NOTICE TO TITLE EXAMINERS

1. THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS:
   I. AN INSPECTION AGREEMENT OR A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN 2 YEARS AFTER THIS PLAT IS APPROVED;
   II. IF REQUIRED, A UTILITY AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN 2 YEARS AFTER THIS PLAT IS APPROVED;
   III. CONSTRUCTION UNDER EACH OF THESE AGREEMENTS HAS BEEN CONTINUOUS WITHOUT INTERRUPTION FOR MORE THAN ONE YEAR AT ALL TIMES.
2. A SALE OR CONTRACT OF SALE OF ANY LOTS SHOWN HEREIN MAY NOT BE MADE UNTIL NECESSARY IMPROVEMENTS HAVE BEEN:
   I. A. SATISFACTORILY COMPLETED UNDER AN INSPECTION AGREEMENT AND THE SUBDIVIDER HAS PROVIDED THE COUNTY WITH A WAIVER OF LIENS FROM ALL CONTRACTORS AND SUBCONTRACTORS, OR
   B. SATISFACTORILY GUARANTEED BY A PUBLIC WORKS AGREEMENT, SUPPORTED BY A SURETY BOND, CERTIFIED CHECK, CASH, OR IRREVOCABLE LETTER OF CREDIT FROM A LOCAL BANK OR OTHER SECURITY AS AUTHORIZED BY LAW, AND
   II. IF REQUIRED, SATISFACTORILY GUARANTEED BY A UTILITY AGREEMENT, SUPPORTED BY A SURETY BOND, CERTIFIED CHECK, CASH, OR IRREVOCABLE LETTER OF CREDIT FROM A LOCAL BANK OR OTHER SECURITY AS AUTHORIZED BY LAW.
3. A BUILDING PERMIT OTHER THAN A SAMPLE PERMIT MAY NOT BE ISSUED FOR ANY CONSTRUCTION IN THIS DEVELOPMENT UNTIL THE REQUIREMENTS OF PARAGRAPH 2 ABOVE HAVE BEEN COMPLIED WITH. CERTIFICATES OF USE AND OCCUPANCY MAY NOT BE ISSUED FOR ANY BUILDING OR STRUCTURE IN THE SUBDIVISION UNLESS IMPROVEMENTS REQUIRED UNDER A UTILITY AGREEMENT HAVE BEEN COMPLETED AND BASIC IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT BY ARTICLE 28, SECTION 3-401 OF THE ANNE ARUNDEL COUNTY CODE HAVE BEEN COMPLETED.
4. ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULES OF JUNE 14, 1968.

SURVEY CONTROL NOTE

THE COORDINATES, BEARINGS, AND ELEVATIONS SHOWN HEREON ARE BASED ON THE MARYLAND STATE SYSTEM OF PLANE COORDINATES NAD 83 AS ESTABLISHED FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PLANNING AND CODE ENFORCEMENT TRAVERSE STATIONS:

A. STATION 163 : ELEVATION 81.479 FEET, N 531,493.579, E 1,460,871.190
BEING A CONCRETE MONUMENT SET 195 FEET EAST OF THE CENTERLINE OF QUARTERFIELD RD. AT THOMPSON AVENUE DIP UNDER PAVE, CAP GONE 5/86.

B. STATION 165 (1982) ELEVATION 103.881 FEET, N 531,840.694, E 1,460,966.675
BEING A CONCRETE MONUMENT SET AT THE INTERSECTION OF WILMA ROAD AND QUARTERFIELD ROAD, 1.60' FROM INSIDE EDGE OF CONCRETE ISLAND. LOC. 11/84

DEDICATION BY OWNERS AND OWNER/DEVELOPER CERTIFICATE

MANDRIN CONSTRUCTION CO., INC., CONTRACT PURCHASER, AND CLM AND LUDLOW PROPERTIES PARTNERSHIP, OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, ALLEYS, WALKWAYS, AND OTHER EASEMENTS, WIDENING STRIPS, AND FLOODPLAINS TO PUBLIC USE, SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY OR TO THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST.

THE RECREATION AND OPEN SPACE (EXCEPT REC. AREA #4, TO BE CONVEYED TO ANNE ARUNDEL COUNTY DEPT. OF REC. AND PARKS) SHOWN HEREON IS HEREBY SET ASIDE FOR THE RECREATIONAL USE OF THE RESIDENTS OF THE SUBDIVISION, AND SHALL, IN ACCORDANCE WITH ARTICLE 26, SECTION 3-401(g) OF THE ANNE ARUNDEL COUNTY CODE, BE CONVEYED TO THE SEVERN PINES HOMEOWNERS ASSOCIATION, INC., IMMEDIATELY AFTER RECORDATION OF THIS PLAT.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS SHOWN AND

ALL PARTIES IN INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION. WE CERTIFY THAT IRON PIPES MARKED THUS -●- AND CONCRETE MONUMENTS MARKED THUS -■- WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

WITNESS _____ DATE _____ MANDRIN CONSTRUCTION COMPANY
BY: MILTON MORN, PRESIDENT
CONTRACT PURCHASER

WITNESS _____ DATE _____ CLM AND LUDLOW PROPERTIES PARTNERSHIP
BY: EDWIN M. LUDLOW
GENERAL PARTNER, OWNER

I ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION:

WITNESS _____ DATE _____ ROBERT W. SHARP, OWNER PARCEL 741, JOINING FOR THE PURPOSE OF INGRESS AND EGRESS PROVIDING A 20 FOOT RIGHT-OF-WAY FROM SEVERN PINES WAY TO PARCEL 741 AND TO ASSENT TO A 10 FOOT EQUESTRIAN TRAIL EASEMENT IN FAVOR OF ANNE ARUNDEL COUNTY. (SEE GENERAL NOTE A.5).

NOTE:
FOR ADDITIONAL NOTES, AND COORDINATE TABLES, AND FOREST CONSERVATION COMPUTATIONS, SEE PLAT TWO OF EIGHT.

FOR ADDITIONAL LINE AND CURVE TABLES SEE PLAT SEVEN OF EIGHT.

dfi CONSULTING ENGINEERS, SURVEYORS, AND LAND PLANNERS
504 BALTIMORE/ANNAPOLIS BOULEVARD
SEVERNA PARK, MD 21146 (410)647-2727
FAX (410)647-7127

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYOR'S DIRECT SUPERVISION, AND THAT IT IS A SUBDIVISION OF: ALL THE LAND CONVEYED BY: OREGON LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND CONTINENTAL INVESTMENT CORPORATION, A MARYLAND GENERAL PARTNERSHIP TO CLM AND LUDLOW PROPERTIES PARTNERSHIP BY DEED DATED APRIL 10, 1990 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5071, FOLIO 307; AND, ALL OF THE LANDS CONVEYED BY TAD DEVELOPERS, INC. TO CLM & LUDLOW PROPERTIES PARTNERSHIP BY DEED DATED MAY 23, 1994 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4443 FOLIO 140. THE REQUIREMENTS OF SECTION 9-108, 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.

MARK E. POWELL, REGISTERED PROPERTY LINE SURVEYOR # 576 DATE _____

CLM AND LUDLOW PROPERTIES PARTNERSHIP DATE _____
BY: EDWIN M. LUDLOW
GENERAL PARTNER, OWNER

A. GENERAL NOTES

1. DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT.
2. A DETAILED LANDSCAPE/SCREENING PLAN, BOND AND SCREENING AGREEMENT, IN ACCORDANCE WITH THE APPROVED FINAL PLAN ON FILE AT THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF GRADING AND/OR BUILDING PERMIT. THE PLAN SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 28, TITLE 9 OF THE ANNE ARUNDEL COUNTY CODE AND LANDSCAPE MANUAL.
3. THE 20 FOOT PRIVATE RIGHT-OF-WAY AS SHOWN HEREON IS FOR THE PURPOSE OF REPLACING THE EXISTING DRIVEWAY THAT SERVES AS ACCESS TO PARCEL 741 (SHARP PROPERTY); SAID 20' RIGHT-OF-WAY WILL BE CONVEYED TO ROBERT W. SHARP AFTER RECORDATION OF PLAT. WITH ANY FURTHER SUBDIVISION OF PARCEL 741 OR ADJACENT LOTS/PARCELS (OUTSIDE OF SEVERN PINES) ADDITIONAL RIGHT-OF-WAY ACCESS MUST BE OBTAINED.
4. THE MINIMUM BUILDING RESTRICTION LINE SHALL BE 25' FOR GARAGES.
5. RESERVE PARCELS A & B ARE "NOT BUILD ABLE" AND ARE SUBJECT TO SUBDIVISION APPROVAL.
6. NO DISTURBANCE TO THE WETLANDS OR THEIR BUFFERS IS PERMITTED WITHOUT VALID PERMITS.

B. TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PURPOSE OF CONSTRUCTION OF THE ROADS AND OTHER IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT OR A UTILITY AGREEMENT, ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED PLANS UNDER THESE AGREEMENTS SHALL BE PERFORMED WITHIN THE EASEMENTS AND SAID EASEMENTS WILL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF THESE IMPROVEMENTS AND THE RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY, MARYLAND.

C. PUBLIC SERVICE AGREEMENTS

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BELL ATLANTIC, MARYLAND DATED NOVEMBER 3, 1994 AND RECORDED IN LIBER #3914 AT FOLIO 321, AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND AND SUBJECT TO AN AGREEMENT WITH BGE DATED NOVEMBER 3, 1994 AND RECORDED IN LIBER #3914 AT FOLIO 308.

D. DENIED ACCESS STATEMENT

LOT 49 SHALL NOT DERIVE DRIVEWAY ACCESS VIA QUARTERFIELD ROAD

DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS

F.

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS FOR SEVERN PINES SUBDIVISION DATED _____ RECORDED AMONG THE LAND AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IMMEDIATELY AFTER RECORDATION OF THIS PLAT.

G. CLUSTER DEVELOPMENT/OPEN SPACE DEDICATION

THE LAND DESIGNATED ON THIS PLAT AS OPEN SPACE IS INTENDED FOR USE IN COMMON BY THE RESIDENTS OF THIS SUBDIVISION AND LIES WITHIN A CLUSTER DEVELOPMENT APPROVED BY ANNE ARUNDEL COUNTY IN ACCORDANCE WITH ARTICLE 26, SECTION 4-101 THROUGH 4-109 AND ARTICLE 28, SECTION 3-401 THROUGH 3-408 OF THE ANNE ARUNDEL COUNTY CODE.

SUBDIVISION OR RE-SUBDIVISION OF THE OPEN SPACE LAND DESIGNATED ON THIS PLAT IS NOT PERMITTED AND USE OF THE LAND IS PERMITTED ONLY FOR PARKS, CONSERVATION, RECREATION, GARDENING, AND SIMILAR PURPOSES FOR THE RESIDENTS OF THE SUBDIVISION. OPEN SPACE WHICH IS ALSO FOREST CONSERVATION PROPERTY MAY BE USED ONLY FOR PASSIVE RECREATION.

H. WAIVER NOTES

THE FOLLOWING ACTIONS WERE TAKEN BY THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT ON THE DATES INDICATED:

1. WAIVER NO. 5284 :
   TO PERMIT CLUSTER SUBDIVISION LOTS WITHIN 100 FEET OF THE PROPERTY LINE WAS GRANTED ON MAY 11, 1988.
2. WAIVER NO. 5284-B:
   TO PERMIT THE PROVISION OF LESS ACTIVE AND PASSIVE RECREATION AREA THAN REQUIRED WAS GRANTED ON
3. WAIVER NO. 1787:
   TO PERMIT DISTURBANCE WITHIN THE 100 YEAR FLOODPLAIN FOR ROAD AND UTILITY IMPROVEMENTS WAS GRANTED ON DECEMBER 12, 1994.
4. WAIVER NO.5427-R:
   TO PERMIT THE PAYMENT OF A FEE TO BE USED FOR SCHOOL CONSTRUCTION AND OTHER PUBLIC IMPROVEMENTS IN LIEU OF MEETING THE REQUIREMENTS OF ARTICAL 26, SECTION 2-416 OF THE ANNE ARUNDEL COUNTY CODE WAS GRANTED ON 1999. THIS SUBDIVISION IS SUBJECT TO A SCHOOL AGREEMENT BETWEEN THE DEVELOPER OF THIS SUBDIVISION AND ANNE ARUNDEL COUNTY, MARYLAND DATED AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER FOLIO THE TOTAL FEE OF $ REQUIRED BY THIS WAIVER WAS PAID ON CR#
5. WAIVER NO.5822-R:
   TO PERMIT CERTAIN OFF-SITE ROAD IMPROVEMENTS ( ) IN-LIEU OF COMPLIANCE WITH ARTICLE 26, SECTION 2.415 (ADEQUATE PUBLIC FACILITIES-ROADS) WAS GRANTED ON 1999.

(NOTES CONTINUED ON PLAT 2 OF 8)

APPROVED:

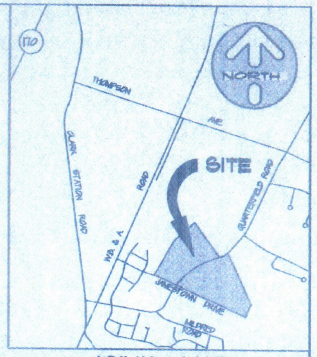
_____, DIRECTOR OF DATE _____
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT &
FOR THE HEALTH OFFICER (PUBLIC SYSTEMS), ANNE ARUNDEL COUNTY
DEPARTMENT OF HEALTH.

LEGEND

- IRON PIPE FOUND
- MONUMENT FOUND
- IRON PIPE SET
- MONUMENT SET
- (305) COORDINATE NUMBER (SEE COORDINATE TABLE ON SHEET TWO)
- (CV) CURVE NUMBER
- (L9) LINE NUMBER
- 52 HOUSE NUMBER
- FOREST CONSERVATION PROPERTY
- * REGULAR LOTS
- EQUESTRIAN TRAIL

R-2 SETBACK REQUIREMENTS

	REGULAR	CLUSTER
FRONT	30' NARY TO 20'	15'
SIDE	7' TO COMBINED	10'
REAR	25'	10'
CORNER	20'	10'
MINIMUM WIDTH AT B.R.L.	80'	
MINIMUM WIDTH AT R.O.W.	15'	



VICINITY MAP
SCALE: 1" = 1000'

AREA TABULATIONS

EXISTING ZONING:	R1,OS,R-2
PROPOSED ZONING:	R1,OS,R-2
TOTAL SITE AREA:	2,386,366 SQUARE FEET OR 54.78 ACRES
R1,D:	1,027,991 SQUARE FEET OR 23.60 ACRES
OS:	157,395 SQUARE FEET OR 3.61 ACRES
R-2:	1,201,060 SQUARE FEET OR 27.57 ACRES
TOTAL NUMBER OF LOTS:	49 SINGLE FAMILY
TOTAL LOT AREA:	593,761 SQUARE FEET OR 13.76 ACRES
CLUSTER (30 LOTS):	312,080 SQUARE FEET OR 7.16 ACRES
REGULAR (19 LOTS):	281,682 SQUARE FEET OR 6.60 ACRES
AVERAGE LOT AREA:	
CLUSTER (30 LOTS):	10,402 SQUARE FEET OR 0.24 ACRES
REGULAR (19 LOTS):	15,141 SQUARE FEET OR 0.35 ACRES
MINIMUM LOT AREA:	
CLUSTER (30 LOTS):	10,000 SQUARE FEET OR 0.23 ACRES
REGULAR (19 LOTS):	15,000 SQUARE FEET OR 0.34 ACRES
TOTAL RESERVE PARCEL:	918,296 SQUARE FEET OR 21.91 ACRES
RESERVE PARCEL A:	69,049 SQUARE FEET OR 1.58 ACRES
RESERVE PARCEL B:	849,255 SQUARE FEET OR 19.79 ACRES
TOTAL RECREATION AREA:	49,000 SQUARE FEET OR 1.12 ACRES
REQUIRED:	37,257 SQUARE FEET OR 0.87 ACRES
PROVIDED (SEE WAIVER NOTE #2)	
RECREATION AREA #1(DRY GROUND):	14,169 SQUARE FEET OR 0.33 ACRES
RECREATION AREA #2(DRY GROUND):	11,310 SQUARE FEET OR 0.26 ACRES
PASSIVE (WITHIN FLOODPLAIN)	12,250 SQUARE FEET OR 0.28 ACRES
REQUIRED DRY-GROUND:	36,750 SQUARE FEET OR 0.84 ACRES
PROVIDED DRY-GROUND	25,607 SQUARE FEET OR 0.59 ACRES
TOTAL PUBLIC RIGHT-OF-WAY	261,148 SQUARE FEET OR 6.00 ACRES
TOTAL PRIVATE RIGHT-OF-WAY	4,193 SQUARE FEET OR 0.10 ACRES
TOTAL OPEN SPACE AREA	232,958 SQUARE FEET OR 5.34 ACRES
OPEN SPACE #1 (CLUSTER DEVELOPMENT)	13,186 SQUARE FEET OR 0.44 ACRES
OPEN SPACE #2 (CLUSTER DEVELOPMENT)	30,310 SQUARE FEET OR 0.70 ACRES
OPEN SPACE #3 (STORM WATER MANAGEMENT)	64,546 SQUARE FEET OR 1.48 ACRES
OPEN SPACE #4 (P/O CLUSTER DEVELOPMENT)	23,008 SQUARE FEET OR 0.53 ACRES
OPEN SPACE #5 (STORM WATER MANAGEMENT)	10,756 SQUARE FEET OR 0.25 ACRES
OPEN SPACE #6 (CLUSTER DEVELOPMENT)	28,376 SQUARE FEET OR 0.65 ACRES
OPEN SPACE #7 (CLUSTER DEVELOPMENT)	60,336 SQUARE FEET OR 1.39 ACRES
TOTAL OPEN SPACE (STORM WATER MANAGEMENT)	75,302 SQUARE FEET OR 1.73 ACRES
TOTAL OPEN SPACE (CLUSTER DEVELOPMENT)	161,286 SQUARE FEET OR 3.70 ACRES
TOTAL OPEN SPACE FOR CLUSTER SUBDIVISION:	
REQUIRED:	137,910 SQUARE FEET OR 3.17 ACRES
PROVIDED: (EXCLUDES WETLANDS IN O.S. #4)	154,414 SQUARE FEET OR 3.55 ACRES
TOTAL 100 YEAR FLOODPLAIN:	350,795 SQUARE FEET OR 7.99 ACRES
R-2	177,693 SQUARE FEET OR 4.08 ACRES
O.S.	159,105 SQUARE FEET OR 3.61 ACRES
TOTAL NON-TIDAL WETLANDS AREA:	230,259 SQUARE FEET OR 5.23 ACRES
TOTAL STORMWATER MANAGEMENT EASEMENT AREA:	71,234 SQUARE FEET OR 1.64 ACRES
STORMWATER MANAGEMENT AREA #1:	60,478 SQUARE FEET OR 1.39 ACRES
STORMWATER MANAGEMENT AREA #2:	10,756 SQUARE FEET OR 0.25 ACRES

PLAT ONE OF EIGHT

SEVERN PINES

A SINGLE FAMILY RESIDENTIAL CLUSTER SUBDIVISION
49 SINGLE FAMILY LOTS

(30 CLUSTER LOTS)-1,10,14-18,21-27,31-33,35-39)
(19 REGULAR LOTS)-11-13,19-20,28-30,34,40-43)

SUBDIVISION NUMBER: 87-288 PROJECT: 98-047

TAX MAP 15 BLOCK 19 PARCEL 741 and P/O PARCEL 424

SCALE: AS SHOWN DATE JULY, 1999

FOURTH ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

ZIP CODE: 21144 ZONING: R1,D,R-2,O.S.

RECORDED IN PLAT BOOK _____ PLAT PAGE _____ PLAT NUMBER _____

OK 09.02.99