

BG&E

WORTHINGTON B. RIDGELY, ET UX.
2904/237

SEPTIC FIELD

BG&E

BG&E

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LOT 1
43,560. SQ. FT.
1.00 ACRES

80 YRS. OLD ±
EX. MAIN HOUSE
TO REMAIN.

EX. WELL

80 YRS. OLD ±
EX. GARAGE
TO REMAIN.

EX. HO

INDEXED

A507760D

SPRING MEADOW EARR
F-602-95-78

604 COPY FROM
DP2 FILE

594

596

598

600

604

S6°10'25"E

190.32

20.00

13.57

15' BRL

50' BRL

S18°53'47"E

57' ±

42.94

63.87

50' BRL

50' ±

15' BRL

203.76

S78°48'07"E

45' ±

S86°22'38"W 38.16

S06°23'25"W

15'

COORDINATE TABLE		
NO.	NORTH	EAST
1	599,228.6241	1,306,863.8420
2	599,209.2587	1,306,853.3531
3	599,093.9157	1,306,892.8356
4	599,010.5692	1,306,883.5009
5	599,008.4862	1,306,844.9031
6	599,047.7969	1,306,645.3679

NOTES:

- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON NAD 83 MARYLAND SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0039 & 14E1.
- THE BOUNDARY SURVEY WAS PERFORMED BY C. BROOKE MILLER IN NOVEMBER, 1994.
- SUBJECT PROPERTY ZONED R-C.
- ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
- ALL UTILITY EASEMENTS SHOWN HEREON ARE DESIGNATED AS PUBLIC EASEMENTS, UNLESS OTHERWISE IDENTIFIED AS PRIVATE.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT FROM PARCEL 36 WHILE LEAVING 172± ACRE RESIDUE.
- DRIVEWAYS SHALL BE PROVIDED 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 CRUSHER RUN BASE WITH TAR AND CHIP COATING. C) GEOMETRY - MAXIMUM 15% GRADE, MINIMUM 10% GRADE CHANGE AND MINIMUM 45 FOOT TURNING RADIUS. D) STRUCTURES (CULVERTS/BRIDGES) - 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.
- THE SUBJECT PROPERTY LIES WITHIN THE AGRICULTURAL PRESERVATION DISTRICT AND THIS LOT HAS BEEN CREATED IN ACCORDANCE WITH SECTION 104E.6 OF THE ZONING REGULATIONS FOR HOWARD COUNTY.
- ALL EXISTING STRUCTURES ARE TO REMAIN.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- WAIVER BA-95-15VWAS APPROVED JUNE 27, 1995.

THE REQUIREMENTS 93-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

SURVEYOR
C. BROOKE MILLER, P.L.S. #135

OWNER
CHARLES E. WEHLAND, P.A.
ATTORNEY AT LAW

OWNER
RICHARD F. LINDSTROM, ASST. VICE PRESIDENT
MERCHANTILE - SAFE DEPOSIT AND TRUST CO.

SITE INFORMATION

'2149 MARYLAND ROUTE 97'
PROPOSED MINOR SUBDIVISION
ZONING: R-C TAX MAP: 14 PAR: 36
DEED REF: 2904/237
DEED ACREAGE: 194.35 AC.

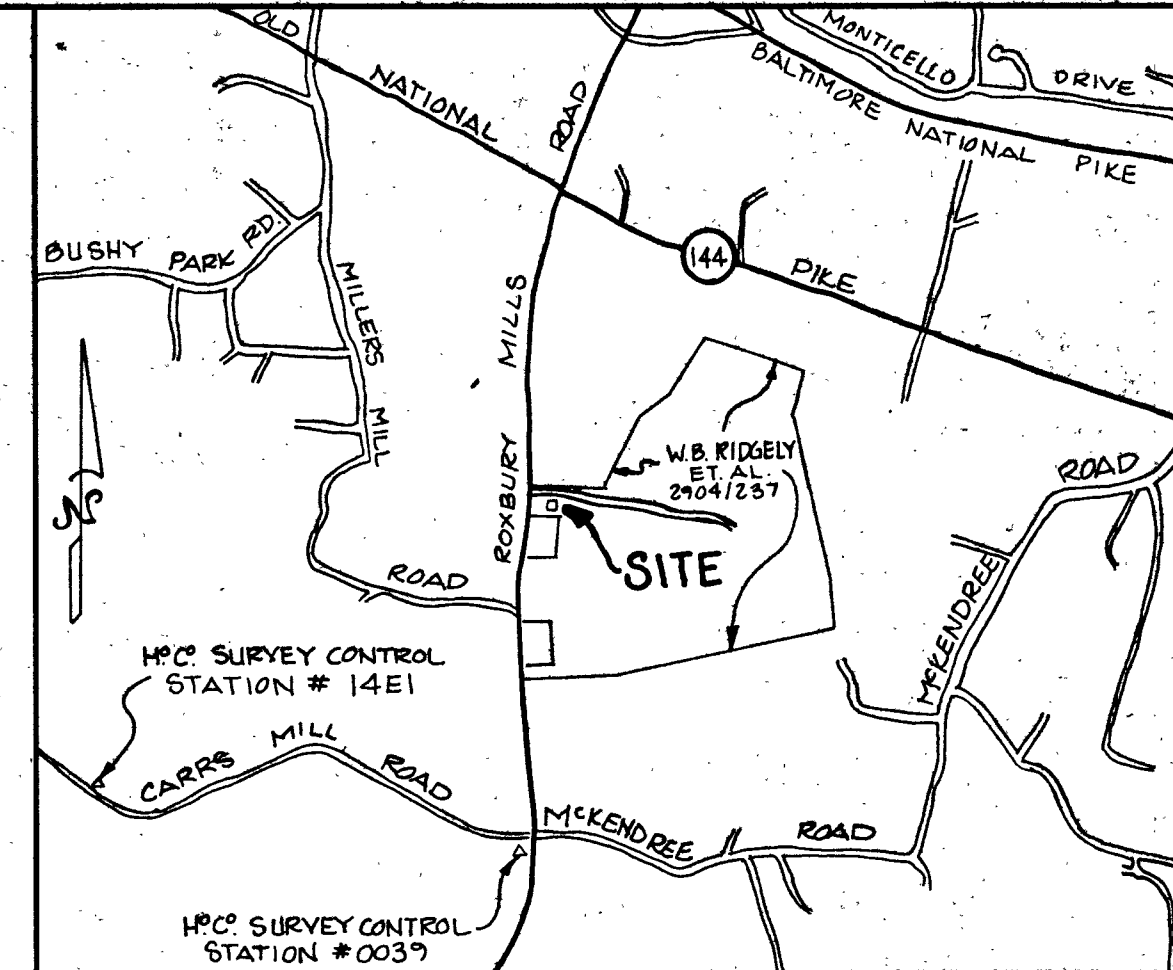
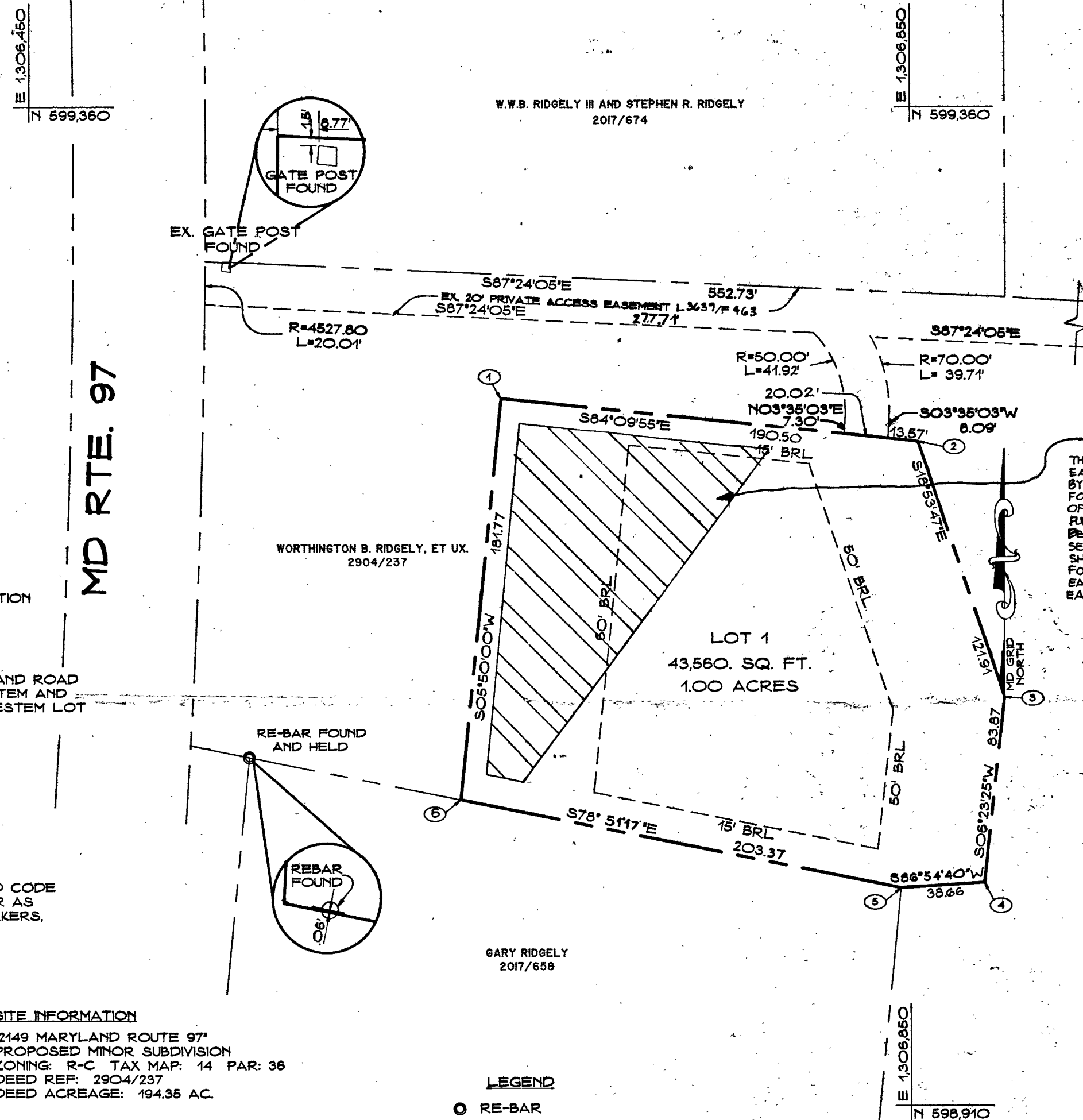
OWNER:
WORTHINGTON B. RIDGELY, ET UX.
C/O CHARLES E. WEHLAND, P.A.
3677 PARK AVENUE
ELLICOTT CITY, MARYLAND 21043-4586

GARY RIDGELY
2017/658

LEGEND

- RE-BAR
- CONC. GATE POST

MD RTE. 97



VICINITY MAP

SCALE: 1" = 2000'

SEPTIC AREA
THIS AREA IS DESIGNATED AS 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 IS 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.

WORTHINGTON B. RIDGELY, ET UX.
2904/237

AREA TABULATION

TOTAL NO. OF LOTS	1
TOTAL AREA OF LOTS	1.0 AC.
AREA OF ROW	0.00 AC.
AREA OF OPEN SPACE	0
TOTAL AREA OF PLAT	1.0 AC.

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS

817 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 (410) 247-8833

(RIGPLAT.DWG)

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

James M. Baskin 2-15-96
COUNTY HEALTH OFFICER (C) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Michael J. Dammann 2/20/96
CHIEF, DEVELOPMENT ENGINEERING M.K. DIVISION DATE

James M. Baskin 2/28/96
DIRECTOR (CH) DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY WORTHINGTON B. RIDGELY TO WORTHINGTON B. RIDGELY BY DEED DATED MAY 21, 1993 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2904 AT FOLIO 237, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



4-28-95
DATE
C. Brooke Miller
C. BROOKE MILLER, PROPERTY LINE SURVEYOR #135

OWNER'S CERTIFICATE

WE, WORTHINGTON B. RIDGELY, BY CHARLES E. WEHLAND, HIS ATTORNEY IN FACT, AND THE ESTATE OF CAROLYN P. RIDGELY, BY CHARLES E. WEHLAND AND RICHARD F. LINDSTROM, PERSONAL REPRESENTATIVES OF THE ESTATE OF CAROLYN P. RIDGELY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HAND/S THIS 28 DAY OF April, 1995.

Charles E. Wehlend
CHARLES E. WEHLAND, P.A.
ATTORNEY AT LAW

MERCHANTILE - SAFE DEPOSIT AND TRUST CO.
BY: *Richard F. Lindstrom*
RICHARD F. LINDSTROM, ASST. VICE PRESIDENT

RECORDED AS PLAT NUMBER 12066
ON 3/7/1996 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND

signed
SPRING MEADOW FARM
LOT 1

SHEET 1 OF 1
TAX MAP 14 PARCEL 36 ZONED R-C
'4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: MARCH, 1995