

15) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

16) THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 15, 1992 BY MARK L. ROBEL, VITI, ROBEL & ASSOCIATES, INC.

PLANS FOR (PUBLIC) WATER AND (PUBLIC) SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

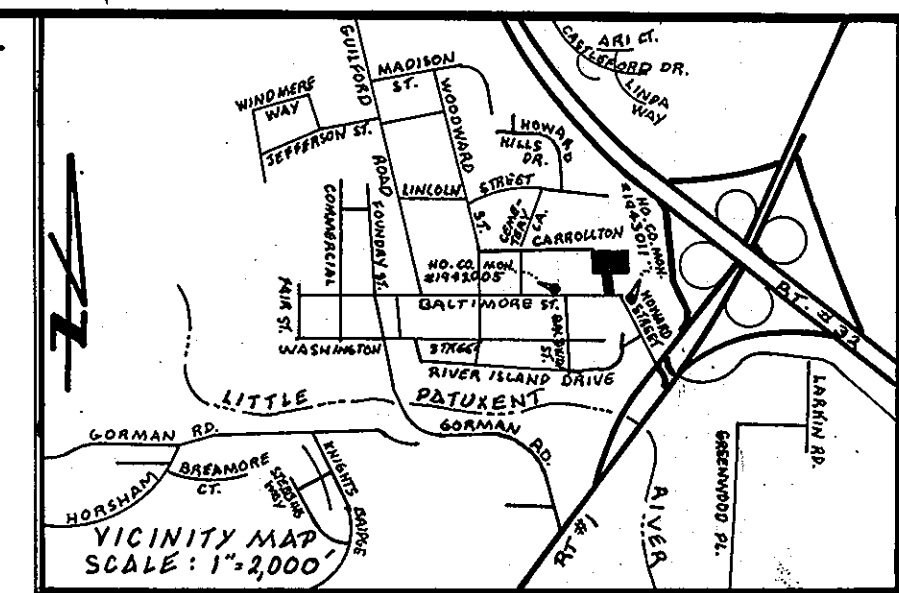
CHARLES W. THOMPSON
(450/754)
R-12

Robert B. Phelps 5/4/93
OWNERS SIGNATURE DATE
Susan M. Phelps 5-4-93
OWNERS SIGNATURE DATE

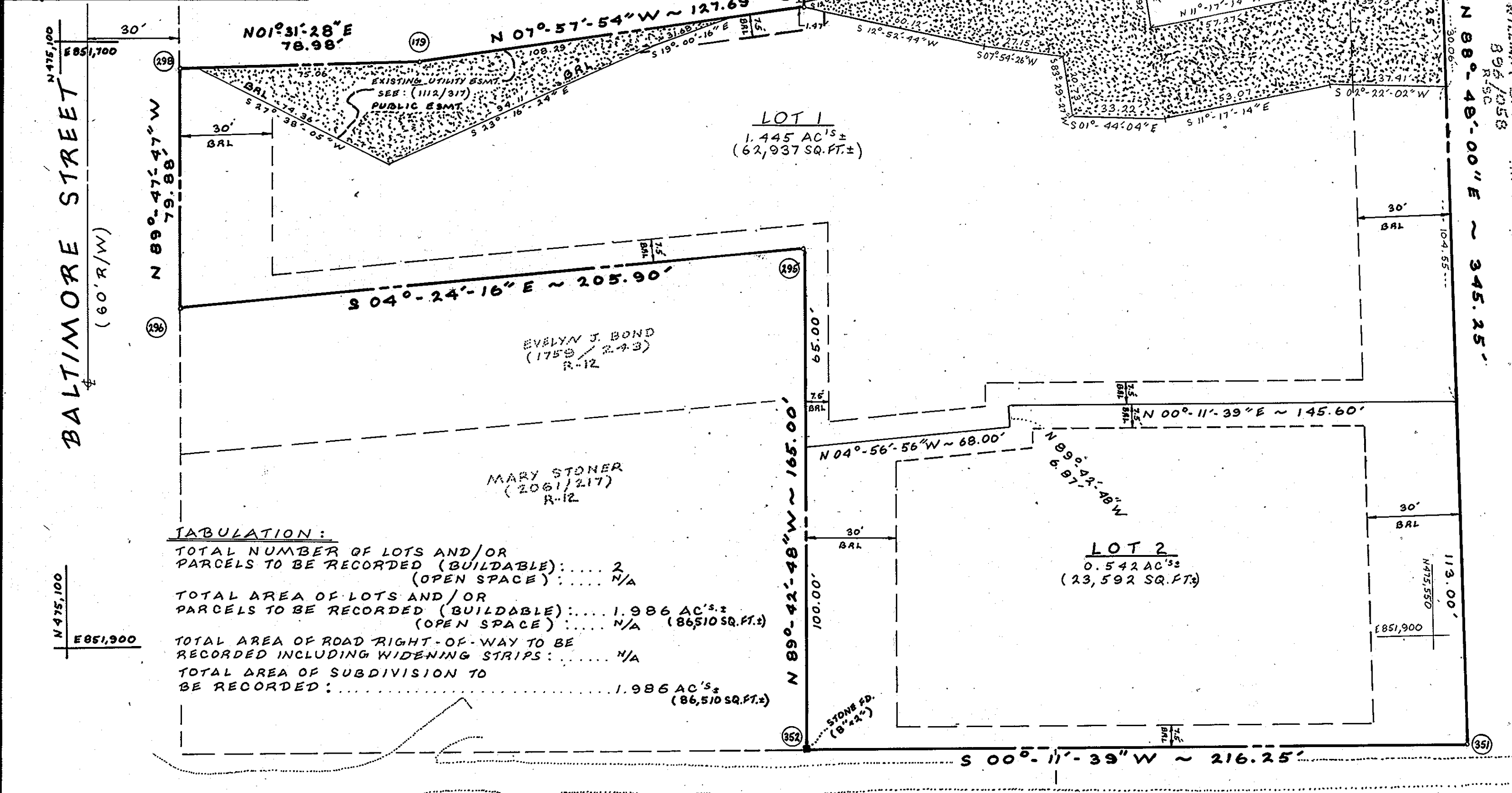
COORDINATE TABLE

NO.	NORTH	EAST
298	475139.44	851706.16
179	475218.39	851708.26
272	475344.85	851690.57
271	475345.25	851610.42
359	475552.64	851590.79
351	475559.87	851935.96
352	475343.62	851935.23
295	475344.45	851770.23
296	475139.16	851786.04

LEGEND
 ■ STONE FOUND
 ○ RE-BAR w/ CAP SET



- THE COORDINATES SHOWN HEREON ARE BASED ON THE FOLLOWING HOWARD COUNTY GEODETIC STATIONS:
 N 475130.139 N 475099.926
 #1942005 E 851125.660 #1943011 E 852008.348
- B.R.L. = BUILDING RESTRICTION LINE
- PROPERTY ZONED "R-12" AS PER B-2-85 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON THE MARYLAND STATE PLANE SYSTEM.
- THE PROPOSED DRIVEWAY WITHIN THE PRIVATE RIGHT-OF-WAY IS TO BE PRIVATELY OWNED AND MAINTAINED.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOT #2 IS PROVIDED AT THE JUNCTION OF THE PRIVATE ROADWAY AND ROAD RIGHT-OF-WAY FOR BALTIMORE STREET AND NOT ONTO THE PRIVATE ROADWAY.
- THIS PLAT IS SUBJECT TO WP-92-171. ON JUNE 5, 1992 APPROVAL WAS GRANTED TO WAIVE: SECTION 16.115 (b)(2) ALLOWING SUBDIVISION WITHOUT PUBLIC ROAD FRONTAGE FOR LOT #2. SECTION 16.115 (b)(5) ALLOWING A PRIVATE ROADWAY (OFF-SITE) TO EXCEED 200'. SECTION 16.116 (d)(6) ALLOWING RECORDATION OF THIS PLAT WITHOUT THE PLATTING OF WETLANDS.
- NO NEW BUILDINGS EXTENSION OR ADDITIONS TO THE EXISTING DWELLING ON LOT #1 ARE TO BE CONSTRUCTED WITHOUT A COMPLETE ENVIRONMENTAL WETLAND REPORT.
- THIS PARCEL IS A PART OF: "VILLAGE OF SAVAGE, EXTENDED" & RECORDED AMONG THE DEED RECORDS OF HOWARD COUNTY, MD. IN LIBER J.H.O. 54/FOLIO 388.
- THE EXISTING HOUSE ON LOT #1 IS TO REMAIN.
- FOR USE-IN-COMMON DRIVEWAY AGREEMENT ALONG THE PRIVATE ROAD, SEE DEED DATED 4/19/93 & RECORDED AMONG THE DEED RECORDS OF HOWARD COUNTY, MD. IN LIBER 283, FOLIO 475.
- 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: 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE: 6 INCHES OF COMPACTED CRUSHED RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY: MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 D) STRUCTURES: (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (M25 LOADING)
 E) MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- LOT #2 HAS THE USE-IN-COMMON RIGHT-OF-WAY TO THE PRIVATE ROAD AS PER DEED DATED JANUARY 26, 1963 AND RECORDED AMONG THE DEED RECORDS OF HOWARD CO., MD. IN LIBER 395, FOLIO 183.
- ANY FURTHER SUBDIVISION OF LOT #1 SHALL REQUIRE PUBLIC ROAD IMPROVEMENTS AND STORMWATER MANAGEMENT AND WILL BE PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. SEE DEED LIBER 395, FOLIO 183 FOR THE USE-IN-COMMON ACCESS TO THE PRIVATE ROAD SHOWN HEREON AND REFERENCED TO IN SAID DEED.



TABULATION:

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED (BUILDABLE): 2
 (OPEN SPACE): N/A
 TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED (BUILDABLE): 1.986 AC ± (86,510 SQ. FT.)
 (OPEN SPACE): N/A
 TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: N/A
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.986 AC ± (86,510 SQ. FT.)

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 L. Robel 9/18/92
SIGNATURE OF PLATTING SURVEYOR DATE

Robert B. Phelps 5/4/93
Susan M. Phelps 5/4/93
SIGNATURE OF OWNER DATE

HERBERT S. LONG (801/532)
R-12

WILLIAM B. WAFF (896/058)
R-9C

OWNER/DEVELOPER: ROBERT B. PHELPS, SUSAN M. PHELPS, #8816 BALTIMORE ST. SAVAGE, MD. 20763
 SURVEYOR: VITI, ROBEL & ASSOC., INC., SUITE 2-B, 1717 YORK ROAD, LUTHERVILLE, MD. 21093
 PHONE (410) 252-4552

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
 Joseph P. Bell 6-24-93
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
 Joseph P. Bell 6/29/93
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 James J. Linn 6/21/93
DIRECTOR DATE

OWNER'S CERTIFICATE:
 I, ROBERT B. PHELPS & SUSAN M. PHELPS, ADOPT THIS PLAN OF SUBDIVISION AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAT BY THE OFFICE 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 ROAD OR STREET RIGHTS-OF-WAY 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 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 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 ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 29th DAY OF APRIL, 1993
 Robert B. Phelps 5/4/93 Mark L. Robel (5/4/93)
 Susan M. Phelps 5-4-93 Mark L. Robel (5/4/93)
 WITNESS

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY TEMPIE L. BASFORD & ALTA J. BASFORD TO ROBERT B. PHELPS AND SUSAN M. PHELPS, IN A DEED DATED JANUARY 26, 1963 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 395 AT FOLIO 183 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 Mark L. Robel 9-18-92
 DATE

RECORDED IN DEED RECORDS OF HOWARD COUNTY, MD. TO 23 ABOVE THE MAIN PLAT OF
"THE PHELPS PROPERTY"
 ~ LOTS #1 & #2 ~
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DEED REFERENCE: (649/043)
 TAX MAP 47 GRID 12 PARCEL 425
 ZONED "R-12"
 WP-92-171
SCALE: 1" = 30' **DATE: 9-18-92**
 REV: 12/31/92

