

**NOTES:**

- 1.)  $\Delta$  DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- 2.)  $\triangle$  DENOTES TRAVERSE POINT
- 3.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. #37R2 AND NO. #37B4.
- 4.) SUBJECT PROPERTY ZONED R-20, PER THE COMPREHENSIVE ZONING PLAN, MAPS AND AMENDED REGULATIONS, EFFECTIVE OCTOBER 6, 2013.
- 5.) THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
- 6.) ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- 7.) THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., ON ABOUT NOVEMBER, 2013.
- 8.) THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE PATAPSCO WATERSHED. 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 SEWAGE ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC WATER AND SEWER SERVICE ARE 547'-5 AND 198'-5 FEET FROM THE CENTERLINE OF OLD MONTGOMERY ROAD.
- 9.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 10.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.)
  - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 11.) UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- 12.) BRL INDICATES BUILDING RESTRICTION LINE.
- 13.) THIS PLAT IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
- 14.) THE DEVELOPER SHALL RESERVE TO HIMSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS. DEVELOPER SHALL EXECUTE OFF-DIVISOR DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH NETS AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 15.) THERE ARE EXISTING STREAM BUFFERS, EXISTING WETLANDS AND EXISTING WETLANDS BUFFERS, ON-SITE. THERE ARE NO STREAMS ON-SITE.
- 16.) THE MODERATE INCOME HOUSING UNIT REQUIREMENTS PER COUNCIL BILL 35-2013 FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU OF CONSTRUCTION IN THE AMOUNT OF \$2.00 PER SQUARE FOOT OF EACH NEW HOUSE PROPOSED BY THIS SUBDIVISION. PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
- 17.) 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.
- 18.) THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PROVIDING 0.6 ACRES OF OFF-SITE RETENTION ON THE VALLEY MEDE, SECTION 2, LOT 72 (F-09-051), PLAT NUMBER 20710. THERE IS NO SURETY FOR THIS RETENTION.
- 19.) THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY IS TO BE RECORDED CONCURRENT WITH THE RECORDING OF THIS PLAT.
- 20.) STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN IMPLEMENTED TO THE EXTENT PRACTICAL (M-1) THROUGH (M-6) MICRO-BIOTENTION, (M-5) DRY WELL, (N-1) DISCONNECTION OF ROOFTOP RUNOFF, AND (N-2) DISCONNECTION OF NON-ROOFTOP RUNOFF PRACTICES LOCATED ON THE INDIVIDUAL LOT IN WHICH IT SERVES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 21.) THE LANDSCAPING FOR THIS PROJECT HAS BEEN DEFERRED TO THE SITE DEVELOPMENT PLAN STAGE. IT IS ANTICIPATED THAT THE LANDSCAPING REQUIREMENT FOR LOTS 1-4 WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN TO BE FILED WITH THAT PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY SHOULD BE PROVIDED WITH THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$6,510.00 (\$300 FOR 2 SHADE TREES, \$3,300 FOR 22 EVERGREENS AND \$210 FOR 7 SHRUBS IN PERIMETER 1 AND FOR \$2,400 FOR THE 8 STREET TREES).
- 22.) THE WETLANDS CERTIFICATION LETTER FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE AND DATED JANUARY 3, 2014.
- 23.) THERE IS NO 100-YEAR FLOODPLAIN ON THIS SITE.
- 24.) THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED DECEMBER, 2013, AND WAS APPROVED ON JUNE 13, 2014.
- 25.) NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- 26.) THE REQUIRED OPEN SPACE ASSOCIATED WITH THIS SUBDIVISION WILL BE MET BY PAYMENT OF A FEE IN LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500.00 (3 NEW LOTS x \$1,500 PER LOT).
- 27.) NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, AND PAVING ARE PERMITTED IN WETLANDS, STREAMS, FLOODPLAIN, FOREST CONSERVATION EASEMENT AREAS AND WETLAND AND STREAM BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT ON PLANNING AND ZONING. THE CONNECTION TO THE SEWER MAIN FOR LOT 1 IS WITHIN THE STREAMBANK SETBACK, THIS DISTURBANCE IS PERMITTED AS A NECESSARY DISTURBANCE.
- 28.) THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JANUARY 7, 2014.
- 29.) THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.

26.) ON JUNE 2ND, 2014, WAIVER PETITION (WP-14-128) WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING TO WAIVE SECTIONS 16.132(c)(1), 16.134(c)(1) AND 16.135(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE WAIVER REQUEST TO SECTION 16.132(c)(1) PERTAINED TO ANY ROAD CONSTRUCTION REQUIRED ALONG OLD MONTGOMERY ROAD. THE WAIVER TO SECTION 16.132(c) PERTAINED TO THE REQUIREMENT OF ANY SIDEWALK ALONG OLD MONTGOMERY ROAD. THE WAIVER TO SECTION 135(c) PERTAINED TO THE REQUIREMENT OF PROVIDING STREET LIGHTS ALONG OLD MONTGOMERY ROAD. CONDITIONS OF THIS APPROVAL ARE: 1. COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION, DATED MAY 14, 2014, PRIOR TO THE SUBMISSION OF THE ORIGINAL MYLAR RECORD PLAT TO THIS OFFICE FOR SIGNATURE APPROVAL AND RECORDATION. IN ACCORDANCE WITH THOSE COMMENTS, THE DEVELOPER MUST PAY A FEE-IN-LIEU OF PROVIDING SIDEWALKS AND ROAD IMPROVEMENTS AS A CONDITION OF THIS WAIVER APPROVAL.

2. APPROVAL OF THE FINAL SUBDIVISION PLAT, F-14-091.

3. INCLUDE THIS WAIVER DECISION AS A GENERAL NOTE ON THE FINAL PLAT AND SUBSEQUENT SITE DEVELOPMENT PLAN. THIS NOTE SHALL INCLUDE THE WAIVER FILE NUMBER, SECTIONS WAIVED, DECISION DATE AND CONDITIONS OF APPROVAL.

TRAVERSE/CONTROL COORDINATE TABLE		
NO.	NORTHING	EASTING
7	563479.210	1371750.335
99	563416.110	1372005.749

COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
8	563519.8070	1371731.8700
9	563441.3907	1372308.0949
10	563200.9354	1371682.6292
11	563257.4716	1371681.5966

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	29,415 S.F.	3,920 S.F.	25,495 S.F.
2	24,673 S.F.	2,303 S.F.	22,370 S.F.

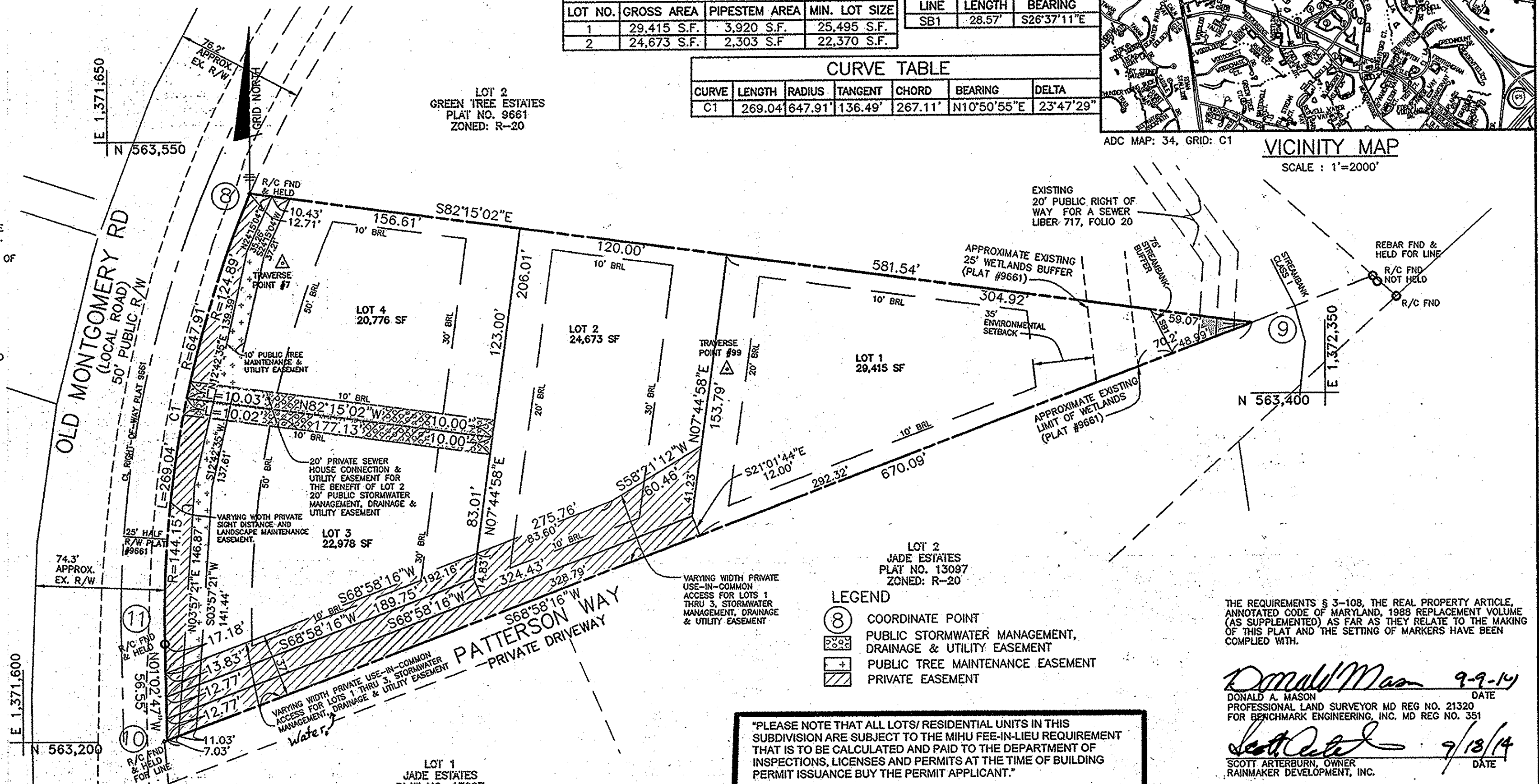
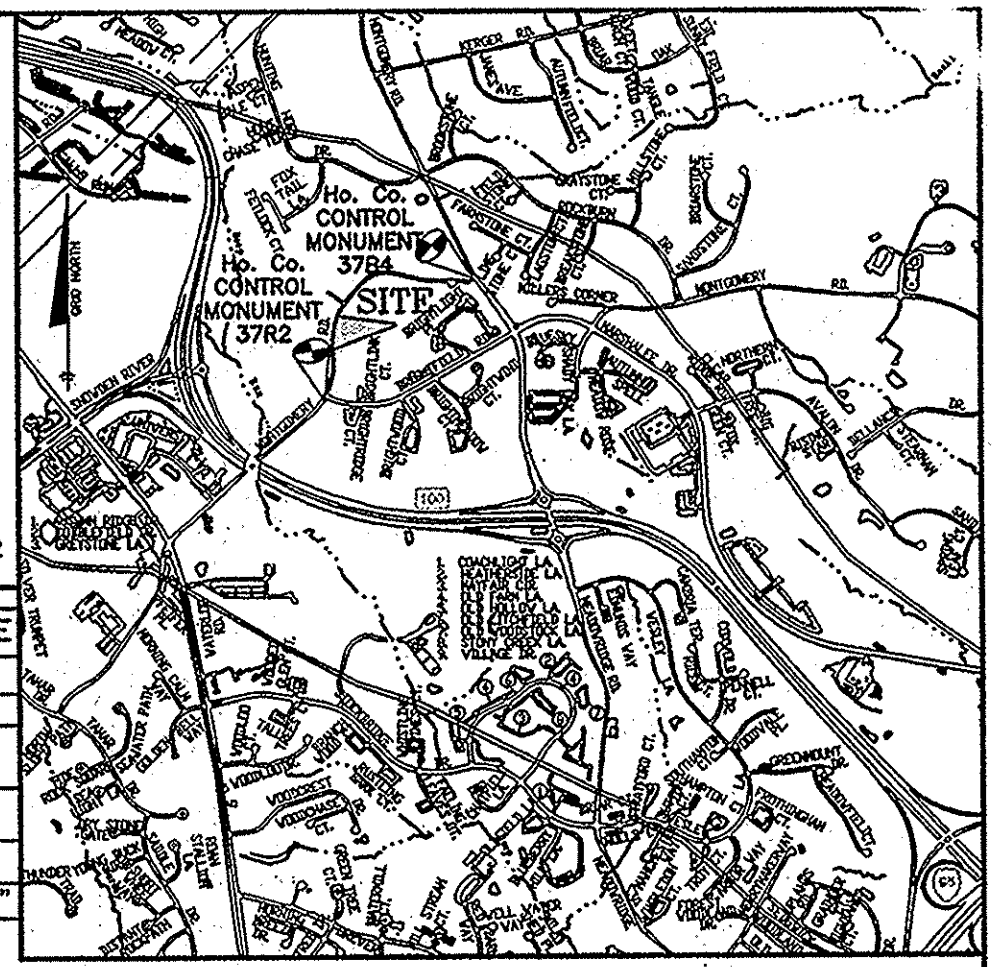
**BENCH MARKS**

HO. CO. #37R2 (NAD '83) ELEV. 399.65'  
 STAMPED DISC ON CONCRETE MONUMENT BEING 45.9' SOUTHWEST OF A TRAFFIC LIGHT POLE AT OLD MONTGOMERY ROAD AND BRIGHTFIELD ROAD, 3.1' NORTHWEST OF A CONCRETE SIDEWALK AND 59.6' WEST OF A COMMUNICATION PEDESTAL.  
 N 562,611.4397 E 1,371,554.4726

HO. CO. #37B4 (NAD '83) ELEV. 401.32'  
 STAMPED DISC ON CONCRETE MONUMENT BEING 41.1' WEST OF A SANITARY MANHOLE, 98.5' EAST OF BG&E POLE #125676 AND 29.7' SOUTH OF THE EDGE OF PAVING OF MD ROUTE 103.  
 N 563,928.5811 E 1,373,109.0962

STREAM BUFFER LINE TABLE		
LINE	LENGTH	BEARING
SB1	28.57'	S26°37'11"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	269.04'	647.91'	136.49'	267.11'	N10°50'55"E	23°47'29"



**AREA TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.25± AC.
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0 AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.25± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*Blaine M. Mason* 10/30/2014  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Scott Arterburn* 11-5-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Seidman* 11-10-14  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY RAINMAKER DEVELOPMENT, INC. FROM MURRIEL E. DOWLING, PERSONAL REPRESENTATIVE OF THE ESTATE OF MURRIEL L. DOWLING BY DEED DATED FEBRUARY 6, 2013 AND RECORDED IN LIBER 15375 AT FOLIO 356 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ASSASSINMENT OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Donald A. Mason* 9-9-14  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MD REG NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER/DEVELOPER:  
 RAINMAKER DEVELOPMENT, INC.  
 6755 BUSINESS PARKWAY  
 SUITE 103  
 ELKRIDGE, MARYLAND 21075  
 410-379-1525  
 c/o SCOTT ARTERBURN

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6844  
 WWW.BEI-CVLENGINEERING.COM

**OWNER'S CERTIFICATE**

RAINMAKER DEVELOPMENT, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 9th DAY OF September, 2014.

*Scott Arterburn* 9/18/14  
 SCOTT ARTERBURN  
 RAINMAKER DEVELOPMENT, INC. DATE

*Scott M. Coy* 9/18/14  
 WITNESS DATE

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.

*Donald A. Mason* 9-9-14  
 DONALD A. MASON DATE  
 PROFESSIONAL LAND SURVEYOR MD REG NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

*Scott Arterburn* 9/18/14  
 SCOTT ARTERBURN, OWNER  
 RAINMAKER DEVELOPMENT, INC. DATE

RECORDED AS PLAT NO. **23047** ON **10/14/14** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**

**SCARBOROUGH ESTATES**  
 LOTS 1 THRU 4

A RESUBDIVISION OF GREEN TREE ESTATES, LOT 1 PREVIOUSLY RECORDED AS PLAT NO. 9661

1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 37 SCALE: AS SHOWN  
 GRID: 02 DATE: AUGUST, 2014  
 PARCEL: 25  
 ZONED: R-20  
 HOWARD COUNTY FILE NO.: F-90-112, ECP-13-052, WP-14-128 SHEET: 1 OF 1