

**GENERAL NOTES:**

- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 17FB and 18DA were used for this project.
- This plan is based on a field run monumented boundary survey performed on or about January 27, 2006 by KCE Engineering, Inc.
- B.R.L. indicates building restriction line.
  - Denotes rebar with cap set or iron pipe found.
  - Denotes stone or monument found.
- All areas shown hereon have been rounded off and are more or less.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum.
  - a) Width = 12', (16' serving more than one residence);
  - b) Surface = 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
  - c) Geometry = Max. 15% grade, max. 10% grade change and min. 45' 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 one foot depth over driveway surface;
  - f) Structure clearances minimum 12 feet.
  - g) Maintenance = sufficient to insure all weather use.
- This subdivision complies with the forest conservation requirements of Section 16.1200 of the Howard County Code with a 0.54 acre reforestation obligation. Fee-in-lieu in the amount of \$11,761.50 will be paid.
- Open space requirements for the creation of the new lots will be satisfied by the payment of a fee-in-lieu in amount of \$3,000 to the Howard County.
- Perimeter landscaping requirements were addressed under F-07-021 in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety for planting for rain gardens on lot 3 for 10 shrubs in the amount of \$300 and \$3,300 for landscape requirement of 7 shade and 8 evergreen trees (total \$3,600) will be posted with the Developer's Agreement.
- 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 onto the pipestem lot driveway.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- This subdivision is subject to section 18.122B of the Howard County Code. Public water and/or sewer service has been granted under the terms and provisions thereof, effective July 10, 2006 on which date developer agreement #14-4432-D was filed and accepted with F-07-021.
- Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.
- The subject property is zoned "R-ED" per the 2/2/04 Comprehensive Zoning Plan and the Comp-Lite Zoning Amendments dated July 28, 2006.
- These lots are developed pursuant to the R-20 district regulations under Section 107(C)(1) of the Howard County Zoning Regulations.
- Stormwater Management for Lots 1 and 2 is provided through grass channel credits (Section 5.5) for the driveways. SWM for lot 3 is provided through rain gardens for rooftop run off for the dwelling. Cpv is not required for this site because the one-year post development discharge rate is less than 2 cfs.
- Approval of a site development plan is required for the development of residential Lot 3 within this subdivision prior to issuance of any grading or building permits for new house construction in accordance with Section 16.155 of the Subdivision and Land Development Regulations.
- There are existing dwellings located on Lots 1 and 2, to remain. The remaining ex. structures will be removed from the site prior to recording of the final plat. If an SDP is submitted for Lots 1&2 in future, stormwater management will need to be provided for these lots at that time. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulations require.
- No historic structures or cemeteries exist on the subject property.
- There are no floodplains, wetlands or streams located on-site as certified by Eco-Science Professionals, Inc. on date July 17, 2006.
- There are no steep slopes on-site with a contiguous area of 20,000 s.f. or greater.
- No grading, clearing or construction is permitted within the stream buffer.
- Owner of lot 3 will own and maintain the proposed rain gardens on lot 3.

- Any proposed change to lots 1 or 2 which requires a site development plan approval will require a re-evaluation of stormwater management requirements for the entire subdivision (lots 1-3). Cpv management will be required when the cumulative proposed disturbance in land cover results in a discharge rate for the 1 year frequency storm of greater than or equal to 2 cubic feet per second.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sight distance, and all other public utilities located in, over, and through any lot or parcel shown on this plat. Any and all conveyances of the aforesaid lots and parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying the said lot(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of the easement among the land records for Howard County.
- Trash and recyclables collection will be at Church Lane Road within 5' of the County roadway.

26. The Use of Common Main-Fence was recorded in the Land's Records as Liber 11234 Folio 672.

COORDINATE LIST		
No.	NORTH	EAST
1	593,385.11	1,366,932.24
2	593,767.45	1,367,257.39
3	593,719.89	1,367,379.32
4	593,371.20	1,367,156.57

SIGHT DISTANCE LINE TABLE		
S	BEARING	LENGTH
S1	S 86°27'13" E	40.07'
S2	N 89°16'31" E	39.51'
S3	S 83°08'33" E	40.64'
S4	N 89°08'18" E	7.41'
S5	S 82°43'20" E	17.91'
S6	S 86°27'13" E	79.46'

PROPERTY LINE TABLE		
L	BEARING	LENGTH
L1	S 03°32'47" W	28.81'
L2	N 03°32'47" E	36.37'
L3	S 86°27'13" E	20.00'

**OWNER/DEVELOPER**  
 JASON SMITH  
 7660 HARMAN DRIVE  
 SYKESVILLE, MD 21784  
 PHONE: 443-250-4781

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*Bryan Oster* 10/20/08  
 HOWARD COUNTY HEALTH OFFICER 50 1798 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 10/2/08 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, 40

*[Signature]* 10/22/08 DATE  
 DIRECTOR 10 DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PARCEL 206, CONVEYED TO JASON M. SMITH AND SUSANNE T. SMITH BY DEED DATED 15TH OF MARCH 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10591 AT FOLIO 306.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*[Signature]* 10/26/08 DATE  
 M. NAJIB ROSHAN  
 PROFESSIONAL LAND SURVEYOR, #11043

**OWNER'S CERTIFICATE**

WE, JASON M. SMITH AND SUSANNE T. SMITH, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, 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 SHALL BE ERECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE 9th DAY OF 9-08-08 9/18/08

*[Signature]* 9-08-08 DATE  
 JASON M. SMITH (OWNER)

*[Signature]* 9-08-08 DATE  
 SUSANNE T. SMITH (OWNER)

*[Signature]* 9/18/08 DATE  
 WITNESS

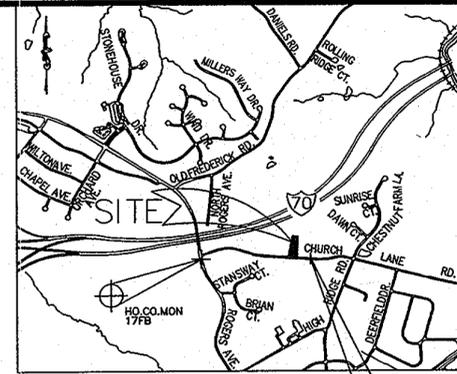
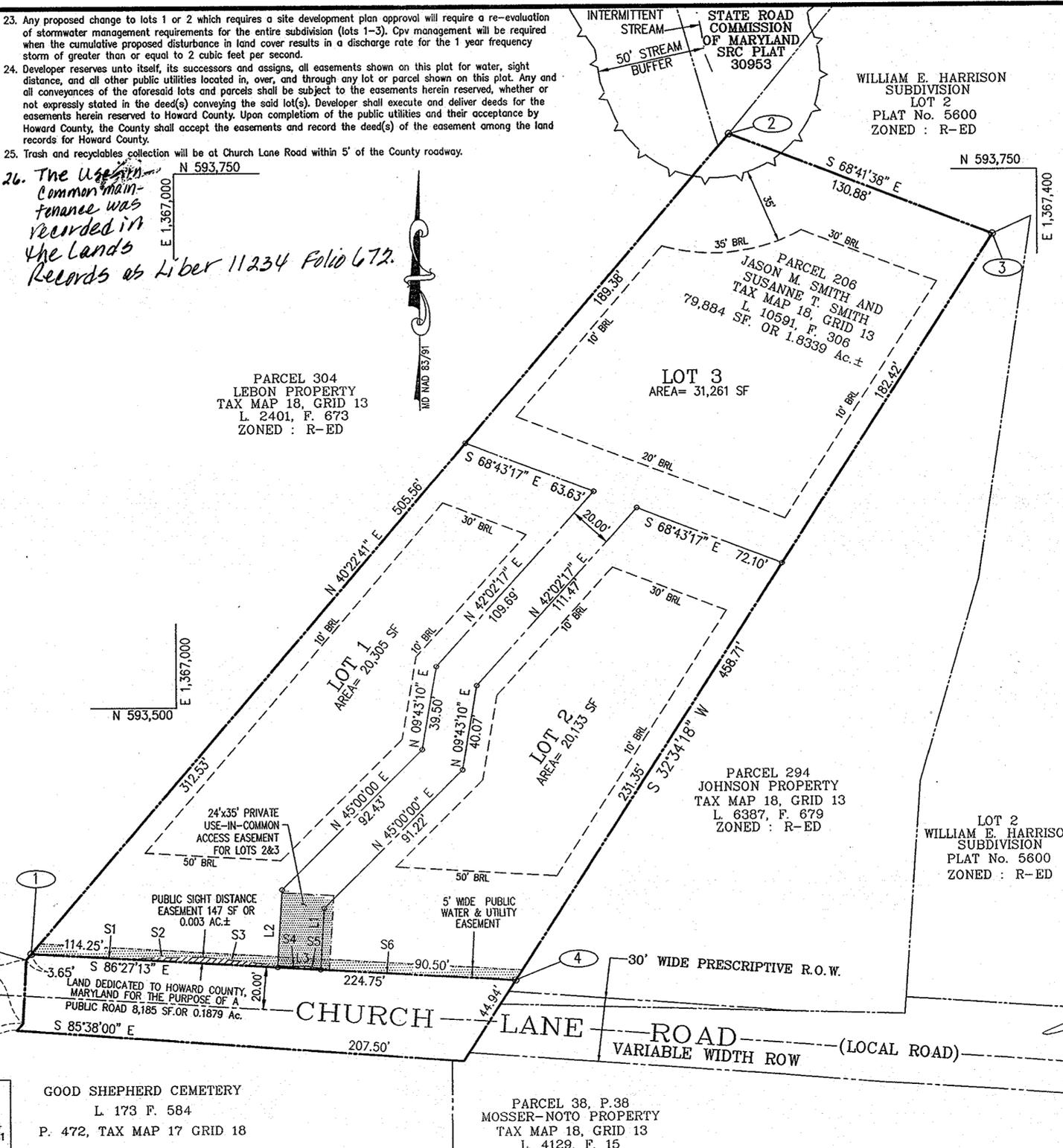
*[Signature]* 9/18/08 DATE  
 WITNESS

RECORDED AS PLAT NUMBER **20290** ON **10/24/08**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF SUBDIVISION**  
**RYMAC SUBDIVISION**  
 LOTS 1-3

A SUBDIVISION OF PARCEL 206  
 GRID 13, L. 10591, F. 306, TAX MAP 18  
 2ND ELECTION DISTRICT, HOWARD COUNTY, MD.  
 ZONED: R-ED SHEET 1 OF 1  
 December 20, 2007 SCALE: 1" = 40'

**KCE ENGINEERING, INC.**  
 EXECUTIVE CENTER  
 3300 NORTH RIDGE ROAD, SUITE 315  
 ELLICOTT CITY, MARYLAND 21043  
 TEL: (410)203-9800 FAX: (410)203-9228



**BENCHMARKS**

#	ELEVATION	NORTHING	EASTING
17FB	456.316'	N 593214.401	E 1365669.05
18DA	483.292'	N 593334.37	E 1367562.23

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA (S.F.)	PIPESTEM AREA (S.F.)	LOT SIZE (S.F.)
1	20,305	-	20,305
2	20,133	-	20,133
3	31,261	5,496	25,765

**AREA TABULATION**

	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS TO BE RECORDED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	1,6460 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
AREA OF LOTS TO BE RECORDED	1,6460 AC
AREA OF ROADWAY TO BE RECORDED	0,1879 AC
AREA TO BE RECORDED	1,8339 AC

**OPEN SPACE TABULATION CHART**

AREA OF OPEN SPACE REQUIRED (6% GROSS AREA OF PARCEL)	4,793 SF (0.11 AC)
NUMBER OF PROPOSED OPEN SPACE LOTS	0
TOTAL OPEN SPACE AREA PROVIDED	0

THE REQUIREMENTS 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.

*[Signature]* 06/10/08 DATE  
 (SURVEYOR)

*[Signature]* 9-08-08 DATE  
 JASON M. SMITH (OWNER)

*[Signature]* 9-08-08 DATE  
 SUSANNE T. SMITH (OWNER)

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 206 GRID 13, INTO THREE NEW LOTS 1-3