

**MINIMUM LOT SIZE TABULATION**

Lot No.	Gross Area	Pipestem	Minimum Lot Size
53	24,338 s.f.	1,900 s.f.	22,438 s.f.

**COORDINATE TABLE**

POINT NO.	NORTHING	EASTING
1	549604.0356	1344780.8975
2	549471.5186	1344806.6702
3	549413.6732	1344509.2430
4	549423.3095	1344398.8528
5	549742.2199	1344509.8225
6	549585.8014	1344687.6638

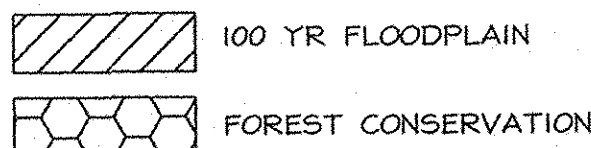
**FLOODPLAIN TABLE**

LINE	BEARING	DISTANCE
F-1	S06°28'09"E	49.53'
F-2	S09°09'47"W	16.99'
F-3	N85°00'40"W	25.17'
F-4	N19°11'10"E	67.55'

**FOREST CONSERVATION TABLE**

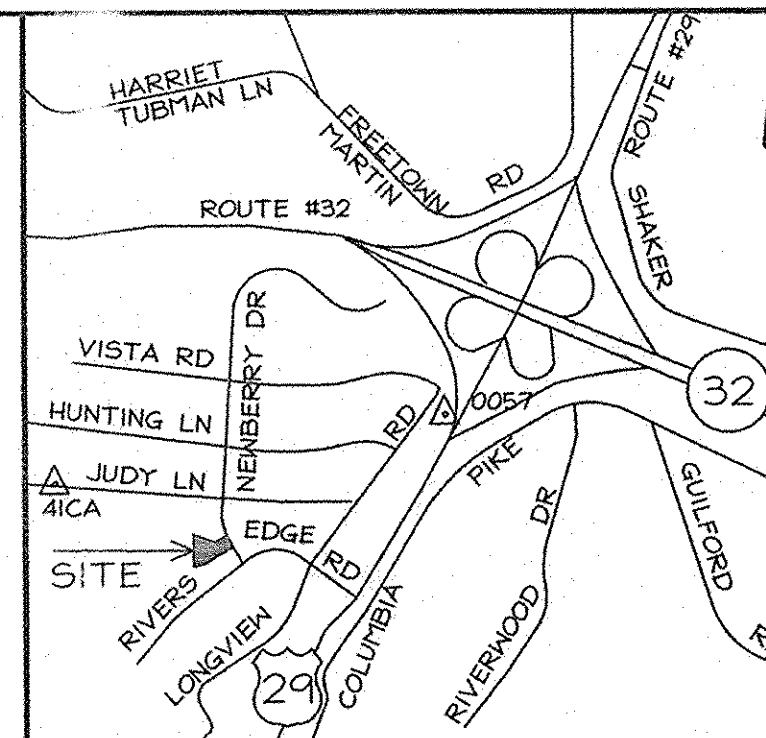
LINE	BEARING	DISTANCE
FC-1	N85°00'40"W	85.64'
FC-2	N09°09'47"E	16.99'
FC-3	N06°28'09"W	3.34'
FC-4	N19°11'10"E	106.84'
FC-5	N81°41'04"E	39.57'
FC-6	S15°13'13"W	50.61'
FC-7	S70°13'30"E	12.00'
FC-8	N78°59'39"E	123.90'
FC-9	S11°00'21"E	81.82'
FC-10	S78°59'39"W	128.90'

**EASEMENT LEGEND:**



**BENCH MARKS**

- #41CA Disk set on top of concrete column N 550124.854 E 1342960.933 EL= 295.985
- #0057 Disk set on top of concrete column N 550835.217 E 1347017.693 EL= 399.610

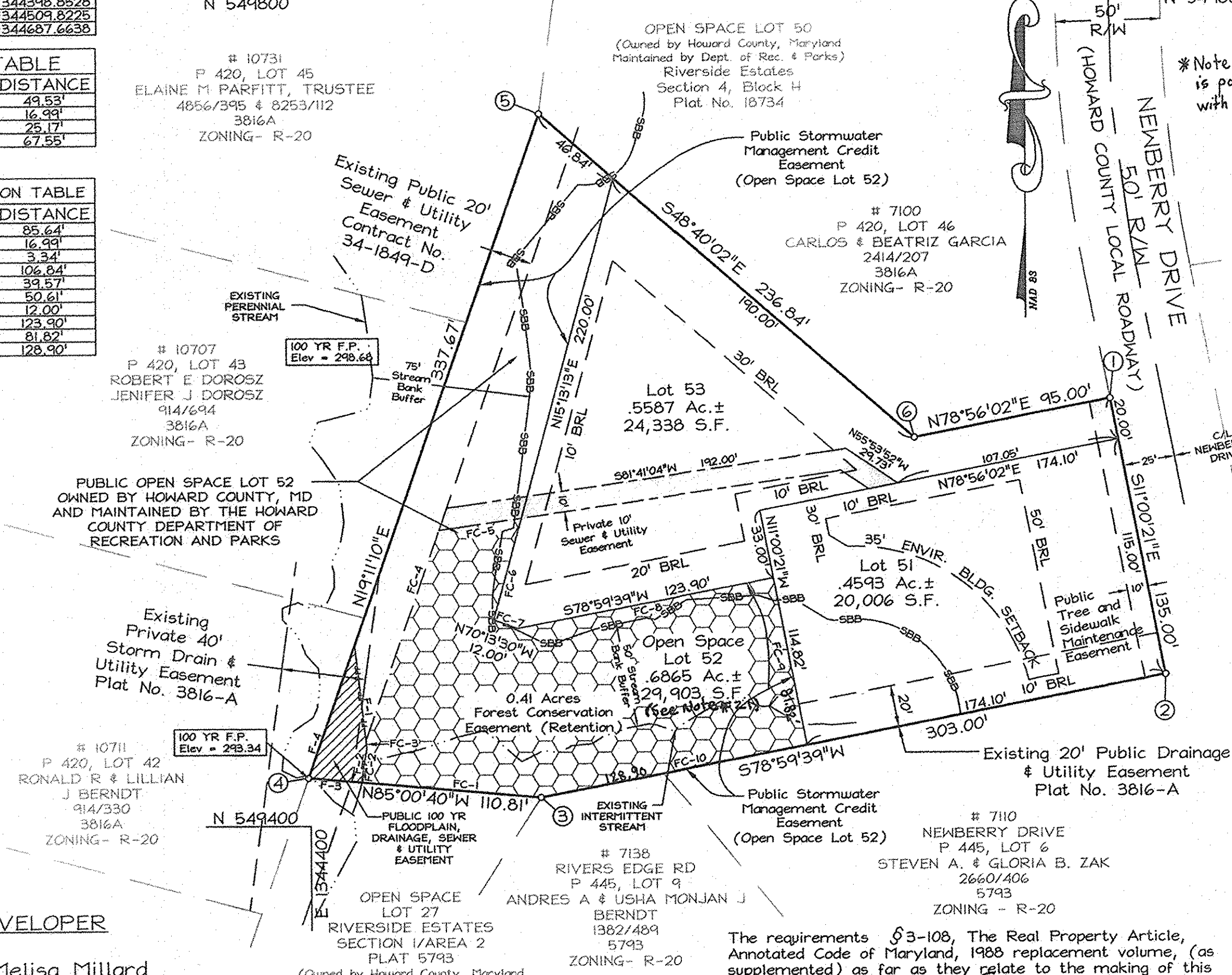


**VICINITY MAP**  
Scale 1"=200'

**GENERAL NOTES**

- PROPERTY OWNER: MICHAEL & MELISA MILLARD 7104 NEWBERRY DR. COLUMBIA, MD 21044-4218.
- PROPERTY INFORMATION: TAX MAP 41, GRID II, PARCEL 420, TAX ACCOUNT #05-382645, DEED REFERENCE 6543/319, ADDRESS 7104 NEWBERRY DR, COLUMBIA, MD 21044-4218.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN, AND PER THE COMP LITE ZONING AMENDMENTS, EFFECTIVE 7/28/06.
- 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. (SINGLE PRIVATE DRIVEWAY ONLY)
  - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1.5 IN. MIN.)
  - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE, AND MIN. 45' TURNING RADIUS;
  - STRUCTURES (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.
  - MAXIMUM DRIVEWAY SLOPE = 15%
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR DISTURBANCE IS PERMITTED IN THE WETLANDS, STREAM OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT 6-27-04, BY LDE, INC.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. WATER & SEWER CONTRACT NO. 34-1849-D.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 51 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.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41CA AND NO. 0057
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOT 53 PRIOR TO ISSUANCE OF BUILDING PERMITS.
- STORMWATER MANAGEMENT FOR LOT 53 WILL BE PROVIDED VIA THE SHEETFLOW TO BUFFER AREA CREDIT. 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.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION VIA RETENTION OF 0.41 ACRES OF EXISTING FOREST ON OPEN SPACE LOT 52 AND PAYMENT OF A FEE-IN-LIEU FOR .07 ACRES OF REQUIRED REFORESTATION IN THE AMOUNT OF \$2,286.75 (.07 X 43560 S.F. = 3049 S.F X .75) TO THE FOREST CONSERVATION FUND. SURETY FOR 0.41 ACRES OF RETENTION IN THE AMOUNT OF \$3,572.00. \* THIS PROPERTY WAS INVESTIGATED FOR WETLANDS BY EXPLORATION RESEARCH, INC IN OCTOBER, 2004. NO WETLANDS WERE IDENTIFIED ONSITE.
- THE FLOODPLAIN STUDY FOR THIS PROPERTY WAS PREPARED BY M.J CONSULTING, INC IN MARCH, 2006.
- ALL AREAS SHOWN HEREON ARE + OR -, MORE OR LESS.
- CONSTRUCTION OF THE SIDEWALK AND STREET TREE PLANTINGS ALONG NEWBERRY DRIVE AND PERIMETER LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THE CERTIFIED SUPPLEMENTAL/LANDSCAPE/FOREST CONSERVATION PLAN ON FILE WITH THIS SUBDIVISION. POSTING OF SURETY IN THE AMOUNT OF \$1,200.00 FOR FOUR SHADY TREES ON LOT 53 AND THREE STREET TREES ON LOT 51 IN THE AMOUNT OF \$900.00 FOR A TOTAL SURETY OF \$2,100.00 SHALL BE PROVIDED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAT, F-06-197. PERIMETER LANDSCAPING IS NOT REQUIRED ON LOT 51 SINCE IT CONTAINS AN EXISTING HOUSE WHICH IS TO REMAIN.
- OPEN SPACE LOT 52 WILL BE PUBLIC AND DEDICATED TO THE DEPARTMENT OF RECREATION & PARKS. THIS OPEN SPACE LOT ENCOMPASSES 40.3% OF THE TOTAL RESUBDIVISION AREA. OPEN SPACE LOT 52 ADJOINS OPEN SPACE LOT 27 OF RIVERSIDE ESTATES, SECTION 1, AREA 2 WHICH HAS ROAD FRONTAGE ONTO RIVERS EDGE ROAD.
- ON MAY 30, 2006 THE PLANNING DIRECTOR DENIED WAIVER WP-06-103 BASED ON INSUFFICIENT JUSTIFICATION AND PROPOSED LOT SIZES.
- ON NOVEMBER 17, 2006 THE PLANNING DIRECTOR DENIED A PORTION OF WP-07-35 REGARDING SECTIONS 16.136 AND 16.121(a)(2). ON NOVEMBER 17, 2006 THE PLANNING DIRECTOR APPROVED A PORTION OF WP-07-35 REGARDING SECTION 16.132(a)(2) REQUIRING CONSTRUCTION OF ONE HALF THE PAVEMENT WIDTH AND SECTION 16.133(a)(1), REQUIRING STORM DRAINS AND SECTION 16.1212(a)(3)(1), REQUIRING ALL ENVIRONMENTAL FEATURES BE PLACED ON AN OPEN SPACE LOT, SUBJECT TO CONDITIONS. THE PLANNING DIRECTOR APPROVED A PORTION OF WP-07-35 REGARDING WAIVER TO SECTION 16.132(a)(2).

\*Note 16 (Continued) is posted with the Developers Agreement with this plat (F-06-197).



**OWNER/DEVELOPER**

Michael & Melisa Millard  
7104 Newberry Drive  
Columbia, Maryland 21044  
410-531-6514

**AREA TABULATION**

- Total number of lots and/or parcels to be recorded: 3
  - Buildable: 2
  - Non-Buildable: 0
  - Open Space: 1
  - Preservation Parcels: 0
- Total area of lots to be recorded: 1.7045 Ac.±
  - Buildable: 1.0180 Ac.±
  - Non-Buildable: 0
  - Open Space: 0.6865 Ac.±
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0 Ac.±
- Total area of subdivision to be recorded: 1.7045 Ac.±

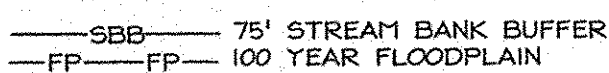
APPROVED: For Public Water and Public Sewer Systems  
Howard County Health Department.

*Michael J. Davis* 3/14/08  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*David L. Woych* 3/17/08 Date  
Director  
*William J. ...* 3/5/08 Date  
Chief, Development Engineering Division

**LEGEND**



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.

*D. Wayne Weller* 2/28/08 Date  
D. Wayne Weller MD No. 10685  
*J. Michael Millard* 2/28/08 Date  
J. Michael Millard  
*Melisa Millard* 2/28/08 Date  
Melisa Millard

**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 J. Michael & Melisa Millard to J. Michael Millard & Melisa Millard by deed dated September 25, 2002 and recorded in the land records of Howard County in Liber 6543, Folio 319, 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*  
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685  
Date 2/28/08

**OWNER'S CERTIFICATE**

"We, J. Michael & Melisa Millard, Owners of the property shown & described hereon, hereby adopt this plan of subdivision; and in consideration of the approval of this plat 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-ways 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 erected on or over the said easements and rights-of-way.  
Witness my/our hands this 28<sup>th</sup> day of February 2008."

*J. Michael Millard*  
J. MICHAEL MILLARD  
*Melisa Millard*  
MELISA MILLARD

RECORDED AS PLAT NUMBER 19804  
ON 3/20/08 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**RIVERSIDE ESTATES**  
Lot 51, O. S. Lot 52 and Lot 53  
A Resubdivision of Lot 47  
Plat No. 3816-A

(or Map No. 41 - Grid No. II - Parcel 420  
5th Elector District - Howard County, Maryland Scale: 1"=50'  
Date: September, 2007 Sheet 1 of 1

DP2 File # 78-16, WP-06-103, WP-07-35 Job # 04-013.3

**LDE Inc.**

Engineers, Surveyors, Planners  
2250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)596-3424 - FAX(410)715-9540