

NOTES:

- COORDINATES BASED ON NAD 27 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SURVEY POINTS #3735001 & #3735003.
- 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 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 LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES SUCCESSFUL PERC TEST
  - DESIGNATES FAILED PERC TEST
- 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.
 

*Scott Shanaberger 2/3/1995*  
 G. SCOTT SHANABERGER DATE  
*Fred James Pipes 8/7/95 Hattie Pipes 8/7/95*  
 FRED JAMES PIPES DATE HATTIE PIPES DATE
- THIS PLAT IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED IN JANUARY OF 1991. BY SHANABERGER AND LANE.
- THERE ARE NO STREAMS OR WETLANDS ON THE PROPERTY PER SITE INSPECTION & REPORT BY DENNIS LABARE, M.S., & ASSOCIATES.
- DESIGNATES IRON BAR & CAP FOUND OR SET. O DESIGNATES IRON PIPE FOUND
- AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND NEAREST 0.001 ACRE.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE" AREA ON THE MASTER PLAN FOR WATER AND SEWER.
- LOTS 4, 5 & 6 AS SHOWN HEREON ARE BEING ESTABLISHED IN ACCORDANCE WITH SECTION 104.E.6. OF THE HOWARD COUNTY ZONING REGULATIONS FOR THE GRANDCHILDREN OF FRED & HATTIE PIPES.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT BECAUSE AVERAGE LOT SIZE IS OVER 2 ACRES.
- A SEDIMENT CONTROL PLAN WILL BE REQUIRED IF THE DISTURBANCES FOR HOUSE CONSTRUCTION EXCEED 5000 CU YD OR 100 CU YD OF EARTH.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	FLOODPLAIN AREA	25% SLOPES	MINIMUM LOT AREA
4	43,560	0	43,560	0	0	43,560
5	43,560	0	43,560	0	0	43,560
6	43,560	0	43,560	0	0	43,560

COORDINATES

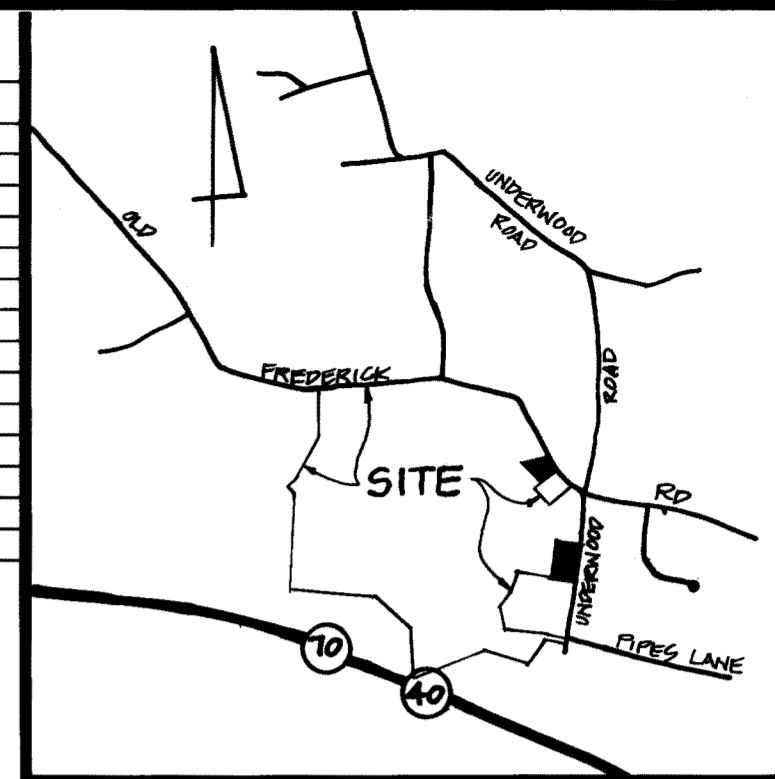
NO.	NORTH (F)	EAST (F)
7	542521.156	805903.362
8	542373.758	805875.103
9	542275.751	805854.617
10	542237.569	805847.297
52	543413.955	805714.751
80	543389.525	805694.179
81	543222.831	805553.812
82	543389.556	805393.119
83	543512.616	805626.313
84	543526.617	805652.845
86	542610.992	805661.511
93	542572.465	805906.306
95	542444.773	805624.190
96	542276.840	805597.762

CURVE DATA CHART

FROM	TO	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DIST.
52	84	3808.88'	128.55'	64.28'	01°56'01"	N 28°47'17" W 128.55'
80	83	3838.88'	140.56'	70.29'	02°05'52"	N 28°52'12" W 140.55'

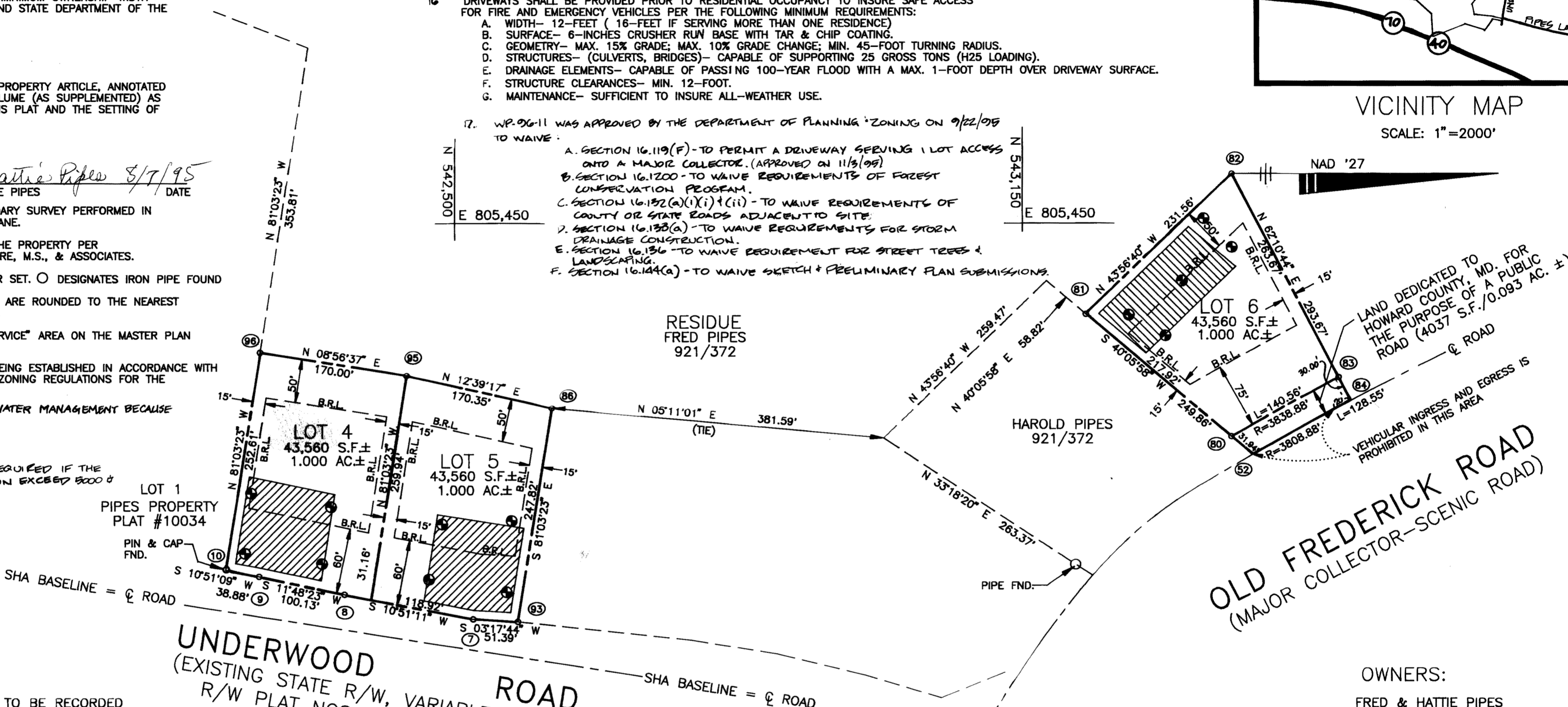
NOTES CONT.

- DRIVEWAYS 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 ONE RESIDENCE)
  - SURFACE- 6- INCHES CRUSHER RUN BASE WITH TAR & CHIP COATING.
  - GEOMETRY- MAX. 15% GRADE; MAX. 10% GRADE CHANGE; MIN. 45- FOOT TURNING RADIUS.
  - STRUCTURES- (CULVERTS, BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS- CAPABLE OF PASSING 100-YEAR FLOOD WITH A MAX. 1- FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES- MIN. 12- FOOT.
  - MAINTENANCE- SUFFICIENT TO INSURE ALL-WEATHER USE.
- WP. 96-11 WAS APPROVED BY THE DEPARTMENT OF PLANNING & ZONING ON 9/22/95 TO WAIVE:
  - SECTION 16.119(F)- TO PERMIT A DRIVEWAY SERVING 1 LOT ACCESS ONTO A MAJOR COLLECTOR. (APPROVED ON 11/3/95)
  - SECTION 16.1200- TO WAIVE REQUIREMENTS OF FOREST CONSERVATION PROGRAM.
  - SECTION 16.152(a)(i)(i)- TO WAIVE REQUIREMENTS OF COUNTY OR STATE ROADS ADJACENT TO SITE.
  - SECTION 16.153(a)- TO WAIVE REQUIREMENTS FOR STORM DRAINAGE CONSTRUCTION.
  - SECTION 16.156- TO WAIVE REQUIREMENT FOR STREET TREES & LANDSCAPING.
  - SECTION 16.144(a)- TO WAIVE SKETCH & PRELIMINARY PLAN SUBMISSIONS.



VICINITY MAP

SCALE: 1"=2000'



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.....	3.000 AC. OR 130,680 S.F.
OPEN SPACE.....	0
AREA OF RECREATION OPEN SPACE.....	0
AREA OF 100-YEAR FLOODPLAIN.....	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.093 AC. OR 4037 S.F.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	3.093 AC. OR 134,720 S.F.

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

*James M. Boyd* 3-18-96  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 3/24/96  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3/25/96  
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, FRED JAMES PIPES AND HATTIE PIPES, 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 THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MD., 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 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 ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAYS, WITNESS OUR HANDS THIS DAY OF 1995.

*Fred James Pipes 8/7/95*  
 FRED JAMES PIPES DATE  
*Julie A. Smoller 8/7/95*  
 WITNESS DATE

*Hattie Pipes 8/7/95*  
 HATTIE PIPES DATE  
*Julie A. Smoller 8/7/95*  
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY FRED JAMES PIPES AND HATTIE PIPES TO FRED JAMES PIPES AND HATTIE PIPES BY DEED DATED DECEMBER 30, 1977, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 921, FOLIO 372, 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]* 2/3/1995  
 G. SCOTT SHANABERGER DATE  
 PROFESSIONAL L.S. #10849

RECORDED AS PLAT NO. 12097 ON 3/29/96 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 PIPES PROPERTY LOTS 4, 5, & 6

TAX MAP 9  
 P/O PARCEL 98  
 ZONED RC-DEO  
 4TH ELECTION DISTRICT  
 HOWARD COUNTY, MD.  
 SCALE: 1"=100'  
 JUNE 28, 1995  
 SHEET 1 OF 1

PREVIOUS FILE: F-91-196