

COORDINATES		
PT. #	NORTH	EAST
185	610463.9968	1274228.0633
186	610697.3647	1274039.5443
187	611456.0711	1274417.6672
189	610981.2346	1274868.4462
280	610474.3091	1274240.8308
281	610691.3233	1274065.8330
282	610746.6948	1274088.8731
283	610900.0072	1274159.8050
284	611001.1321	1274211.6141
285	611161.7439	1274292.6477
286	611435.2365	1274437.4462
287	610723.2424	1274549.0307

LEGEND	
EX. STREAM	
EX. 100' STREAM BUFFER	
EX. 30' ENVIRONMENTAL SETBACK	
EX. WETLANDS	
EX. 25' WETLANDS BUFFER	
EX. FLOODPLAIN	

LINE TABLE		
100 YEAR FLOODPLAIN		
NUMBER	DIRECTION	DISTANCE
L1	N 75°39'25" W	19.54'
L2	N 85°07'01" W	52.67'
L3	N 64°19'56" W	51.75'
L4	N 86°53'46" W	50.68'
L5	N 65°22'22" W	46.57'
L6	N 50°03'59" W	32.06'
L7	N 47°04'42" W	32.22'
L8	N 54°43'41" W	130.90'
L9	N 20°10'27" W	60.92'
L10	N 27°07'38" E	16.53'
L11	N 26°48'20" E	39.60'
L12	S 14°04'04" W	42.40'
L13	S 24°12'05" E	57.25'
L14	S 55°58'27" E	130.92'
L15	S 50°40'18" E	53.51'
L16	S 61°58'57" E	42.02'
L17	S 85°28'38" E	47.31'
L18	S 64°11'54" E	57.66'
L19	S 84°06'13" E	88.95'
L20	S 51°04'20" W	33.47'

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.

*Sourabh G. Munshi* 7/5/06  
 SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

*Timothy L. Rigler* 7-17-06  
 TIMOTHY L. RIGLER, OWNER DATE

*Regina W. Rigler* 7/17/06  
 REGINA W. RIGLER, OWNER DATE

AREA TABULATION CHART	
a. Total number of lots and/or parcels to be recorded	
• Buildable	2
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or parcels	
• Buildable	8.3552 Ac.±
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0.4661 Ac.±
d. Total area of subdivision to be recorded	8.8213 Ac.±

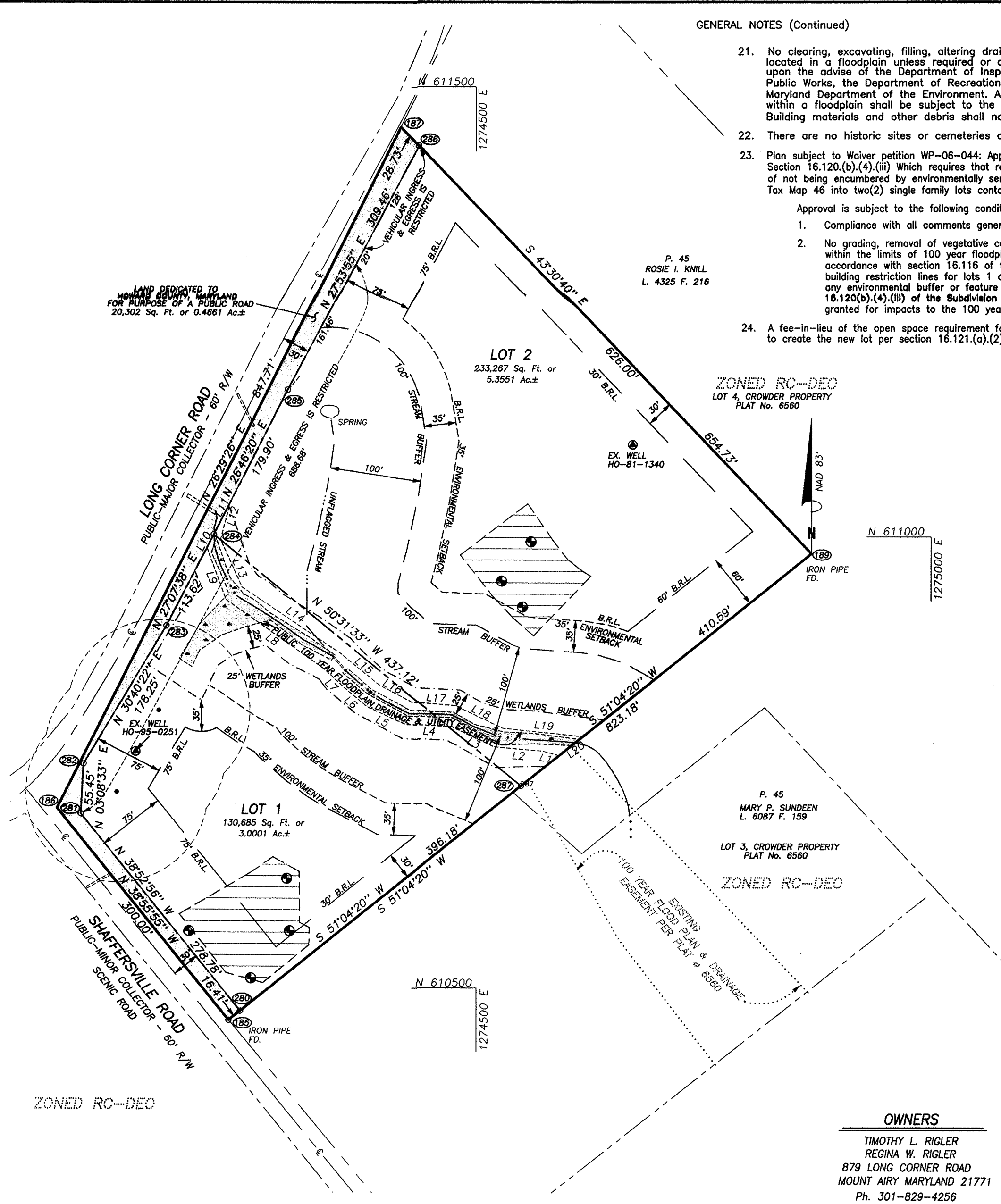
**APPROVED**  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8/4/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 8/9/06  
 DIRECTOR DATE

**APPROVED**  
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 7/28/06  
 FOR HOWARD COUNTY HEALTH OFFICER DATE

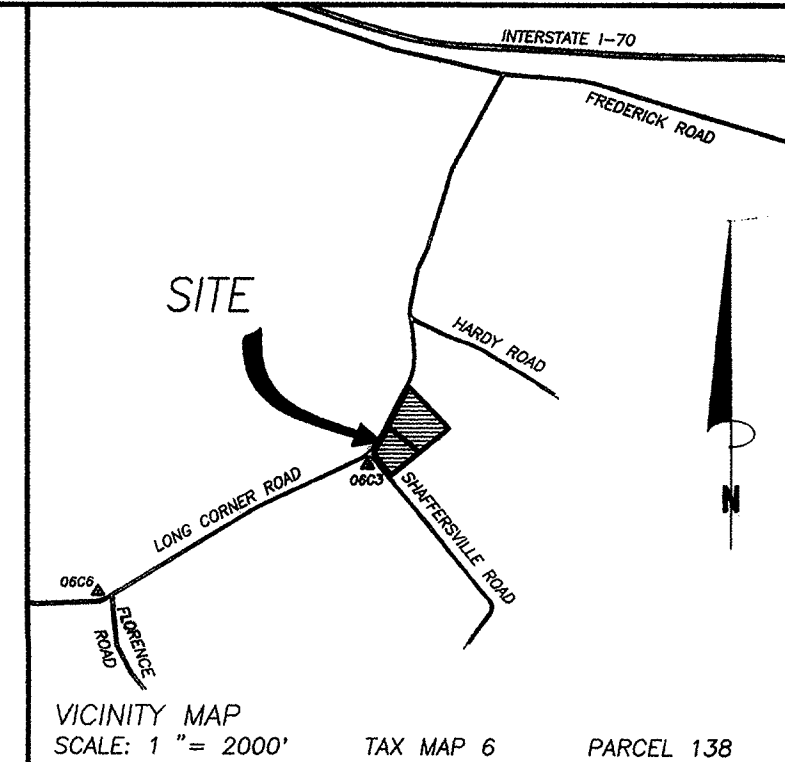


GENERAL NOTES (Continued)

- No clearing, excavating, filling, altering drainage, or impervious paving, may occur on land located in a floodplain unless required or authorized by the Department of Planning and Zoning upon the advice of the Department of Inspections Licenses and Permits, the Department of Public Works, the Department of Recreation of Parks, the Soil Conservation District, or the Maryland Department of the Environment. Any proposed construction of a structure located within a floodplain shall be subject to the requirements of the Howard County Building Code. Building materials and other debris shall not be stored or discarded in floodplains.
- There are no historic sites or cemeteries on this property.
- Plan subject to Waiver petition WP-06-044: Approved December 23, 2005. Section 16.120.(b).(4).(iii) Which requires that residential lots shall be designed to be usable in terms of not being encumbered by environmentally sensitive features - to allow the subdivision of Parcel 138, Tax Map 46 into two(2) single family lots containing a stream, floodplain, wetlands and their buffers. Approval is subject to the following conditions:
  - Compliance with all comments generated with the review of the subdivision plat, F-06-038.
  - No grading, removal of vegetative cover and trees, paving and new structures is permitted within the limits of 100 year floodplain, stream bank, wetlands, or their required buffers in accordance with section 16.116 of the Subdivision and Land Development Regulations. The building restriction lines for lots 1 and 2 must be established as 35 feet from the edge of any environmental buffer or feature located within the lot in accordance with section 16.120.(b).(4).(iii) of the Subdivision Regulations. Please be advised that no waivers will be granted for impacts to the 100 year floodplain, stream, wetlands or their buffers.
- A fee-in-lieu of the open space requirement for a non-cluster subdivision was paid with the plat to create the new lot per section 16.121.(a).(2).

GENERAL NOTES

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 06C3 & 06C6.
- This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments. Recordation of a modified sewage easement shall not be necessary.
- B.R.L. - Represents building restriction line
- Represents concrete monument set (unless otherwise noted)
- Represents iron rebar set (unless otherwise noted)
- Percolation test holes shown hereon have been field located and shown thus:
  - Proposed wells indicated thus
- Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
- The subject property zoned 'RCDEO' per 02/02/04 Comprehensive Zoning Plan.
- Driveway(s) 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 requirements:
  - Width - 12' (14' serving more than one residence);
  - Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
  - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
  - Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - minimum 12 feet.
  - Maintenance - sufficient to insure all weather use.
- This plat is based on a field run monumented boundary survey performed on or about December 23, 2004 by Sourabh G. Munshi, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- There are wetlands located on this site in accordance with the Wetlands Delineation conducted by Exploration Research Inc. Dated May 11, 2005.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), floodplains or their buffers and forest conservation easement areas.
- Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. Financial Surety for the required landscaping is \$5700.00 for 12 shade trees and 70 shrubs.
- Lot 1 is exempt from Stormwater Management requirements per Section 5.1.2.(b)(2) of the Howard County Design Manual, Volume I. There will be less than 5,000 square feet of disturbance. There is an existing dwelling on Lot 2.
- There is an existing dwelling and accessory structures located on Lot 2 to remain. The existing dwelling is non-conforming with respect to the 30' side building restriction line set forth under Section 104.E of the Zoning Regulations. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the Zoning Regulations require. Subject to Administrative adjustment 98-26.
- This plat is subject to the Amended Fifth Edition Subdivision and Land Development Regulations per Council Bill 45-2003 and the Zoning Regulations as amended by Council Bill 75-2003. Development or construction of these lots must comply with setback and buffer regulations in affect at the time of submission of the building/grading permit.
- This property is exempt from forest conservation requirements according to Section 16.1202.(b).(1).(viii) of the Howard County Code. Which exempts minor subdivisions that create one additional lot and have no further subdivision potential based on existing zoning.
- The floodplain study for this project was prepared by VanMar Associates, Inc. dated August, 2005.



**OWNER'S CERTIFICATE**

WE, TIMOTHY L. RIGLER AND REGINA W. RIGLER, 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:

- 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;
- 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 STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 13<sup>th</sup> DAY OF JULY, 2006.

*[Signature]* TIMOTHY L. RIGLER, OWNER  
*[Signature]* REGINA W. RIGLER, OWNER

*[Signature]* Mandy Wood, WITNESS  
*[Signature]* Mandy Wood, WITNESS

**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 JACK I. NEWCOMER AND NANCY E. NEWCOMER TO TIMOTHY L. RIGLER AND REGINA W. RIGLER BY DEED DATED JANUARY 24, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1435 FOLIO 601. 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.

*[Signature]* Sourabh G. Munshi, Prof. L.S. #10770  
 7/5/06

STATE OF MARYLAND  
 SOURABH G. MUNSHI  
 No. 10770  
 PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT NO. 18472 ON 8/11/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT  
 LOTS 1 & 2  
**RIGLER PROPERTY**  
 BER 1435 AT FOLIO 601)

TAX MAP: 6 ELECTION DISTRICT: No. 4 SCALE: 1"=100'  
 GRID NO: 6 HOWARD COUNTY, MARYLAND DATE: MARCH, 2006  
 PARCEL NO: 138 EX. ZONING: RCDEO SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street P.O. box 328  
 Mount Airy, Maryland 21771  
 (301) 829 2890 (301)831 5015 (410) 549 2751