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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

July 18, 1997

Allan and Debra Anderson  
7057 Mink Hollow Road  
Highland, Maryland 20777

RE: Percolation Test Results  
Application Number - A58527  
Proposed Use: Subdivision  
Property ID: 10860 Old Frederick Rd.  
Tax Map: 10 Parcel: 102

Dear Mr. and Mrs. Anderson:

Percolation testing conducted on July 11, 1997, on the above referenced property indicated limited satisfactory soil conditions. Water table was observed in three test holes in the lower edges of the proposed septic easements for Lots 1 and 2. By bringing the proposed septic easements for these lots uphill, more suitable soil conditions were found.

Copies of the percolation test results are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site for each lot. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic systems within 100' of property boundaries have been shown.

A note must also be included explaining the owner's intent with regard to the existing house and the existing well. A note explaining when the existing well will be abandoned by a licensed well driller should also be included on the plat. The abandoned septic system that served the existing house should also be shown on the submitted plat (see perc notes for existing house).

This should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please feel free to contact me at the address below, or by calling (410) 313-2640.

Very Truly Yours,  
*Kimberly Maiste*  
Kimberly Maiste, Sanitarian  
Water and Sewerage Program

Enclosures

cc: Engineer  
Mr. and Mrs. Anderson  
File

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Bureau of Environmental Health  
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544  
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2644  
Food Protection Program (410) 313-2642 TDD (410) 313-2323



Old  
Final  
Plat

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DEPARTMENT OF PLANNING & ZONING

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*Joseph W. Rutter, Jr., Director*

July 22, 1999

Allan and Debra Anderson  
7057 Mink Hollow Road  
Highland, MD 20777

RE: F-99-25, Shadow Shade, Lots 1, 2 & Parcel A

Dear Mr. and Mrs. Anderson:

Please be advised that the above referenced final subdivision plat was **recorded on July 20, 1999** among the Land Records of Howard County as Plat No(s). 13808.

In accordance with the Adequate Public Facilities Ordinance, this Department hereby grants **2 permanent housing unit allocations** to this recorded subdivision for the year 2001. Although allocations are assigned to a specific year, now that the plat has been recorded you may apply for a building permit at any time.

Prints of this final plat may be ordered at the Department of Planning and Zoning's public service desk between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. The cost for paper prints is \$0.90 per plat sheet. Please bring this letter with you when ordering prints.

Sincerely,

L. Kent Sheubrooks  
Division of Land Development

KS/TW/cs/f9925.let

cc: Research  
DED  
SHA  
BOE  
Real Estate Services, DPW  
Environmental Health  
State Department of Assessments and Taxation  
Vogel and Associates

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

DATE: 7/23/99

P&Z File No. F-99-25

**Department of Planning and Zoning**

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

**Agencies**

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Bureau of Environmental Health
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Shadow Shade 10517 and Parcel A

ENCLOSED FOR YOUR →  Signature Approval     Review & Comments     Files  
 THE ENCLOSED →  Original

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input checked="" type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
<u>Applications</u>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	

WAS:  Received     Tentatively Approved  
 Received and Revised     Approved

Recorded  
 On 7/20/99

COMMENTS: \_\_\_\_\_ SRC/COMMENTS DUE BY: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 8/14/98

P&Z File No. F-99-25

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Bureau of Environmental Health
Board of Education
Recreation and Parks

- Tax Assessment
Bell Atlantic Telephone
BG&E
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Anderson Prop, Lots 1-3, Pres. Par. A

ENCLOSED FOR YOUR -> Signature Approval Review & Comments Files
THE ENCLOSED -> Original

Plans # of Sheets

- Sketch Plan
Prel Equiv Sketch Plan
Preliminary Plan
Final Plat
Final Constr Plans (RDS)
Final Development Plan
Site Development Plan
Landscape Plan
Grading Plan
House Type Revision Plan
Water and Sewer Plan

Supplemental Documents

- Wetlands Report
Soils/Topo Map/Drain Area Map
FSD/FCP/Worksheet and Application
Declaration of Intent
Drainage and/or Computation/Pond Safety Comps
Preliminary Road Profiles
APFO Roads Test/Mitigation Plan
Traffic Study/Noise Study
Sight Distance Analysis
Floodplain Study
Stormwater Management Comps.
Industrial Waste Survey (DPW)
Road Poster Form Letter
Response Letter
Perc Plat
Scenic Road Exhibits

Applications

- Waiver Petition Applic/Exhibit
Planning Board Applic
ASDP/CSDP Application
DED Application/Checklist
DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved
Received and Revised Approved

Recorded On 8/14/98

COMMENTS: see attached
9/8/98 Kimberly Miaste

SRC/COMMENTS DUE BY: 9/9/98

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.



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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

September 8, 1998

**COMMENTS**

RE: F-99-25  
Anderson Property  
Lots 1 through 3 and Preservation Parcel "A"

FROM: Kimberly Maiste, Sanitarian  
Bureau of Environmental Health  
Howard County Health Department

Applicant has not yet complied with General Note #7 of the approved Preliminary Equivalent Sketch Plan, which states:

"Wells on Lot 1 and 2 to be drilled prior to the Health Department signature of the final record plat."

Fulfillment of this requirement is expected prior to recommendation for approval by the Health Department of the above referenced plat.

KM

cc: Mr. and Mrs. Allan Anderson  
Marks and Vogel Associates, Inc.  
file

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Bureau of Environmental Health  
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544  
Water and Sewerage Program (410) 313-2640 Community Environmental Health Program (410) 313-2644  
Food Protection Program (410) 313-2642 TDD (410) 313-2323 FAX (410) 313-2648

REF. NO. 12/11/97 F-444

ROUTE 99

CONSULTING ENGINEERS-SURVEYORS-PLANNERS  
3881 PARK AVE. #101 ELICOTT CITY, MD 21043  
TELEPHONE (410) 461-5628 FAX (410) 461-3888

U-C  
45/41 drive correct?

(FORMERLY ANDERSON PROPERTY)

File No. F-99-25  
Shadow Shade,  
Lots 1, 2 & Parcel A

DEPARTMENT OF PLANNING AND ZONING  
FINAL PLAT ORIGINAL FOR SIGNATURE APPROVAL

This form is for the processing of originals for signature approvals. If corrections or additions must be made to the original, the corrections needed must be identified in the space provided and the plans must be returned unsigned to the Department of Planning and Zoning. DPZ will notify the owner of the required revisions and request that the owner's engineer make the corrections or contact the appropriate County agency with questions concerning such revisions.

DPZ  
J. Anderson  
\_\_\_\_\_  
Reviewing Agent

Date Received  
6-21-99

Date Forwarded  
6-23

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

HEALTH  
C. Williams  
\_\_\_\_\_  
Reviewing Agent

Date Received  
6/23/99

Date Forwarded  
\_\_\_\_\_

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

Howard County Health Department

DEO  
\_\_\_\_\_  
Reviewing Agent

To: DR MATUSZAK

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

RECORD PLAT  
F-99-25  
SHADOW SHADE

Chief, DLD  
\_\_\_\_\_  
Reviewing Agent

3 LOTS - PRIVATE WELL AND SEPTIC

1 SHEET ORIGINAL

Rejected For: \_\_\_\_\_  
\_\_\_\_\_

IS READY FOR SIGNATURE

From: C. Williams

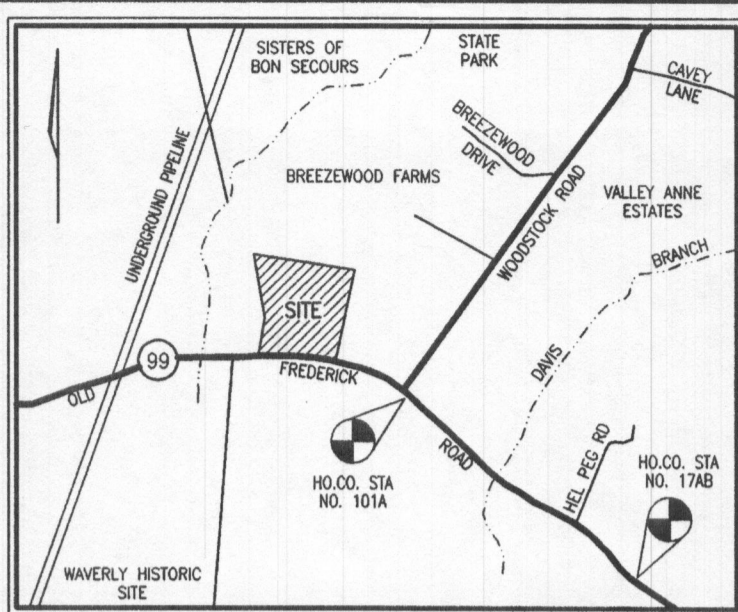
Date: 7/2/99

**GENERAL NOTES**

- DEED REFERENCE: L.3419 / F.444
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS AND VOGL ASSOCIATES INC. ON OR ABOUT AUGUST 29, 1997.
- THE BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
101A (N) 600,995.172 (E) 1,345,340.347  
17AB (N) 598,435.266 (E) 1,348,615.278
- BRL DENOTES BUILDING RESTRICTION LINE.  
● DENOTES IRON PIN W/CAP SET  
○ DENOTES IRON PIPE OR IRON BAR FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.  
■ DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE 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 ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 1 & 2 TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24' FOOT USE-IN-COMMON ACCESS EASEMENT AND OLD FREDERICK ROAD RIGHT-OF-WAY AND NOT ONTO AFFORESAID PRIVATE 24' FOOT WIDE ACCESS EASEMENT.
- 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 - 14 FEET ( DRIVEWAY SERVES MORE THAN 1 DWELLING)  
B) SURFACE SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP CAPPING (1-1/2" MINIMUM)  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.  
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (25-TONS)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCE - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 & 2 AND PARCEL 'A' IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT BASED ON AVERAGE LOT SIZE.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH EXISTING VEGETATION AND SUPPLEMENTAL PLANTING ALONG THE BOUNDARY OF LOTS 1 & 2 AND PARCEL 'A'.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS & STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- NO WETLANDS EXIST ON LOTS 1 & 2.
- NO FLOODPLAINS EXIST ON SITE.
- THE FOREST CONSERVATION OBLIGATION INCURRED BY LOTS 1 AND 2 OF THIS SUBDIVISION HAVE BEEN MET BY THE CREATION OF A 0.73 ACRE FOREST CONSERVATION EASEMENT FOR RETENTION ON PARCEL 'A'. THE FOREST CONSERVATION OBLIGATION 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.
- EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON PARCEL 'A' TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- OPEN SPACE FOR THIS SUBDIVISION IS NOT REQUIRED PER SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN PARCEL 'A' AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID PRESERVATION PARCEL SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE CREATION OF LOTS 1 AND 2 NECESSITATES THE FUTURE CREATION OF 6.357 ACRES OF PRESERVATION PARCEL (2 X 4.25 = 8.5 - 2.143 = 6.357) PER ZONING SECTION 104(F)(5) UPON THE RESUBDIVISION OF PARCEL 'A'. DEPENDING ON HOW PARCEL 'A' IS CONFIGURED, AND THE LOT YIELD REALIZED THROUGH THAT RESUBDIVISION, THE 6.357 ACRES OF PRESERVATION PARCEL MAY BE LOCATED ENTIRELY ON THIS SITE OR PARTLY ON-SITE AND PARTLY OFF-SITE ON A SENDING PARCEL. WITH THE RESUBDIVISION OF PARCEL 'A', THE FULL POTENTIAL DENSITY OF THE SITE, 9 BUILDABLE LOTS/PARCELS (INCLUDING LOTS 1&2), MAY BE ACHIEVED ONLY THROUGH THE PURCHASE OF 5 DEO UNITS:  
19 / 2 = 9 UNITS MAXIMUM YIELD \*  
19 / 4.25 = 4 UNITS YIELD BY RIGHT \*  
9 - 4 = 5 DEO UNITS REQUIRED \*  
\* YIELD BASED ON ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECORDATION OF THIS SUBDIVISION PLAN.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	44,895	0	44,895
2	48,445	3,114	45,331



**VICINITY MAP**  
SCALE: 1"=2000'

**COORDINATE TABLE**

POINT	NORTH	EAST
1	602440.8854	1343498.4530
2	602308.8057	1344541.8374
3	601407.0689	1344394.3483
4	601454.9346	1343594.7456
5	601801.4240	1343607.3587
8	601677.4758	1344438.5763
9	601542.2723	1344416.4623
10	601439.6857	1344084.6642
11	601592.4547	1344109.6513
12	601730.8865	1344112.0276

**LEGEND**

FOREST CONSERVATION EASEMENT

PRIVATE USE-IN-COMMON ACCESS EASEMENT

THE REQUIREMENTS § 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

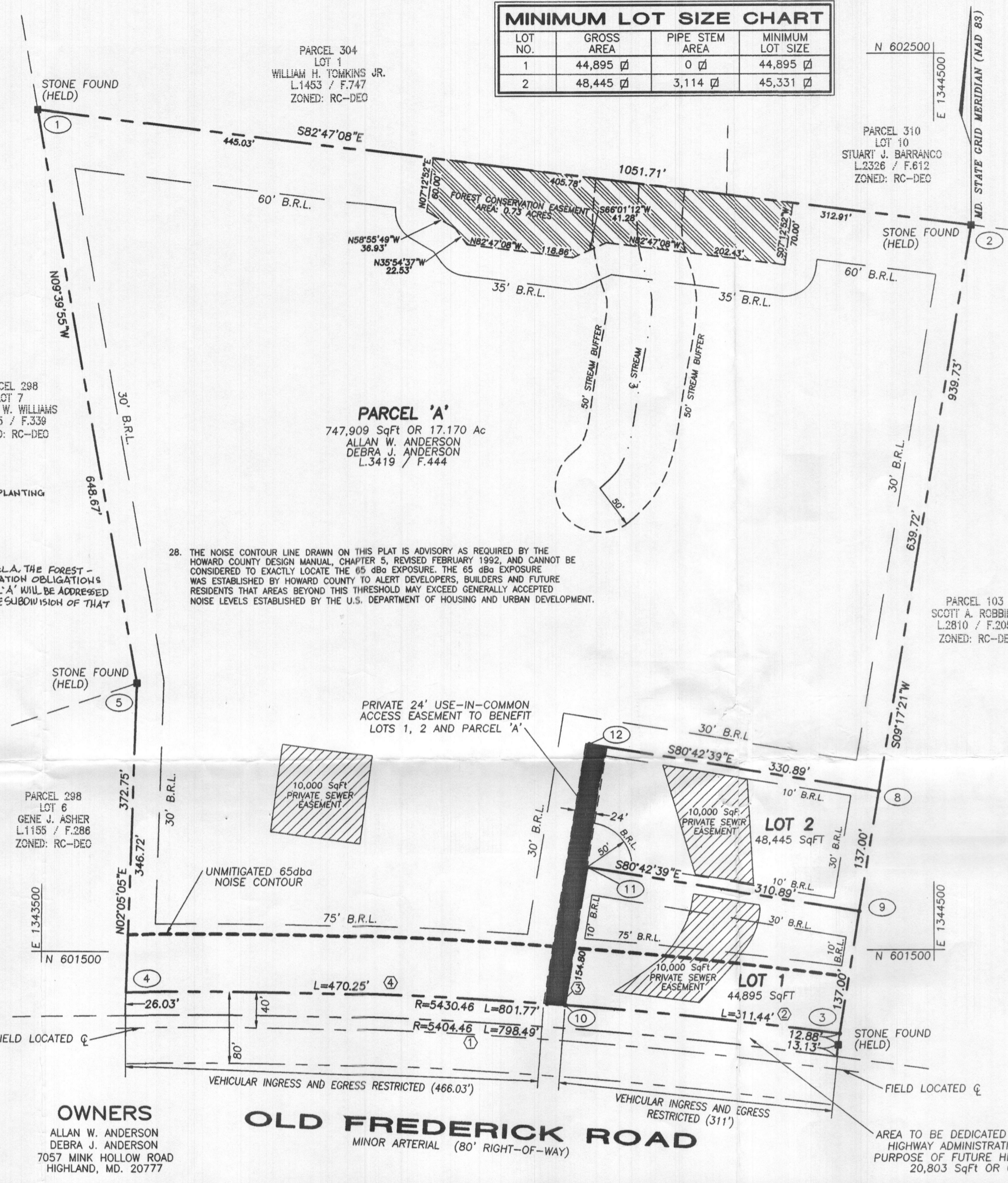
*Mark C. Martin* 6/17/99  
MARK C. MARTIN DATE  
PROFESSIONAL LAND SURVEYOR #10884

*Allan W. Anderson Jr.* 6-17-99  
ALLAN W. ANDERSON JR. DATE

*Debra J. Anderson* 6-17-99  
DEBRA J. ANDERSON DATE

**VOGEL & ASSOCIATES**  
ENGINEERS-SURVEYORS-PLANNERS

3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
Tel 410.461.5828 Fax 410.465.3966



**CURVE DATA TABLE**

CURVE NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
①	08°27'55"	5404.46'	798.49'	399.97'	N86°25'07"W	797.77'
②	03°17'09"	5430.46'	311.44'	155.76'	N83°59'15"W	311.40'
③	00°12'43"	5430.46'	20.08'	10.04'	N85°44'11"W	20.08'
④	04°57'41"	5430.46'	470.25'	235.27'	N88°19'23"W	470.10'

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	19.312 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.478 AC
TOTAL AREA TO BE RECORDED:	19.790 AC

**OWNERS**  
ALLAN W. ANDERSON  
DEBRA J. ANDERSON  
7057 MINK HOLLOW ROAD  
HIGHLAND, MD. 20777

**OLD FREDERICK ROAD**  
MINOR ARTERIAL (80' RIGHT-OF-WAY)

**OWNER'S CERTIFICATE**

WE, ALLAN W. ANDERSON AND DEBRA J. ANDERSON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 PIPE AND OTHER AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 17 DAY OF JUNE, 1999.

*Allan W. Anderson Jr.*  
ALLAN W. ANDERSON JR.  
*Debra J. Anderson*  
DEBRA J. ANDERSON

*Mitchell D. Whart*  
WITNESS  
*Mitchell D. Whart*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WILLIAM CLAYTON OURLER, VINCENT OURLER, ALMA C. OURLER ANTKOWIAK, FLORENCE IRENE JONES, GERALD GLENN OURLER, MALCOLM NORMAN STEWART, III, AND MARLYN EVELYN BROOKS TO ALLAN W. ANDERSON AND DEBRA J. ANDERSON BY DEED DATED DECEMBER 15, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3419 AT FOLIO 444.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR HAVE BEEN REPLACED 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 THIS PLAN IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Mark C. Martin*  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT NO. 13808 ON 7-20-99  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SHADOW SHADE**  
LOTS 1, 2, AND PARCEL 'A'

ZONED: RC  
TAX MAP NO: 10 BLOCK: 23 PARCEL NO: 102  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: JUNE, 1999  
GRAPHIC SCALE

0 100 150 200 300

SCALE: 1"=100'  
SHEET 1 OF 1  
F 99-25

ACAD FILE: C:\ACAD\JOBS\ANDERSON\PLAT.DWG

17AB (N) 598,435.266 (E) 1,348,615.278

DENOTES BUILDING RESTRICTION LINE.  
 DENOTES IRON PIN W/CAP SET  
 DENOTES IRON PIPE OR IRON BAR FOUND.  
 DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.  
 DENOTES STONE OR MONUMENT FOUND.

AREAS SHOWN ARE MORE OR LESS.

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET  
 EQUIPPED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE  
 USUAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC  
 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION  
 TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY  
 TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.

SNOW COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 1 & 2 TO BE PROVIDED AT THE  
 OPTION OF THE PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND OLD FREDERICK ROAD  
 RIGHT-OF-WAY AND NOT ONTO AFFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.

- WAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS  
 FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
- A) WIDTH - 14 FEET ( 16 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
  - B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH  
TAR AND CHIP COATING (1-1/2" MINIMUM);
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND  
45 FOOT TURNING RADIUS;
  - D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS  
TONS (H25-LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD  
WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING  
 LOTS 1 & 2 AND PARCEL 'A' IS RECORDED-AMONG THE LAND RECORDS OF HOWARD COUNTY.

THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT BASED ON AVERAGE LOT SIZE.  
 ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT  
 REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH EXISTING  
 PLANTING AND SUPPLEMENTAL PLANTING ALONG THE BOUNDARY OF LOTS 1 & 2.

CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS & STREAM BUFFERS  
 IDENTIFIED ON THE FOREST CONSERVATION MAP.

WETLANDS EXIST ON LOTS 1 & 2.

FLOODPLAINS EXIST ON SITE.

FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (31,798 Sq Ft OF AFFORESTATION)  
 HAVE BEEN MET BY THE CREATION OF A 0.73 AC FOREST CONSERVATION EASEMENT.

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.

EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON PARCEL 'A' TO REMAIN.

NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A  
 DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.

OPEN SPACE FOR THIS SUBDIVISION IS NOT REQUIRED PER SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS.

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED  
 ON PARCEL 'A' AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES  
 OF THE AFFORESAID PRESERVATION PARCEL SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT  
 EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST  
 CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA.  
 UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE  
 AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED  
 IN CONNECTION WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION  
 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

THE CREATION OF LOTS 1 AND 2 NECESSITATES THE FUTURE CREATION OF 6.357 ACRES OF PRESERVATION PARCEL  
 (6.357 = 8.5 - 2.143 = 6.357) PER ZONING SECTION 104(F)(5) UPON THE RESUBDIVISION OF PARCEL 'A'.  
 DEPENDING ON HOW PARCEL 'A' IS CONFIGURED, AND THE LOT YIELD REALIZED THROUGH THAT RESUBDIVISION, THE  
 NUMBER OF PRESERVATION PARCELS MAY BE LOCATED EITHER ENTIRELY ON THIS SITE OR PARTLY ON-SITE AND  
 PARTLY OFF-SITE ON A SENDING PARCEL. WITH THE RESUBDIVISION OF PARCEL 'A', THE FULL POTENTIAL DENSITY  
 OF THIS SITE, 9 BUILDABLE LOTS/PARCELS (INCLUDING LOTS 1&2), MAY BE ACHIEVED ONLY THROUGH THE PURCHASE  
 OF 9 DEO UNITS:

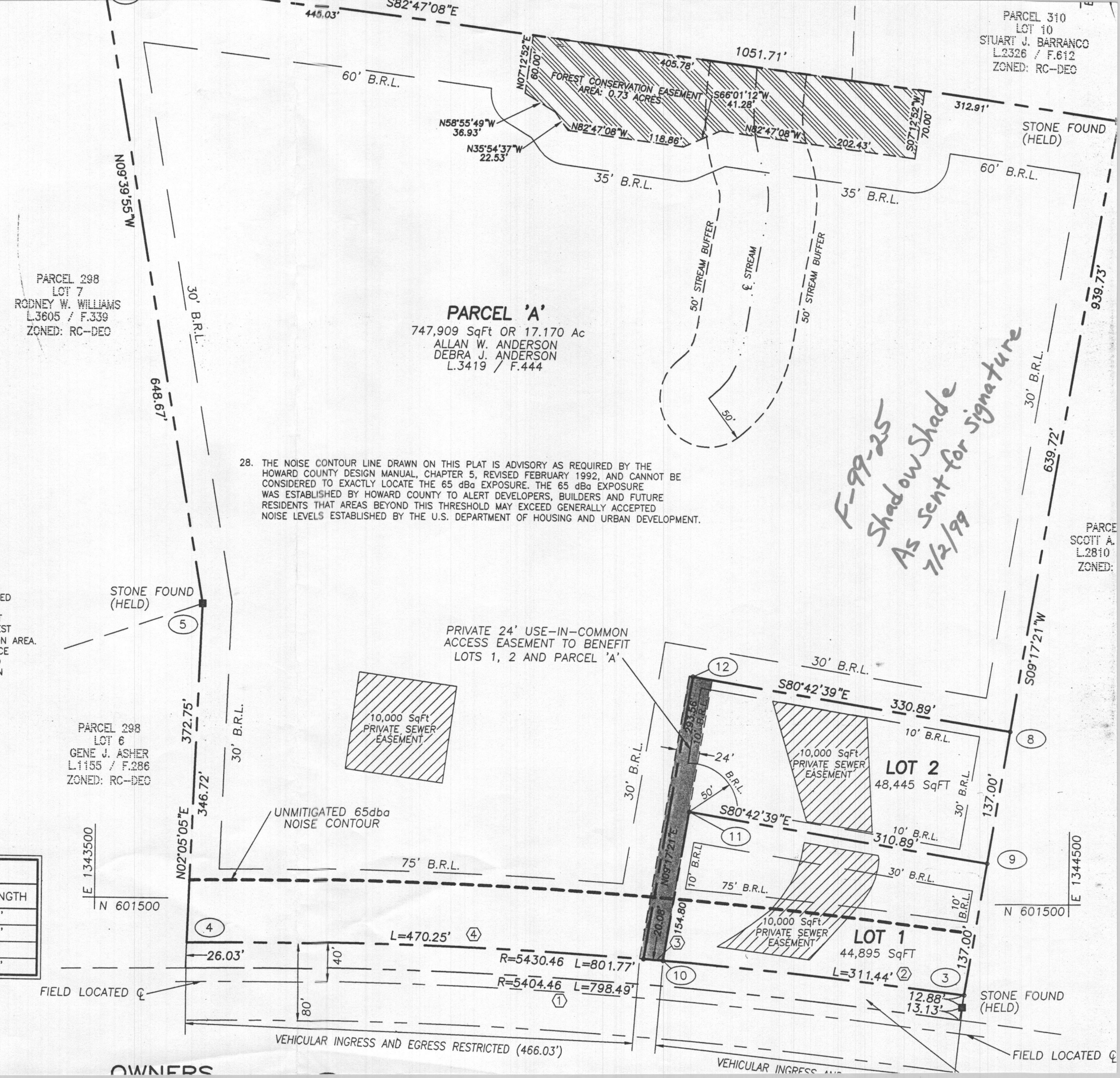
9 / 2 = 9 UNITS MAXIMUM YIELD \*  
 9 / 4.25 = 4 UNITS YIELD BY RIGHT  
 9 - 4 = 5 DEO UNITS REQUIRED

\* YIELD BASED ON ZONING REGULATIONS IN EFFECT AT THE  
 TIME OF THE RECORDATION OF THIS SUBDIVISION PLAT.

CURVE DATA TABLE						
CURVE NO.	ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	08°27'55"	5404.46'	798.49'	399.97'	N86°25'07"W	797.77'
2	03°17'09"	5430.46'	311.44'	155.76'	N83°59'15"W	311.40'
3	00°12'43"	5430.46'	20.08'	10.04'	N85°44'11"W	20.08'
4	04°57'41"	5430.46'	470.25'	235.27'	N88°19'23"W	470.10'

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: . . . . . 3  
 TOTAL NUMBER OF LOTS TO BE RECORDED: . . . . . 3



PARCEL 298  
 LOT 7  
 RODNEY W. WILLIAMS  
 L.3605 / F.339  
 ZONED: RC-DEO

**PARCEL 'A'**  
 747,909 SqFt OR 17.170 Ac  
 ALLAN W. ANDERSON  
 DEBRA J. ANDERSON  
 L.3419 / F.444

PARCEL 298  
 LOT 6  
 GENE J. ASHER  
 L.1155 / F.286  
 ZONED: RC-DEO

PARCEL 310  
 LOT 10  
 STUART J. BARRANCO  
 L.2326 / F.612  
 ZONED: RC-DEO

PARCEL  
 SCOTT A.  
 L.2810  
 ZONED:

28. THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE  
 HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE  
 CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE  
 WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE  
 RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED  
 NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

*F-99-25  
 Shadow Shade  
 As sent for signature  
 1/2/99*

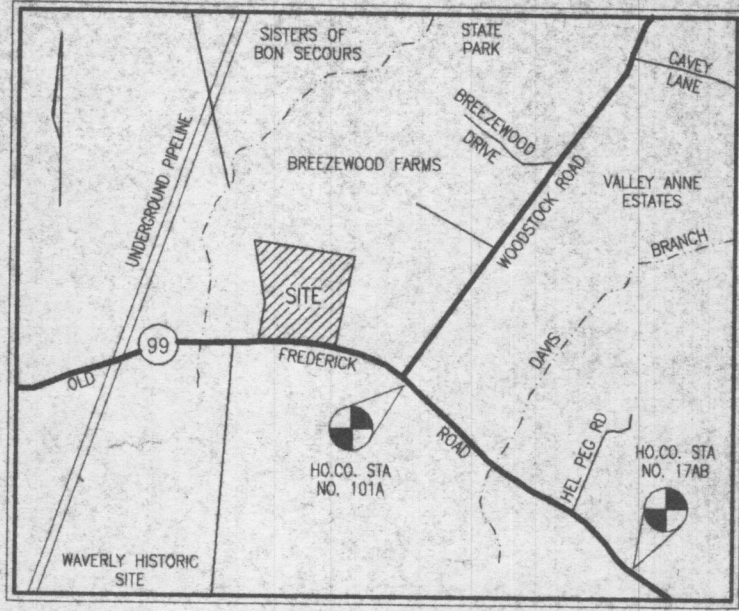
OWNERS

**GENERAL NOTES**

- DEED REFERENCE: L.3419 / F.444
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS AND VOGEL ASSOCIATES INC., ON OR ABOUT AUGUST 29, 1997.
- THE BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
101A (N) 600,955.172 (E) 1,345,340.347  
17AB (N) 598,435.266 (E) 1,348,615.278
- BRL DENOTES BUILDING RESTRICTION LINE.  
● DENOTES IRON PIN W/CAP SET  
○ DENOTES IRON PIPE OR IRON BAR FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.  
■ DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER 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 ENCROACHMENT INTO THE PRIVATE SEWER EASEMENT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 1-3 TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND OLD FREDERICK ROAD RIGHT-OF-WAY AND NOT ONTO AFFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- 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 - 14 FEET  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;  
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 THRU 3 TO BE RECORDED AFTER PLAT RECORDATION.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH EXISTING VEGETATION AND SUPPLEMENTAL PLANTING ALONG THE BOUNDARY LINES.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS & STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT BETWEEN HOWARD COUNTY, MARYLAND AND HOMEOWNERS' ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON \_\_\_\_\_
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 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.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	44,895	0	44,895
2	46,099	1,864	44,235
3	52,079	3,521	48,558



**COORDINATE TABLE**

POINT	NORTH	EAST
1	602440.8854	1343498.4530
2	602308.8057	1344541.8374
3	601407.0689	1344394.3483
4	601454.9346	1343594.7456
5	601801.4240	1343607.3587
6	601874.6307	1344131.4854
7	601820.5743	1344461.9817
8	601677.4758	1344438.5763
9	601542.2723	1344416.4623
10	601439.6857	1344084.6642
11	601592.4547	1344109.6513
12	601729.5951	1344119.9227
13	601441.4680	1344060.6368

**LEGEND**

- FOREST CONSERVATION EASEMENT (diagonal hatching)
- PRIVATE USE-IN-COMMON ACCESS EASEMENT (cross-hatching)
- PRESERVATION PARCEL EASEMENT (stippled pattern)

THE REQUIREMENTS § 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 MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 8/13/98  
MARK C. MARTIN DATE  
PROFESSIONAL LAND SURVEYOR #10884

ALLAN W. ANDERSON DATE

DEBRA J. ANDERSON DATE

**OWNERS**  
ALLAN W. ANDERSON  
DEBRA J. ANDERSON  
7057 MINK HOLLOW ROAD  
HIGHLAND, MD. 20777

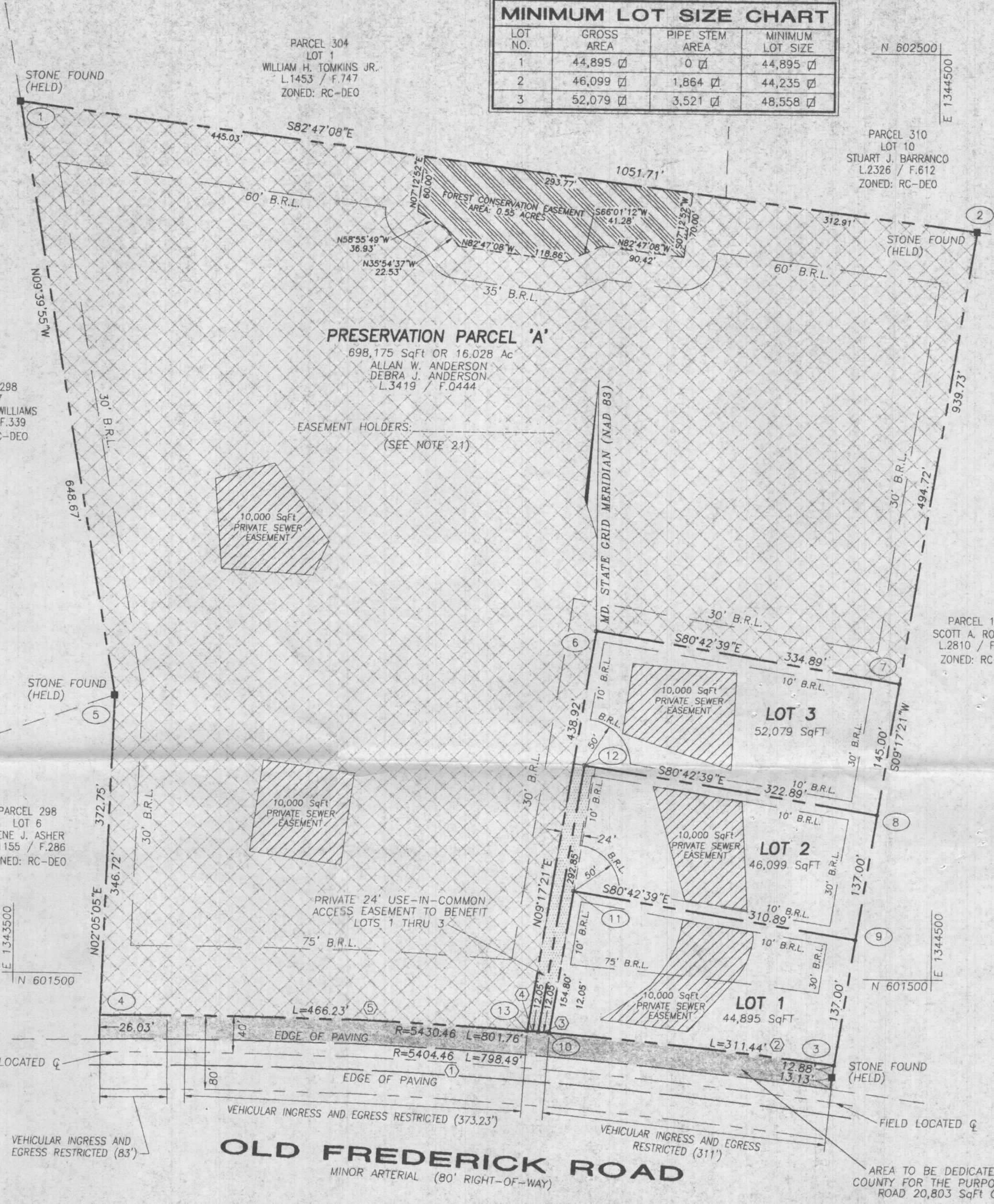
**CURVE DATA TABLE**

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2	03°17'09"	5430.46'	311.44'	155.76'	N83°59'15"W	311.44'
3	00°07'38"	5430.46'	12.05'	6.02'	N85°41'39"W	12.05'
4	00°07'38"	5430.46'	12.05'	6.02'	N85°49'16"W	12.05'
5	04°55'09"	5430.46'	466.23'	233.26'	N88°20'40"W	466.09'

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	19,312 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.478 AC
TOTAL AREA TO BE RECORDED:	19,790 AC

**VOGEL & ASSOCIATES**  
ENGINEERS SURVEYORS PLANNERS  
3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
Tel 410.461.5828 Fax 410.465.3966



**OWNER'S CERTIFICATE**

WE, ALLAN W. ANDERSON AND DEBRA J. ANDERSON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1998.

ALLAN W. ANDERSON \_\_\_\_\_ WITNESS  
DEBRA J. ANDERSON \_\_\_\_\_ WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WILLIAM CLAYTON OURLER, VINCENT OURLER, ALMA C. OURLER ANTKOWIAK, FLORENCE IRENE JONES, GERALD GLENN OURLER, MALCOLM NORMAN STEWART, III, AND MARLYN EVELYN BROOKS TO ALLAN W. ANDERSON AND DEBRA J. ANDERSON BY DEED DATED DECEMBER 15, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3419 AT FOLIO 444.

I FURTHER CERTIFY 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 THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR #10884

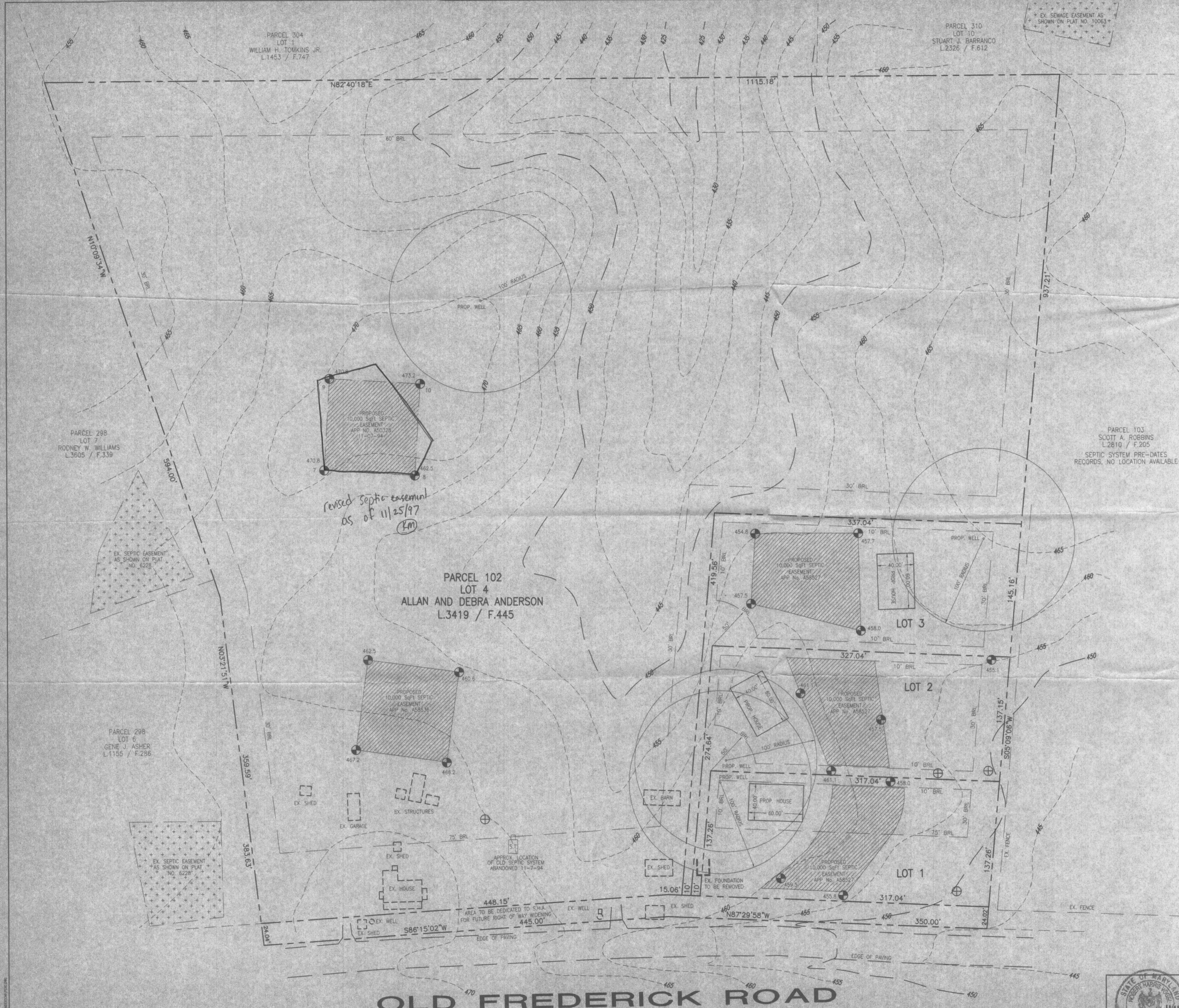
RECORDED AS PLAT NO. \_\_\_\_\_ ON \_\_\_\_\_  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ANDERSON PROPERTY**  
**LOTS 1,2,3, AND**  
**PRESERVATION PARCEL 'A'**

ZONED: RC  
TAX MAP NO:10 BLOCK:11 PARCEL NO:102  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: AUGUST, 1998  
GRAPHIC SCALE

0 100 150 200 300  
SCALE: 1"=100'  
SHEET 1 OF 1  
F 98-

ACAD FILE:C:\ACADJOBS\ANDERSON\PLAT.DWG



DEED NORTH

revised septic easement  
as of 11/25/97  
FM

- NOTES:
1. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAP AND IS AT A 5' CONTOUR INTERVAL.
  2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A DEED DATED DECEMBER 15, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3419 AT FOLIO 444.
  3. THIS PLAT IS NOT TO BE USED TO DETERMINE BOUNDARY LIMITS.
  4. UNLESS OTHERWISE SHOWN, NO WELLS OR SEWERAGE SYSTEMS ARE LOCATED WITHIN 100' OF THE PROPERTY.
  5. IF EXISTING HOUSE IS TO REMAIN, A NEW WELL AND SEPTIC SYSTEM MUST BE PROVIDED BEFORE OCCUPANCY.
  6. NEITHER EXISTING WELL ON LOT 4 IS OF SUITABLE CONSTRUCTION TO YIELD A POTABLE WATER SUPPLY. THESE WELLS SHALL BE PROPERLY ABANDONED OR RESTORED TO SERVICEABLE CONDITION WITHIN 90 DAYS OF HEALTH DEPARTMENT SIGNATURE OF THE PERCOLATION TEST PLAT.
  7. WELLS ON LOT 1 AND 2 TO BE DRILLED PRIOR TO THE HEALTH DEPARTMENT SIGNATURE OF THE FINAL RECORD PLAT.
  8. MODIFICATION TO THE APPROVED SEPTIC EASEMENT ON LOT 1 WILL ONLY BE POSSIBLE AFTER FURTHER PERCOLATION TESTING IN WET SEASON.

- ⊙ PASSED PERC TEST HOLE
- ⊕ FAILED PERC TEST HOLE

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWERAGE EASEMENT 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 BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ⊕

PERCOLATION AREAS AND WATER WELLS WITHIN 100 FEET OF PROPERTY LINES ARE SHOWN ON THIS PLAT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

*Joseph M. Barranco* 11-26-97  
COUNTY HEALTH OFFICER DATE



RECORD REFERENCES	
TAX MAP	10
PARCEL	102
REF. NO.	L.3419 / F.444
SCALE	1"=50'
DATE	11-11-97

PERCOLATION TEST PLAT	
ANDERSON PROPERTY	
LOTS 1, 2, 3, AND 4	
ROUTE 99	
HOWARD COUNTY	
MARYLAND	

**MARKS & VOGEL ASSOCIATES, INC.**  
CONSULTING ENGINEERS-SURVEYORS-PLANNERS  
3691 PARK AVE. #101 ELLICOTT CITY, MD 21043  
TELEPHONE (410)461-8828 FAX (410)465-3988

**OLD FREDERICK ROAD**