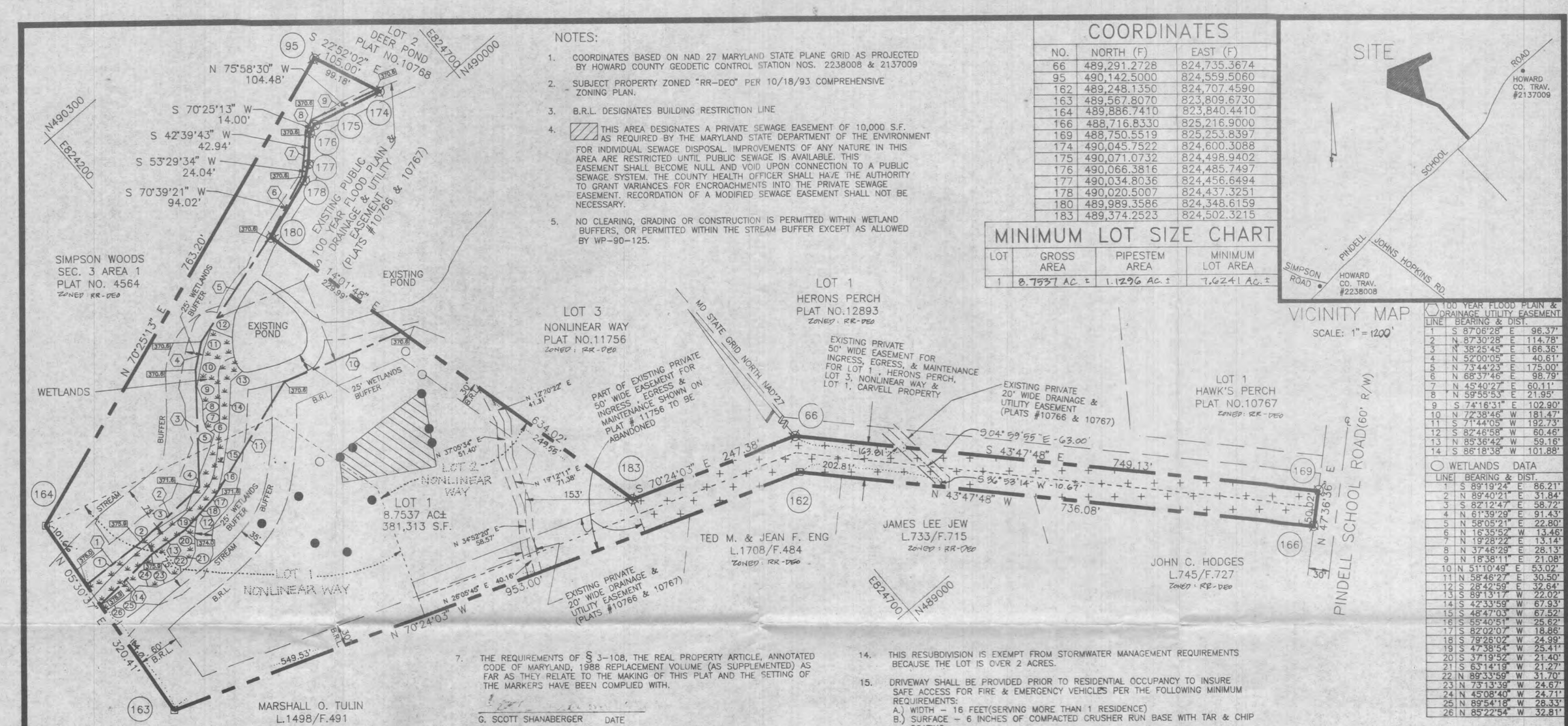


NOTES:

1. COORDINATES BASED ON NAD 27 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 2238008 & 2137009
2. SUBJECT PROPERTY ZONED "RR-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE
4. ▨ 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. THIS EASEMENT 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.
5. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND BUFFERS, OR PERMITTED WITHIN THE STREAM BUFFER EXCEPT AS ALLOWED BY WP-90-125.

COORDINATES

NO.	NORTH (F)	EAST (F)
66	489,291.2728	824,735.3674
95	490,142.5000	824,559.5060
162	489,248.1350	824,707.4590
163	489,567.8070	823,809.6730
164	489,886.7410	823,840.4410
166	488,716.8330	825,216.9000
169	488,750.5519	825,253.8397
174	490,045.7522	824,600.3088
175	490,071.0732	824,498.9402
176	490,066.3816	824,485.7497
177	490,034.8036	824,456.6494
178	490,020.5007	824,437.3251
180	489,989.3586	824,348.6159
183	489,374.2523	824,502.3215

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT AREA
1	8.7537 AC. ±	1.1296 AC. ±	7.6241 AC. ±

VICINITY MAP
SCALE: 1" = 1200'

100 YEAR FLOOD PLAIN & DRAINAGE UTILITY EASEMENT

LINE	BEARING & DIST.	
1	S 87°06'28" E	96.37'
2	N 87°30'28" E	114.78'
3	N 38°25'45" E	166.36'
4	N 52°00'05" E	40.61'
5	N 73°44'23" E	175.00'
6	N 68°37'46" E	98.79'
7	N 45°40'27" E	60.11'
8	N 59°55'53" E	21.95'
9	S 74°16'31" E	102.90'
10	N 72°38'46" W	181.47'
11	S 71°44'05" W	192.73'
12	S 82°46'58" W	60.46'
13	N 85°36'42" W	59.16'
14	S 86°18'38" W	101.88'

WETLANDS DATA

LINE	BEARING & DIST.	
1	S 89°19'24" E	86.21'
2	N 89°40'21" E	31.84'
3	S 82°12'47" E	58.72'
4	N 61°39'29" E	91.43'
5	N 58°05'21" E	22.80'
6	N 16°35'52" W	13.46'
7	N 19°28'22" E	13.14'
8	N 37°46'29" E	28.13'
9	N 18°38'11" E	21.08'
10	N 51°10'49" E	53.02'
11	N 58°46'27" E	30.50'
12	S 28°42'59" E	32.64'
13	S 89°13'17" W	22.02'
14	S 42°33'59" W	67.93'
15	S 48°47'03" W	67.52'
16	S 55°40'51" W	25.62'
17	S 82°02'07" W	18.86'
18	S 79°26'02" W	24.99'
19	S 47°38'54" W	25.41'
20	S 37°19'52" W	21.40'
21	S 63°14'19" W	21.27'
22	N 89°33'59" W	31.70'
23	N 73°13'39" W	24.67'
24	N 45°08'40" W	24.71'
25	N 89°54'18" W	28.33'
26	N 85°22'54" W	32.81'

6. THIS PLAT IS SUBJECT TO:
   WP-91-53, WHICH GRANTED APPROVAL FOR A ADJACENT PIPESTEMS IN EXCESS OF 800 FEET IN LENGTH.
   WP-91-205, GRANTED ON JULY 31,1991, ALLOWED A 6 MONTH EXTENSION OF FINAL PLAT APPROVAL.
   WP-92-132, GRANTED ON MARCH 4, 1992, ALLOWING AN EXTENSION OF FINAL PLAT APPROVAL.
   WP-90-125, GRANTED ON MAY 4, 1990, ALLOWING DISTURBANCE WITHIN THE 75 FOOT STREAM BUFFER.
   WP-92-129, GRANTED ON MARCH 4, 1992, ALLOWING A 6 MONTH EXTENSION OF FINAL PLAT APPROVAL.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	1
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	8.7537 ACRES±
TOTAL OPEN SPACE	0
AREA OF RECREATION OPEN SPACE	0
INCLUDING WIDENING STRIPS	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	8.7537 ACRES±

7. 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

CLARENCE A. CARVELL 5-12-97 DATE — MARTHA M. CARVELL 5-12-97 DATE

8. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
9. ○ DESIGNATES FAILED PERC TEST
   ⊠ DESIGNATES REBAR & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT
   □ DESIGNATES STONE FOUND AND HELD
   ● DESIGNATES APPROVED PERC TEST
10. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JANUARY OF 1990.
11. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
12. PER SECTION 16.1202 (b) (1) (vii) OF THE COUNTY CODE, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM.
13. THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR WATER & SEWER
14. THIS RESUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE THE LOT IS OVER 2 ACRES.
15. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A.) WIDTH - 16 FEET(SERVING MORE THAN 1 RESIDENCE)
   B.) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR & CHIP COATING.
   C.) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
   D.) STRUCTURES - (CULVERTS, BRIDGES)CAPABLE OF SUPPORTING 25 GROSS TONS.(H25 LOADING)
   E.) DRAINAGE ELEMENTS - CAPABLE OF PASSING 100-YEAR FLOOD WITH MAXIMUM 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
   F.) STRUCTURE CLEARANCES - MINIMUM 12 FEET
   G.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
16. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
17. DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON DRIVEWAY SERVING LOT 3, NONLINEAR WAY & LOT 1, CARVELL PROPERTY IS RECORDED IN LIBER 2648 FOLIO 287.
18. THE EXISTING POND IS TO BE MAINTAINED BY THE PRESENT AND FUTURE OWNERS OF LOT 1, CARVELL PROPERTY AS WELL AS THE PRESENT AND FUTURE OWNERS OF LOT 2, DEER POND (RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO.10768) AND LOT 3, NONLINEAR WAY (RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT # 11755 & 11756)

OWNERS:
CLARENCE A. & MARTHA M. CARVELL
11716 TERI LYNN DR.
FULTON, MD. 20759

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 & 2 OF "NONLINEAR WAY" AND CREATE LOT 1, "CARVELL PROPERTY.

RECORDED AS PLAT # 12804
ON 6-4-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 5/6/97

DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CLARENCE A. CARVELL & MARTHA M. CARVELL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION 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 ERECTED IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 12 DAY OF MAY, 1997.

CLARENCE A. CARVELL 5-12-97 DATE — MARTHA M. CARVELL 5-12-97 DATE

WITNESS DATE — WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY PETER HOROWITZ & H. ELIZABETH HOROWITZ UNTO CLARENCE A. CARVELL & MARTHA M. CARVELL BY DEED DATED DATED JUNE 20, 1995, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3510, FOLIO 548, AND ALL OF THE LANDS CONVEYED BY PETER HOROWITZ & H. ELIZABETH HOROWITZ UNTO CLARENCE A. CARVELL & MARTHA M. CARVELL BY DEED DATED FEBRUARY 25, 1997, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3926, FOLIO 717; 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 DATE
PROFESSIONAL L.S. #10849

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 104
ELLICOTT CITY, MD. 21043
(410) 461-9563

RESUBDIVISION PLAT
CARVELL PROPERTY
LOT 1

(A RESUBDIVISION OF LOTS 1 & 2, NONLINEAR WAY PLAT NO.11755 & 11756)

FIFTH ELECTION DISTRICT, HOWARD COUNTY, MD.
TAX MAP 41, GRID 3, P/O PARCEL 463
ZONED : RR-DEO
SCALE : 1"=100'
DATE : APRIL 18, 1997
PREVIOUS DPZ FILE: F90-164, F91-71, F95-162
WP91-53, WP91-205, WP92-132, WP90-125, WP92,129
SHEET 1 OF 1

F-97-129

LEGEND:

- ● DESIGNATES APPROVED PERC TEST
- □ DESIGNATES 10,000 SEPTIC EASEMENT PER PREVIOUS PLAT'S# 11755-6
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- DESIGNATES WETLANDS
- DESIGNATES CENTERLINE OF STREAM
- DESIGNATES LINE SHORTEN FOR DRAFTING PURPOSES
- ○ DESIGNATES FAILED PERC TEST
- (W) DESIGNATES EXISTING WELL
- 407x2 DESIGNATES SPOT ELEVATION

SEPTIC SYSTEM DATA

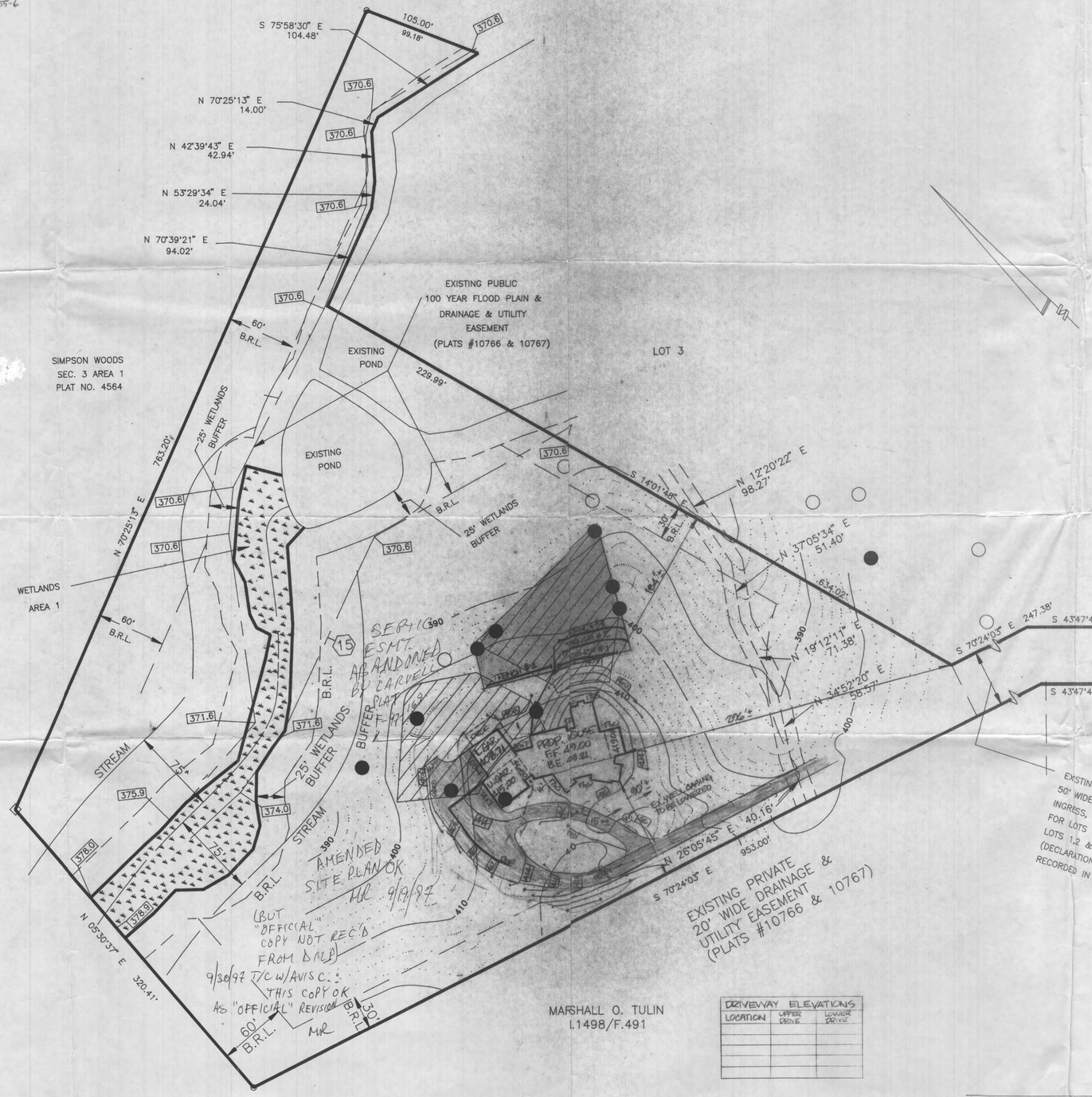
INV.@ HOUSE : 406.6

SEPTIC TANK
EX.GR.: 410.0
FIN.GR.: 409.0
INV.IN.: 406.1
INV.OUT: 405.8

DISTRIBUTION BOX
EX.GR.: 405.9
FIN.GR.: 405.9
INV.IN: 403.9
INV.OUT: 403.9

TRENCHES	#1	#2	#3	#4
EX.GR.	405.8	403.8	401.8	405.8
FIN.GR.	405.8	403.8	401.8	405.8
INV. IN	402.3	400.3	398.3	402.3
BOTTOM OF STONE	400.3	398.3	396.3	400.3
LENGTH	60'	60'	60'	60'

SIMPSON WOODS
SEC. 3 AREA 1
PLAT NO. 4564



NOTES:
1. BENCHMARKS: A. REBAR SET BY SHANABERGER & LANE TRAVERSE PT. #4 EL. 417.31
   B. REBAR SET BY SHANABERGER & LANE TRAVERSE PT. #4-A EL. 404.27
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON A PLAT ENTITLED "NONLINEAR WAY, LOTS 1-3", AND RECORDED AS PLAT #'S 11755 & 11756.
3. ▨ DESIGNATES REVISED 10,000# PRIVATE SEWAGE EASEMENT PER PLAT OF "CARVEL PROPERTY, LOT 1" (PLAT # 12,004).
4. TOTAL DISTURBED AREA : 37,320#

MARSHALL O. TULIN
L.1498/F.491

DRIVEWAY ELEVATIONS		
LOCATION	UPPER DRIVE	LOWER DRIVE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 104
ELLICOTT CITY, MD. 21043
(410) 461-9563

G. SCOTT SHANABERGER DATE
PROFESSIONAL LAND SURVEYOR # 10849

REVISED
SITE PLAN
CARVEL RESIDENCE

(A RESUBDIVISION OF LOTS 1 & 2, OAK RISE PLAT NO.10766 AND LOT 3, HAWKS PERCH PLAT NO.10767)
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MD.
TAX MAP 41, P/O PARCELS 204 & 463
ZONED : RR-DEO
SCALE : 1"=50'
DATE : MARCH 17, 1997
REV : 6/25/97; 7/1/97; 8/5/97; 8/13/97; 9/16/97; 9/19/97