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TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

MEMORANDUM

DATE: February 23, 2006

TO: Cindy Hamilton, Chief
Planning & Zoning, Division of Land Development

FROM: Kacie Noonan, Registered Sanitarian
Well and Septic Program
Development Coordination Section 

RE: File Number: F-06-038
Title: Rigler Property

The following comments apply to the plan prepared by Vanmar Associates, Inc. Although the well, septic, and other pertinent information is accurate, our office cannot approve the final record plat for signature until the well completion report for lot one has been turned in and reviewed by our office.

KN

FILE COPY

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 2/23/06

DPZ File No. F-06-038

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
- Development Engineering Division
- Other
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department
- Public School System
- Recreation and Parks
- WSSC
- MD Aviation Administration

Revised
FEB 6 2006
DPZ - Land Dev

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Rigler Property

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/> Deeds
		<input type="checkbox"/> Photographs
		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 2/23/06

COMMENTS: 2/23/06 See attached letter SRC/Comments Due By: 2/23/06

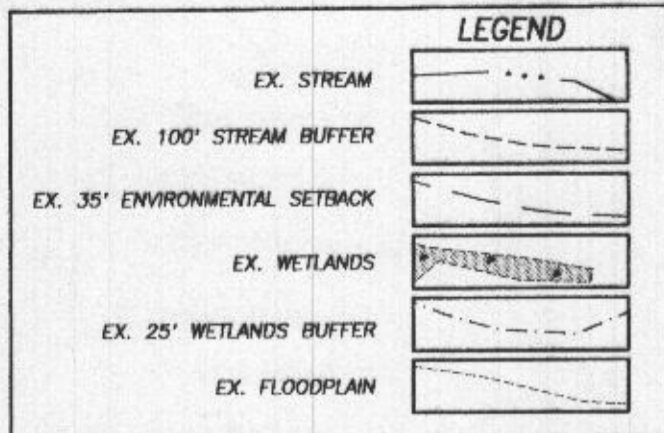
Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS JW

Nursery View
private

West Waterville Rd-

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	1274085.8330
282	610746.8948	1274068.8731
283	610900.0072	1274159.8050
284	611001.1321	1274211.6141
285	611161.7439	1274292.6477
286	611435.2365	1274437.4462



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°19'58" W	51.75'
L4	N 86°53'46" W	50.68'
L5	N 65°22'22" W	46.57'
L6	N 50°33'59" 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°46'21" 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, Prof.L.S. NO. 10,770 DATE _____

TIMOTHY L. RIGLER, OWNER DATE _____

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

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

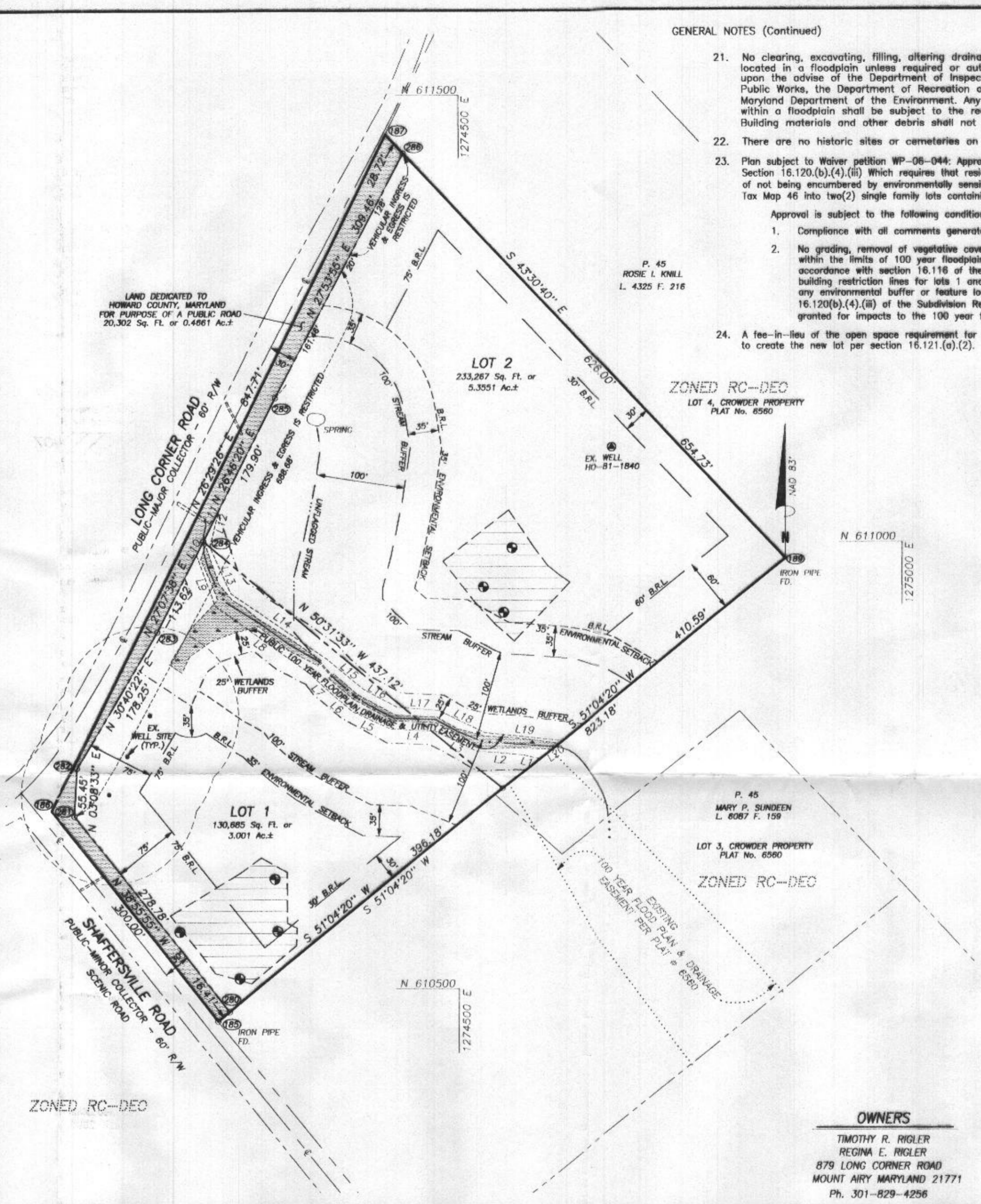
DIRECTOR DATE _____

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE _____



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:

(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 ERRECTED ON OR OVER THE SAID EASEMENTS AND AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS _____ DAY OF _____, 2006.

TIMOTHY L. RIGLER, OWNER WITNESS _____

REGINA W. RIGLER, OWNER WITNESS _____

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)(ii) 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. *Revised FEB 6 2006*
- 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.
- Landscape 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 1. 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 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 effect 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.

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, 1986 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.

Sourabh G. Munshi, Prof. L.S. #10770 DATE 2/6/06

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT

LOTS 1 & 2

RIGLER PROPERTY

(LIBER 1435 AT FOLIO 601)

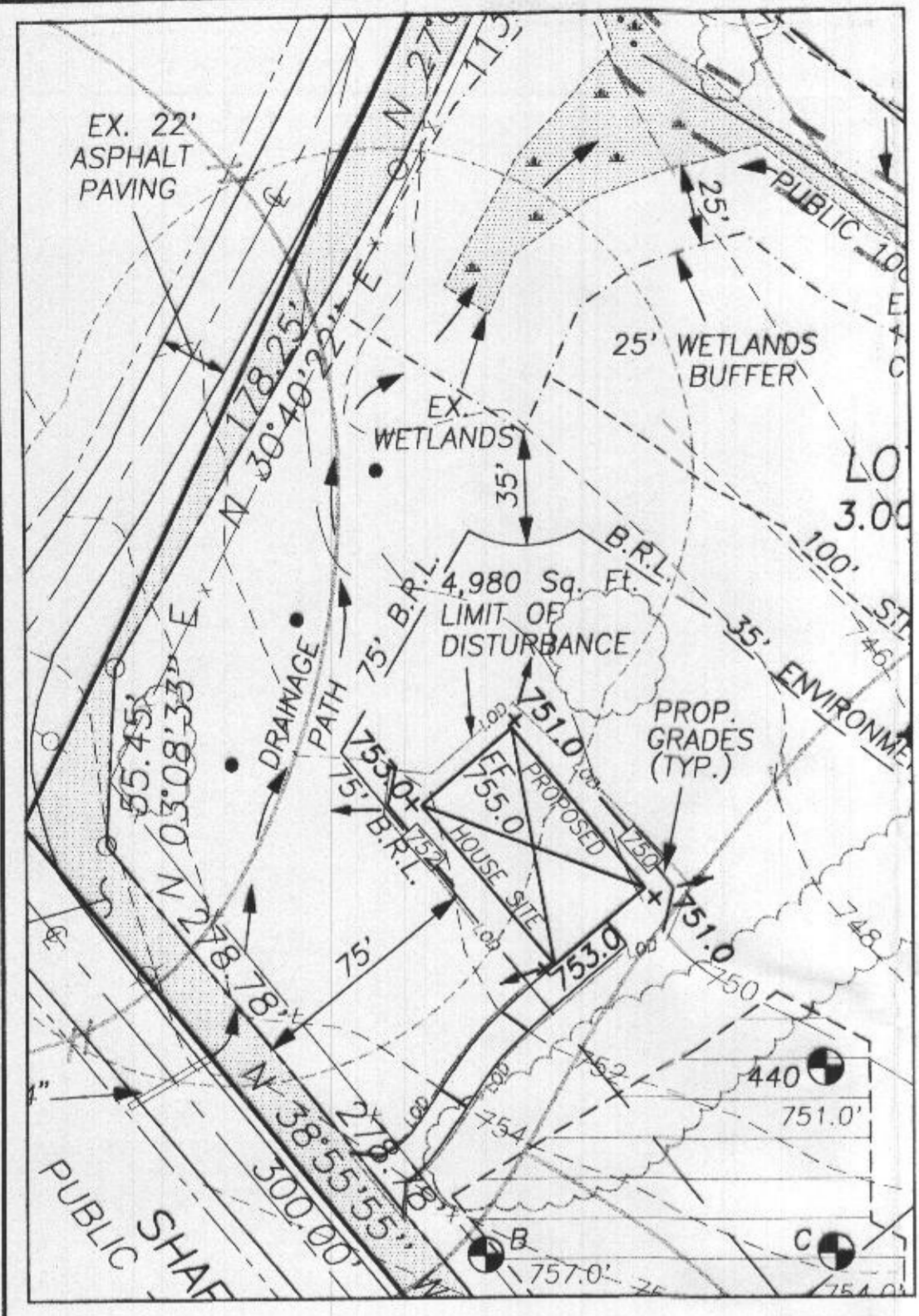
TAX MAP: 6 ELECTION DISTRICT: No. 4 SCALE: 1"=100'

GRID NO: 6 HOWARD COUNTY, MARYLAND DATE: FEBRUARY, 2006

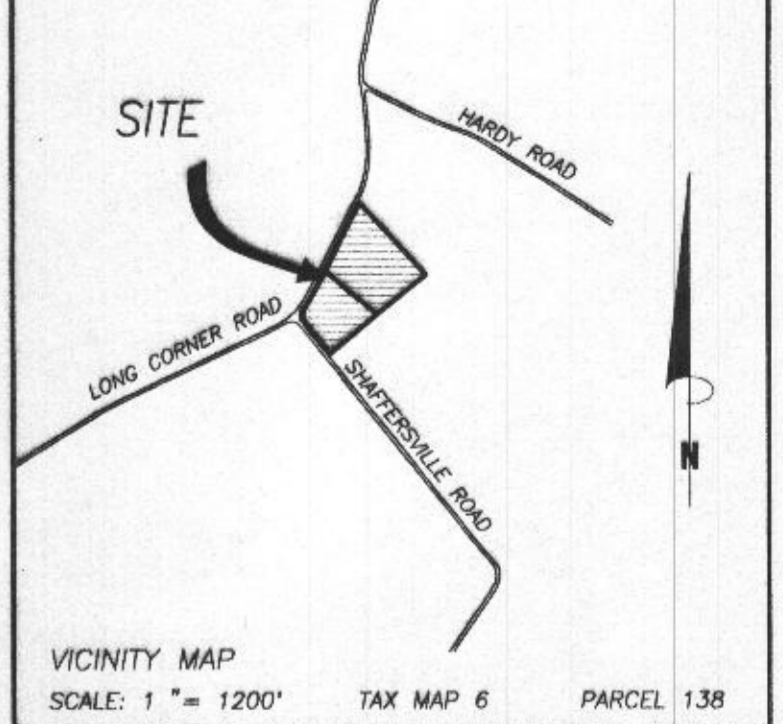
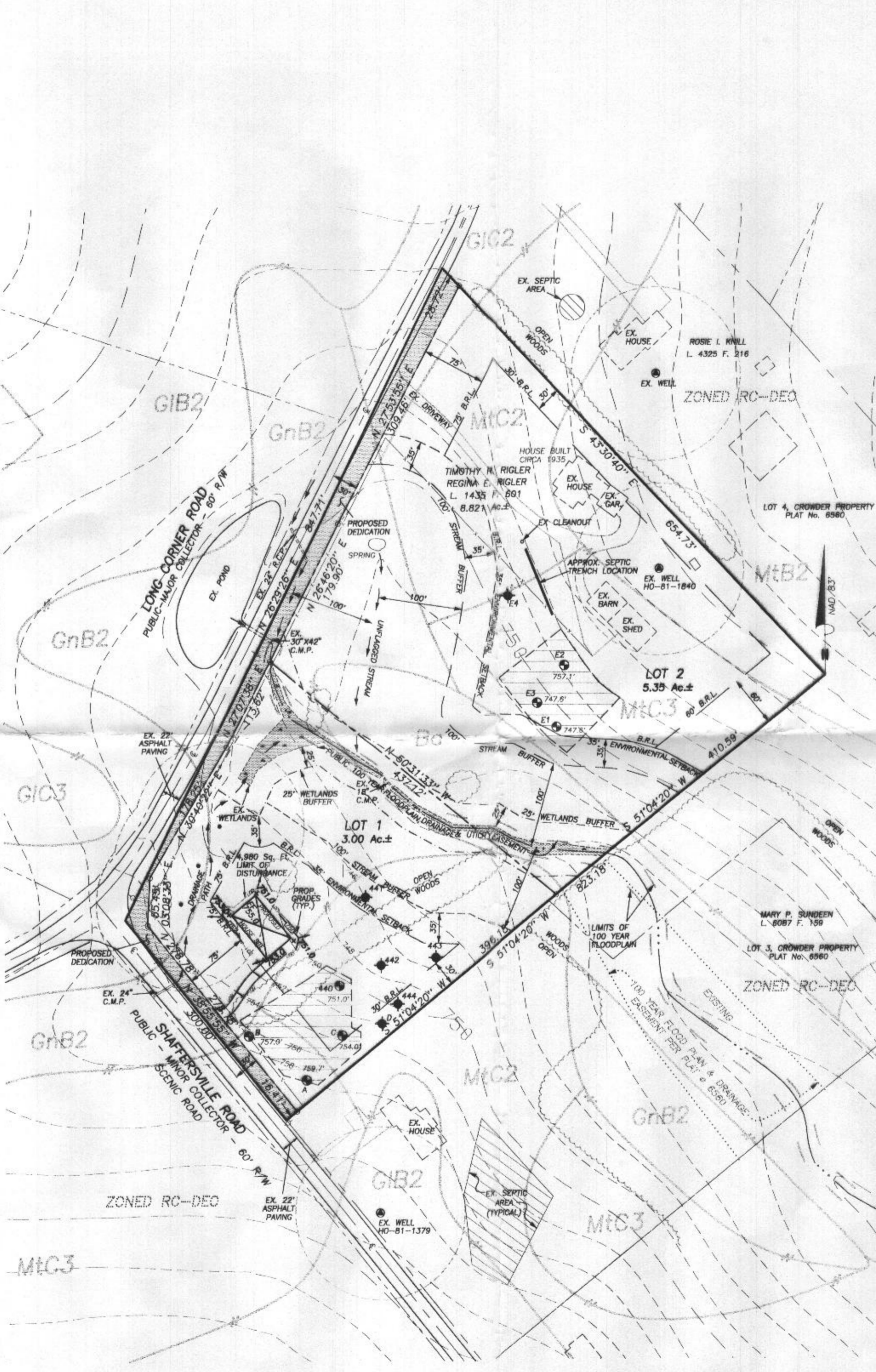
PARCEL NO: 138 EX. ZONING: RCDEO SHEET 1 OF 1

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

86-0921



GRADING DETAIL
1" = 50'



GENERAL NOTES:

- OWNERS: TIMOTHY R. RIGLER
REGINA E. RIGLER
DEED REFERENCE: LIBER 1435 FOLIO 601
DATE: JANUARY 24, 1986
GRANTOR: JACK I. NEWCOMER
- TAX MAP: 6 GRID: 6 PARCEL: 138
- NEAREST POTABLE WATER SUPPLY: MT. AIRY
DISTANCE: 1.5 MILES ±
- THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0006 B, REVISED DECEMBER 4, 1986
- TOPOGRAPHY: HOWARD COUNTY DATUM CONTOUR INTERVALS ARE AT 5 FEET. (PERCOLATION TEST FIELD LOCATED NAD 83 ELEVATIONS)
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- THE EXISTING WELL(S) SHOWN ON THIS PLAN HO-81-1840, HO-81-1379 HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
- SOIL TYPE: MT. AIRY CHANNERY LOAM (MB2, MID2, MIC2, MIC3) GLENVILLE (GIB2) BAILE SILT LOAM (Ba) HOWARD COUNTY SOILS MAP No. 1.
- ZONING DISTRICT: RC
- ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

Revised
FEB 6 2006

PROPOSED PERCOLATION TEST SITE:	⊕
(PASSED) PERCOLATION TEST SITE:	⊙
(FAILED) PERCOLATION TEST SITE:	◆
EXISTING WELL:	●
PROPOSED HOUSE SITE:	⊠
PROPOSED WELL SITE:	○

DATE	REVISIONS
11/7/05	Per comments
1/23/06	Per comments

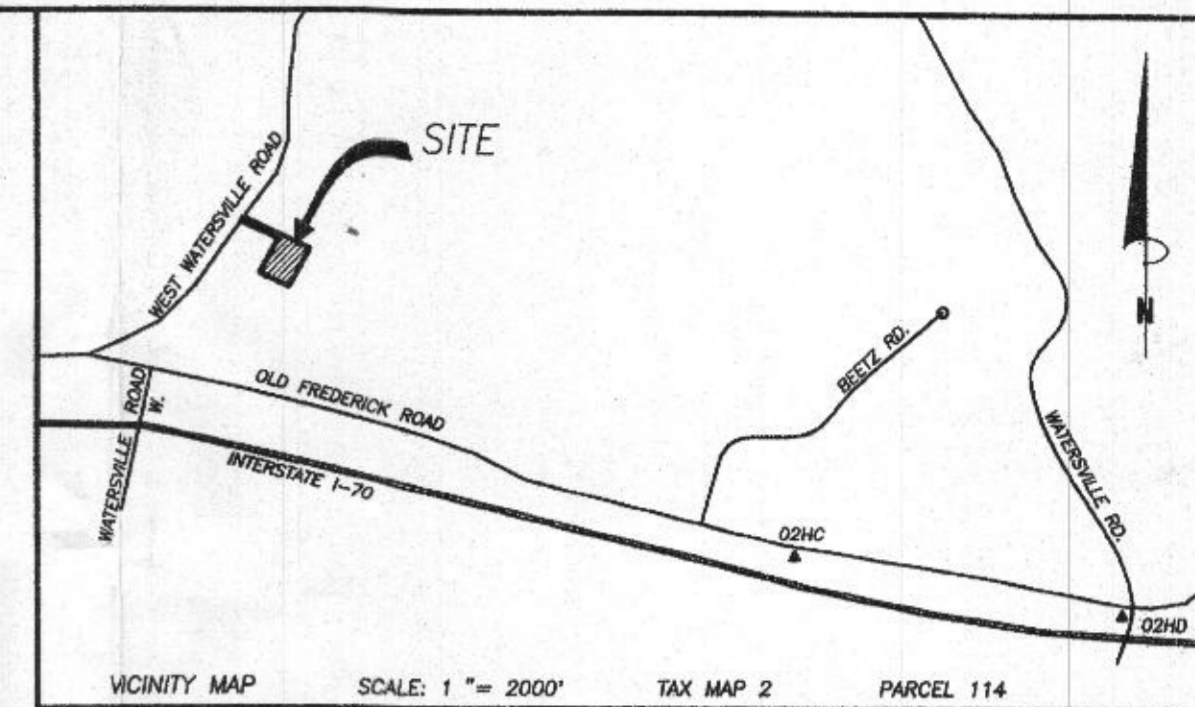


TOPOGRAPHY / SOILS MAP / GRADING
RIGLER PROPERTY

LIBER 1435 FOLIO 601
SITUATED ON LONG CORNER ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' AUGUST, 2005

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

OWNERS:
TIMOTHY & REGINA RIGLER
879 LONG CORNER ROAD
MT. AIRY, MD. 21771

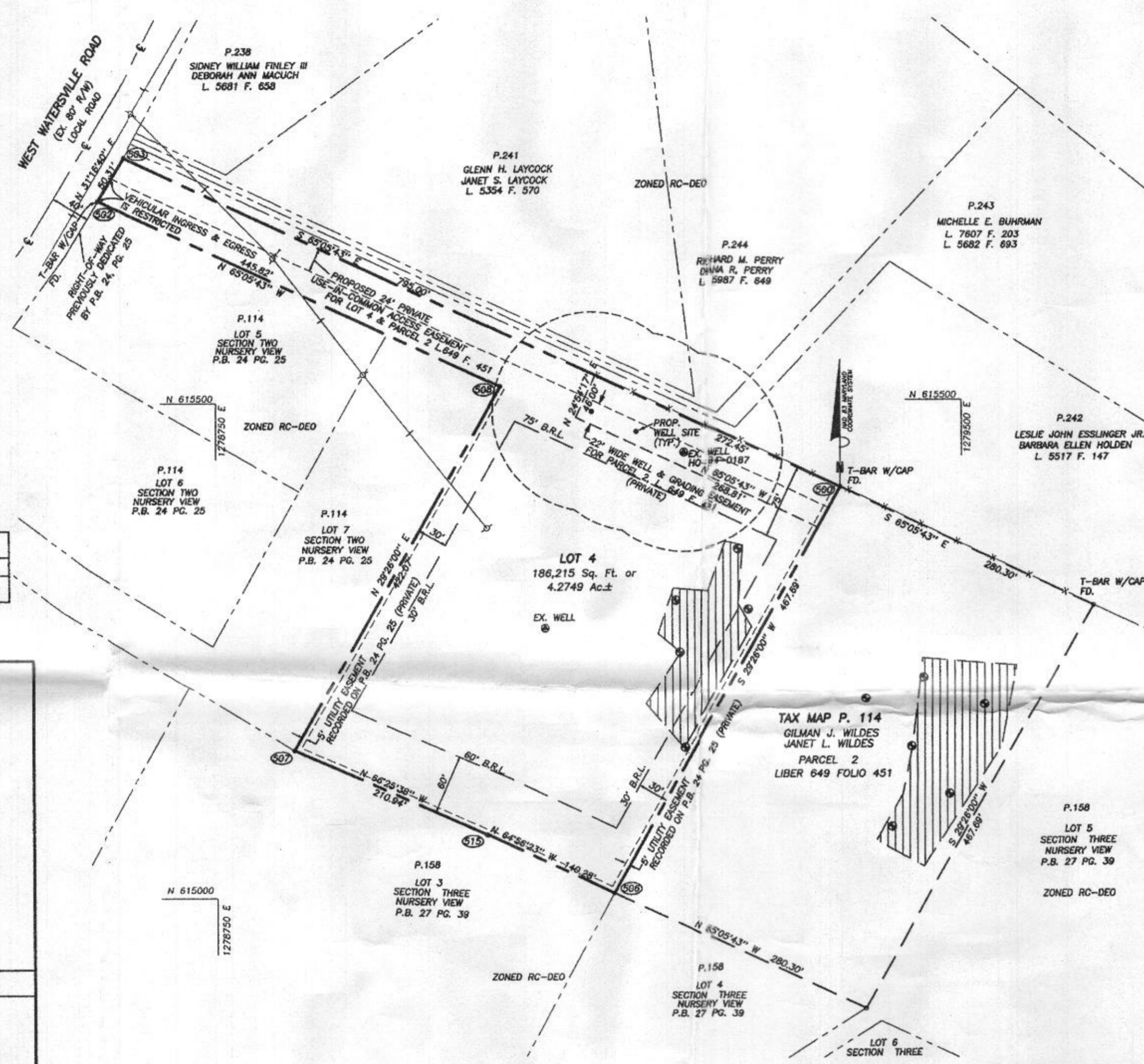


GENERAL NOTES

- 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. 02HC & 02HD.
- 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. Private 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.
- For 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 line only and not onto the flag or pipestem lot driveway.
- 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 October 15, 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 no wetlands located on this site.
- There is no floodplain on this site.
- This plan is exempt from Landscape requirements since it is a plat of revision to only add an easement area to lot 4.
- This plan is exempt from Stormwater Management, requirements since it is a plat of revision to only add an easement area to lot 4.
- There is an existing dwelling/structure located on Lot 4 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.
- This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations effective 10/02/2003 and to the Zoning Regulations effective 02/02/2004.
- A use in common Maintenance Agreement for lot 4 and Parcel 2, L.649, F. 451 shall be recorded simultaneously with this plat in the Land Records of Howard County.
- This plan is exempt from Forest Conservation obligations in accordance with Section 16.1202 (b)(1)(vii) of the Forest Conservation Manual since it is a plat of revision to only add an easement area to Lot 4.
- Plan subject to F-73-34 Nursery View, Section Two.

COORDINATES		
PT. #	NORTH	EAST
500	615412.1349	1279378.0229
502	615703.9195	1278630.8300
503	615746.9182	1278656.9507
506	615004.8107	1279148.1949
507	615148.5873	1278827.7829
508	615316.1798	1279035.1928
515	615064.2294	1279021.1205

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	4.2749 Ac±	0.5085 Ac±	3.7664 Ac±



THE REQUIREMENTS §3-10B, 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 5/2/06
 SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

Gilman Jackson Wildes 5/4/2006
 GILMAN JACKSON WILDES, OWNER DATE

Janet L. Wildes 5/4/2006
 JANET L. WILDES, OWNER DATE

AREA TABULATION CHART	
a. Total number of lots and/or parcels to be recorded	1
• Buildable	1
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or Parcels	4.2749 Ac±
• Buildable	4.2749 Ac±
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0 Ac±
d. Total area of subdivision to be recorded	4.2749 Ac±

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/1/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5/24/06
 DIRECTOR DATE

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

[Signature] 5/22/06
 FOR HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

WE, GILMAN JACKSON WILDES AND JANET L. WILDES, 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. ALL EASEMENTS OR RIGHT-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 4th DAY OF MAY, 2006.

[Signature]
 GILMAN JACKSON WILDES, OWNER

[Signature]
 JANET L. WILDES, OWNER

[Signature]
 WITNESS

[Signature]
 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 WILBUR A. DOVE, ET AL TO GILMAN JACKSON WILDES AND JANET L. WILDES BY DEED DATED AUGUST 10, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 649 FOLIO 451. 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

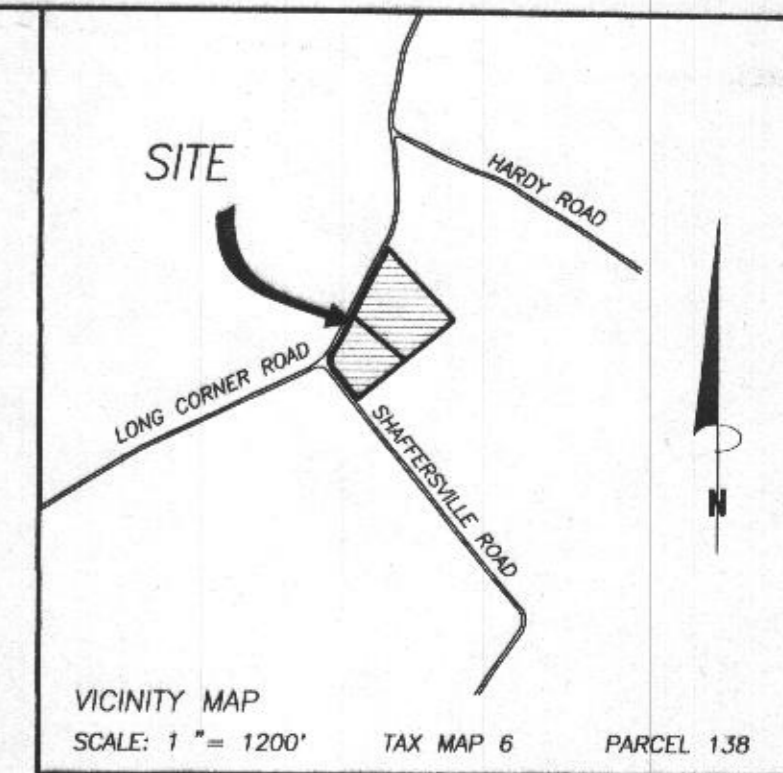
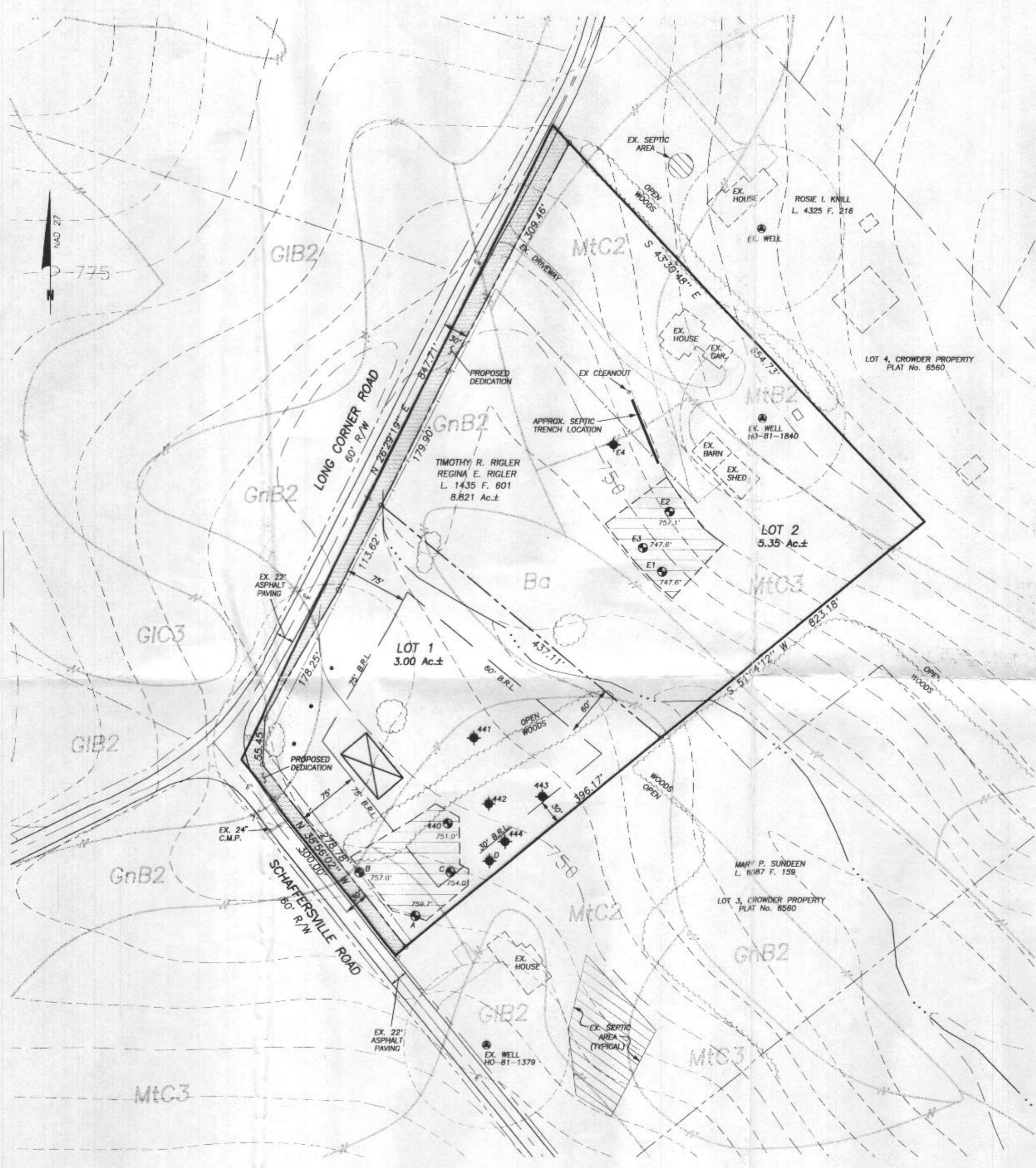
RECORDED AS PLAT NO. 18306 ON 5/31/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
 LOT 4, SECTION TWO and PARCEL 2
NURSERY VIEW
 (A REVISION OF LOT 4, SECTION TWO, NURSERY VIEW PREVIOUSLY RECORDED IN PLAT BOOK 24 AT PAGE 25)


TAX MAP: 2 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
 GRID NO: 19 HOWARD COUNTY, MARYLAND DATE: MAY, 2006
 PARCEL NO: 114 EX. ZONING: RCDEO SHEET 1 OF 1

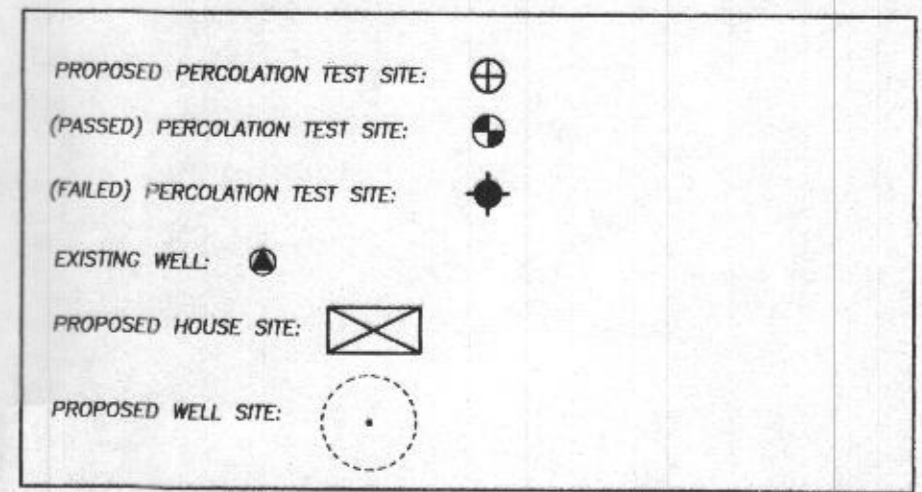
VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street P.O. box 328
 Mount Airy, Maryland 21771
 (301) 829 2890 (301)831 5015 (410) 549 2751

File name: T:\EP\JOBS\M-4842\PLAT4842



GENERAL NOTES:

- OWNERS: TIMOTHY R. RIGLER
REGINA E. RIGLER
DEED REFERENCE: LIBER 1435 FOLIO 601
DATE: JANUARY 24, 1986
GRANTOR: JACK I. NEWCOMER
- TAX MAP: 6 GRID: 6 PARCEL: 138
- NEAREST POTABLE WATER SUPPLY: MT. AIRY
DISTANCE: 1.5 MILES ±
- THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0006 B, REVISED DECEMBER 4, 1986
- TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
(PERCOLATION TEST FIELD LOCATED NAD 83 ELEVATIONS)
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- THE EXISTING WELL(S) SHOWN ON THIS PLAN HO-81-1840, HO-81-1379 HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
- SOIL TYPE: MT. AIRY CHANNERY LOAM (MIB2, MID2, MIC2, MIC3,)
GLENVILLE (GnB2) BAILE SILT LOAM (Ba)
HOWARD COUNTY SOILS MAP No. 1.
- ZONING DISTRICT: RC
- ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
-  THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.
IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.



DATE	REVISIONS
1/7/05	PER COMMENTS
1/14/05	PER COMMENTS
1/18/05	PER COMMENTS

REVISED PERCOLATION TEST / PERCOLATION CERTIFICATION PLAN

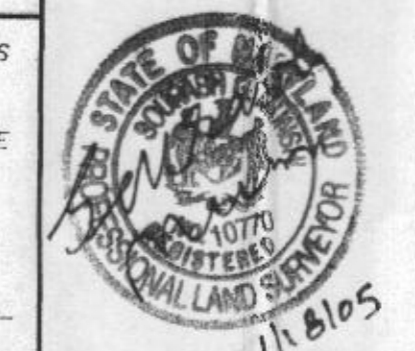
RIGLER PROPERTY

LIBER 1435 FOLIO 601

SITUATED ON LONG CORNER ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DECEMBER, 2004



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



I HEREBY CERTIFY THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
I FURTHER CERTIFY THAT THE PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED IF EXISTING AND ACCURATELY STAKED IF PROPOSED AND SHOWN HEREON.

OWNERS:
TIMOTHY & REGINA RIGLER
879 LONG CORNER ROAD
MT. AIRY, MD. 21771

Sourabh G. Munshi 1/18/05
SOURABH G. MUNSHI, PROF. L. S., MD. REG. # 10770 DATE

APPROVED:
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber 1/24/05
HOWARD COUNTY HEALTH OFFICER DATE

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	1274068.8731
283	610900.0072	1274159.8050
284	611001.1321	1274211.6141
285	611161.7439	1274292.6477
286	611435.2365	1274437.4462

LEGEND	
EX. STREAM	
EX. 100' STREAM BUFFER	
EX. 35' 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	50.88'
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°46'21" E	39.80'
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 Munshi 11/09/05
 SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

TIMOTHY L. RIGLER, OWNER DATE

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	8.3552 Ac.±
• Buildable	0
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips 0.4861 Ac.±	
d. Total area of subdivision to be recorded	8.8213 Ac.±

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED

SEWERAGE SYSTEMS

FOR PRIVATE WATER AND PRIVATE HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE

ZONED RC-DEO

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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS DAY OF 2005.

TIMOTHY L. RIGLER, OWNER

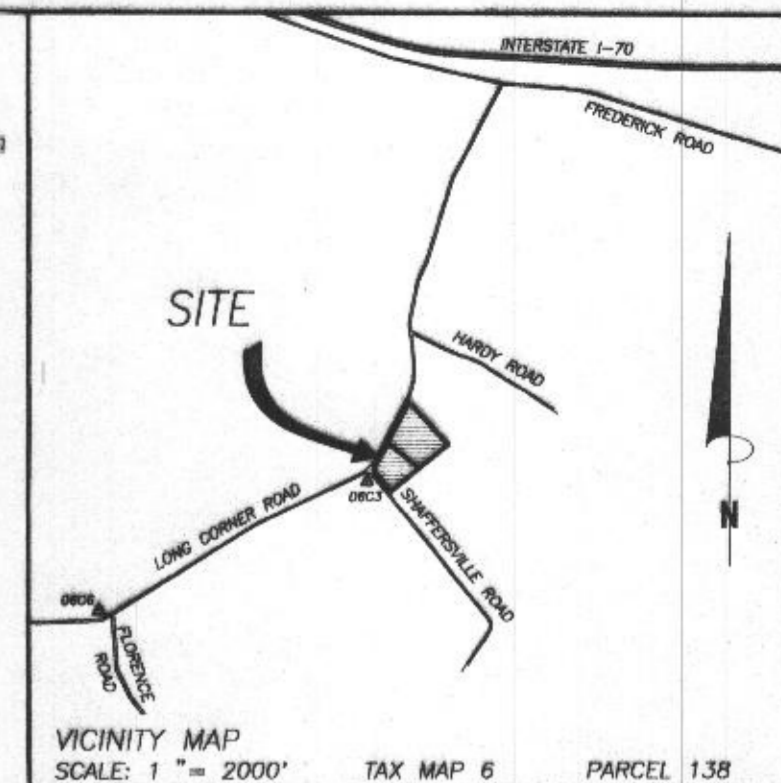
WITNESS

REGINA W. RIGLER, OWNER

WITNESS

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.



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 \$6000.00 for 13 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 at a distance less than the zoning regulations require. Subject to Administrative adjustment 98-28.
- This plat is subject to the Amended Fifth Edition Subdivision and Land Development Regulations per Council Bill 45-2003 and the Zoning Revisions as amended by Council Bill 75-2003. Development or construction of these lots must comply with setback and buffer regulations in effect 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.

OWNERS

TIMOTHY R. RIGLER
 REGINA E. RIGLER
 879 LONG CORNER ROAD
 MOUNT AIRY MARYLAND 21771
 Ph. 301-829-4256

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.



Sourabh Munshi 11/09/05
 Sourabh G. Munshi, Prof. L.S. #10770 DATE

RECORDED AS PLAT NO. ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT
 LOTS 1 & 2

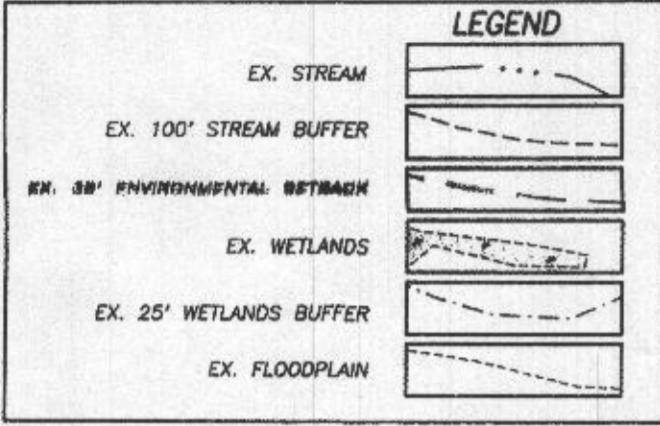
RIGLER PROPERTY

(LIBER 1435 AT FOLIO 601)

TAX MAP: 6 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
 GRID NO: 6 HOWARD COUNTY, MARYLAND DATE: NOVEMBER, 2005
 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)851 5015 (410) 549 2751

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	610591.3233	1274055.8330
282	610748.6948	1274068.8731
283	610900.0072	1274159.8050
284	611001.1321	1274211.8141
285	611161.7439	1274292.6477
286	611435.2365	1274437.4462
287	610723.2424	1274549.0307



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	80.92'
L10	N 27°07'38" E	16.53'
L11	N 28°46'20" E	39.60'
L12	S 14°04'04" W	42.40'
L13	S 24°12'05" E	57.25'
L14	S 59°58'27" E	130.82'
L15	S 50°40'18" E	53.51'
L16	S 81°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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Sourabh 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±

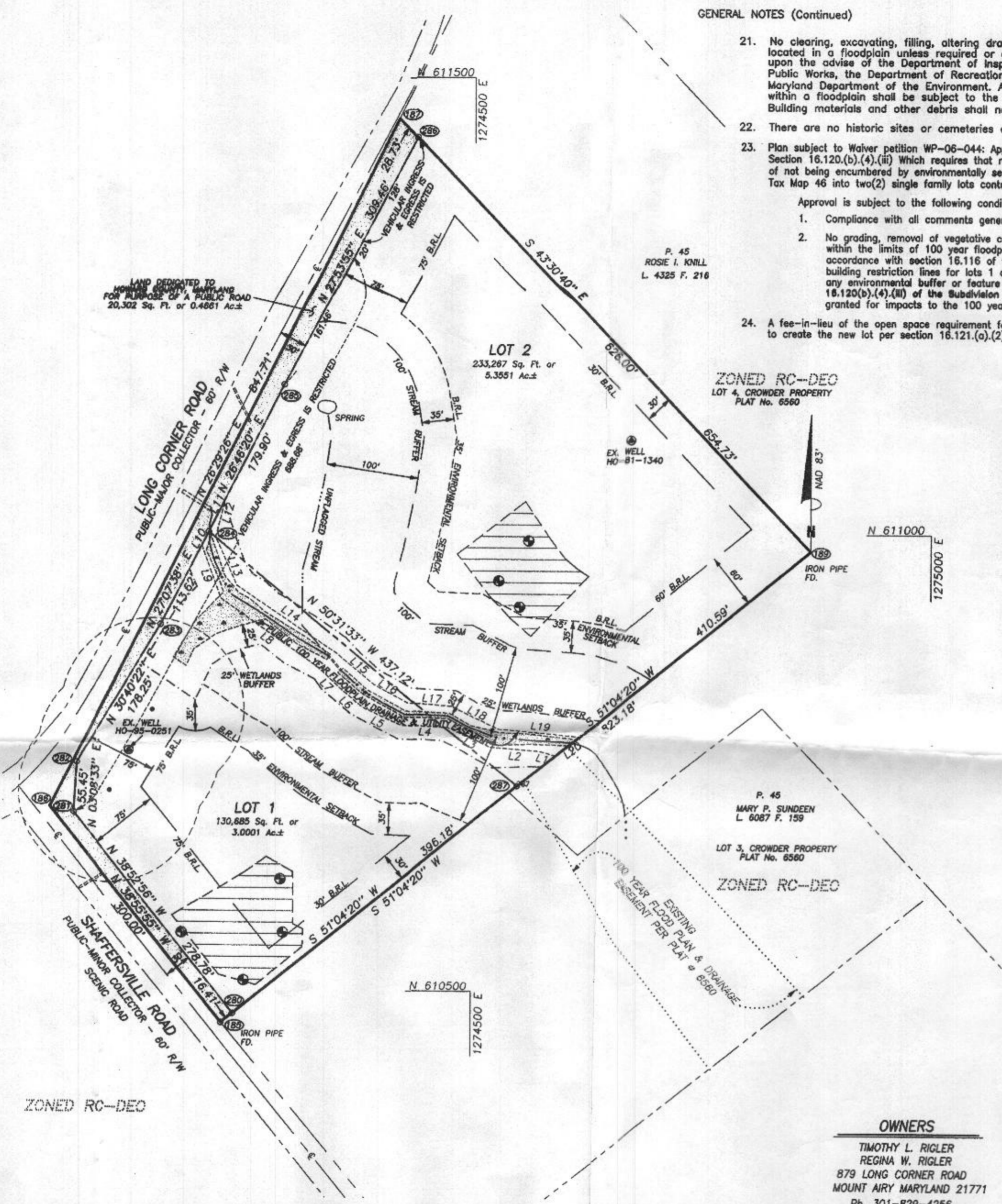
APPROVED

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
 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),(ii) 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 1. 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 98-28.
- 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 effect 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.

OWNERS

TIMOTHY L. RIGLER
 REGINA W. RIGLER
 879 LONG CORNER ROAD
 MOUNT AIRY MARYLAND 21771
 Ph. 301-829-4256

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 PLAN 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 AND RIGHTS-OF-WAYS.

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

[Signature]
 TIMOTHY L. RIGLER, OWNER

[Signature]
 REGINA W. RIGLER, OWNER

[Signature]
 WITNESS

[Signature]
 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 L. NEWCOMER AND NANCY E. NEWCOMER TO TIMOTHY L. RIGLER AND REGINA W. RIGLER BY DEED DATED JANUARY 24, 1986 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

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

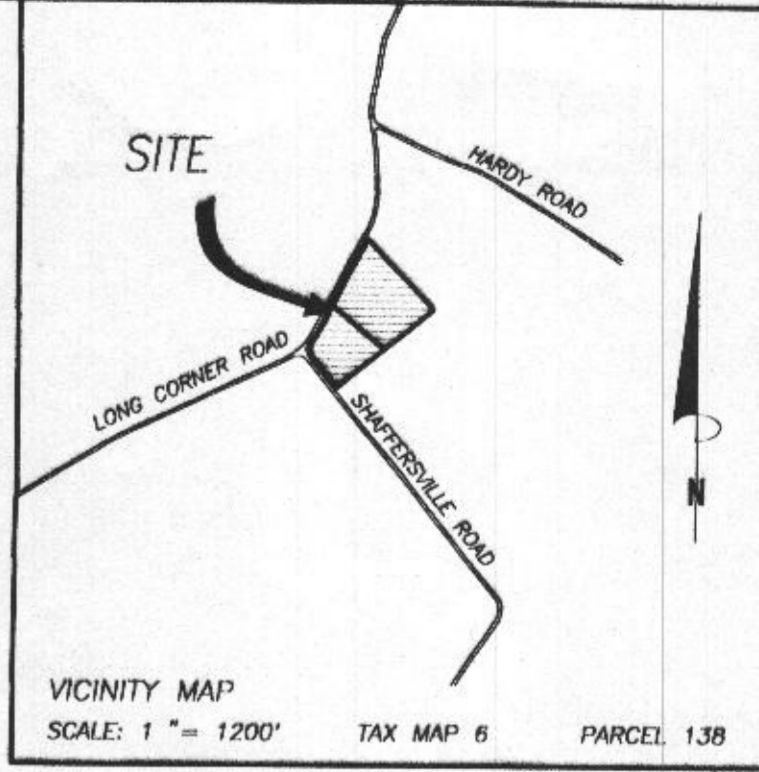
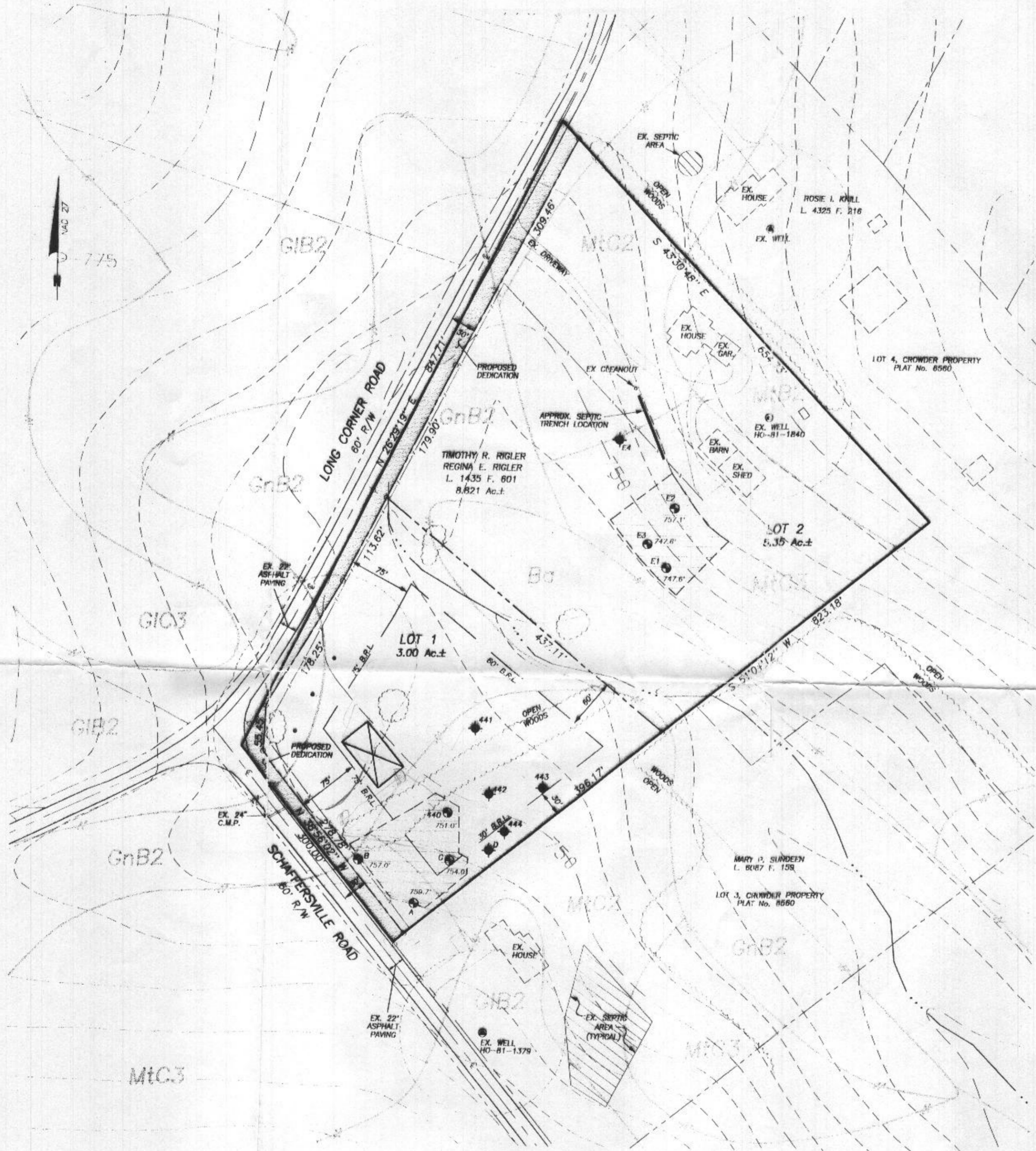
LIBER 1435 AT FOLIO 601)

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



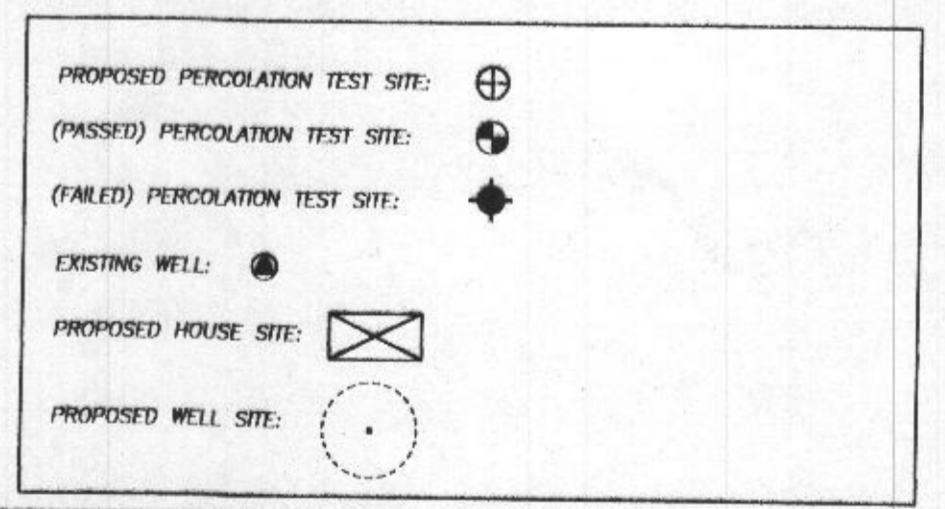
VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street P.O. box 328
 Mount Airy, Maryland 21771
 (301) 829 2890 (301)831 5015 (410) 549 2751

F-06-038



GENERAL NOTES:

- OWNERS: TIMOTHY R. RIGLER
REGINA E. RIGLER
DEED REFERENCE: LIBER 1435 FOLIO 601
DATE: JANUARY 24, 1986
GRANTOR: JACK I. NEWCOMER
- TAX MAP: 6 GRID: 6 PARCEL: 138
- NEAREST POTABLE WATER SUPPLY: MT. AIRY
DISTANCE: 1.5 MILES ±
- THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0006 B, REVISED DECEMBER 4, 1986
- TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
(PERCOLATION TEST FIELD LOCATED NAD 83 ELEVATIONS)
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- THE EXISTING WELL(S) SHOWN ON THIS PLAN HO-81-1840, HO-81-1379 HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
- SOIL TYPE: MT. AIRY CHANNERY LOAM (MB2, MD2, MC2, MC3,)
GLENVILLE (GnB2) BAILE SILT LOAM (Bo)
HOWARD COUNTY SOILS MAP No. 1.
- ZONING DISTRICT: RC
- ALL WELLS TO BE DRILLED PRIOR TO SUBMITAL OF SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SIGNATURE. E THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.
IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS.
RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.



DATE	REVISIONS
1/7/05	PER COMMENTS
1/14/05	PER COMMENTS
1/18/05	PER COMMENTS

REVISED PERCOLATION TEST / PERCOLATION CERTIFICATION PLAN

RIGLER PROPERTY

LIBER 1435 FOLIO 601
SITUATED ON LONG CORNER ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DECEMBER, 2004

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



I HEREBY CERTIFY THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
I FURTHER CERTIFY THAT THE PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED IF EXISTING AND ACCURATELY STAKED IF PROPOSED AND SHOWN HEREON.

Sourabh Munshi 1/18/05
SOURABH G. MUNSHI, PROF. L. S., MD. REG. # 10770 DATE

OWNERS:
TIMOTHY & REGINA RIGLER
879 LONG CORNER ROAD
MT. AIRY, MD. 21771

APPROVED:
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber 1/29/05
HOWARD COUNTY HEALTH OFFICER DATE