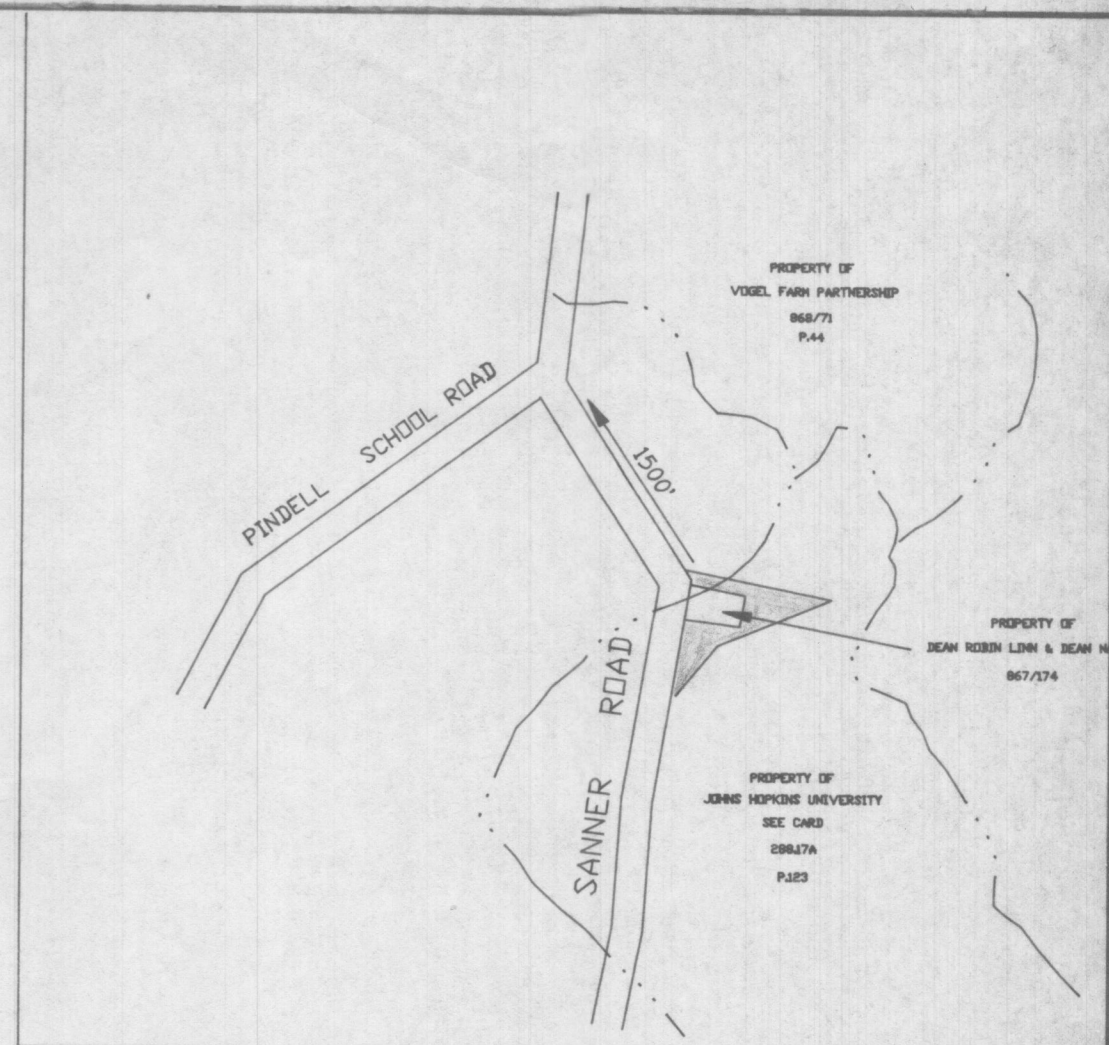
BOUNDARY PLOT
LOT 1 AND 2, SANNER ROAD

JUNE 4, 1988 SCALE 1"=50'

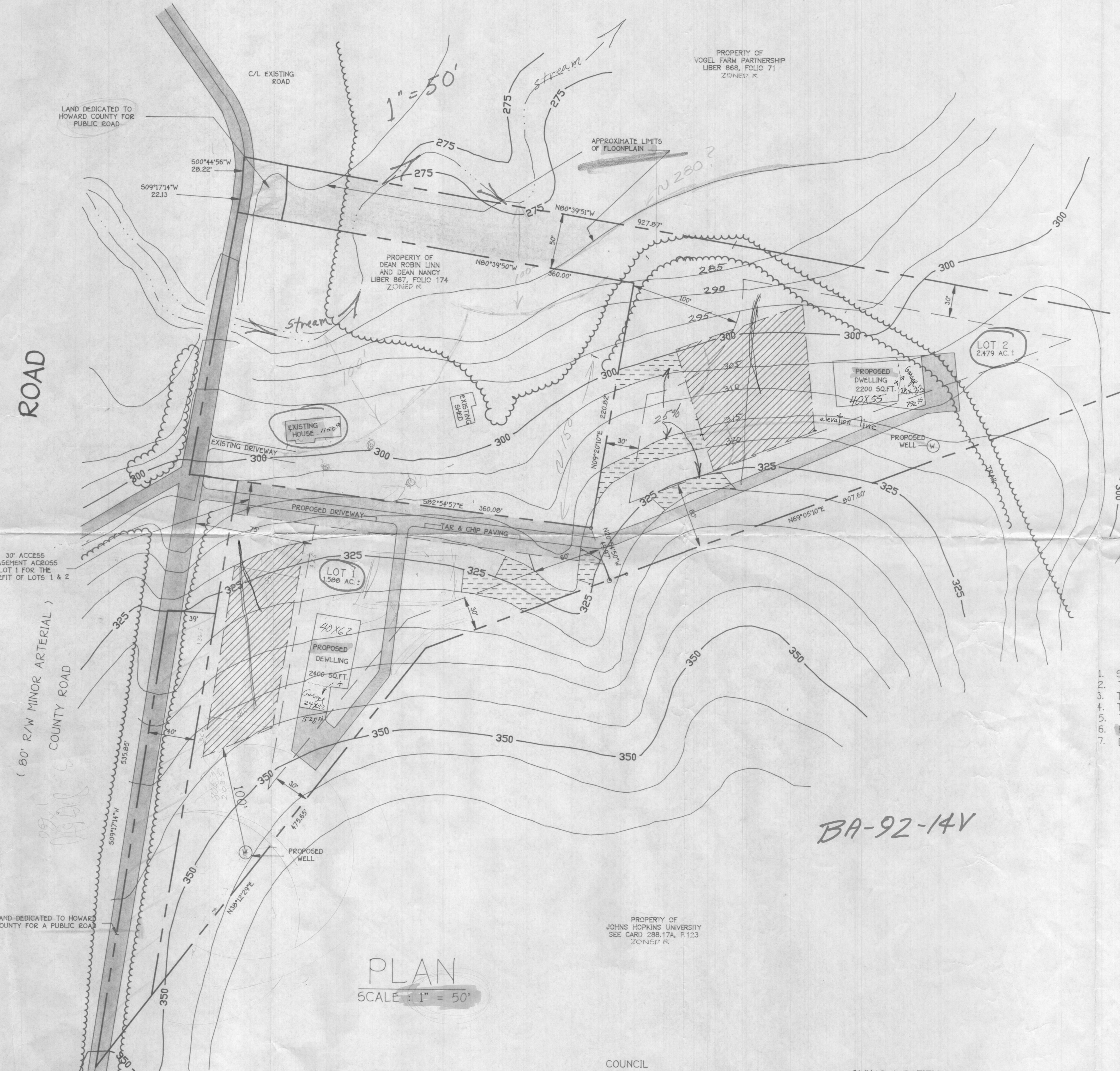


APPROVED FOR PRIVATE WELL AND SEPTIC
 HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 6-7-88
 COUNTY HEALTH OFFICER DATE

LOT NO.	GROSS AREA	AREA OF PIPESTEM & FLOODPLAIN	REMAINING AREA	2% SLOPES	MIN. LOT SIZE
1	1.588 AC. ±		1.588 AC. ±	0.049	1.539 AC. ±
2	2.479 AC. ±	0.37'	2.108	0.100	2.008 AC. ±



VICINITY MAP
1" = 1200'



ROAD

(80' R/W MINOR ARTERIAL)
COUNTY ROAD

SANNER

PLAN
SCALE: 1" = 50'

BA-92-14V

- GENERAL NOTES
1. SUBJECT PROPERTY ZONED 'R' ADOPTED 8-25-85 CASE #804
 2. TOTAL AREA OF PROPERTY : 4.450 AC. ±
 3. TOTAL NUMBER OF PROPOSED LOTS : 2
 4. TOTAL AREA OF PROPOSED BUILDABLE LOTS : 4.067 AC. ±
 5. TOTAL AREA OF PUBLIC ROAD RIGHT OF WAY : 0.383 AC. ±
 6. PRIVATE WATER & SEWER TO BE UTILIZED
 7. DENOTES SLOPES 25% OR GREATER

PROPERTY OF
EDITH S. PARLETTE
TAX MAP No. 41 PARCEL 43
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'

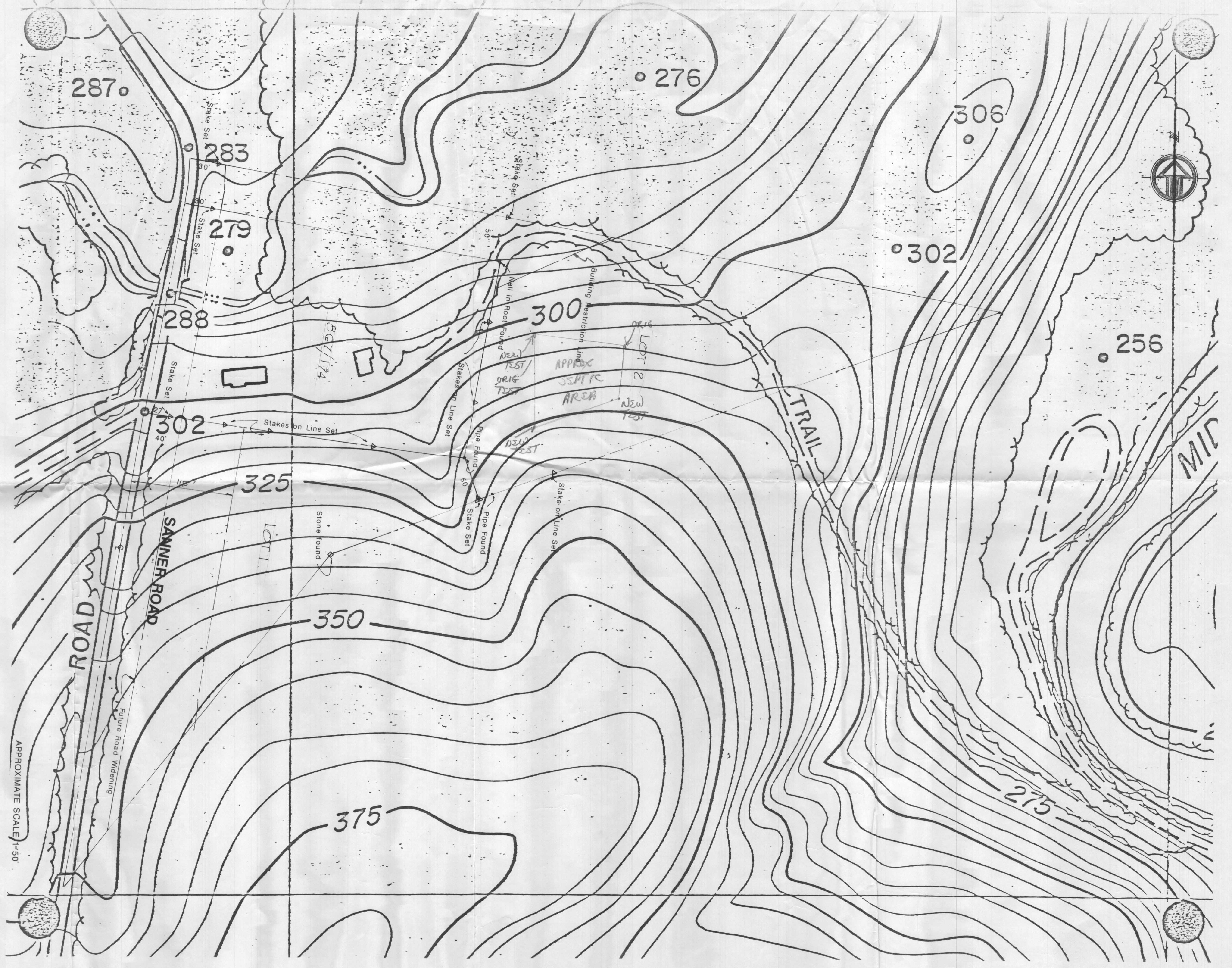
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
717 BALTIMORE NATIONAL SEC. BLDG. 300
ELLSWORTH CITY, MARYLAND 21041
CNO 461 - 2899

COUNCIL
VINCENT H. GLUDA, ESQUIRE
10320 LITTLE PATUXENT PARKWAY
SUITE 700
COLUMBIA, MARYLAND 21044

OWNER & PETITIONER
EDITH S. PARLETTE
6440 TROTTER ROAD
CLARKSVILLE, MARYLAND 21029

BA-92-14V

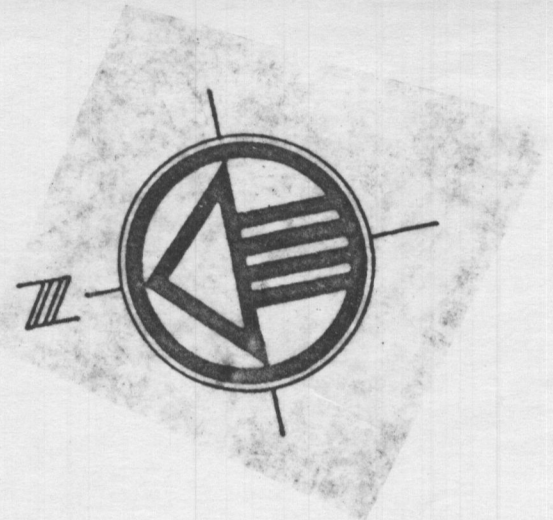
FEB 28, 1987



APPROXIMATE SCALE 1"=50'

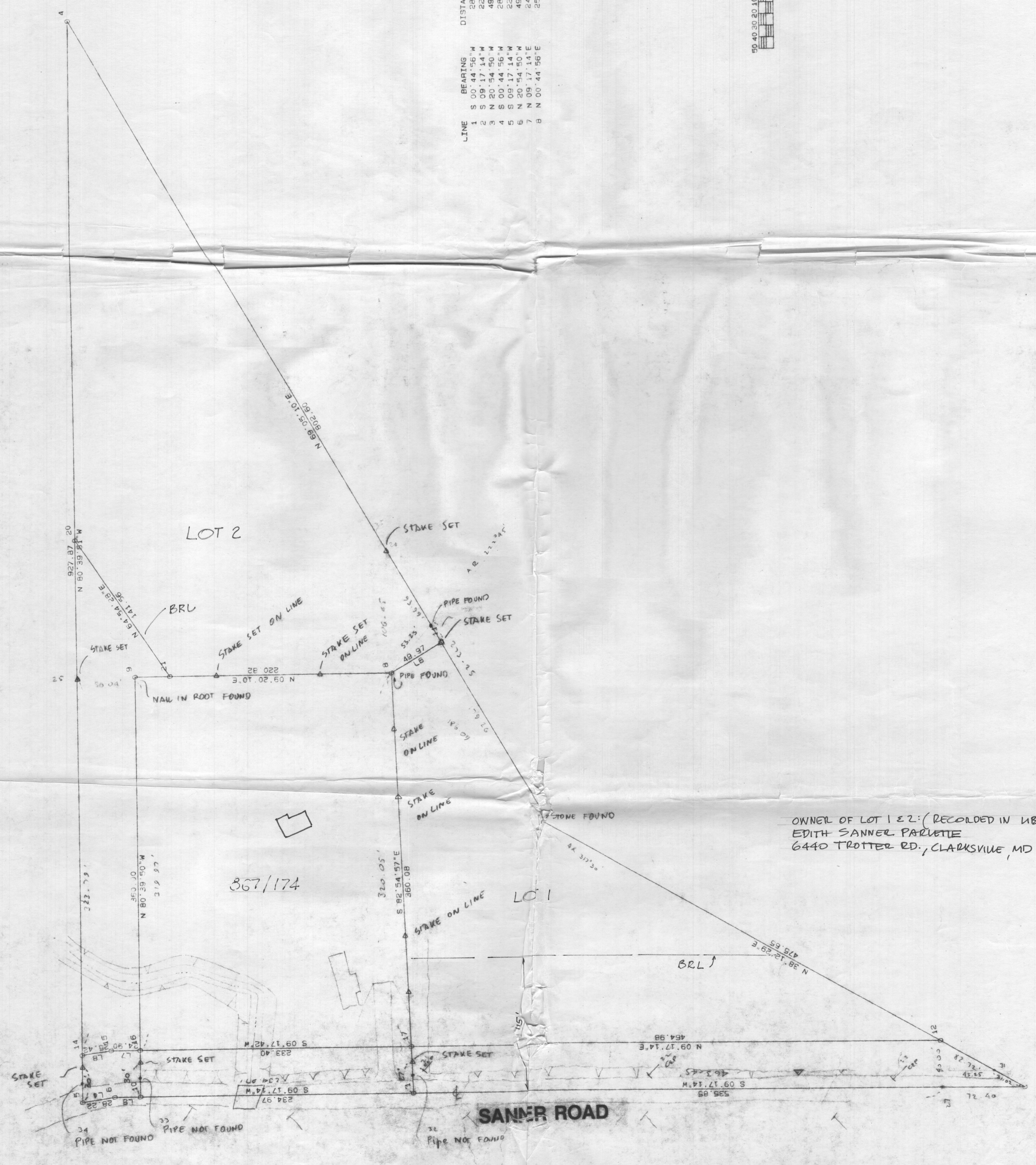
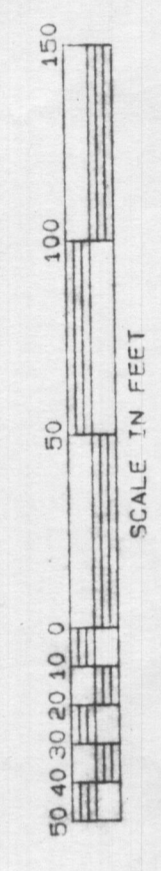
LOT 2 PARLETTE PROPERTY
SANNER ROAD

PERCOLATION TEST FOR LOT 2
TOPOGRA.PHY
20F2



POINT	NORTHING	EASTING
1	5,000,000	10,000,000
2	4,471,174	9,913,523
3	4,844,926	10,207,781
4	5,131,625	10,957,444
5	5,251,730	10,941,492
6	4,955,993	10,357,334
7	5,173,489	10,393,155
8	5,231,890	10,037,920
9	4,908,915	10,375,171
10	4,536,172	9,964,695
11	4,249,869	10,081,443
12	5,225,395	10,077,425
13	4,995,261	10,039,726
14	5,203,919	10,516,484
15	5,145,385	10,385,289

LINE	BEARING	DISTANCE
1	S 00° 44' 56" W	38.22
2	S 09° 54' 50" W	48.97
3	S 00° 44' 56" W	28.22
4	S 09° 17' 14" W	22.13
5	S 20° 54' 50" W	48.97
6	N 09° 17' 14" E	24.90
7	N 00° 44' 56" E	25.42



OWNER OF LOT 1 & 2: (RECORDED IN LIBER 485/174)
 EDITH SANNER PARLETTE
 6440 TROTTER RD., CLARKSVILLE, MD 21029

FEB 28 1987

U.S. EQUIVALENT COORDINATE TABLE

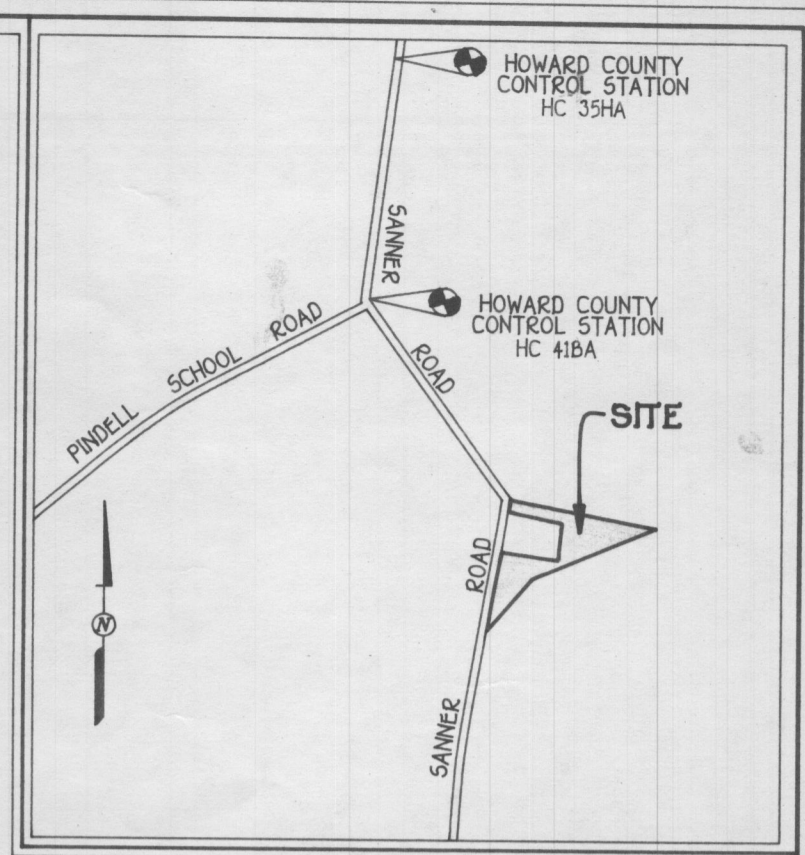
POINT	NORTH	EAST
67	550589.425	1341306.563
68	550628.776	1341296.819
69	550667.423	1341276.593
70	550724.401	1341300.053
79	549829.094	1341226.980
80	550288.799	1341302.594
81	550525.238	1341303.987
83	550531.284	1341303.161
173	550248.017	1341621.294
176	550424.079	1342221.231
178	550568.998	1341346.130
179	550138.314	1341471.427
181	550466.708	1341657.423
187	550293.639	1341264.015
188	550525.532	1341302.214
190	549765.994	1341177.097
192	550548.429	1341305.985

METRIC COORDINATE TABLE

POINT	NORTH	EAST
67	167820.009	408831.100
68	167832.004	408828.130
69	167843.783	408821.965
70	167723.380	408829.115
79	167588.260	408806.843
80	167728.378	408829.890
81	167800.445	408830.314
83	167802.288	408830.063
173	167716.192	408927.030
176	167769.612	409109.891
178	167813.783	408843.160
179	167682.511	408881.350
181	167782.605	408938.044
187	167729.854	408881.831
188	167800.535	408829.774
190	167569.027	408791.638
192	167807.514	408830.923

CURVE DATA TABULATION

PT - PT	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING AND DISTANCE
81 - 83	858.51'	6.10'	00°24'26"	3.051'	N07°48'52"W, 6.10'
78 - 80	858.51'	16.60'	01°06'27"	8.298'	N08°48'24"E, 16.59'



PRIVATE USE-IN-COMMON ACCESS EASEMENT ACROSS LOT 1 FOR THE BENEFIT OF LOTS 1 AND 2

LINE Δ	BEARING AND DISTANCE
1	S80°38'23"E, 70.67'
2	N68°50'38"E, 20.68'
3	N38°19'39"E, 180.97'
4	N69°08'14"E, 184.82'
5	S20°42'30"E, 20.00'
6	S69°08'14"W, 179.26'
7	S38°19'39"W, 199.25'
8	N80°38'23"W, 94.46'

NOTE:
CLEARING NECESSARY TO ENSURE PROPER SIGHT DISTANCE ALONG SANNER ROAD, AS APPROVED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS LAND DEVELOPMENT DIVISION, WILL HAVE TO BE COMPLETED PRIOR TO ISSUING A BUILDING PERMIT.

NOTE:
THE REQUIREMENT OF § 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THE PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

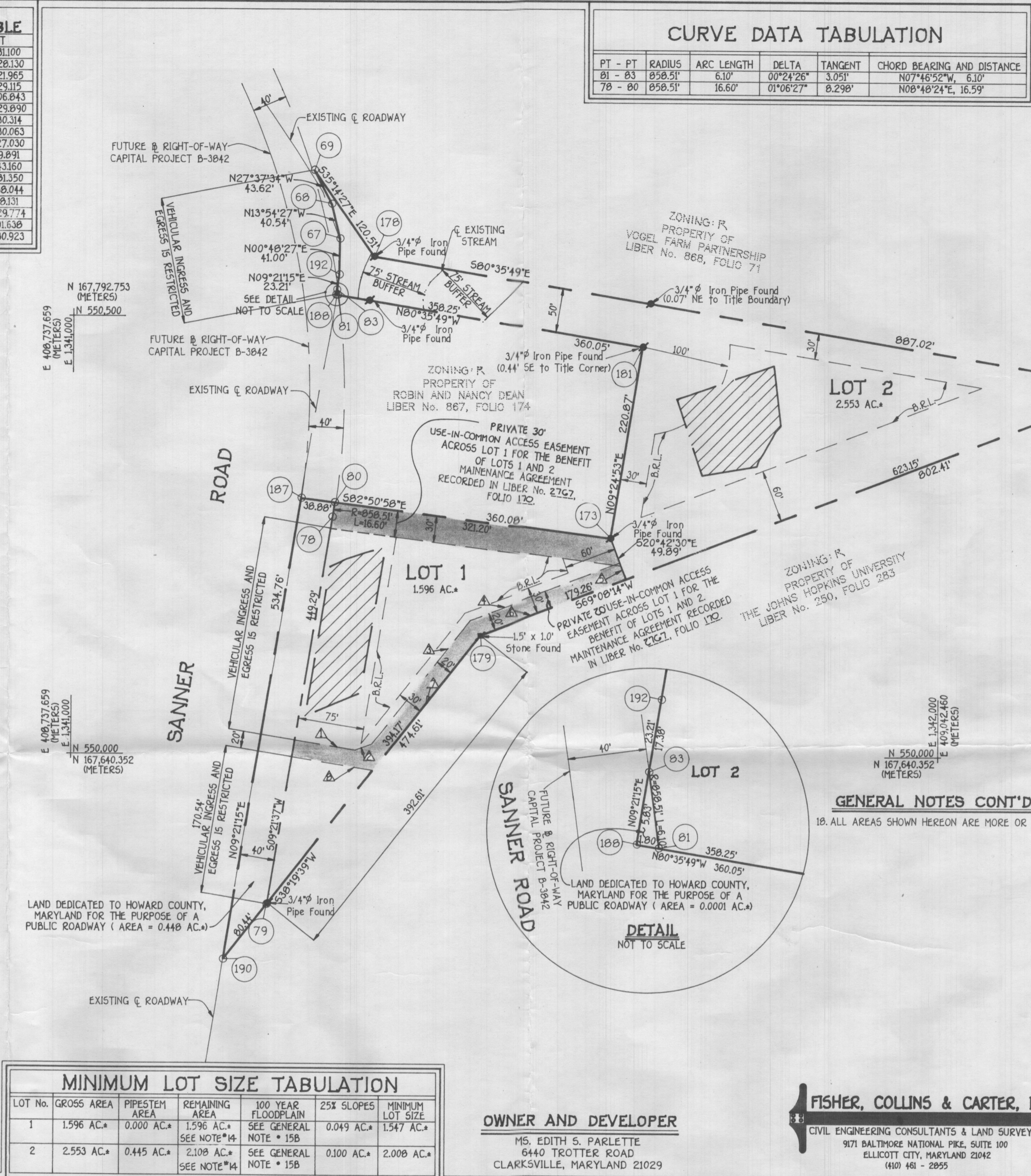
Edith S. Parlette
EDITH S. PARLETTE

Terrell A. Fisher
TERRELL A. FISHER, SURVEYOR

NOTE:
LIMITED HOUSE SITES AND PUMP SEPTIC SYSTEM MAY BE REQUIRED ON LOT 2.
LIMITED WELL SITES DUE TO ELEVATION CONSTRAINTS.

TOTAL SHEET AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.	0
TOTAL NUMBER OF LOTS TO BE RECORDED.	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	4.149 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.	0.000 AC.*
TOTAL AREA OF LOTS TO BE RECORDED.	4.149 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED.	0.448 AC.*
TOTAL AREA TO BE RECORDED.	4.597 AC.*



- 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 SEWERAGE 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.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - SUBJECT PROPERTY IS ZONED 'R' AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83 (1992), MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. HC 41BA AND No. HC 35HA.
STA. No. HC 41BA N 168185.7518 METERS
E 408990.7510 METERS
STA. No. HC 35HA N 168664.0108 METERS
E 408605.8455 METERS
 - THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 16, 1992, BY FISHER, COLLINS AND CARTER, INC.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN SET CAPPED "F.C.C. 10692".
 - 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. 10692".
 - DENOTES STONE OR CONCRETE MONUMENT FOUND.
 - 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.
 - 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 - 16 FEET;
b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE BASE WITH TAR AND CHIP COATING (1 1/2" MIN.);
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
d) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
e) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE;
f) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
g) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - PLAT IS SUBJECT TO BA-92-14V WHICH APPROVED A VARIANCE ON JUNE 25, 1992 TO REDUCE THE 3 ACRE MINIMUM LOT SIZE TO 1.5 ± ACRES FOR LOT 1 AND 2.4 ± ACRES FOR LOT 2.
 - PLAT IS SUBJECT TO WAIVER PETITION WP-93-15 WHICH THE PLANNING DIRECTOR APPROVED ON NOVEMBER 6, 1992 THE FOLLOWING:
A) WAIVE SECTION 16.115.C.4 TO ALLOW DIRECT ACCESS ONTO A MINOR ARTERIAL ROADWAY, SANNER ROAD.
B) WAIVE SECTION 16.116.(G)(iii) EXEMPTION FROM ANALYZING AND DELINEATING THE 100 YEAR FLOODPLAIN ON THE FINAL PLAT.
C) WAIVE SECTION 16.116.(C)(6) EXEMPTION FROM DELINEATING THE WETLANDS WITHIN THE 100 YEAR FLOODPLAIN AREA ON THE FINAL PLAT.
 - DENOTES EXISTING STREAM CENTERLINE.
 - NO GRADING, CLEARING OR REMOVAL OF VEGETATION IS PERMITTED WITHIN THE WETLANDS AND STREAM BUFFERS.
- GENERAL NOTES CONT'D.:**
- ALL AREAS SHOWN HEREON ARE MORE OR LESS (±).

MINIMUM LOT SIZE TABULATION

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	1.596 AC.*	0.000 AC.*	1.596 AC.* SEE NOTE *14	SEE GENERAL NOTE * 15B	0.049 AC.*	1.547 AC.*
2	2.553 AC.*	0.445 AC.*	2.108 AC.* SEE NOTE *14	SEE GENERAL NOTE * 15B	0.100 AC.*	2.008 AC.*

OWNER AND DEVELOPER
MS. EDITH S. PARLETTE
6440 TROTTER ROAD
CLARKSVILLE, MARYLAND 21029

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd 2/10/93
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James R. ... 3/1/93
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James R. ... 2/24/93
DIRECTOR DATE

OWNER'S CERTIFICATE
EDITH S. PARLETTE, 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 29TH DAY OF DECEMBER, 1992.

Edith S. Parlette
EDITH S. PARLETTE

Zacharia Y. Fisch
WITNESS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF ALL OF THE LAND CONVEYED BY WILMER M. SANNER AND AVIE E. SANNER, HIS WIFE, TO EDITH SANNER PARLETTE, BY DEED DATED APRIL 1, 1968 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 485 AT FOLIO 173, 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher
TERRELL A. FISHER, L.S. #10692

12-28-92
DATE

RECORDED AS PLAT No. 10735 ON MARCH 3, 1993
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PROPERTY OF EDITH S. PARLETTE
LOTS 1 AND 2
ZONED R
TAX MAP No. 41 PARCEL *43
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

0' 100' 150' 200'
Scale: 1" = 100'
DATE: DECEMBER 28, 1992
SHEET 1 OF 1
F-93-70