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 Plat And The Setting Of Markers Have Been Complied With
Terrell A. Fisher, L.S. *10692 Date (Registered Land Surveyor) Paul F. Mintz Date
Andrew C. Mintz Date Owner) Andrew C. Mintz Owner)

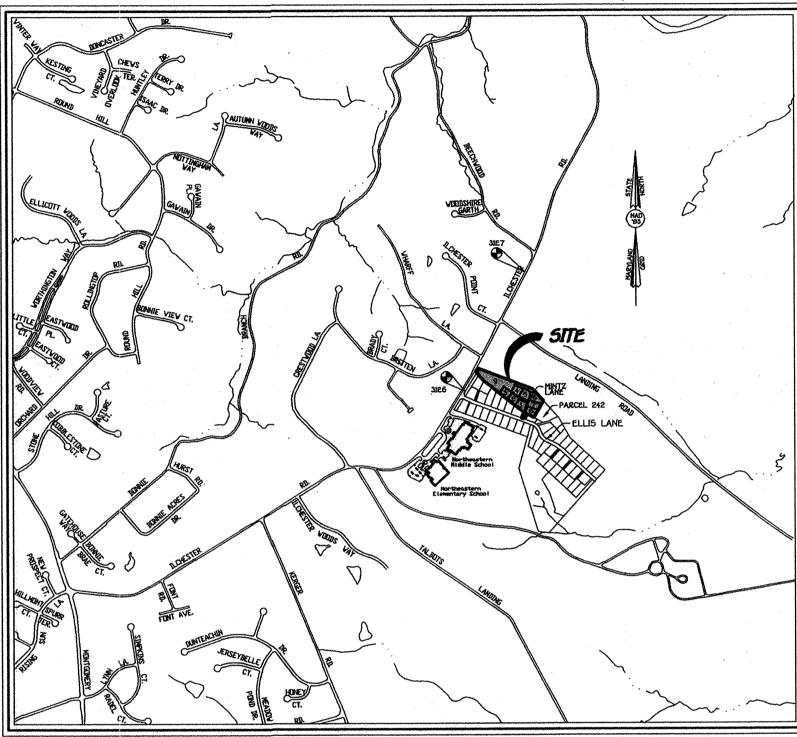
MI	NIMUM LO	ot size	CHART
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	12,723 5q.F†.±	258 Sq.Ft.±	12,465 Sq.F†.±
2	13,673 5q.F†.±	1488 5q.F†.±	12,185 5q.F†.±
3	14,622 5q.Ft.	2471 5q.Ft.±	12,151 5q.F†.±
4	13,906 5q.F†.±	1729 5q.Ft.±	12,177 5q.F†.±
5	15,205 5q.F†.±	689 5q.F†.±	14,516 5q.F†.±
6	15,865 5q.F†.±	732 Sq.Ft.±	15,133 Sq.F†.±
7	13,021 5q.F†.±	487 Sq.F†.±	12,534 5q.F†.±
8.	12,523 5q.F†.±	267 Sq.Ft.±	12,256 5q.F†.±



Curve Data Chart							
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing And Distance		
309-341	1993.00'	60.92'	1°45'05"	30.46'	N29°47'43"E 60.92'		

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer provisions, THEREOF, EFFECTIVE 14-4175-D

ON WHICH DATE DEVELOPER AGREEMENT 14-4175-D was FILED AND ACCEPTED.



Vicinity Map

General Notes Continued:

35. "Per Plat 16937" Yaw Property, Lots 3 And 4 Glynchester Farm, Open Space Lot 54 Recorded On 10-01-04, The 2 Lots Comprising The Yaw Property Identified The Portion Of The Existing 10' Wide Easement For Ingress And Egress From Plat Boundaries To Ilchester Road As Shown On Plat No. 15500 Is Abandon Upon Dedication Of Ellis Lane As A Public Road Only By Parcel 242 For The Use And Benefi

of Parcel 242.

Private Line Of Sight Within Glynchester Farm Lots
10, 11, And Open Space Lot 50 Shall Be Maintained By Individual Lots Owners To Allow Unobstructed Vehicular Line Of Sight Along Ellis Lane From The Road Access To The Mintz Parcel Via Non-Buildable Parcel A As Shown On F-02-05, Plat . 15586 Recorded 9-20-02".

General Notes:

- Subject Property Zoned R-20 Per 4/13/04 Comprehensive Zonina Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31E6 And No. 31E7.
- 5ta. 31E6 N 173996.1586 E 419619.2145 (meter) Sta. 31E7 N 174448.1549 E 419864.0345 (meter)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December 22, 1997. By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Penotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- 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 (14 Feet Serving More Than One Residence); b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
- c) Geometry Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot 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 1 Foot Depth
- f) Structure Clearances Minimum 12 Feet:
- g) Maintenance Sufficient To Ensure All Weather Use. 12. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The
- Maryland State Department Of The Environment.
- All Lot Areas Are More Or Less (+).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. Stormwater Management Will Be Provided in Accordance With Howard County And Maryland
- 378 Specifications. Water Quality Will be Provided by A Bio-Retention Facility Located On H.O.A. Open Space Lot 9. This Facility Will Be Privately Owned And Maintained By The H.O.A. In Addition To This Facility. The Remaining Way Will Be Provided Via The Disconnection Of Run-Off And Grass Channel Credits. The Groundwater Recharge Rev Is Provided Within Grass Channels And Cpv Is Not Required For This Site Since The 1 Year Peak Discharge Is < 2 C.F.S.
- 16. Traffic Study Was Prepared By The Traffic Group Dated March, 2002 And Approved Under 5-02-16. 17. No Cemeteries Exists On This Site Based On A By Visual Site Visit And Based On A Examinaton Of
- The Howard County Cemetery Inventory Map. 18. Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals. Inc. Dated
- February, 2002 And Approved Under Sketch Plan 5-02-16. There are No Wetlands On Site. 19. The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest
- Conservation Act For This Subdivision Will Be Fulfilled By Providing 1.08 Ac. Of On-Site Retention, The Remaining Requirement Of 0.36 Acres Of Reforestation Will Be Provided By A Fee-In-Lieu Payment Of \$7,840.80. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement: However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
- 20. Landscaping For Lots 1 Thru 8 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And The Landscape
- 21. A Landscape Surety For 32 Shade Trees and 16 Evergreen Trees In The Amount Of \$12,000.00 Is Provided
- 22. Articles Of Incorporation Of The Glynchester Manor Homeowner's Association, Inc. By The State Department Of Assessments And Taxation Filed On December 9, 2004 With Department I.D. . D06704787.
- 23. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations. This Project is Grandfathered To The Fifth Edition Of The Subdivision Regulations Because The Sketch Plan 5-02-16 Was in Progress And Approved On November 12, 2002, Which is Prior To May 22, 2003, The Effective Date Of The Amended Fifth Edition. The Plan Is Subject To The 2003 Zoning Regulations As Amended By CB 50-2001, Effective 1-8-02, Because 5-02-16 Was Technically Complete On 10-02-02,
- After The 1-8-02 Effective Date Of CB-50-2001. 24. Open Space Tabulation:
 - a). Open Space Required = (4.345 x 40% = 1.738 Ac. ±
- b). Open Space Provided = (Lot 9) 1.759 Ac.+ 25. Open Space Lot 9 Is Owned And Maintained By The Glynchester Manor Homeowner's Association.
- 26. No 100 Year Flood Plain Exists On Site. 27. Previous Department Of Planning And Zoning File Numbers Are 5-02-16, P-04-08 And Adjacent F-02-05.
- 28. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.1228 Of The Howard County Code.
- 29. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- 30. There Is An Existing 2 Story Brick Dwelling Located On Site To Be Razed. The Developer Is Responsable For Removal Of The Portion Of Existing Driveway (Within The Boundary Of Gylnchester Manor Only) Along Lots 1, 2, 3, And 8 And At The Front Of The Site Adjacent To The New Driveway Serving The SWM Pond.
- 31. The Existing Swimming Pool Located On The Mintz Property Is To Be Backfilled With Adequately Compacted Soil To Provide A Stable Sub-Base For The Proposed Private Access Place.
- 32. This Subdivision Is Within The Metropolitan District.
- Lots 1 Thru & Require the Submission And Approval Of A Site Development Plan And Is Subject To
- Regulations Effective At The Time Of Submission Of The Site Development Plan.

 Private 10' Wide Easement For Ingress And Egress Through Lots 38, 39, 40, 41, 42, 44, 45, 47, & 49, Parcel 'A'

 And Parcel 'B' For The Use And Benefit Of The Mintz Property (Parcels 633 And 240) And Yaw Property (Parcel 242). This Easement And Driveway Will Be Abandoned To Ilchester Road When Vehicular Access Is Provided Across Both Non-Buildable Parcel 'A' To The Mintz Property And Non-Buildable Parcel 'B' To The Yaw Property And Those Parties Either Voluntarily Consent To Abandon The Easement And Driveway Or Are Required To Do So Through The Subdivision Process. As A Consequence Of The Subdivision The Mintz Property, Glynchester Manor Is Required To Take Access Along Mintz Land (Except For Stormwater Management) And The 10 Foot Easement Is Abandoned Fully With The Roadway Dedication Of Ellis Lane.

Purpose Note:

4/11/05

The Purpose Of This Plat Is To Resubdivide Non-Buildable Parcel 'A' As Shown On A Plat Entitled "Glynchester Farm - Buildable Lots 1 Thru 46, Open Space Lot 47 Thru 53, And Non-Buildable Parcels 'A' And 'B". Recorded On Plat No. 15500 And Deed Property Recorded In Liber 8722 At Folio 156 To Create & Buildable Lots And 1 Open Space Lot.

RECORDED AS PLAT No. 17429 ON MAY 27, 2005

GLYNCHESTER MANOR Buildable Lots 1 Thru 8 And Open Space Lot 9

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Zoned: R-20

Tax Map No. 31 Grid No. 16 Parcel Nos. 633 And 240

First Election District Howard County, Maryland

Scale: As Shown

Date: April 8, 2005 Sheet 1 Of 2

Total Area Tabulation

APPROVED: For Public/Sewer Water And Public/Private

Total Number Of Buildable Lots To Be Recorded. Total Number Of Open Space Lots To Be Recorded_ Total Number Of Lots To Be Recorded_____ 2,560 Ac. ± Total Area Of Buildable Lots To Be Recorded. 1.759 Ac.± Total Area Of Open Space Lots To Be Recorded_ 4.319 Ac.+ Total Area Of Lots To Be Recorded_ 0.026 Ac.± Total Area Of Roadway To Be Recorded. 4.345 Ac.+ Total Area To Be Recorded.

OWNER

ANDREW C. MINTZ AND PAUL F. MINTZ 4975 ILCHESTER ROAD ELLICOTT CITY, MARYLAND 21043

DEVELOPER

ILCHESTER, LLC 8808 CENTRE PARK DRIVE SUITE 209 COLUMBIA, MARYLAND 21044 (410) 964-5522

OWNER'S CERTIFICATE

Andrew C. Mintz And Paul F. Mintz, 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 Rights-Of-Way 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 1941 Day Of April, 2005.

SURVEYOR'S CERTIFICATE

Subdivision Of 1) All Of The Lands Conveyed by Andrew C. Mintz And Paul F. Mintz, Personal Representatives Under The Last Will And Testament Of Lea

Joan Mintz To Andrew C. Mintz And Paul F. Mintz By Confirmatory Deed Dated October 1, 2004 And Recorded In Liber 8722 At Folio 156 And (2) All Of The

Lands Conveyed By The Ryland Group, Inc. To Andrew C. Mintz And Paul F.

Mintz By Deed Dated October 3, 2003 And Recorded In Liber 7720 At Folio

"Glynchester Farm, Buildable Lots 1 Thru 46, Open Space Lots 47 Thru 53 And

Non-Buildable Parcels A. And 'B'" Recorded As Plat Nos. 15586 Thru 15591, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of

Monumentation Is In Assorbance AR Howard County Subdivision Regulations.

Han, Of Maryland, As Amended, And

520; Also Being All Of Non-Buildable Parcel 'A' Shown On A Plat Entitled

The Streets In The Subdivision By Howard County, Maryland As Shown, In

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is A

F-05-10

Sewerage Systems

Howard County Health Department.

Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

5/14/05

Date

