

N. 556500  
E. 1375000

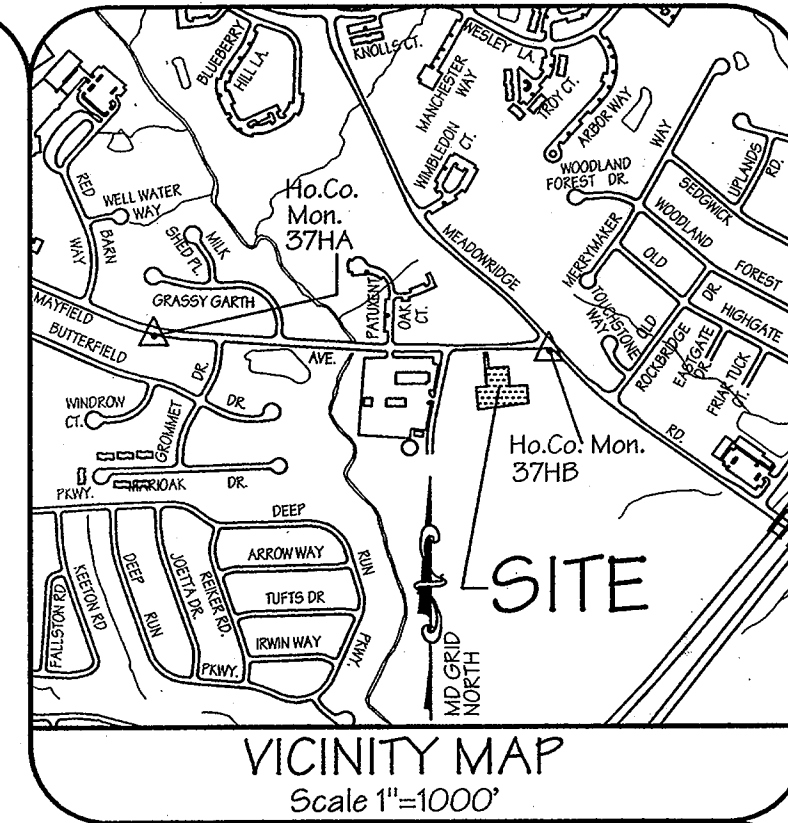
556500  
1375500

# MAYFIELD AVENUE

Major Collector  
(Existing Variable Width RW - Proposed 60' RW)

MEADOWRIDGE ROAD  
MD ROUTE 102

POINT NO.	NORTHING	EASTING
1	556053.6440	1375137.7230
2	556171.3351	1375128.4488
3	556175.4973	1375180.5887
4	556352.0270	1375167.1203
10	556352.2950	1375179.1348
11	556269.8936	1375185.4216
12	556271.9759	1375292.0521
13	556177.2648	1375299.6857
14	556184.0670	1375389.4283
15	556068.2546	1375396.8437



## GENERAL NOTES

- This plat is based on a field run monumented boundary survey performed in February, 1998 by LDE, Inc.
  - The Coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected by Howard County Geodetic Control Stations No. 37HA & 37HB.
  - Stone or Concrete Monument Found or set
  - Pipe or Rebar Found or Set.
  - Subject property is zoned RSC per 10/18/1993 Comprehensive Zoning Plan.
  - BRL denotes Building Restriction Line.
  - All areas shown on this plat are +/- more or less.
  - Deed Reference: Liber 5548 - Folio 0519
  - Landscaping for this subdivision is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Posting of landscape surety for Lots 4, 5 and 6 was completed with the site development plan for Lots 1 and 2 (FO2-129).
  - This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by payment of a Fee-In-Lieu of providing the required Forest Conservation obligations in accordance with Chapter 4 of the Howard County "Forest Conservation Manual". The Fee-In-Lieu was paid as part of the FO2-128 approval. See Note 10.
  - The Forest Conservation "Fee-In-Lieu" for the 0.9 acres of required reforestation for this subdivision; has been paid in the amount of \$19,602 into the Forest Conservation Fund in accordance with Section 16.1200 of the Howard County Code; under FO2-128.
  - Public water and sewer allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
  - Water and Sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
  - Public Water and Sewer will be available through private extensions of existing Sewer Contract Number 545-S and Water Contract No. 856-W.
  - Stormwater Management has been provided in accordance with the 2000 Maryland Stormwater Design Manual Volumes 1 & 2 through the use of Surface Sand Filters. See FO2-128.
  - 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 to the pipestem driveway.
  - Driveway(s) shall be provided prior to residential occupancy for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
    - Width - 12 feet (14 feet serving more than one residence).
    - Surface - 6 inches of compacted crusher run base with tar and chip coating (1-1/2" minimum).
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
  - Structures (culverts/bridges) Capable of supporting 25 gross tons (H25 loading).
  - Drainage Elements - Capable of safely passing the 100 year flood with no more than 1 foot.
  - Maintenance sufficient to insure all weather use.
- Where one (1) driveway serves more than one (1) lot, a house number sign must be placed at each lot entrance and a range of street address house numbers sign where the common driveway intersects with the main road.

- The Use-In-Common Access Maintenance Agreement for FO2-128 Lot 1 and Lots 4, 5 and 6 (FO2-129) was recorded in the land records of Howard County, Maryland at Liber 07384 / Folio 686 and as detailed on the FO2-128, Plat Number 16048.
- The Open Space provided (FO2-128) meets the requirements for the RSC Zone, Minimum Lot size 6000 SF. Total Area = 1.9732 Ac. x 25% = 0.4933 Ac. Open Space Required. Open Space Provided = 0.5079 Ac. (FO2-128).
- The wetlands delineation was completed by LaBare LLC - Environmental Consulting Services on 1/2/98, 3/10/98 and updated 8/1/01. There are no wetlands on site that will be disturbed and require 401 and 404 wetlands permits from the State of Maryland. There are no waters of the U.S. on this site.
- Existing Open Space Lot 3 will be maintained by a community owned Homeowners Association. The Articles of Incorporation for the Mayfield Homeowner's Association, Inc. Identification No. D07519163 was accepted and approved by the State Department of Assessments and Taxation on April 15, 2003.
- This plan conforms to the Fifth Edition of the Subdivision Regulations. A site development plan will be required for Lots 4, 5 and 6.
- There are no burial grounds on the subject property.
- This plan is subject to WPO3-74. On February 14, 2003 the Planning Director approved your request to waive Section 16.121(c)(1) requiring 40' of road frontage for open space lots suitable for access by pedestrians and maintenance vehicles and 16.120(b)(4)(v) restricting SWM access across residential lots, subject to the following conditions:
  - Open Space Lot 3 shall be added to the 24' Use-In-Common Access Easement for this subdivision and a note shall be made on the final plat indicating that the intent of this easement area is for vehicular and pedestrian access to Open Space Lot 3.
  - A Use-In-Common Maintenance Agreement for Lots 1, 2 and "Open Space Lot 3" and future resubdivided lots shall be recorded simultaneously with the final plat.
  - The frontage of this site shall be labeled "Vehicular Ingress/Egress is Restricted" along Mayfield Avenue, except at the access point of the 24' wide Use-In-Common driveway easement for Lots 1, 2 and Open Space Lot 3.
  - The intent of adding Open Space Lot 3 to the Private 24' Use-In-Common Access Easement is for Vehicular & Pedestrian Access to Open Space Lot 3.

**Reservation of Public Utility**  
Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, on, over and through Lots 4, 5 and 6, and conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

The purpose of this plat is to resubdivide WOODS OF MAYFIELD (FO2-128) - LOT 2, Plat # 16048; to create three (3) Buildable Lots as shown hereon.

## AREA TABULATIONS

- Total number of lots to be recorded: 3
  - Buildable: 3
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots to be recorded: 0.9337 Ac.±
  - Buildable: 0.9337 Ac.±
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 0.9337 Ac.±

Lot No.	Gross Area	Pipestem	Minimum Lot Size
4	14,713 SF	2,124 SF	12,589 SF
5	15,968 SF	2,382 SF	13,586 SF
6	9,992 SF	381 SF	9,611 SF

The requirements of § 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.

*Mark Gheller* 8/7/03  
D. Wayne Weller MD No. 10685 Date

OWNER / DEVELOPER  
RRIG CORPORATION  
3403 Old Post Drive  
Baltimore, Maryland 21208

*Mark Gheller* 8/7/03  
RRIG CORPORATION Date  
Mark Gheller

## OWNER'S CERTIFICATE

I, RRIG CORPORATION, Mark Gheller, owner 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:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structures of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by my hand this 7 day of August 2003.

*Mark Gheller*  
RRIG CORPORATION, Mark Gheller  
*E. D. De*  
Witness

## 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 David S. Harvis, Trustee for the Heirs Known and Unknown of Harriet Brown to RRIG Corporation by deed dated June 8, 2001 and recorded in the land records of Howard County in Liber 5548, Folio 0519, 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.

*D. Wayne Weller* 8/7/03  
D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10685 Date



APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

*Debra Bostick* 8-21-03  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*Frank A. Lough* 8/26/03  
Director Date  
*Bill Ramm* 8/19/03  
Chief, Development Engineering Division Date

RECORDED AS PLAT NUMBER 16147  
ON September 4, 2003 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

## JENMAR HOMES AT MAYFIELD

Lots 4, 5 & 6  
A Resubdivision of Lot 2 (FO2-128)  
1st Election District - Howard County, MD  
Tax Map 37 - Grid 15 - Parcel 403  
Scale 1"=50' - Date: August 2003  
Zoning: RSC Sheet 1 of 1

Previous Submittals: F 02-128, WPO3-74

**LDE Inc.** 97-063  
Engineers, Surveyors, Planners  
9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

FO2-129