

COORDINATES

NO.	NORTH (M)	EAST (M)	NORTH (F)	EAST (F)
1	185,745.370	393,378.894	609,399.602	1,290,610.592
6	185,561.548	393,309.437	608,796.513	1,290,382.713
83	185,627.183	393,135.479	609,011.849	1,289,811.985
84	185,811.089	393,204.968	609,615.214	1,290,039.968
87	185,563.230	393,310.099	608,802.260	1,290,384.884
88	185,629.119	393,136.210	609,018.203	1,289,814.386

CURVE DATA

CURVE	RADIUS	ARC	DELTA	TAN.	BEARING & DIST.
A	30.00'	47.12'	90°00'00"	30.00'	N65°43'57" E 42.43'
B	54.00'	84.82'	90°00'00"	54.00'	N65°43'57" E 76.37'
C	50.00'	78.54'	90°00'00"	50.00'	N65°43'57" E 70.71'
D	74.00'	112.24'	42°32'24"	28.81'	N80°27'45" E 59.17'

LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	FLOODPLAIN 100 YEAR	25% SLOPES	MINIMUM LOT AREA
1	129,804	0	129,804	0	0	129,804
2	129,804	0	129,804	4824	0	124,980
3	129,804	0	129,804	23,955	0	105,849

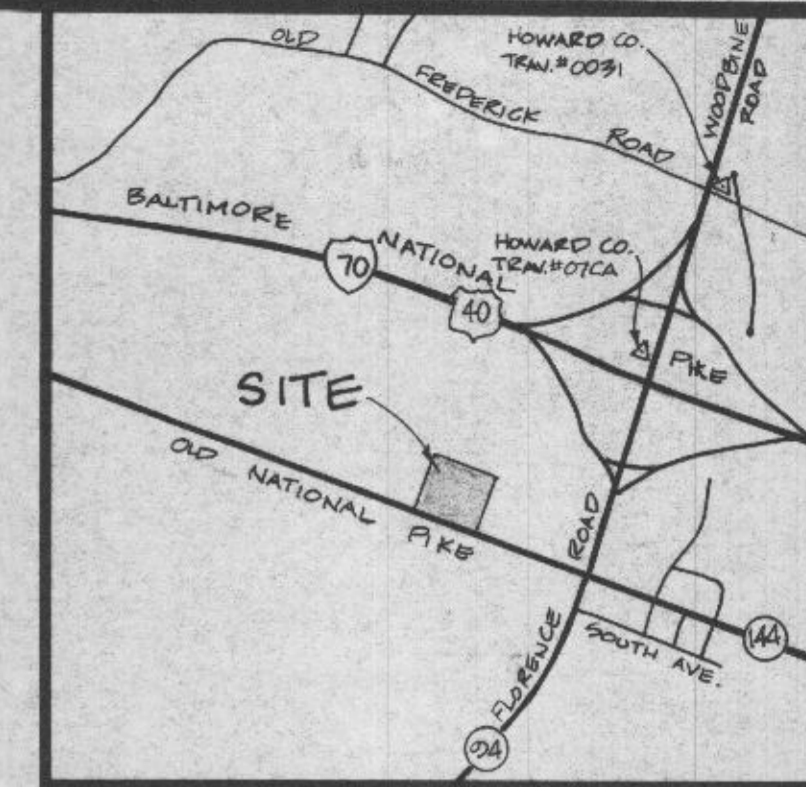
NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 0031 & 07CA.
- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. 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.
- THE REQUIREMENTS OF 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- G. SCOTT SHANABERGER DATE 10-15-95
STEPHEN S. HARRIS DATE
- CHRISTINE MARIA HARRIS DATE
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES FENCE POST FOUND
DESIGNATES REBAR & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT
DESIGNATES NAIL FOUND
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JULY OF 1995.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THERE ARE NO WETLANDS ON THE PROPERTY AS PER SITE INSPECTION BY DENNIS J. LABARE, MS. & ASSOCIATES.

TABULATION OF FINAL PLAT

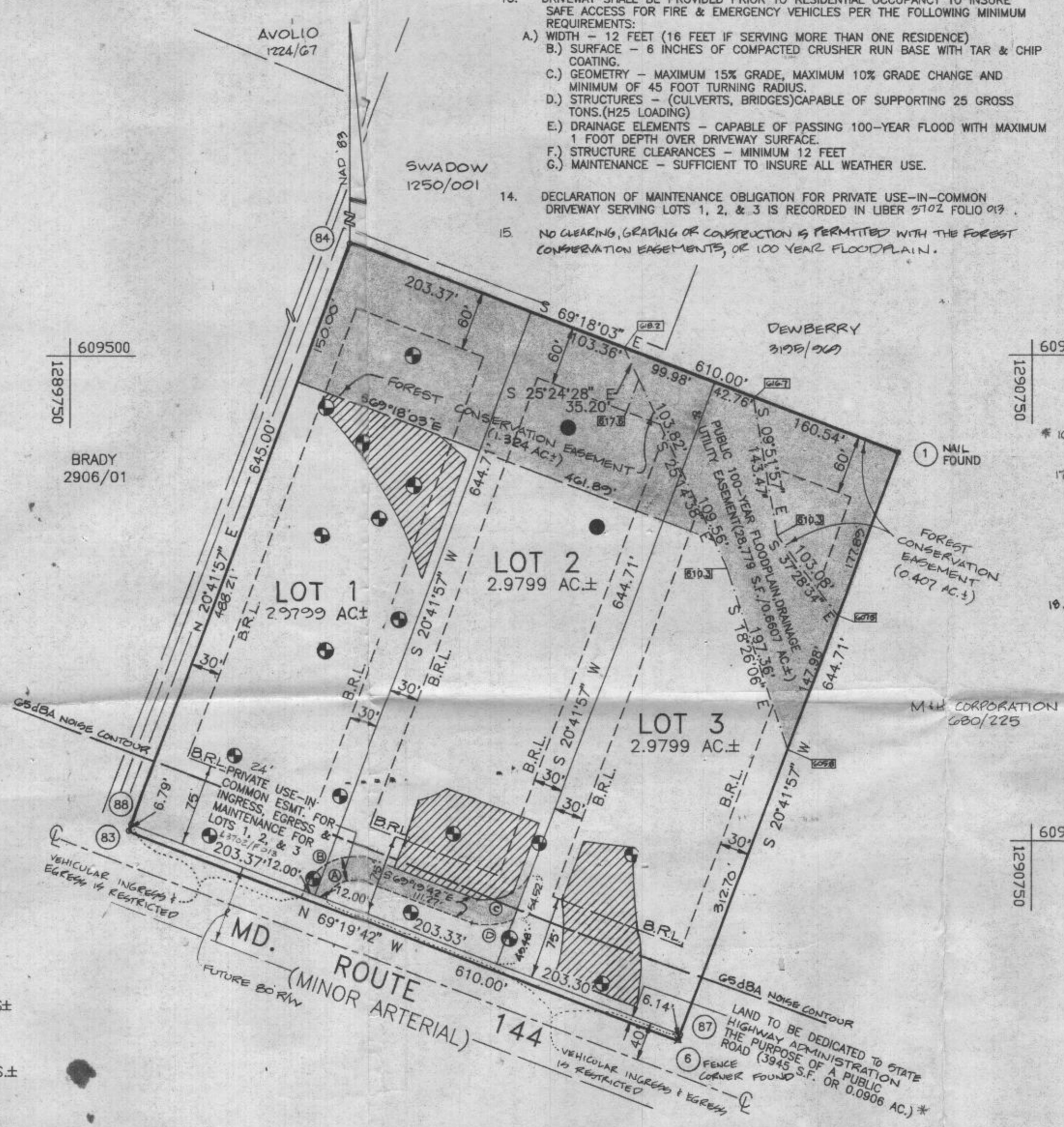
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	3
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	8.9397 ACRES±
TOTAL OPEN SPACE	0
AREA OF RECREATION OPEN SPACE	0
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0.6607 ACRES±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0906 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.0303 ACRES±

- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR WATER & SEWER
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE ALL LOTS ARE OVER 2 ACRES.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER 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 (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF PASSING 100-YEAR FLOOD WITH MAXIMUM 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON DRIVEWAY SERVING LOTS 1, 2, & 3 IS RECORDED IN LIBER 3702 FOLIO 019.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, OR 100 YEAR FLOODPLAIN.



VICINITY MAP

SCALE: 1"=2000'



- THE MINIMUM LOT SIZES INCLUDE LAND DEDICATED FOR WIDENING AS PERMITTED UNDER SECTION 16.120(b)(2)(ii).
- 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 EASEMENT ARE ALLOWED.
- ALL SURVEY WORK & DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 15, BOARD OF PROFESSIONAL LAND SURVEYORS, 100.13.06, STATE OF MD MINIMUM STANDARDS OF PRACTICE

OWNERS:

STEPHEN S. HARRIS & CHRISTINE MARIA HARRIS
2402 NOBLE MANOR LANE
FREDERICK, MD. 21702

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 7-26-96
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 5/1/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 5/3/96
DIRECTOR DATE


OWNER'S CERTIFICATE
WE, STEPHEN S. HARRIS & CHRISTINE MARIA HARRIS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION 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 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 SPACES 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 ERRECTED IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS OUR HANDS THIS 15 DAY OF October, 1995 AND THIS 11 DAY OF APRIL, 1996.
STEPHEN S. HARRIS DATE 10-15-95
CHRISTINE MARIA HARRIS DATE 4-11-96
STEPHEN M. BROWN DATE 4-11-96
WITNESS DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY STEPHEN S. HARRIS & CHRISTINE MARIA HARRIS TO STEPHEN S. HARRIS & CHRISTINE MARIA HARRIS BY DEED DATED FEBRUARY 9, 1989, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 1071, FOLIO 102, 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.
[Signature] 10/26/95
G. SCOTT SHANABERGER DATE
PROFESSIONAL L.S. #10849

RECORDED AS PLAT # 12159
ON 5/8/96 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
HARRIS PROPERTY
LOTS 1, 2, & 3
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 7 BLOCK 11 PARCEL 425
ZONED: RC-DEO
SCALE: 1"=100'
DATE: JULY 13, 1995
PREVIOUS D.P.L. FILE NUMBERS: NONE
F-96-64

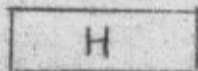
NOTES

1. PROPERTY ZONED "RC-DEO".
2.  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 SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASMT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.

3. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD. STATE DEPT. OF THE ENVIRONMENT.

4. TOPOGRAPHY SHOWN HEREON IS FROM HOWARD COUNTY 1" = 200' AERIAL PHOTOGRAMMETRY.

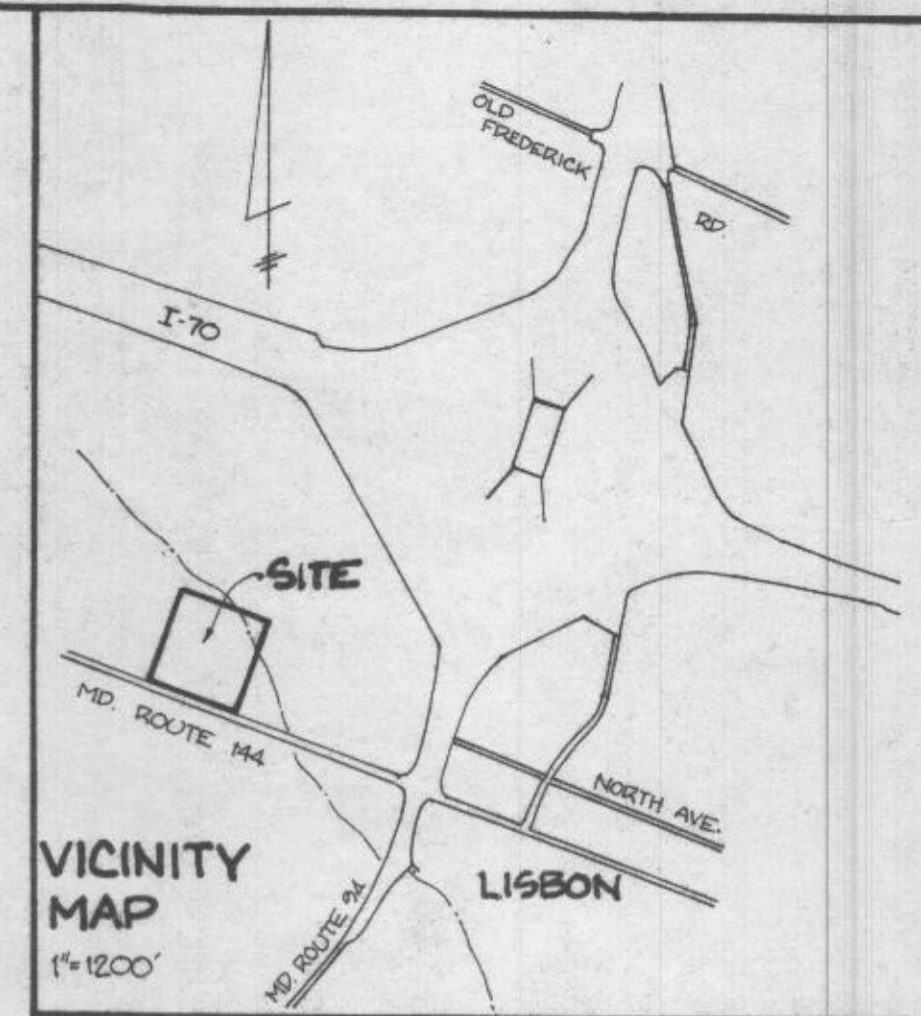
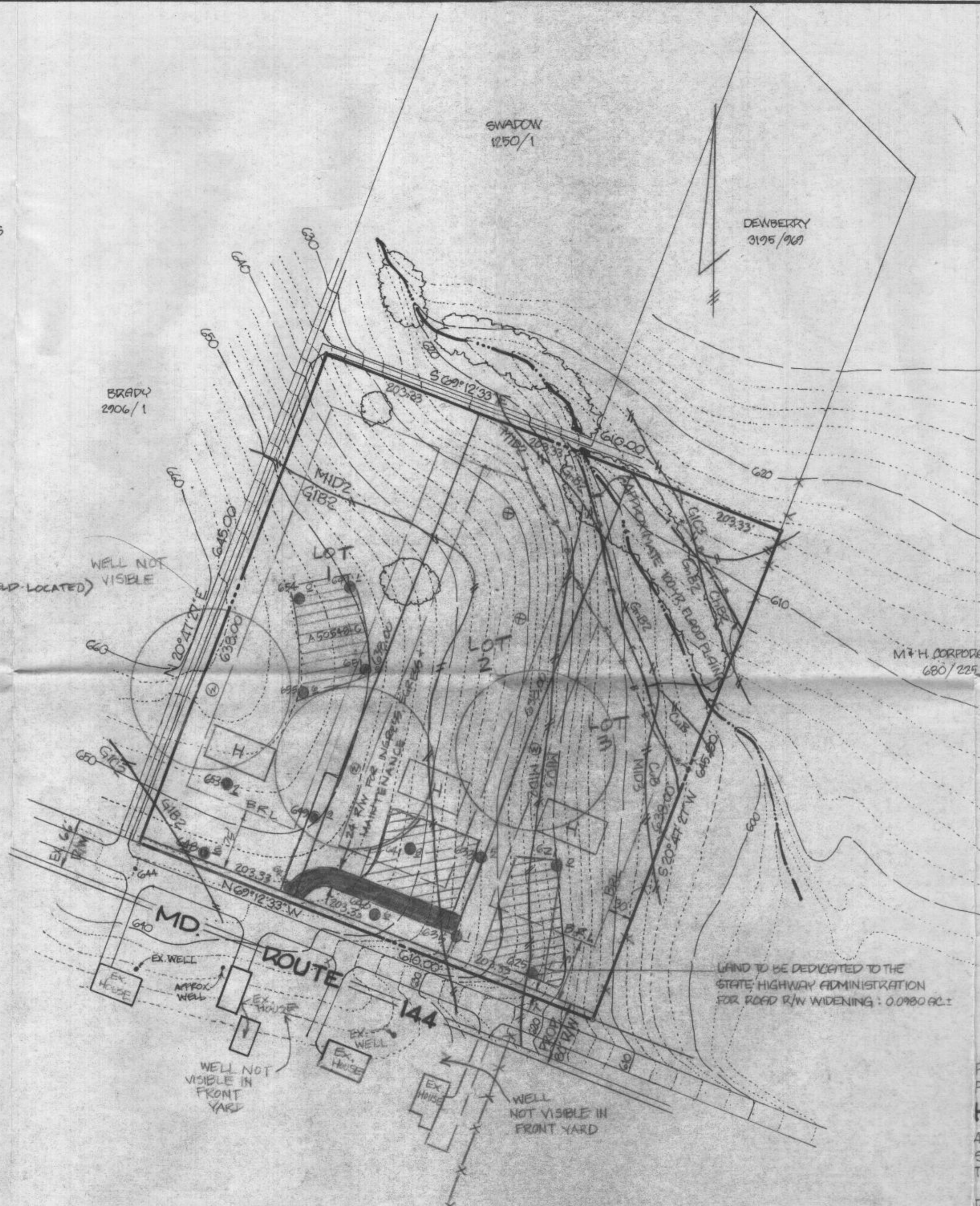
5. LEGEND

- - - - - 360 EXISTING CONTOUR
- ⊙ PROPOSED WELL
- / — / — / SOIL TYPE BOUNDARY
- — — — FLOOD PLAIN LIMIT (APPROX.)
- — — — STREAM
-  POSSIBLE HOUSE LOCATION
- ⊙ 1 SUCCESSFUL PERC TEST & ELEVATION (FIELD-LOCATED)
- — — — 75' STREAM BUFFER
- ⊕ FAILED PERC TEST

6. THERE ARE NO VISIBLE WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPOSED WELLS & SEWAGE EASEMENTS, UNLESS SHOWN HEREON.

7. A PUMPED SEPTIC SYSTEM WILL BE REQUIRED FOR LOT 3.

8. THE WELL ON LOT 2 MUST BE DRILLED PRIOR TO APPROVAL OF THE FINAL PLAT BY THE HOWARD COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.



meeting w/ Ron of S&L
October 23, 95

- revised septic area on lot 3 as shown
- revise septic area on lot 2 as shown
- revise lot line on lot 2/1 as shown
- Add note stating that at some point (ie building permit) the driveway construction will be reviewed. Some type of diagonal speed bumps will be necessary to divert runoff away from the septic area

Am

FIELD LOCATED
PERC TEST PLAT
HARRIS PROPERTY, LOTS 1-3
4TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100' DATE: 2/14/95, REV. 4/20/95, REV. 7/10/95
TAX MAP 7, GRID 11, PARCEL 425* REV. 9/7/95
* CONFIGURATION OF P.245 SHOWN INCORRECTLY ON TAX MAP
DEED REFERENCE: 1444/158

REVISED: 9/15/95

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 104
ELLCOTT CITY, MD 21043
PHONE: 461-9563
FAX: 461-9693



Scott Standen 4/20/1995

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

DATE _____ COUNTY HEALTH OFFICER _____

NOTES

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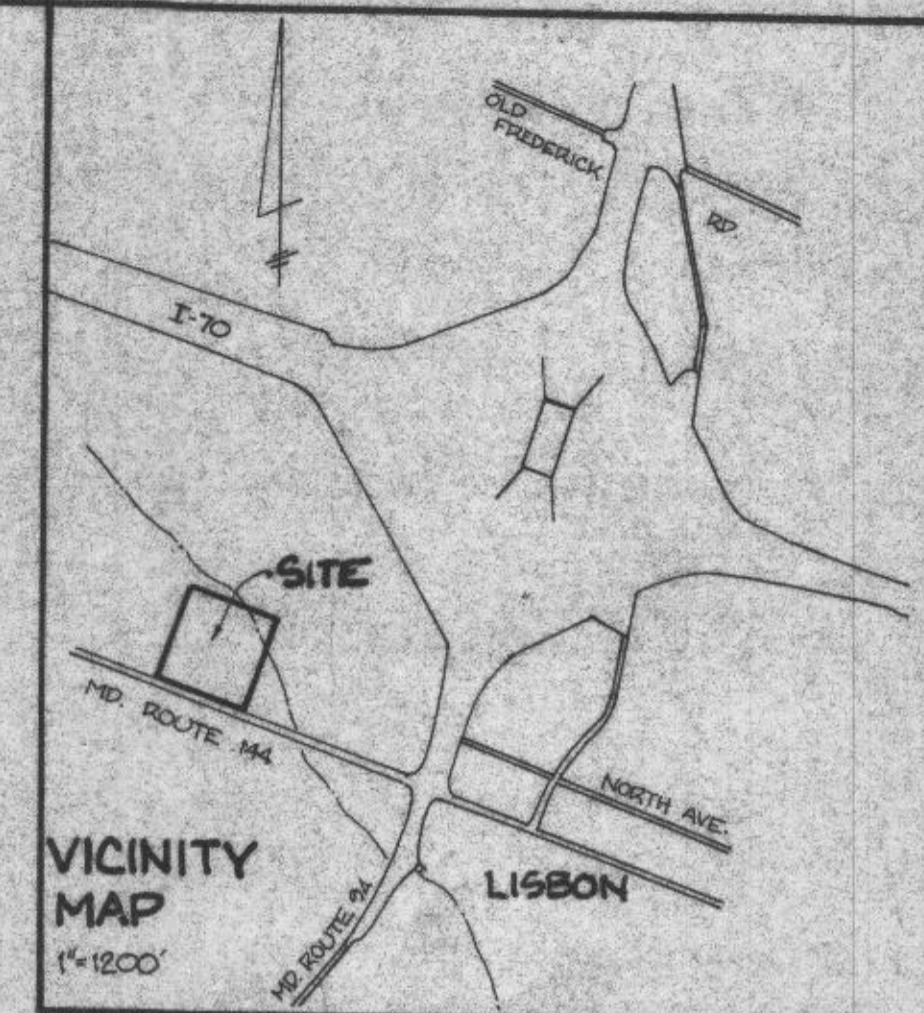
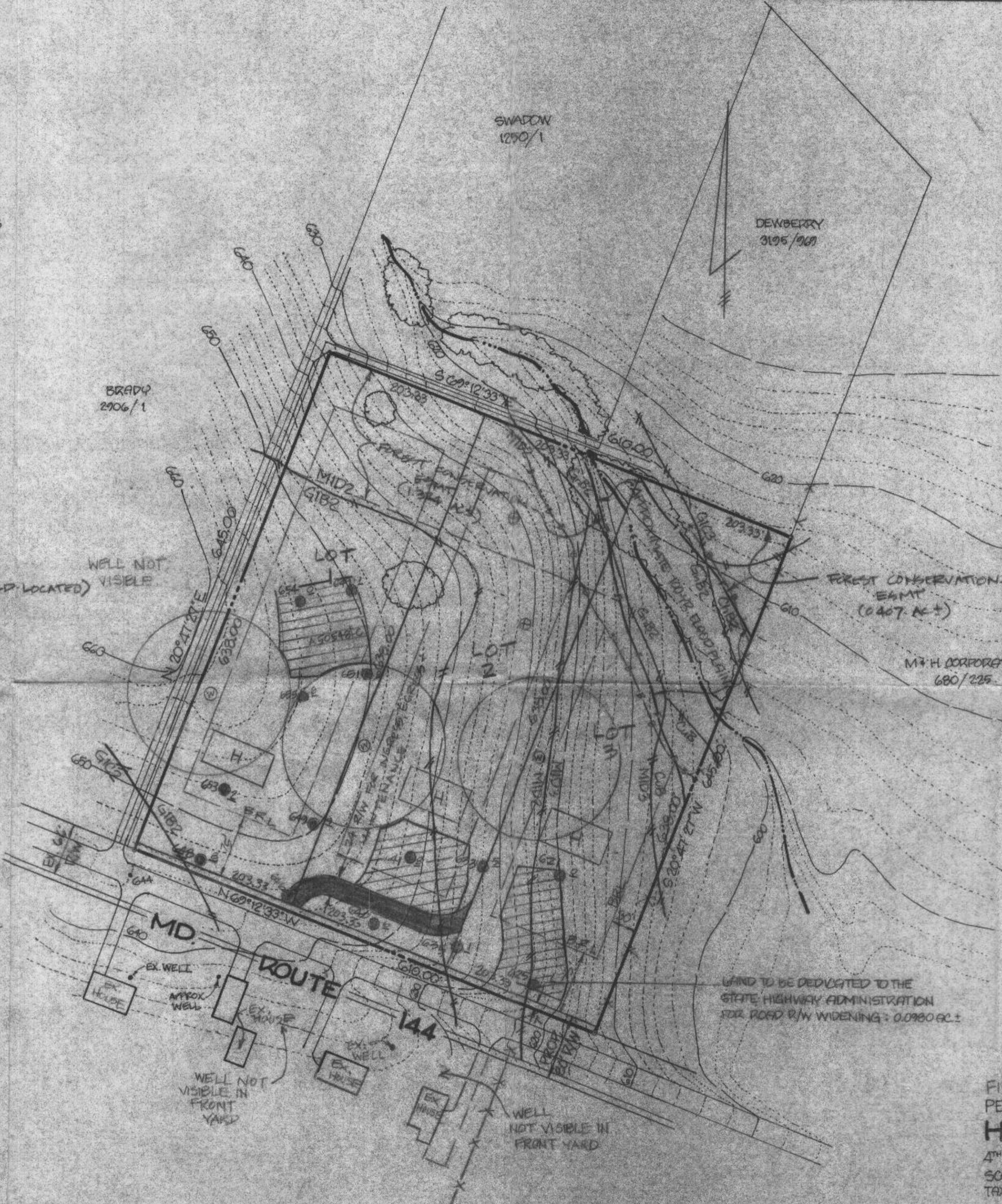
- 360 EXISTING CONTOUR
- ⊙ PROPOSED WELL
- SOIL TYPE BOUNDARY
- FLOOD PLAIN LIMIT (APPROX.)
- STREAM
- H POSSIBLE HOUSE LOCATION
- ⊙ 61.1 SUCCESSFUL PERC TEST & ELEVATION (FIELD LOCATED)
- 75' STREAM BUFFER
- ⊕ FAILED PERC TEST

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8. THE WELL ON LOT 2 MUST BE DRILLED PRIOR TO APPROVAL OF THE FINAL PLAT BY THE HOWARD COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

9. CONSTRUCTION OF THE PORTION OF THE DRIVEWAY SERVING LOT 3 WILL BE REVIEWED BY THE HEALTH DEPARTMENT AT THE TIME OF BUILDING PERMIT APPLICATION FOR LOT 3, TO DIVERT RUN-OFF AWAY FROM SEWAGE DISPOSAL EASEMENT.



Shanaberger & Lane

APPROVED FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPT.

DATE: 10/21/95
 James M. Bayliss, Jr.
 COUNTY HEALTH OFFICER

FIELD LOCATED PERC TEST PLAT
HARRIS PROPERTY, LOTS 1-3
 4TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 100' DATE: 2/14/95, REV. 1/20/95, REV. 7/6/95
 TAX MAP T, GRID 11, PARCEL 425* REV. 9/7/95
 * CONFIGURATION OF P.245 SHOWN INCORRECTLY ON TAX MAP
 DEED REFERENCE: 1444/158

SHANABERGER & LANE
 2726 TOWN & COUNTRY BLVD.
 SUITE 104
 ELLICOTT CITY, MD. 21043
 PHONE: 461-9563
 FAX: 461-9693

REVISED: 7/15/95
 REVISED: 10/24/95

NOTES

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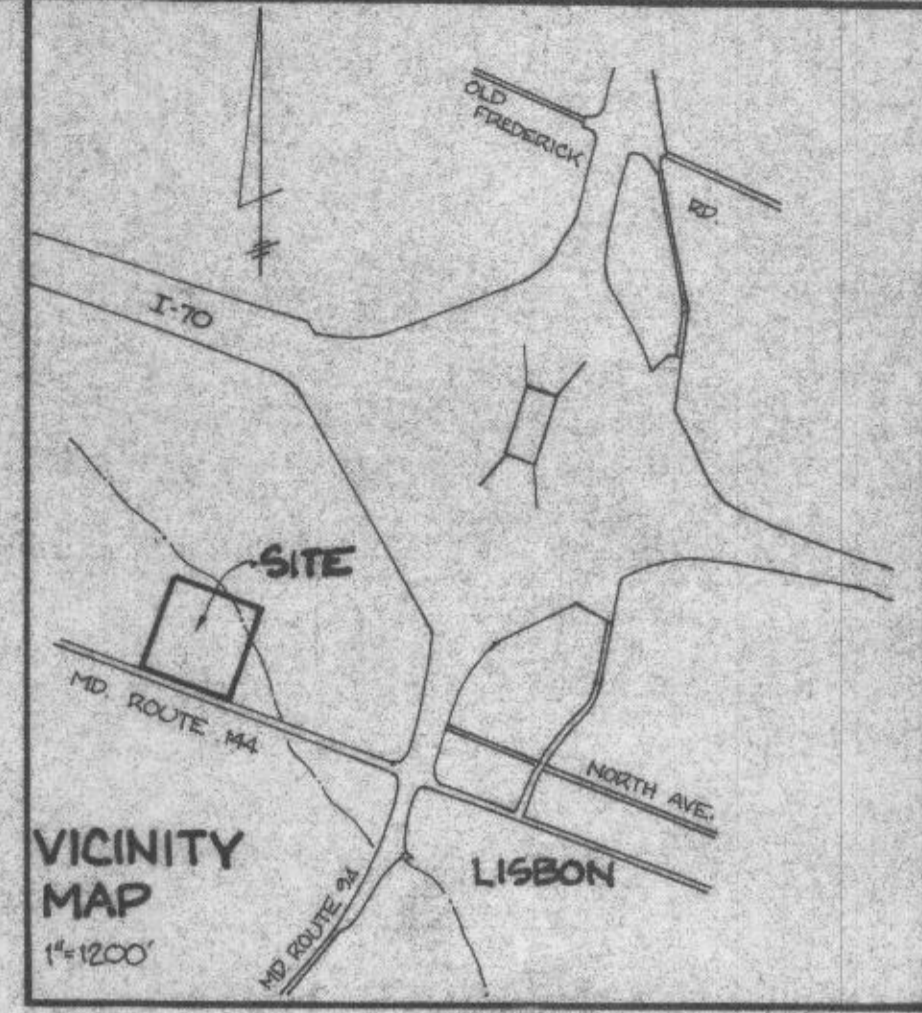
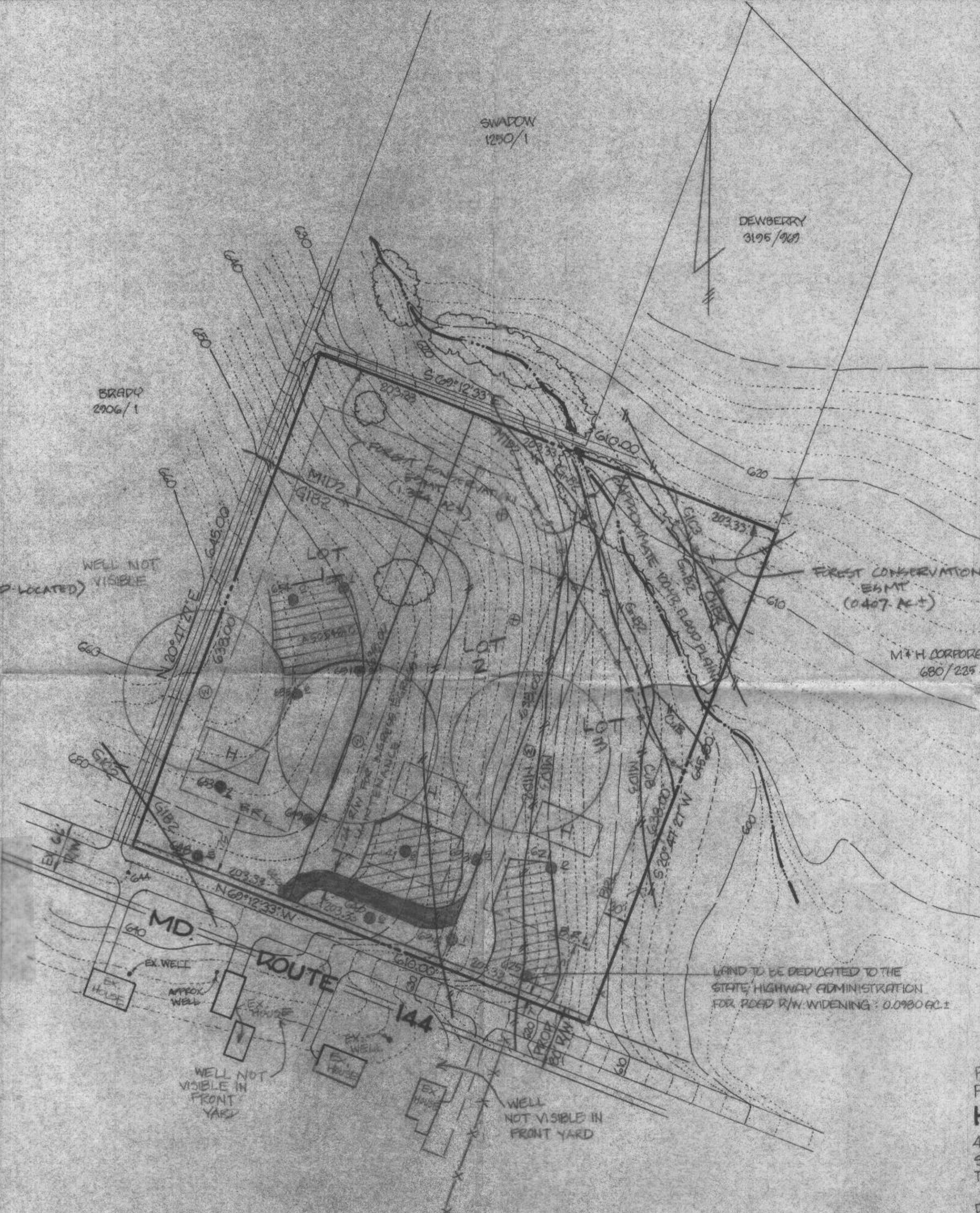
- - - - - 360 EXISTING CONTOUR
- ⊙ PROPOSED WELL
- — — — — SOIL TYPE BOUNDARY
- — — — — FLOOD PLAIN LIMIT (APPROX.)
- — — — — STREAM
- [H] POSSIBLE HOUSE LOCATION
- ⊙ 1.2 SUCCESSFUL PERC TEST & ELEVATION (FIELD-LOCATED)
- — — — — 75' STREAM BUFFER
- ⊕ FAILED PERC TEST

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Shanaberger & Lane

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

DATE: 10/24/95
 Joyce M. Boydinger
 COUNTY HEALTH OFFICER

FIELD LOCATED PERC TEST PLAT
HARRIS PROPERTY, LOTS 1-3
 4TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 100' DATE: 2/14/95, REV. A/20/95, REV. 7/6/95
 TAX MAP 7, GRID 11, PARCEL 425* REV. 9/7/95
 * CONFIGURATION OF P.245 SHOWN INCORRECTLY ON TAX MAP
 DEED REFERENCE: 1444/158

REVISIONS:
 REVISION: 9/15/95
 REVISION: 10/24/95

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