

**NOTES:**

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 17FA & 17F7.
- SUBJECT PROPERTY ZONED 'R-20' PER 2/2/2004 COMPREHENSIVE ZONING PLAN AND JULY 28, 2006 COMP LITE REZONING.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
  - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING
  - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM OF 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE. 34EA & 34ES
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ. FT. 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 RESERVE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS INTO THE PRIVATE SEWAGE RESERVE AREA.
- THERE IS AN EXISTING DWELLING AND STRUCTURES LOCATED ON LOT 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- 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*  
G. SCOTT SHANABERGER DATE 4-11-07
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN DECEMBER OF 2005.
- 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, STREAMS, FLOODPLAINS, OR A FORESTED AREA ON THIS SITE PER A SITE INSPECTION PERFORMED BY EXPLORATION RESEARCH ON MAY 6, 2006.
- FOREST CONSERVATION REQUIREMENT OF 0.47 AC. (20,473 sq.ft.) AFFORESTATION WILL BE SATISFIED WITH A FEE-IN-LIEU PAYMENT OF \$10,236.50 TO BE PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- A DESIGN MANUAL WAIVER, VOLUME III, SECTION 2.5.2.H.2., FOR SIGHT DISTANCE REQUIREMENTS WAS APPROVED ON SEPTEMBER 29, 2005. THE EXISTING DRIVEWAY ENTRANCE MUST BE CLOSED AND RELOCATED.
- PREVIOUS FILE NUMBERS: BA-87-11E, WP-92-207, F-93-11.
- THE PROPERTY IS TO BE SERVED BY PUBLIC WATER & PRIVATE SEWER.
- THE EXISTING ANTIQUE SHOP CURRENTLY UTILIZES THE SEPTIC AREA ON LOT 4. THE ANTIQUE SHOP WILL BE REQUIRED TO CONNECT TO THE SEWAGE DISPOSAL AREA LOCATED ON LOT 3 WHEN A BUILDING PERMIT FOR LOT 4 IS ISSUED.
- PUBLIC WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE GRANTED UNDER OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- LANDSCAPE SURETY IN THE AMOUNT OF \$1500.00 (3 shade and 4 evergreen) WILL BE POSTED FOR LOT 4 WITH THE BUILDER'S GRADING PERMIT APPLICATION.
- STORMWATER MANAGEMENT FOR WOV AND REV HAS BEEN PROVIDED WITH ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS. CPV IS NOT REQUIRED BECAUSE THE 1-YEAR STORM PEAK DISCHARGE IS LESS THAN 2 CFS. PLEASE REFER TO THE SWM REPORT AND SUPPLEMENTAL SWM PLAN PREPARED BY CIVIL DESIGN SERVICES, LC DATED MAY 10, 2006 FOR MORE INFORMATION.
- A FEE-IN-LIEU OF OPEN SPACE PAYMENT IN THE AMOUNT OF \$1500.00 HAS BEEN PAID TO THE HOWARD COUNTY DEPT. OF RECREATION & PARKS CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	2
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	3.1569 ACRES±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.1569 ACRES±

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

*R. Nelson for Peter Beilenson* 6/8/07  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*G. Scott Shanaberger* 6/14/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*M. J. ...* 6/15/07  
DIRECTOR DATE

**COORDINATES**

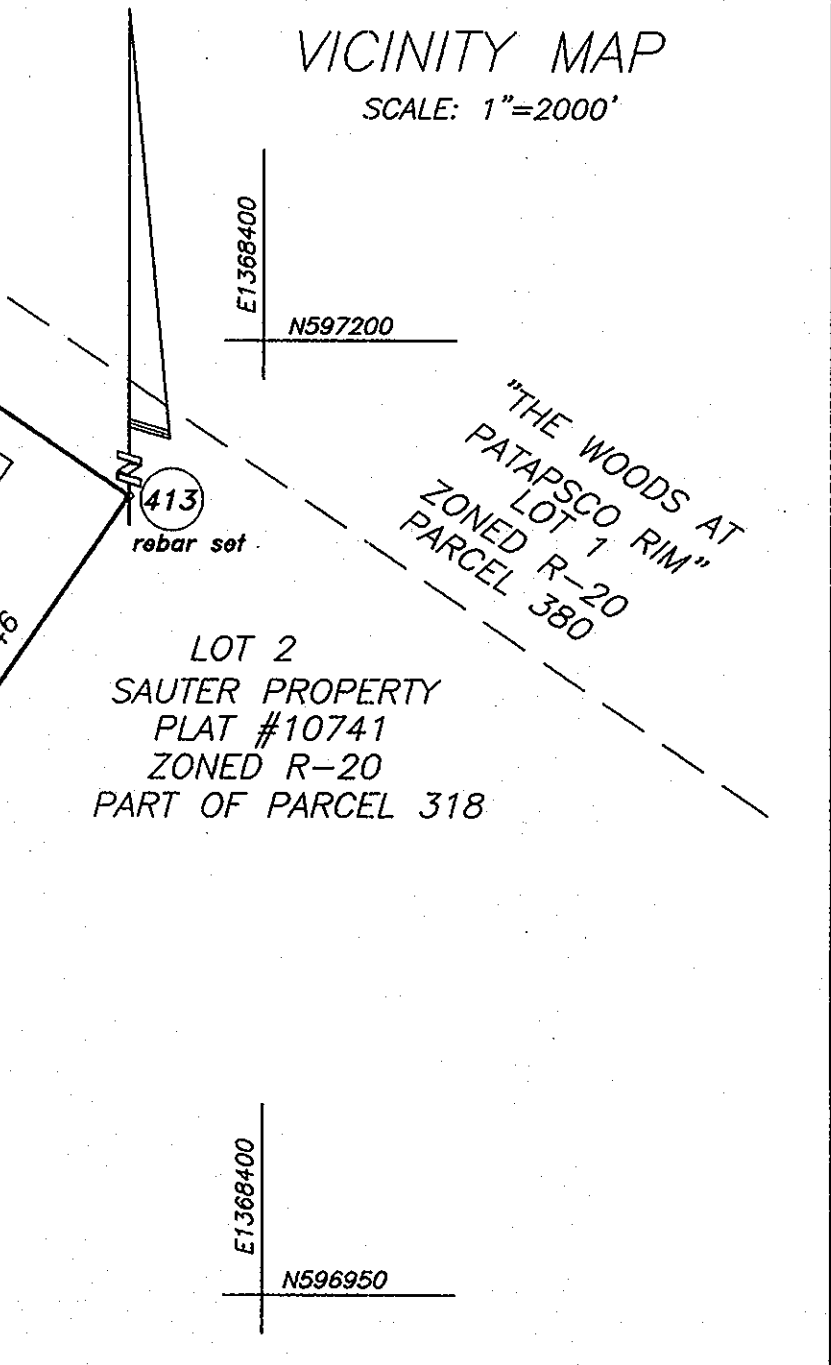
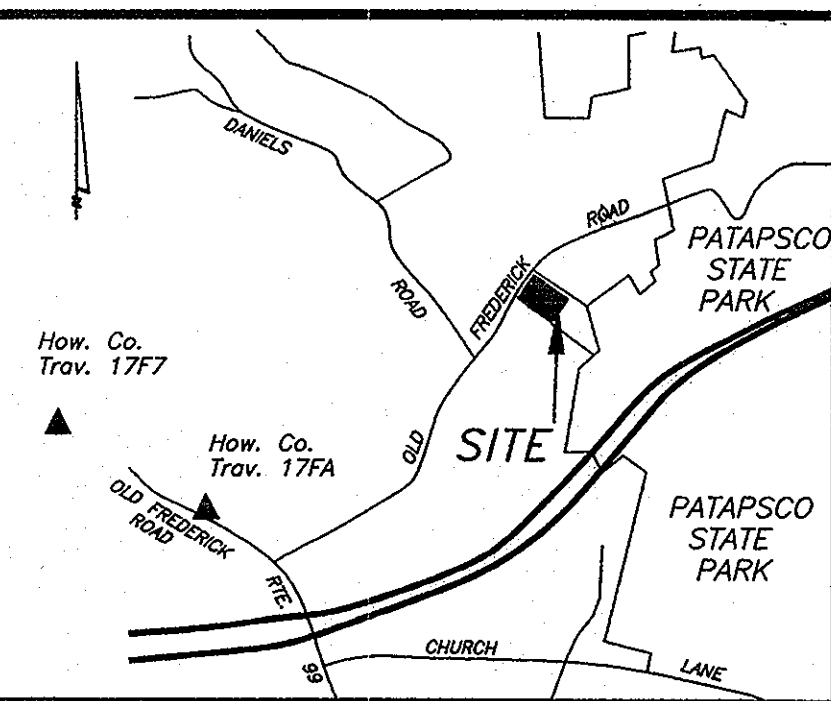
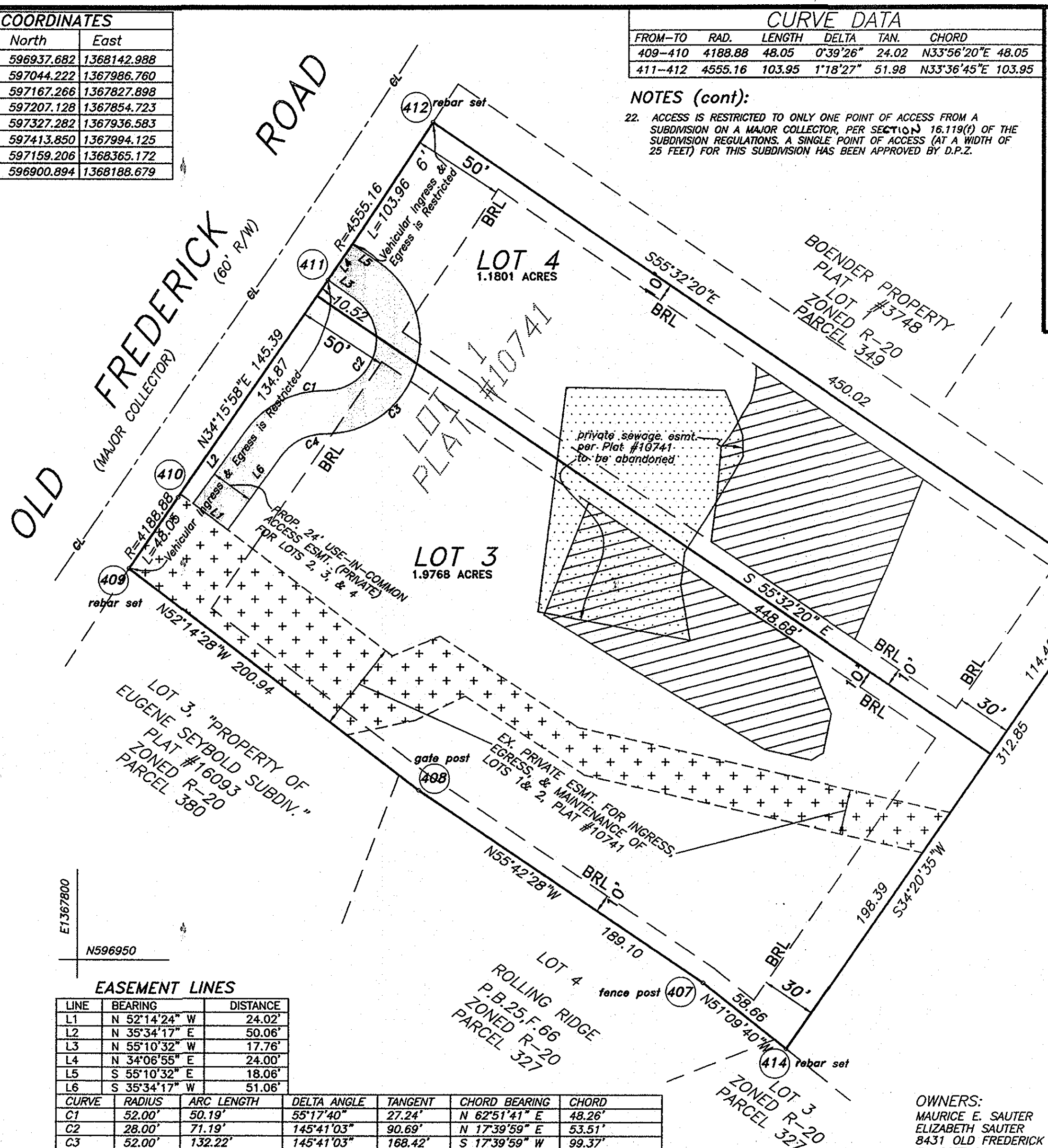
Pt	North	East
407	596937.682	1368142.988
408	597044.222	1367986.760
409	597167.266	1367827.898
410	597207.128	1367854.723
411	597327.282	1367936.583
412	597413.850	1367994.125
413	597159.206	1368365.172
414	596900.894	1368188.679

**CURVE DATA**

FROM-TO	RAD.	LENGTH	DELTA	TAN.	CHORD
409-410	4188.88	48.05	0°39'26"	24.02	N33°56'20"E 48.05
411-412	4555.16	103.95	1°18'27"	51.98	N33°36'45"E 103.95

**NOTES (cont):**

- ACCESS IS RESTRICTED TO ONLY ONE POINT OF ACCESS FROM A SUBDIVISION ON A MAJOR COLLECTOR, PER SECTION 16.119(I) OF THE SUBDIVISION REGULATIONS. A SINGLE POINT OF ACCESS (AT A WIDTH OF 25 FEET) FOR THIS SUBDIVISION HAS BEEN APPROVED BY D.P.Z.



**EASEMENT LINES**

LINE	BEARING	DISTANCE
L1	N 52°14'24" W	24.02'
L2	N 35°34'17" E	50.06'
L3	N 55°10'32" W	17.76'
L4	N 34°06'55" E	24.00'
L5	S 55°10'32" E	18.06'
L6	S 35°34'17" W	51.06'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	52.00'	50.19'	55°17'40"	27.24'	N 62°51'41" E	48.26'
C2	28.00'	71.19'	145°41'03"	90.69'	N 17°39'59" E	53.51'
C3	52.00'	132.22'	145°41'03"	168.42'	S 17°39'59" W	99.37'
C4	28.00'	27.09'	55°25'26"	14.71'	S 62°47'48" W	26.04'

**OWNERS CERTIFICATE**

WE, MAURICE E. SAUTER AND ELIZABETH SAUTER, OWNERS 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 MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS,

- 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 EASEMENTS SHOWN HEREON;
- 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 OTHER 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 FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACES, WHERE APPLICABLE; AND
- 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 EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 11th DAY OF APRIL, 2006.

*Maurice E. Sauter* 4-11-07 MAURICE E. SAUTER (OWNER) DATE  
*Elizabeth Sauter* 4-11-07 ELIZABETH SAUTER (OWNER) DATE  
*Carol Klessig* 4/11/07 WITNESS DATE  
*Carol Klessig* 4/11/07 WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY CHARLES J. PIVEN AND EDWARD L. ZAMARIN TO MAURICE E. SAUTER AND ELIZABETH SAUTER BY DEED DATED MAY 21, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MD. IN LIBER 1355 FOLIO 633 AND THAT ALL MONUMENTS 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* 6/14/07  
G. SCOTT SHANABERGER, PROFESSIONAL L.S. #10849 DATE

**PURPOSE:**  
THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE AN ADDITIONAL BUILDING LOT

OWNERS:  
MAURICE E. SAUTER  
ELIZABETH SAUTER  
8431 OLD FREDERICK RD.  
ELLCOTT CITY, MD. 21043

RECORDED AS PLAT # 19184  
ON 4/19/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**SHANABERGER & LANE**  
8726 TOWN & COUNTRY BLVD.  
SUITE 201  
ELLCOTT CITY, MD. 21043  
(410) 461-9563

**RESUBDIVISION PLAT**  
LOTS 3 & 4  
**SAUTER PROPERTY**  
(A RESUBDIVISION OF LOT 1, SAUTER PROPERTY, PLAT #10741)

2ND ELECTION DISTRICT, HOWARD COUNTY, MD  
TAX MAP 18 GRID 1 PART OF PARCEL 313  
ZONED: 'R-20'  
SCALE: 1"=50'  
MAY 7, 2006  
PREVIOUS DPZ FILES: SEE NOTE #14  
SHEET 1 OF 1