

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM	MINIMUM LOT SIZE
2	22,908	2,280	20,628

COORDINATE TABLE

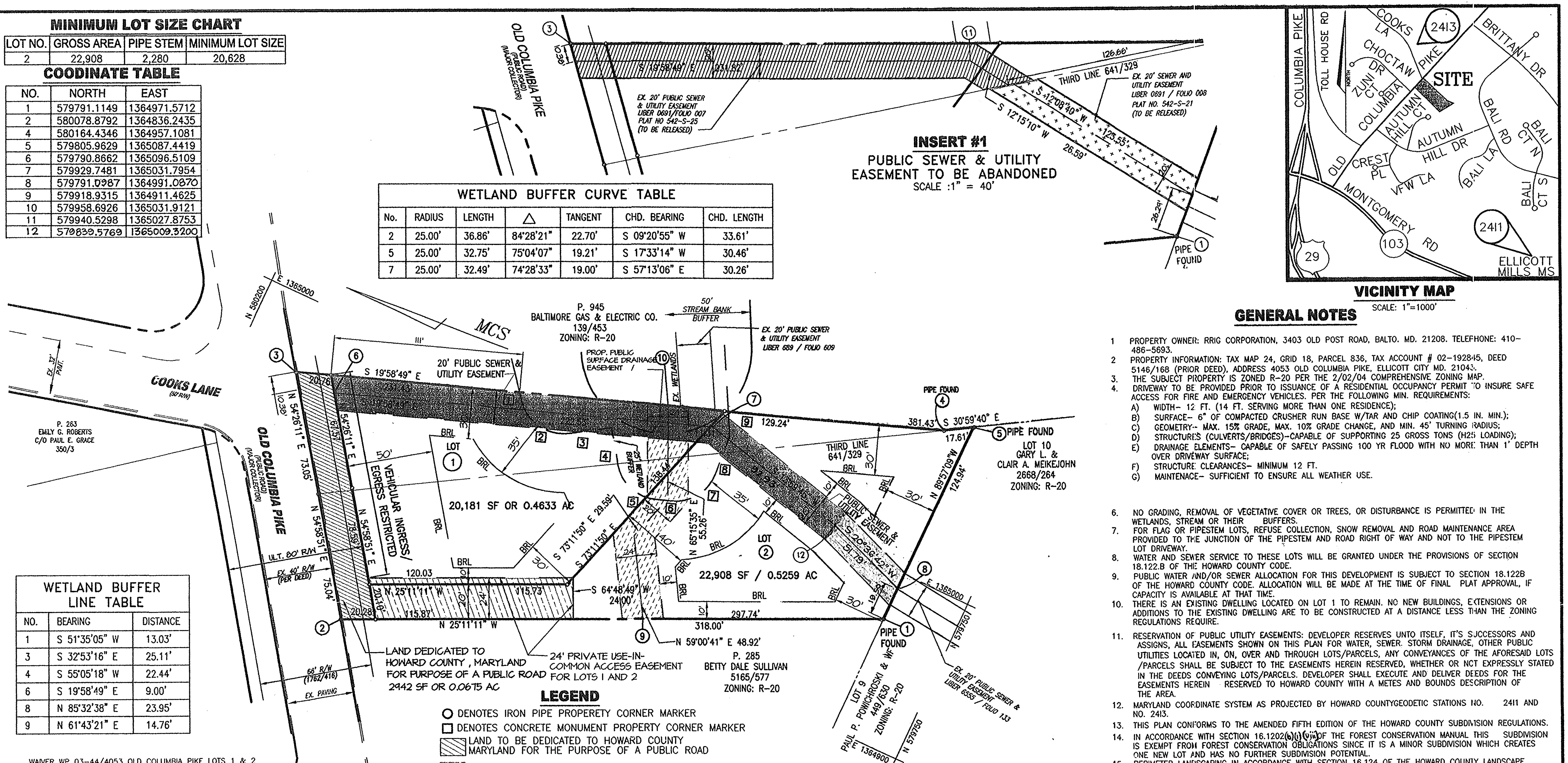
NO.	NORTH	EAST
1	579791.1149	1364971.5712
2	580078.8792	1364836.2435
4	580164.4346	1364957.1081
5	579805.9629	1365087.4419
6	579790.8662	1365096.5109
7	579929.7481	1365031.7954
8	579791.0967	1364991.0870
9	579918.9315	1364911.4625
10	579958.6926	1365031.9121
11	579940.5298	1365027.8753
12	579839.5769	1365009.3200

WETLAND BUFFER CURVE TABLE

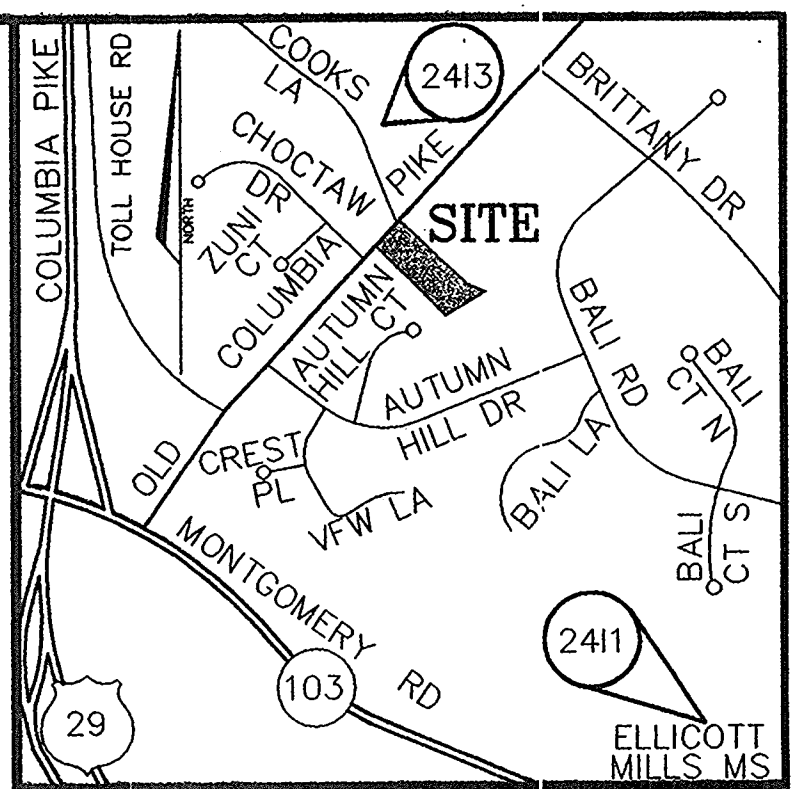
No.	RADIUS	LENGTH	Δ	TANGENT	CHD. BEARING	CHD. LENGTH
2	25.00'	36.86'	84°28'21"	22.70'	S 09°20'55" W	33.61'
5	25.00'	32.75'	75°04'07"	19.21'	S 17°33'14" W	30.46'
7	25.00'	32.49'	74°28'33"	19.00'	S 57°13'06" E	30.26'

WETLAND BUFFER LINE TABLE

NO.	BEARING	DISTANCE
1	S 51°35'05" W	13.03'
3	S 32°53'16" E	25.11'
4	S 55°05'18" W	22.44'
6	S 19°58'49" E	9.00'
8	N 85°32'38" E	23.95'
9	N 61°43'21" E	14.76'



INSERT #1
PUBLIC SEWER & UTILITY EASEMENT TO BE ABANDONED
SCALE : 1" = 40'



GENERAL NOTES

- PROPERTY OWNER: RRIG CORPORATION, 3403 OLD POST ROAD, BALTO. MD. 21208. TELEPHONE: 410-486-5693.
- PROPERTY INFORMATION: TAX MAP 24, GRID 18, PARCEL 836, TAX ACCOUNT # 02-192845, DEED 5146/168 (PRIOR DEED), ADDRESS 4053 OLD COLUMBIA PIKE, ELICOTT CITY MD. 21043.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/02/04 COMPREHENSIVE ZONING MAP.
- DRIVEWAY TO BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES. PER THE FOLLOWING MIN. REQUIREMENTS:
 - WIDTH- 12 FT. (14 FT. SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING(1.5 IN. MIN.);
 - GEOMETRY- MAX. 15% GRADE CHANGE, AND MIN. 45' TURNING RADIUS;
 - STRUCTURE(S) (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YR FLOOD WITH NO MORE THAN 1' DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES- MINIMUM 12 FT.
 - MAINTENANCE- SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR DISTURBANCE IS PERMITTED IN THE WETLANDS, STREAM OR THEIR BUFFERS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE AREA PROVIDED TO THE JUNCTION OF THE PIPESTEM AND ROAD RIGHT OF WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- 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/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY LISTED IN THE DEEDS CONVEYING LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE AREA.
- MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATIONS NO. 2411 AND NO. 2413.
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. IN ACCORDANCE WITH SECTION 16.120(b)(1)(ii) OF THE FOREST CONSERVATION MANUAL THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS SINCE IT IS A MINOR SUBDIVISION WHICH CREATES ONE NEW LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN FILED WITH THIS FINAL PLAN. POSTING OF SURETY FOR 6 SHADE TREES IN THE AMOUNT OF \$1,800.00 TO BE LOCATED ON LOT 2 IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL. LOT 1 IS EXEMPT SINCE IT CONTAINS AN EXISTING HOUSE TO REMAIN.
- A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOT 2.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 & 2 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
- A FEE-IN-LIEU OF OPENSOURCE IN THE AMOUNT OF \$1,500.00 HAS BEEN PAID FOR THIS SUBDIVISION.
- WQV AND REV ARE MET NON-STRUCTURALLY ONSITE BY TAKING THE GRASS CHANNEL CREDIT. Cpv IS NOT REQUIRED, FOR THE 1-YR POST DEVELOPMENT PEAK IS LESS THAN 2.0 CFS.
- LOT 1 IS SUBJECT TO SECTION 16.120(b)(2)(ii) OF THE SUBDIVISION REGULATIONS WHICH CREDITS ROAD DEDICATION FOR UP TO 10% OF THE TOTAL LOT SIZE REQUIREMENT.
LOT 1: 0.4633 ACRES + 0.0463 (10% CREDIT) = 0.5096 ACRES

- LEGEND**
- DENOTES IRON PIPE PROPERTY CORNER MARKER
 - DENOTES CONCRETE MONUMENT PROPERTY CORNER MARKER
 - ▨ LAND TO BE DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD
 - ▩ PROPOSED PUBLIC SEWER & UTILITY EASEMENT
 - ▧ 24' PRIVATE USE IN COMMON EASEMENT FOR LOTS 1 & 2
 - ▦ EXISTING PUBLIC SEWER & UTILITY RIGHT OF WAY, LIBER 0691/FOLIO 007, PLAT NO. 542-S-25 (TO BE ABANDONED)
 - ▥ EXISTING PUBLIC SEWER & UTILITY RIGHT OF WAY, LIBER 0691/FOLIO 008, PLAT NO. 542-S-21 (TO BE ABANDONED)

THE REQUIREMENTS § 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

HERBERT MALMUD 7/6/05 DATE

RRIG CORPORATION 9/20/05 DATE

ISAAC GHEILER DATE

MJ CONSULTING, INC.
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Towson, Maryland 21204
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email
mjconsultinginc@comcast.net

OWNER/DEVELOPER

RRIG CORPORATION
3403 OLD POST DRIVE
BALTIMORE, MARYLAND 21208
410-486-5693

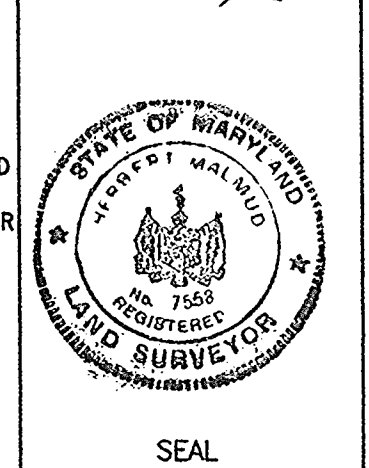
F 04-21

AREA TABULATION

TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED...	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	2
TOTAL AREA OF LOTS TO BE RECORDED.....	0.9892 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0675 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	1.0567 AC.

DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DIRECTOR
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
HOWARD COUNTY HEALTH OFFICER

OWNER'S CERTIFICATE
"WE, RRIG CORPORATION, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON.
2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY/OUR HANDS THIS 9th DAY OF Sept., 2005."
ISAAC GHEILER 9/20/05 DATE



SURVEYOR'S CERTIFICATE
"I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED. BY WELBOURNE C. & JACQUELINE E. BAQUOL TO RRIG CORPORATION BY DEED DATED 10/31/2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6555, FOLIO 133, 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."
7/6/05 Herbert Malmud DATE
REGISTERED LAND SURVEYOR/PROPERTY LINE SURVEYOR

RECORDED AS PLAT NO. 17994 ON 2/3/06 AMONG THE LAND RECORD OF HOWARD COUNTY, MD

FINAL PLAT
RRIG CORPORATION PROPERTY
LOTS 1 AND 2
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP: 24, GRID: 18
PARCEL: 836
DATE: 07/01/2005

SCALE: 1"=40'
SHEET 1 OF 1