

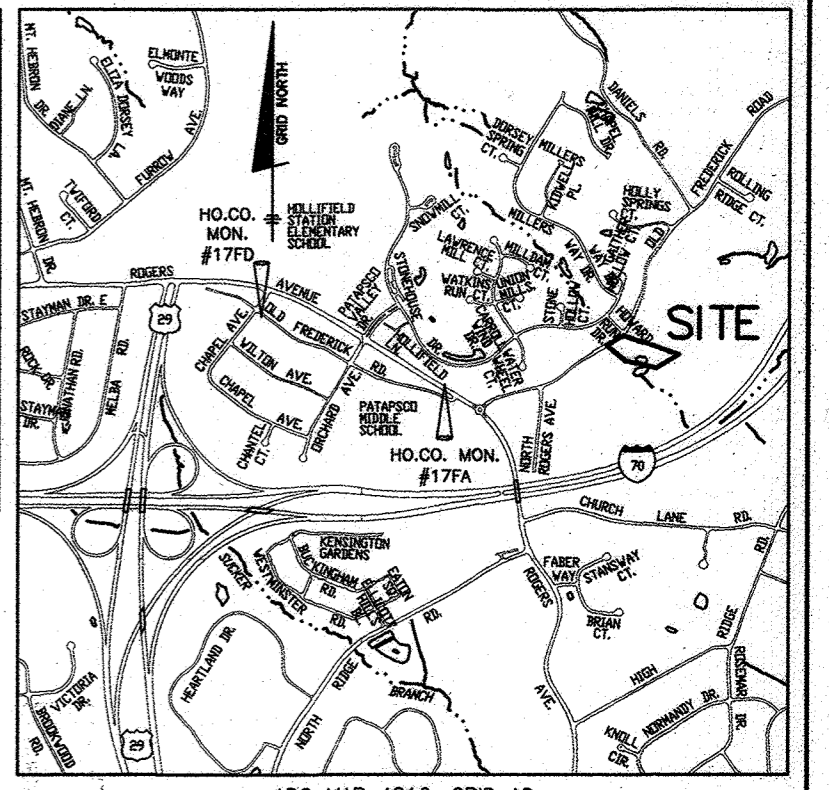
GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 17FA AND 17FD WERE USED FOR THIS PROJECT.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: ECP-23-002, SP-23-002
- TRACT BOUNDARY IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR ABOUT JUNE 1, 2022.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD LOCATIONS BY BENCHMARK ENGINEERING, INC., HOWARD COUNTY GIS, F-19-038, F-98-057 AND F-97-042.
- WETLAND AND FOREST STAND DELINEATIONS WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 1, 2022 AND WERE APPROVED BY THE DIRECTOR'S SIGNATURE APPROVAL OF THE PRELIMINARY EQUIVALENT SKETCH PLAN, SP-23-002, ON JUNE 23, 2023.
- THERE ARE NO DRAINAGE AREAS OF 30 ACRES OR LARGER OR HAVING A 10-YEAR RUNOFF IN EXCESS OF 100 CFS. NO NEW FLOODPLAIN STUDY IS REQUIRED. THE SUBJECT PROPERTY LIES WITHIN THE USE 1 WATERSHED OF THE PATAPSCO RIVER (021309061017).
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE. THE EXISTING STRUCTURE TO REMAIN ON-SITE (LOT 1) IS DATED CIRCA 1975. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.
- THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA, EXISTING WATER AND SEWER CONNECTIONS ARE TO CONTRACTS 10-3938 AND W-70.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PLAN AS THE PROPERTY IS NOT LOCATED WITHIN 500 FEET OF ANY EXISTING OR PROPOSED PRINCIPAL OR INTERMEDIATE ARTERIAL HIGHWAY RIGHT-OF-WAY LINE. PER DESIGN MANUAL VOLUME III, COMPLETE STREETS AND BRIDGES, SECTION 5.2(G)(2)(Z).
- A TRAFFIC STUDY IS REQUIRED FOR THE PRELIMINARY EQUIVALENT SKETCH PLAN (SP-23-002), IT IS PROVIDED BY MARS GROUP, INC., DATED JUNE, 2019. THE ADEQUATE ROAD FACILITIES COMPLETE STREET MULTIMODAL TEST EVALUATION REPORT WAS APPROVED ON MAY 15, 2023. BASED ON THE DATA AND ANALYSIS PRESENTED IN THE TRAFFIC STUDY IT WAS DETERMINED THAT THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE SURROUNDING AREA ROAD SYSTEM. REPORT COMPILED ON: JUNE 23, 2022. PLAN NUMBER THE REPORT WAS SUBMITTED UNDER: SP-23-002. KEY INTERSECTION IDENTIFIED FOR THE STUDY: OLD FREDERICK ROAD @ ROGERS AVENUE. JURISDICTION OVER THE KEY INTERSECTIONS: HOWARD COUNTY. KEY INTERSECTION VOLUME COUNT COLLECTED ON: NOVEMBER 16, 2021. KEY INTERSECTION COUNT WERE COLLECTED WHILE: HOWARD COUNTY PUBLIC SCHOOL 2021-2022 WAS IN SESSION. DESIGN YEAR LEVEL-OF-SERVICE AT KEY INTERSECTION: AM PEAK HOUR 'B'; PM PEAK HOUR 'C'. MITIGATION REQUIREMENT: MITIGATION MEASURES ARE NOT REQUIRED BY THIS STUDY.
- THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
- COMMUNITY MEETING WAS HELD ON JULY 14, 2022 AT THE HOWARD COUNTY LIBRARY, MILLER BRANCH, 9421 FREDERICK ROAD, ELLICOTT CITY, MD 21042.
- A DECLARATION OF COVENANTS SHALL BE RECORDED FOR ANY ON-LOT DEVICES, IF NECESSARY. IF ANY SHARED SWM DEVICES ARE PROPOSED THEY SHALL BE PRIVATELY OWNED AND MAINTAINED IN ACCORDANCE WITH MAINTENANCE EASEMENT AGREEMENT. SEE NOTE 17.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN METHODS SHALL BE UTILIZED. FOR THIS PLAN THERE IS NO NEW IMPERVIOUSNESS, THEREFORE NO STORMWATER MANAGEMENT DEVICES ARE REQUIRED. THE FURTHER DEVELOPMENT OF NON-BUILDABLE BULK PARCEL 'A' WILL REQUIRE STORMWATER MANAGEMENT AT THE TIME OF THAT PARCEL'S DEVELOPMENT.
- THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY USING: 1) 0.27 ACRES OF OFF-SITE FOREST BANK ON THE VALLEY MEDE, SECTION 14, LOTS 71 AND 72 (F-09-051), PLAT NUMBER 20709-20710; AND 2) 0.53 AC. OF OFF-SITE FOREST BANK ON THE PROPERTY OF FOREVER A FARM (SDP-14-005), PLAT Nos. 22726-22728. THERE IS NO SURETY OR INSPECTION FEE FOR THIS PLAN. THE USE OF THESE BANKS FULFILLS THE FOREST CONSERVATION OBLIGATION FOR THE ENTIRE PROPERTY.

- LANDSCAPING IN ACCORDANCE ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS NOT REQUIRED. THIS PLAN IS EXEMPTED FROM PROVIDING A LANDSCAPE PLAN BECAUSE IT IS A PARCEL SUBDIVISION, THE EXISTING HOUSE IS TO REMAIN, AND THERE ARE NO NEW BUILDABLE LOTS AT THIS TIME. EXEMPTION IS PER PAGE 3 OF THE LANDSCAPE MANUAL. THE FURTHER SUBDIVISION OF NON-BUILDABLE PARCEL 'A' WILL REQUIRE A LANDSCAPE PLAN.
- FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 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:
 - WIDTH - 12' AND (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- SECTION 13.402(c)(e) OF THE HOWARD COUNTY CODE OF ORDINANCES FOR MODERATE INCOME HOUSING UNITS APPLIES TO THIS PROPERTY. THIS SHALL BE ACCOMPLISHED BY A FEE-IN-LIEU OF CONSTRUCTION PAYMENT THAT IS TO BE CALCULATED AND PAID AT THE TIME OF BUILDING PERMIT ISSUANCE. LOT 1 IS EXEMPT AS IT CONTAINS THE EXISTING HOUSE. IF THE LOT 1 DWELLING IS REMOVED THE NEW DWELLING WILL BE SUBJECT TO THE MIHU REQUIREMENTS IN PLACE AT THAT TIME.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- PER SECTION 16.121.a.2 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROJECT IS SUBJECT TO 6% OPEN SPACE REQUIREMENT (7,958 SF). LOT 1 IS AN EXISTING DWELLING AND DOES NOT CREATE AN OPEN SPACE OBLIGATION. THE FUTURE OPEN SPACE OBLIGATION IS TO BE FULFILLED BY A FEE IN LIEU PAYMENT OF 4 LOTS AT \$1,500.00 PER LOT. AT THE TIME OF THE FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' INTO INDIVIDUAL LOTS, THE TOTAL PAYMENT IS TO BE \$6,000.00. SEE DEPARTMENT OF RECREATION AND PARKS LETTER DATED FEBRUARY 21, 2023.
- DPW HAS DETERMINED THAT OLD FREDERICK ROAD IS A NEIGHBORHOOD STREET 2, NO PARKING. THE LAND USE CONTEXT IS SUBURBAN AND THE TRANSPORTATION CLASSIFICATION IS COLLECTOR. THE DPW APPROVED STREET TYPE IS NEIGHBORHOOD STREET 2. THE EXISTING STREET CURRENTLY HAS NO PARKING AND THE RESIDENTIAL STRUCTURES HAVE ON-LOT PARKING SO THE ROADWAY IS ALSO GIVEN THE 'NO PARKING' DESIGNATION. THE ULTIMATE RIGHT-OF-WAY IS 60', THE LANE WIDTH IS APPROXIMATELY 12' AND THERE ARE NO EXISTING SIDEWALKS, SHARED USE PATHWAYS OR ON-STREET PARKING AREAS IN THE VICINITY OF THE PROJECT EXCEPT SUNELL LANE WHICH HAS SIDEWALKS ALONG THE EAST SIDE OF OLD FREDERICK ROAD. THE POSTED SPEED IS 25 MPH AND THERE ARE NUMEROUS DRIVEWAYS. BIKEHOWARD MASTER PLAN AND HOWARD COUNTY INTERACTIVE MAP DESIGNATES OLD FREDERICK ROAD AS A SHARED ROADWAY WITH SAFETY TREATMENTS. DPW HAS VERIFIED AND APPROVED THE STREET TYPE DETERMINATION.
- THE EXISTING POND DOES NOT SUPPORT WETLANDS. NO NEW WATERWAY WILL BE CONSTRUCTED. MDE HAS DETERMINED THE EXISTING POND IS NOT REGULATED. BASED ON THIS DETERMINATION HOWARD COUNTY WILL NOT REQUIRE AN ALTERNATIVE COMPLIANCE FOR THE POND REMOVAL. THE POND REMOVAL WILL BE REVIEWED BY MDE DAM SAFETY AND HOWARD SOIL CONSERVATION DISTRICT. THE INTENT IS TO PUMP THE POND THROUGH A FILTER BAG (DETAIL F-4) AND THEN FILLING AND STABILIZING THE DEPRESSION.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE BOUNDARIES OF THE OCTOBER 2019 HO.CO. BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT (BWI), AIRPORT NOISE ZONE AS WELL AS THE FOUR MILE RADIUS OF BWI AIRPORT. THEREFORE, NO APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION IS REQUIRED.
- BRL INDICATES ZONING BUILDING RESTRICTION LINE, OTHER RESTRICTIONS MAY APPLY.
- UNLESS OTHERWISE NOTED AS "PUBLIC", ALL EASEMENTS ARE "PRIVATE".
- ALL AREAS ON THESE PLANS ARE "MORE OR LESS".
- THIS SUBDIVISION (F-24-008) IS EXEMPT FROM PROVIDING ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE HO. CO. DESIGN MANUAL VOL. III, COMPLETE STREETS AND BRIDGES. IN ACCORDANCE WITH EXEMPTIONS 2 & 4. THIS SUBDIVISION DOES NOT INCREASE THE TRAFFIC OR ACCESS POINTS, THEREFORE THERE IS A JUSTIFIABLE ABSENCE OF NEED. THIS PROJECT WILL PERMIT THE DEVELOPER TO SELL LOT 1 AND THEY WILL BE RETAINING THE BULK PARCEL. THE COST OF ACCOMMODATING THE REQUIRED IMPROVEMENTS IS GROSSLY DISPROPORTIONATE TO THE NEED.
- RIGHT-OF-WAY IMPROVEMENTS FOR THE PARCEL 23 FRONTAGE ARE TO BE COMPLETED AT THE TIME OF THE FUTURE SUBDIVISION. THIS PLAN DOES NOT RESULT IN A CHANGE TO OLD FREDERICK ROAD. THIS PLAN DOES NOT PROVIDE ANY NEW DRIVEWAYS OR ACCESS POINTS. THE FUTURE RIGHT-OF-WAY IMPROVEMENTS AS SHOWN ON SP-23-002 ARE AN OBLIGATION OF NON-BUILDABLE BULK PARCEL 'A' OWNER, AND ARE TO BE COMPLETED WITH THAT PARCEL'S SUBDIVISION.
- DEVELOPER RESERVES UNTO ITSELF, 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, OVER AND THROUGH LOT 1 AND PARCEL 'A', OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING AND SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER A DEEDS FOR THE EASEMENTS RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

BENCH MARKS - NAD '83

HO. CO. #17FA	ELEV. 476.713
STAMPED BRASS DISK SET ON TOP OF CONC. (3' DEEP) COLUMN LOCATED ALONG THE WESTBOUND ROGERS AVENUE, ±425' FROM THE INTERSECTION OF OLD FREDERICK ROAD AND 140' SOUTHEAST FROM EXISTING POST & BOARD WHITE FENCE.	
N 594,948.393'	E 1,364,626.834'
HO. CO. #17FD	ELEV. 465.613
STAMPED BRASS DISK SET ON TOP OF CONC. (3' DEEP) COLUMN LOCATED ALONG THE EASTBOUND OLD FREDERICK ROAD (MD RTE. 99) ±290' FROM THE INTERSECTION OF CHAPEL AVE. AND 61.4' EAST OF EX. 35MPH SIGN	
N 595,700.593'	E 1,363,285.351'

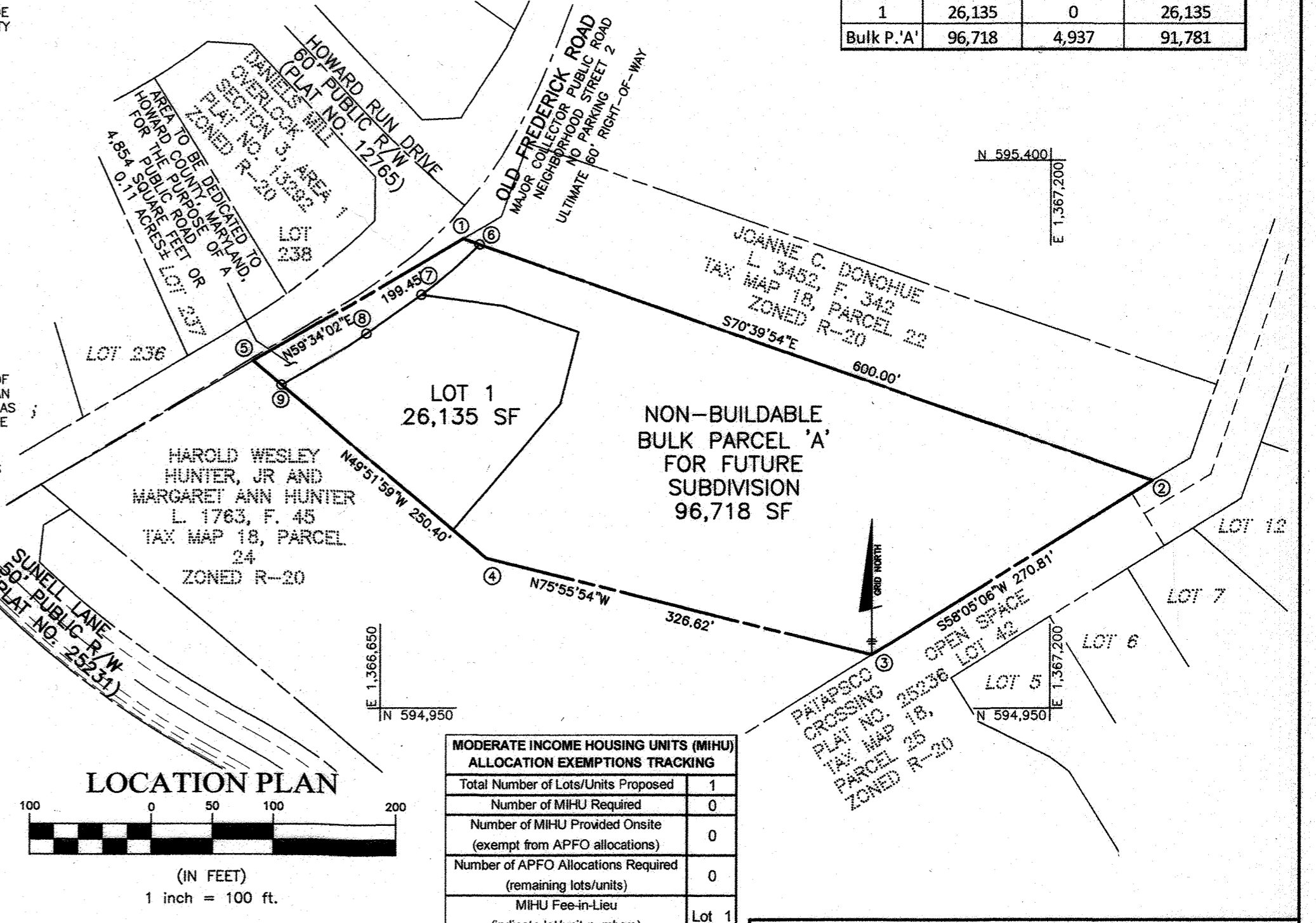


LEGEND

- IRON PIPE OR REBAR W/CAP TO BE SET
- CONCRETE MONUMENT TO BE SET
- COORDINATE DESIGNATION 99
- PRIVATE ACCESS, MAINTENANCE, STORMWATER MANAGEMENT, DRAINAGE, & UTILITY EASEMENT
- PRIVATE STORM DRAIN & UTILITY EASEMENT
- 20' REVERTIBLE GRADING EASEMENT

Minimum Lot Size Chart

Lot	Gross Area (SF)	Pipestem Area (SF)	Minimum Lot Size (SF)
1	26,135	0	26,135
Bulk P.'A'	96,718	4,937	91,781



OPEN SPACE ON-SITE TOTAL REQUIREMENTS

MINIMUM RESIDENTIAL LOT SIZE	20,000 S.F.
OPEN SPACE REQUIRED (6% OF 2.93 Ac.)	0.18 AC.±
OPEN SPACE PROVIDED	0.00 AC.±
RECREATIONAL O.S. REQUIRED*	0 S.F. N/A
RECREATIONAL O.S. PROVIDED*	0 S.F. N/A

* = NOT REQUIRED, LESS THAN 10 LOTS PER SECTION 16.121(a)(4)(i)

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE BULK PARCEL	1
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.60± AC.
NON-BUILDABLE BULK PARCEL	2.22± AC.
OPEN SPACE (CREDIT)	0.00 AC.
OPEN SPACE (NON-CREDIT)	0.00 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.11± AC.
TOTAL AREA OF RECREATIONAL O.S. TO BE RECORDED	0.00 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2.93± AC.

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.

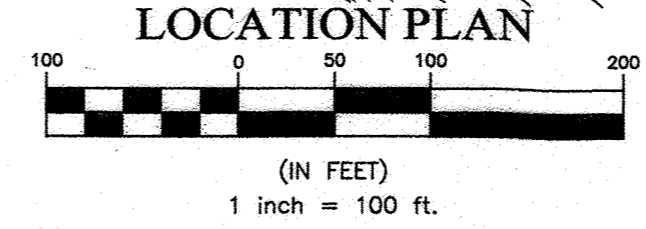
Donald A. Mason 1/2/24
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Scott Arterburn 1/3/24
SCOTT ARTERBURN, FOR
RAINMAKER DEVELOPMENT, INC.

OWNER/DEVELOPER
RAINMAKER DEVELOPMENT, INC.
2101 MILLERS MILL ROAD
COOKSVILLE, MD 21723
443-829-9222

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.
3300 NORTH RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CMENGINEERING.COM



MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	1
Number of MIHU Required	0
Number of MIHU Provided Onsite (exempt from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	0
MIHU Fee-in-Lieu (indicate lot/unit numbers)	Lot 1

Note: Lot 1 is exempt as it contains the existing house, if the lot 1 dwelling is removed the new dwelling will be subject to the MIHU requirement in place at that time.

RECORDED AS PLAT NO. 246523 ON 2-12-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Howard County Health Officer 2/1/24
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division 1-22-24
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 2/1/24
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY RAINMAKER DEVELOPMENT, INC. FROM BETTY ANN WALTERHOEFER, BY ERIC BERENS, HER ATTORNEY-IN-FACT, BY DEED DATED MAY 13, 2023 AND RECORDED IN BOOK 21530 AT PAGE 136 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-2-24
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 OUR HAND THIS third DAY OF JANUARY, 2024."

Scott Arterburn 1/3/24
SCOTT ARTERBURN, FOR
RAINMAKER DEVELOPMENT, INC.

Witness 1/3/24
WITNESS DATE

SUBDIVISION PLAT

CAPSTONE ESTATES

LOT 1 AND BUILDABLE BULK PARCEL 'A'

2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 18
GRID: 07
PARCEL: 23
ZONED: R-20

SCALE: AS SHOWN
DATE: JANUARY, 2024
SHEET: 1 OF 2

RIGHT-OF-WAY CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	330.00'	63.18'	10°58'13"	31.69'	S49°13'28"W	63.09'
C2	700.00'	81.57'	6°40'37"	40.83'	S58°02'53"W	81.53'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
P2	N38°36'17"E	99.43'

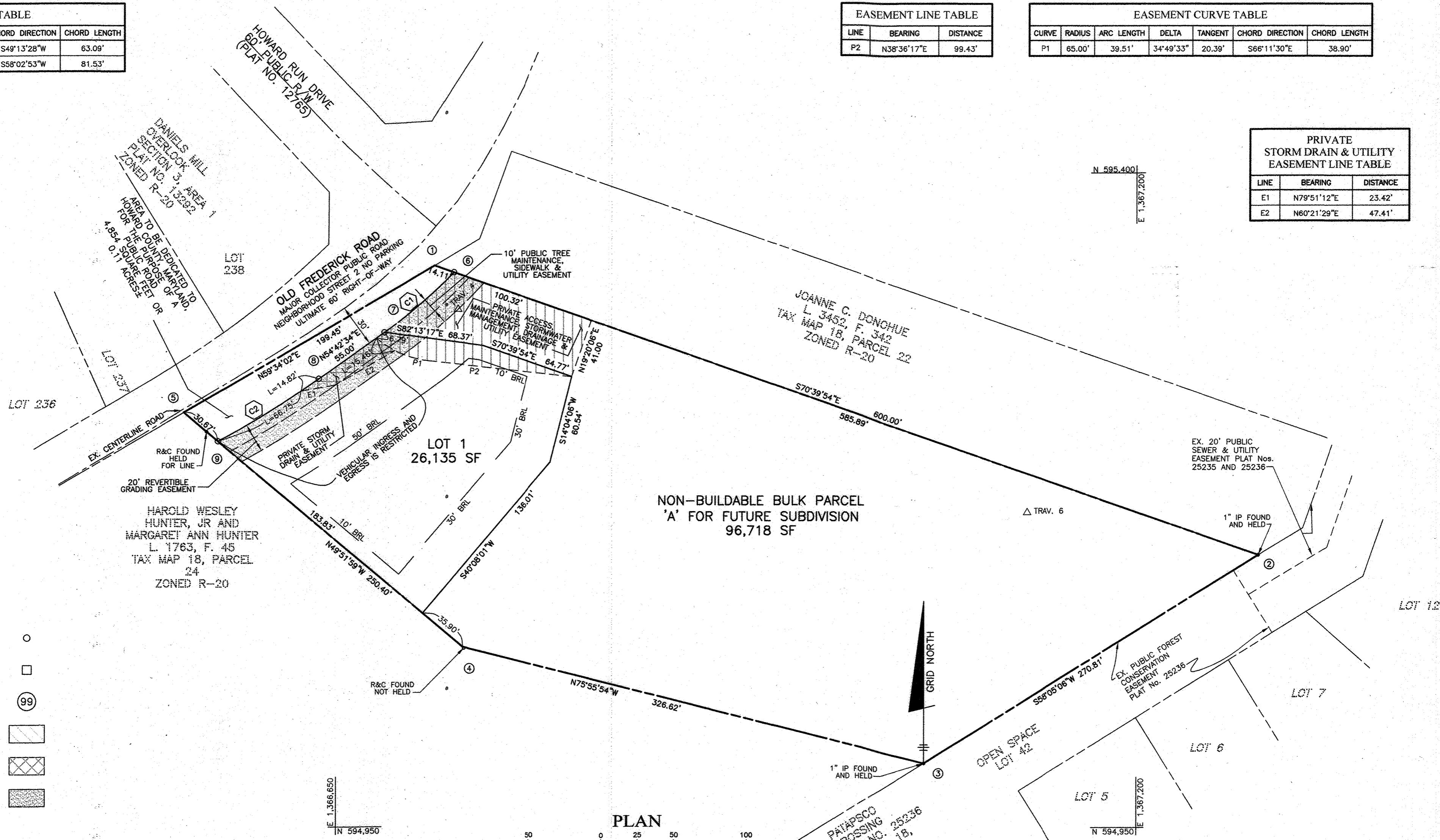
EASEMENT CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
P1	65.00'	39.51'	34°49'33"	20.39'	S66°11'30"E	38.90'

RIGHT-OF-WAY COORDINATES		
POINT #	NORTHING	EASTING
6	595331.1214	1366730.7934
7	595289.9186	1366683.0184
8	595258.1441	1366638.1258
9	595214.9987	1366568.9500

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
1	595335.7929	1366717.4798
2	595137.1380	1367283.6390
3	594993.9720	1367053.7670
4	595073.3667	1366736.9435
5	595234.7644	1366545.5055

TRAVERSE TABLE		
No.	Northing	Easting
4	595,305.6340	1,366,733.5150
6	595,166.2390	1,367,124.5750

PRIVATE STORM DRAIN & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N79°51'12"E	23.42'
E2	N60°21'29"E	47.41'



LEGEND

- IRON PIPE OR REBAR W/CAP TO BE SET
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- COORDINATE DESIGNATION 99
- PRIVATE ACCESS, MAINTENANCE, STORMWATER MANAGEMENT, DRAINAGE, & UTILITY EASEMENT
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TOTAL TABULATION THIS SHEET

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BUILDABLE:	1
NON-BUILDABLE BULK PARCEL:	1
OPEN SPACE:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	0.60± AC.
NON-BUILDABLE BULK PARCEL:	2.22± AC.
OPEN SPACE (CREDIT):	0.00 AC.
OPEN SPACE (NON-CREDIT):	0.00 AC.
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TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	2.93± AC.

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Donald A. Mason 1-2-24
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2101 MILLERS MILL ROAD
COOKSVILLE, MD 21723
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
John J. ... 2/6/24
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad ... 1-22-24
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
... 2/8/24
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY RAINMAKER DEVELOPMENT, INC. FROM BETTY ANN WALTERHOEFER, BY ERIC BERENS, HER ATTORNEY-IN-FACT, BY DEED DATED MAY 13, 2023 AND RECORDED IN BOOK 21530 AT PAGE 136 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
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FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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 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 OUR HAND THIS *third* DAY OF JANUARY, 2024."
Scott Arterburn 1/3/24
SCOTT ARTERBURN, FOR
RAINMAKER DEVELOPMENT, INC.
... 1/3/24
WITNESS DATE

RECORDED AS PLAT NO. 24524 ON 2-12-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT
CAPSTONE ESTATES
LOT 1 AND BUILDABLE BULK PARCEL 'A'
2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 18
GRID: 07
PARCEL: 23
ZONED: R-20
SCALE: AS SHOWN
DATE: JANUARY, 2024
SHEET: 2 OF 2