

F 86 214

Mon. 6-16-86.

DELL PROP.

Rt. 144 west of SAND HILL RD.

- Well to be properly sealed for plat approval
- add septic area to lot #3 (41st house)

Boender Eng.

OFFICE OF PLANNING & ZONING

File No. F-86-214 *Setic*

FINAL PLAT/ORIGINAL

D. J. Sullivan
(Name)

SIGNATURE APPROVAL

This form is for the processing of final plat originals for signature approvals. If it is found necessary for any corrections or additions to be made on the original, the corrections needed must be stated and forwarded to the next agency, minus the signature, and then returned to the Office of Planning and Zoning for processing. All or any revisions required to the final plat original will be compiled and forwarded to the owner to enable the owner's engineer to make the revisions at one time or to contact the appropriate County agency on questions concerning such revisions.

<u>OPZ</u>	<u>Date Received</u>	<u>Date Forwarded</u>
<u>Brown</u>	<u>10-6-86</u>	<u>10-7-86</u>
Reviewing Agent		

Rejected For: _____

<u>DPW/HEALTH</u>	<u>Date In</u>	<u>Date Forwarded</u>
_____	_____	_____
Reviewing Agent		

Rejected For: _____

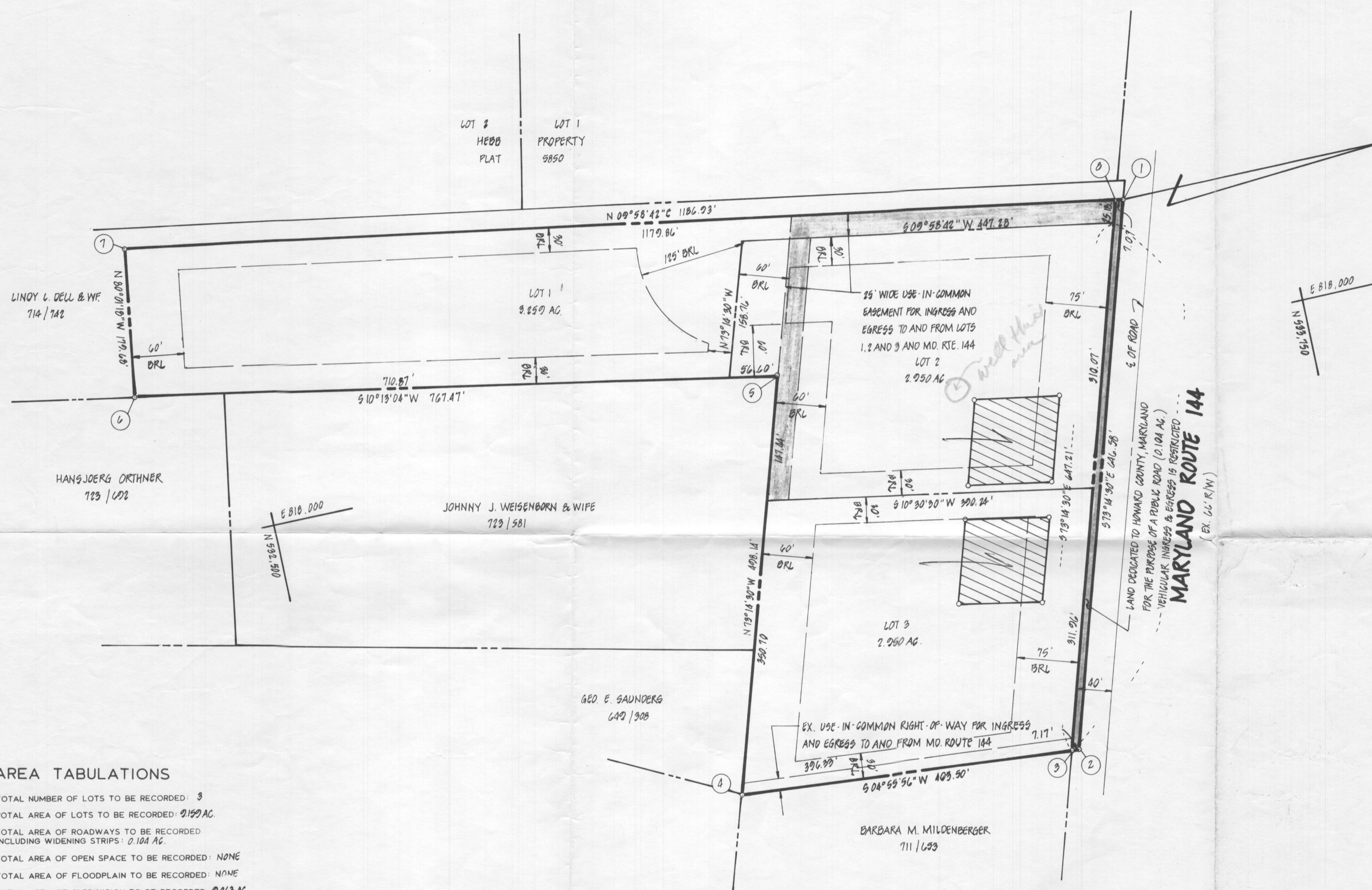
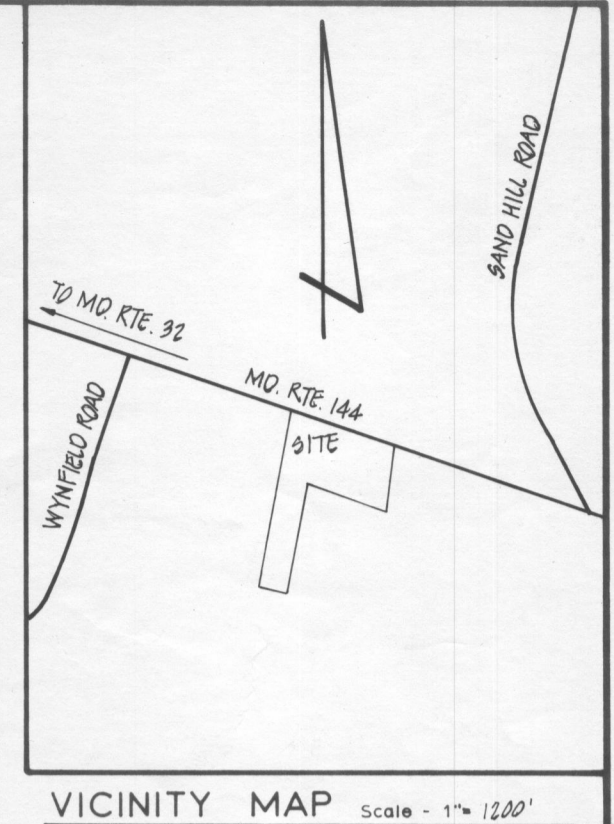
<u>HEALTH/DPW</u>	<u>Date In</u>	<u>Date Forwarded</u>
<u>Hammelt</u>	<u>10-8</u>	<u>10-27-86</u>
Reviewing Agent		

Rejected For: bug & 2

<u>OPZ</u>	<u>Date Received</u>	<u>Owner/Engineer Notified</u>
_____	_____	_____
Reviewing Agent		

Actions or Revisions Needed: _____

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	533,566.242	817,844.687
2	533,380.512	818,463.760
3	533,373.266	818,463.152
4	532,978.500	818,429.076
5	533,122.132	817,252.092
6	532,366.831	817,815.251
7	532,307.265	817,638.989
8	533,550.970	817,843.431



GENERAL NOTES

- 1) Tax Map - 16 Parcel - 115
- 2) Deed Reference - 460/B AND 1471/140
- 3) Coordinates shown hereon are based on Maryland State Plane coordinate system, Howard County control stations 3437001 AND 3437002
- 4) Subject property zoned - R per 8-02-85 Comprehensive Zoning Plan.
- 5) ● - Designates iron pin set.
- 6) The lots shown hereon comply with the minimum ownership width and lots required by the Maryland State Department of Health and Mental Hygiene.
- 7) This area designated a private sewage easement of approximately 10,000 sq ft as required by the Maryland State Department of Health and Mental Hygiene for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available and servicing any residential structures constructed on these building sites. 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 encroachments into the private sewer easement. Recordation of a modified sewage easement shall not be necessary.
- 8) All percolation test holes shown hereon have been field located and shown thus (o).
- 9) 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, and not onto the flag or pipestem lot driveway.
- 10) Flag or pipestem lots shall not be further subdivided into lots accommodating additional residences unless a public road can be constructed according to county standards on a minimum fifty (50) foot right-of-way to be deeded to the County.
- 11) SUBJECT TO VP-86-07.
- 12) EXISTING STRUCTURE ON LOT 1.
- 13) FURTHER SUBDIVISION OR RESUBDIVISION OF THE PROPERTY WILL REQUIRE FULL COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

AREA TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED: 3
 TOTAL AREA OF LOTS TO BE RECORDED: 7.750 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.104 AC.
 TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: NONE
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.854 AC.

OWNER

LINDY L. DELL
 12211 FREDERICK ROAD
 ELLICOTT CITY, MARYLAND

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

PLANNING DIRECTOR _____ DATE _____

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR _____ DATE _____

OWNER'S STATEMENT

We, LINDY L. DELL, and CARRIE L. DELL, 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 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 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 waterway 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 the said easements and rights-of-way.

Witness my/our hands this _____ day of _____

Lindy L. Dell _____
 WITNESS

Carrie L. Dell _____
 WITNESS

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a SUBDIVISION (1) OF PART of the lands conveyed by JAMES H. TANGIRES, ET UX, TO LINDY L. DELL AND CARRIE L. DELL, HIS WIFE, by deed dated APRIL 29, 1967 and recorded in the Land Records of Howard County, Maryland in Liber 460 at Folio B AND (2) ALL OF THE LAND CONVEYED BY LINDY L. DELL AND CARRIE LEE DELL, HIS WIFE, TO LINDY L. DELL AND CARRIE LEE DELL, HIS WIFE, BY DEED DATED MAY 16, 1986 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1471 AT FOLIO 140 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel 6-6-86
 WILLIAM G. HARTEL, PROFESSIONAL LAND SURVEYOR, MD. NO. 2436 DATE

RECORDED AS PLAT _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**LOTS 1 THRU 3
 DELL PROPERTY**

Note returned 6-18-86. *File*

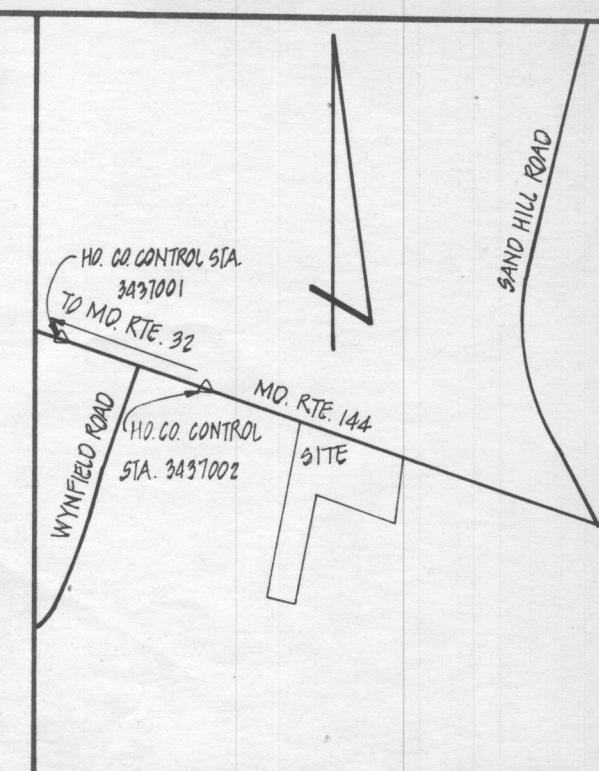
F. 86-214

boender associates inc.
 consulting engineers
 land surveyors
 land planners

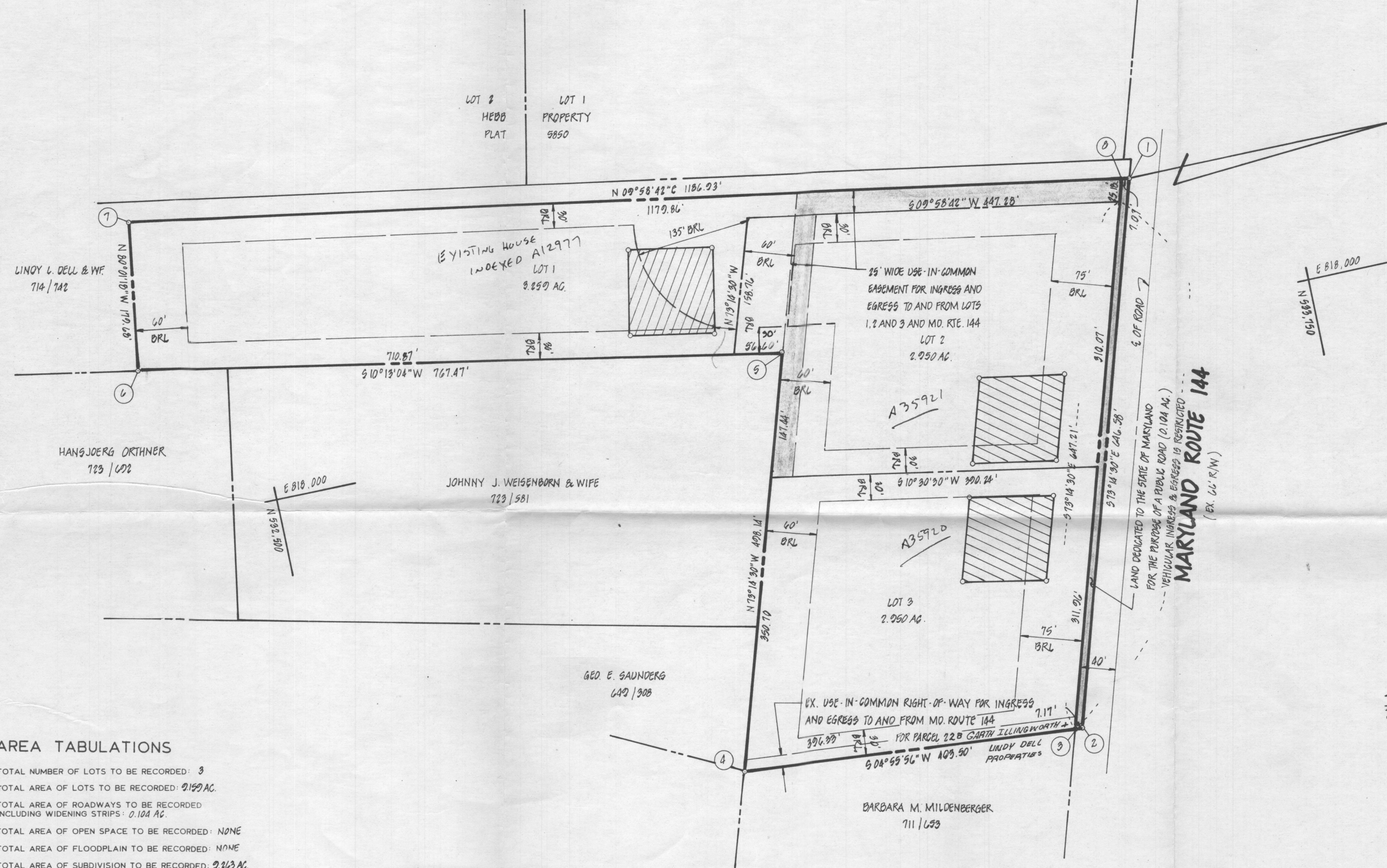
TAX MAP - 16
 TAX MAP PARCEL NO. - 115
 EX. ZONING - R
 ELECTION DISTRICT - 3 RD
 HOWARD COUNTY, MARYLAND
 SCALE - 1" = 100'
 DATE - MAY, 1986
 O. P. & Z. FILE NOS. - VP-86-07

COURTHOUSE SQUARE
 3565 ELLICOTT MILLS DRIVE
 ELLICOTT CITY, MD. 21043
 (301) 465-7777

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	539,566.242	817,844.697
2	539,380.512	818,469.760
3	539,979.966	818,469.152
4	532,978.500	818,420.076
5	539,122.192	817,959.092
6	532,366.891	817,815.951
7	532,907.965	817,638.989
8	539,550.970	817,849.431



VICINITY MAP Scale - 1" = 1200'



- GENERAL NOTES**
- 1) Tax Map - 16 Parcel - 119
 - 2) Deed Reference - 460/B AND 1471/740
 - 3) Coordinates shown hereon are based on Maryland State Plane coordinate system, Howard County control stations 3497001 AND 3497002
 - 4) Subject property zoned - R per 8-02-85 Comprehensive Zoning Plan.
 - 5) ● - DENOTES IRON BARS OR IRON PIPES TO BE SET.
 - 6) The lots shown hereon comply with the minimum ownership width and lots required by the Maryland State Department of Health and Mental Hygiene
 - 7) This area designated a private sewage easement of approximately 10,000 sq. ft. as required by the Maryland State Department of Health and Mental Hygiene for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available and servicing any residential structures constructed on these building sites. 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 sewer easement. Recordation of a modified sewage easement shall not be necessary.
 - 8) All percolation test holes shown hereon have been field located and shown thus (c).
 - 9) 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, and not onto the flag or pipestem lot driveway.
 - 10) Flag or pipestem lots shall not be further subdivided into lots accommodating additional residences unless a public road can be constructed according to county standards on a minimum fifty (50) foot right-of-way to be deeded to the County.
 - 11) SUBJECT TO VP-86-07.
 - 12) EXISTING STRUCTURE ON LOT 1.
 - 13) FURTHER SUBDIVISION OR RESUBDIVISION OF THE PROPERTY WILL REQUIRE FULL COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - 14) THE AREA OF LOTS 2 AND 3 ARE PERMITTED TO BE LESS THAN 3 ACRES IN ACCORDANCE WITH SECTION 16.113.6.5. OF THE 1980 HOWARD COUNTY CODE

AREA TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED: 3
 TOTAL AREA OF LOTS TO BE RECORDED: 9.199 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.104 AC.
 TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: NONE
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.243 AC.

F-86-214
OWNER
 LINDY L. DELL
 12211 FREDERICK ROAD
 ELLICOTT CITY, MARYLAND

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
Joyce Byler 10-29-86
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
James L. Hainy 11-5-86
 PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Nemy 11-4-86
 DIRECTOR DATE

OWNER'S STATEMENT

We, LINDY L. DELL and CARRIE L. DELL, 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 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 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 waterway 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 the said easements and rights-of-way.

Witness my/our hands this 10 day of June
Lindy L. Dell
 Sylvia Beck
 WITNESS

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a SUBDIVISION (1) OF PART of the lands conveyed by JAMES H. TANGIRES, ET UX, TO LINDY L. DELL AND CARRIE L. DELL, HIS WIFE, by deed dated APRIL 29, 1967 and recorded in the Land Records of Howard County, Maryland in Liber 460 at Folio 9 AND (2) ALL OF THE LAND CONVEYED BY LINDY L. DELL AND CARRIE LEE DELL, HIS WIFE, TO LINDY L. DELL AND CARRIE LEE DELL, HIS WIFE, BY DEED DATED MAY 18, 1966 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1471 AT FOLIO 740 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartzel 6-6-86
 WILLIAM G. HARTZEL, PROFESSIONAL LAND SURVEYOR, MD. NO. 9436 DATE

RECORDED AS PLAT 6986 ON 11/07/86 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SIGNED FILE COPY
 LOTS 1 THRU 3
 DELL SUBDIVISION

TAX MAP - 16
 TAX MAP PARCEL NO. - 119
 EX. ZONING - R
 ELECTION DISTRICT - 3 RD
 HOWARD COUNTY, MARYLAND
 SCALE - 1" = 100'
 DATE - MAY, 1986
 O. P. & Z. FILE NOS. - VP-86-07

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 consulting engineers
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 3565 ELLICOTT MILLS DRIVE
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