COORDINATE LIST

No.	NORTH	EAST
1	587278.143	1329433.601
2	587286.412	1329462.721
3	587393.460	1329839.732
4	587339.614	1330289.222
5	586747.686	1330344.885
6	586664.928	1329552.066
7	586565.840	1329566.311
8	586562.723	1329536.451

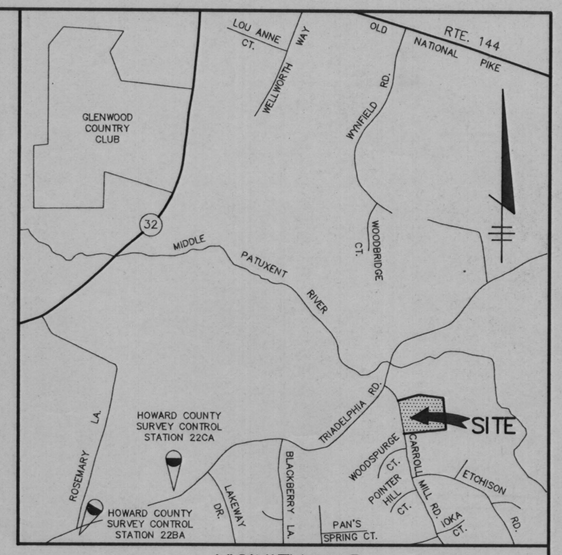
WETLANDS CHART

No.	BEARING	DIST.	No.	BEARING	DIST.
1	N 38°01'40" W	35.97'	18	N 81°40'54" E	20.96'
2	N 20°58'48" W	18.07'	19	N 84°43'32" E	24.44'
3	N 04°23'40" W	17.87'	20	S 74°33'41" E	16.84'
4	N 00°28'16" E	17.22'	21	S 35°43'37" E	18.50'
5	N 16°33'19" W	16.58'	22	S 15°16'28" E	17.96'
6	N 40°36'24" W	23.89'	23	S 01°28'09" E	17.18'
7	N 25°04'56" W	25.57'	24	S 23°53'49" W	25.12'
8	N 35°31'00" W	35.17'	25	S 18°49'44" W	21.44'
9	N 36°24'00" W	18.93'	26	S 19°28'40" W	13.83'
10	N 24°20'31" W	20.23'	27	S 22°34'50" W	25.47'
11	N 31°01'48" W	14.02'	28	S 23°05'05" W	35.19'
12	N 04°56'07" E	20.89'	29	S 22°01'12" W	32.89'
13	N 10°22'03" E	16.12'	30	S 00°44'02" E	23.23'
14	N 60°28'54" E	13.30'	31	S 13°49'33" E	26.43'
15	N 53°02'43" E	22.84'	32	S 10°18'24" E	20.59'
16	N 64°28'40" E	27.30'	33	S 07°15'14" E	24.71'
17	N 73°55'40" E	16.61'			

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	3.310 Ac.	0.154 Ac.	3.310 Ac.	0	0	3.156 Ac.
3	3.165 Ac.	0.165 Ac.	3.165 Ac.	0	0	3.000 Ac.





VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

1. ▨ THIS AREA IS DESIGNATED AS A PRIVATE SEWERAGE 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 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 TEST HOLES WHICH HAVE BEEN PASSED BY THE HEALTH DEPARTMENT AND FIELD LOCATED BY RIEMER MUEGGE & ASSOC., INC. ARE SHOWN THUS: ⊕
2. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE FLAG OR PIPESTEM LOT DRIVEWAY.
3. ALL COORDINATES SHOWN HEREON ARE BASED ON NAD 1983 GEODETIC CONTROL G.P.S. NETWORK AS PROJECTED BY HOWARD COUNTY SURVEY CONTROL STATIONS 22BA & 22CA.
4. SUBJECT PROPERTY IS ZONED RR AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
5. B.R.L. DENOTES BUILDING RESTRICTION LINE.
6. LOTS SHOWN ON THIS PLAT COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
7. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 02, 1993, BY RIEMER MUEGGE & ASSOCIATES, INC.
8. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
9. THE EXISTING POND WILL BE UPGRADED TO MEET MD. 378 STD. PRIOR TO GRADING AND BUILDING PERMIT FOR LOT 1.
10. DRIVEWAYS 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 CRUSHER RUN BASE WITH TAR & CHIP COATING.
    c. GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
11. NO CLEARING GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFER.
12. THERE IS AN EXISTING DWELLING ON LOT 2 WHICH IS TO REMAIN.
13. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
14. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.120(b)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE LOT SIZE OF LOT 4 HAS BEEN REDUCED AS A CONSEQUENCE OF THE ACREAGE DEDICATED WITHIN THE RIGHT-OF-WAY FOR CARROLL MILL ROAD.
15. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION-ACT. NO CLEARING OR CONSTRUCTION OR GRADING IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
16. ON LOTS 1 & 4 A 1000 GALLON CAPACITY PUMP PIT WITH DUAL EFFLUENT PUMPS AND ALARMS IS REQUIRED. THE CONTRACTOR IS TO SUPPLY PUMP DESIGN PRIOR TO ISSUANCE OF SEPTIC PERMIT.
17. THE LINE OF SIGHT EASEMENT ALONG CARROLL MILL ROAD IS TO PROVIDE A STRIP OF CLEARED LAND THAT SHALL NOT BE PLANTED IN THE FUTURE.
18. STORMWATER MANAGEMENT IS NOT NOT REQUIRED FOR THIS DEVELOPMENT.
19. THE WELL ON LOT 4 WILL NEED TO BE DRILLED PRIOR TO RECORDATION.

TOTAL TABULATIONS THIS SUBMISSION		TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED:		
BUILDABLE		4
OPEN SPACE		0
2. TOTAL AREA OF LOTS TO BE RECORDED:		
BUILDABLE		12.175 Ac.
TOTAL OPEN SPACE		0.000 Ac.
AREA OF RECREATION OPEN SPACE	NONE	
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES.	0.000 Ac.	
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:		0.500 Ac.
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED:		12.675 Ac.

NOTE: THE DRIVEWAY ENTRANCES ONTO CARROLL MILL ROAD SHALL HAVE AN 8' FLARE (45°) EITHER SIDE WIDTH ENTRANCES FOR INITIAL 18'(MIN.), PER SECTION 2.G.2, VOLUME III.

⊡ – DENOTES 4"X4"X36" CONCRETE MONUMENT
O – DENOTES IRON PIPE FOUND OR 5/8" IRON PIN & CAP SET

OWNER

JOSEPHINE F. DAVIS
C/O JIM SELFRIDGE
JAMES H. SELFRIDGE BUILDERS, INC.
8131 DORSEY RUN ROAD
JESSUP, MARYLAND 20794

ENGINEER

RIEMER MUEGGE & ASSOCIATES, INC.
8818 CENTRE PARK DRIVE
SUITE 200
COLUMBIA, MARYLAND 21045
(410) 997-8900

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

HOWARD COUNTY HEALTH OFFICER — DATE 10-1-93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 11/8/93

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

DIRECTOR — DATE 11/4/93

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 FRANCES C. COOK TO FRANCES C. COOK AND JOSEPHINE F. DAVIS, AS JOINT TENANTS, BY DEED DATED AUGUST 12, 1992 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 2693, FOLIO 056 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. I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

JOSEPHINE F. DAVIS — DATE 10-13-93

ARTHUR E. MUEGGE #10751 — DATE 10-12-93

STATE OF MARYLAND ARTHUR E. MUEGGE #10751 REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE

WE JOSEPHINE F. DAVIS AND FRANCES C. COOK (FRANCES C. COOK DEPARTED THIS LIFE ON OR ABOUT MARCH 1, 1995) 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, 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 RIGHT OF WAYS 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

WITNESS MY/OUR HANDS THIS 13th DAY OF October 1993.

JOSEPHINE F. DAVIS — ATTEST:

RECORDED AS PLAT NUMBER 11006

ON NOV 10, 1993 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CARROLL MILL SUBDIVISION

LOTS 1 THRU 4

Lot 1 - 12264 Carroll Mill
2 - 12270 Carroll Mill
3 - 12266 Carroll Mill
4 - 12262 Carroll Mill

3RD ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

TAX MAP No. 22 — PARCEL 86 — ZONING: RR
SCALE: 1"=100' — DATE: 10-14-93 — SHEET No. 1 OF 1

F-94-15

HS