

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
HOWARD COUNTY

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Account Identifier: District - 02 Account Number - 296160

Owner Information

Owner Name: RIGGER JAMES R
RIGGER M CHRISTINE
Mailing Address: 9247 FURROW AVE
ELLCOTT CITY MD 21042-1804
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) / 1540/ 36
2)

Location & Structure Information

Premises Address
9247 S FURROW AVE
ELLCOTT CITY 21042
Legal Description
LOT 34 1.324 A
9247 FURROW AVE
MT HEBRON SEC 17

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:	
17	10	688					34	1			6508

Special Tax Areas
Town
Ad Valorem A/V, METRO FIRE TAX
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1988	1,736 SF	1.32 AC	

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	353,200	226,200		
Improvements:	300,240	237,200		
Total:	653,440	463,400	463,400	463,400
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
MOUNT HEBRON INC	10/09/1986	\$45,000
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 1540/ 36	

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: October 13, 2010DPZ File No. F-11-030**Department of Planning and Zoning**

1 Transportation Planning
1 Resource Conservation (Historic/Ag Pres)
1 Public Service and Zoning Administration
1 Research
1 Address Coordinator

1 Comprehensive & Community Planning
4 Development Engineering Division*
2 Other
2 File*

See: N/A

Agencies

1 Soil Conservation District*
1 Department of Inspections, Licenses & Permits
1 Department of Fire and Rescue Services
1 State Highway Administration*
1 Health Department*
1 Public School System
1 Recreation and Parks*
1 WSSC (Non-Residential Only)
1 MD Aviation Administration

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

RE: **Rigger Property**

ENCLOSED FOR YOUR _____ Signature Approval

✓ Review & Comments _____ Files

THE ENCLOSED = _____ Original

1 Pre-Packaged Plan SetPlans# of Sheets

_____ Sketch Plan
 _____ Prel Equiv Sketch Plan
 _____ Preliminary Plan
 _____ Final Plat/Plat of Easement/RE Plat
 _____ Final Constr Plans (RDS)*
 _____ Final Development Plan
 _____ Site Development Plan
 _____ Landscape Plan/Supplemental Plan
 _____ Grading Plan
 _____ House Type Revision/Walk-Thru Red-Line
 _____ Water and Sewer Plan

Applications

_____ Waiver Petition Applic/Exhibit
 _____ Planning Board Application
 _____ ASDP/CSDP Application
 _____ DED Application/Checklist
 _____ DED Fee Receipt/Deeds/Cost Estimate
 _____ Overall Scaled Composite -- Sheet 1 of 8
 _____ Water & Sewer Plans - Letter
 _____ List of Street Names

Supplemental Documents

_____ Wetlands Report
 _____ Soils/Topo Map/Drain Area Map
 _____ FSD/FCP/Worksheet and Application
 _____ Declaration of Intent (Forest Cons)
 _____ Drainage and/or Computation/Pond Safety Comps
 _____ Preliminary Road Profiles
 _____ APFO Roads Test/Mitigation Plan/Traffic Study
 _____ Noise Study
 _____ Sight Distance Analysis/Speed Flow Study
 _____ Floodplain Study
 _____ Stormwater Management Comps/Geo-Tech Report
 _____ Industrial Waste Survey (DPW)
 _____ Road Poster Form Letter
 _____ Response Letter
 _____ Perc Plat
 _____ Scenic Road Exhibits
 _____ Deeds
 _____ Photographs
 _____ Retaining Wall Comps/Details
 _____ Poster/Community or HDC Meeting Information
 _____ Route 1 Details/Summary

WAS: ✓ Received _____ Tentatively Approved
 _____ Received and Revised _____ Approved

_____ Recorded

On October 13, 2010

COMMENTS: _____

SRC/Comments Due By: **November 4, 2010**

✓ H8 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

10-29-10

DPZ STAFF INITIALS: JEH

FURROW AVENUE
MINOR COLLECTOR
(50' R/W)

CENTERLINE OF ROAD

24' USE IN COMMON DRIVEWAY
EASEMENT FOR THE USE AND
BENEFIT OF LOTS 35 & 36.

PAUL E. LEVIN & ALMA D. BUTTS
LIBER 1900 FOLIO 332
MT. HEBRON, SECTION 12
ZONE R20
P.B. 21 F. 55

RICHARD & SANDRA FANNIN
LIBER 6073 FOLIO 273
MT. HEBRON, SECTION 4
LOT 35 P.B. 6 F. 95
ZONE R20

CURTIS AND JOANN LANBDIN
LIBER 2189 FOLIO 545
MT. HEBRON, SECTION 17
LOT 33 PLAT CMP 6508
ZONE R20

EXISTING 20 SEWER EASEMENT
PLAT NO. 6508

VINCENT & VINCENZA GRECO
LIBER 5376 FOLIO 538
MT. HEBRON, SECTION 4
LOT 36 P.B. 6 F. 95
ZONE R20

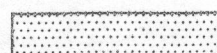
CARLOS & ISABEL AZEVEDO
LIBER 6669 FOLIO 13
MT. HEBRON, SECTION 4
LOT 37 P.B. 6 F. 95
ZONE R20

DAVID & CYNTHIA KRAUSE
LIBER 3804 FOLIO 621
MT. HEBRON, SECTION 4
LOT 38 P.B. 6 F. 95
ZONE R20

CURTIS AND JOANN LANBDIN
LIBER 2189 FOLIO 545
MT. HEBRON, SECTION 17
LOT 33 PLAT CMP 6508
ZONE R20

EXISTING 20 SEWER & UTILITY
EASEMENT PLAT NO. 6508

LEGEND



LOT SIZE CHART

	GROSS AREA	NET AREA	PIPESTEM AREA
LOT 35	27,340 SQ. FT.	20,050 SQ. FT.	7,290 SQ. FT.
LOT 36	30,320 SQ. FT.	20,911 SQ. FT.	9,409 SQ. FT.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
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TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.3237 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF LOTS TO BE RECORDED:	1.3237 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0 ACRES
TOTAL AREA TO BE RECORDED:	1.3237 ACRES

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY
ARTICLE, ANNOTATED CODE OF MARYLAND,
1988 REPLACEMENT VOLUME, (AS SUPPLEMENT)
AS FAR AS THEY RELATE TO THE MAKING OF
THIS PLAT AND THE SETTING OF MARKERS HAVE
BEEN COMPLIED WITH.

Erik C. Marks 10/10/10
ERIK C. MARKS, R.P.L.S. #607 DATE

MARKS & ASSOCIATES L.L.C.
ENGINEERING-SURVEYING-LAND PLANNING

4531 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND 21043
(410) 747-8738



SUSQUEHANNA TRANSMISSION COMPANY
OF MARYLAND L. 140 F. 29

OWNER/DEVELOPER

JAMES R. RIGGER & CHRISTINE RIGGER
9247 FURROW AVENUE
ELLICOTT CITY MD 21042-1804
PH. (301) 252 0785

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER

DATE

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

DIRECTOR

DATE

OWNER'S CERTIFICATE

JAMES R. RIGGER & M. CHRISTINE RIGGER,

OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 OR STREET RIGHT-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, THE FLOOD
PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS
AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 24 DAY OF August, 2010.

James R. Rigger
JAMES R. RIGGER

M. CHRISTINE RIGGER

Erik C. Marks
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT
IS A SUBDIVISION OF THE LAND CONVEYED BY AND BETWEEN MT. HEBRON, INC.
PARTY OF THE FIRST PART, AND JAMES R. RIGGER AND M. CHRISTINE RIGGER PARTY
OF THE SECOND PART,
DATED OCTOBER 17TH, 1984 AND RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY IN LIBER 1540 AT FOLIO 036 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE
WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Erik C. Marks
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR
MARYLAND LICENSE NO. 607

DATE

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

RIGGER PROPERTY
LOTS 1 AND 2

A RE-SUBDIVISION OF
MT. HEBRON
SECTION 17
LOTS 1-34

LIBER 1540 FOLIO 036, JULY 26, 1986
TAX MAP NO:17 PARCEL NO:688 GRID NO:10
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



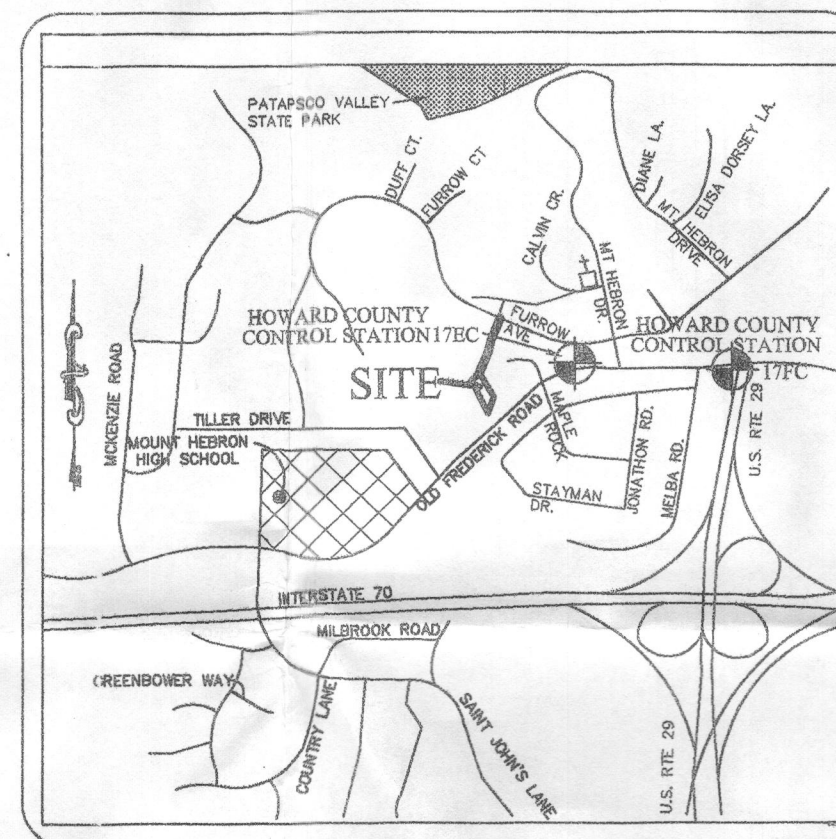
SCALE: 1"=50'
SHEET 2 OF 2

DPZ FILE#

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO EXISTING HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SITE.
- SUBJECT PROPERTY ZONED R-20 PER FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN. AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 17EC & 17FC.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, LLC. IN DECEMBER, 2006.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (BRIDGES/CULVERTS) - 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 ENSURE ALL WEATHER USE.
- WATER AND SEWER SERVICE TO THE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER & SEWER SERVICE FOR LOTS 35 & 36 TO BE SERVED BY (CONTRACT NOS. 406 W AND 744-S.
- ALL AREAS ARE MORE OR LESS.
- STEEP SLOPES OF 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ. FT. DO NOT EXIST ON SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN AFFECT AT THE TIME OF THE BUILDING OR GRADING PERMIT APPLICATIONS.
- A SITE DEVELOPMENT PLAN FOR LOTS 35 & 36 WILL BE REQUIRED PER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS-PER SECTION 16.155(a)(2)(ii).
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A FEE-IN-LIEU IN THE AMOUNT OF \$
- FOREST CONSERVATION REPORT AND COMPUTATIONS WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- DEVELOPER RESERVES THE RIGHT UNTO ITSELF, ASSIGNS AND SUCCESSORS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER AND STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

- NO WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAINS OR FOREST CONSERVATION EASEMENTS EXIST ON SITE.
- THE ORIGINAL PLAT NO. 6508 WAS FILED UNDER DPZ F-85-82, ENTITLED "MT HEBRON, SECTION 17, LOTS 1-34.
- THE CURRENT ZONING IS R-20, WHICH IS ESTABLISHED TO ACCOMMODATE RESIDENTIAL DEVELOPMENT AT A DENSITY OF TWO DWELLING UNITS PER NET ACRE.
- OPEN SPACE REQUIREMENTS WILL BE FULLFILLED BY A PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$
- TRASH AND RECYCLING COLLECTION WILL BE ALONG FURROW AVENUE WITHIN 5- FEET OF THE COUNTY ROAD.
- STORM WATER MANAGEMENT WILL BE PROVIDED VIA RAIN GARDENS. APPROVAL OF RAIN GARDENS IS SUBJECT TO GEOTECHNICAL SOIL TESTING AND REPORTS UPON SUBMITTAL OF A SITE DEVELOPMENT PLAN AT THE BUILDING PERMIT STAGE.
- REQUIRED LANDSCAPING WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- OPEN SPACE REQUIREMENTS WILL BE FULLFILLED BY A PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$
- THE EXISTING DWELLING AND OTHER STRUCTURES LOCATED ON LOT 36 SHALL REMAIN. NO NEW BUILDING EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND STURCTURES WILL BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION PERMITS.



VICINITY MAP
SCALE 1"=2000'

STATION 17EC
N: 595,862.544
E: 1360364.462

STATION 17FC
N: 595864.454
E: 1361881.350

LOT SIZE CHART

	GROSS AREA	NET AREA	PIPESTEM AREA
LOT 35	27,340 SQ. FT.	20,050 SQ. FT.	7,290 SQ. FT.
LOT 36	30,320 SQ. FT.	20,911 SQ. FT.	9,409 SQ. FT.

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ERIK C. MARKS, R.P.L.S. #607 DATE

MARKS & ASSOCIATES, LLC. ENGINEERING-SURVEYING-LAND PLANNING

4531 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND 21043
(410) 747-8738



OWNER/DEVELOPER

JAMES R. RIGGER & CHRISTINE RIGGER
9247 FURROW AVENUE
ELLICOTT CITY MD 21042-1804
PH. (301) 252 0785

COORDINATE CHART

NUMBER	NORTHING	EASTING
1.	N 594323.7077	E 1357738.1101
2.	N 593583.5206	E 1357771.8523
3.	N 593361.6215	E 1357855.6542
4.	N 593739.0823	E 1357528.2932
5.	N 593764.1204	E 1357584.7634
6.	N 593787.2254	E 1357611.9727
7.	N 594329.9967	E 1357713.8140

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED:.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:.....	1.3237 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:.....	0
TOTAL AREA OF LOTS TO BE RECORDED:.....	1.3237 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:.....	0.0 ACRES
TOTAL AREA TO BE RECORDED:.....	1.3237 ACRES.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

OWNER'S CERTIFICATE

JAMES R. RIGGER & M. CHRISTINE RIGGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 OR STREET RIGHT-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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 24 DAY OF AUGUST, 2010.

James R. Rigger
JAMES R. RIGGER

M. CHRISTINE RIGGER

Erik C. Marks
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY AND BETWEEN MT HEBRON, INC. PARTY OF THE FIRST PART, AND JAMES R. RIGGER AND M. CHRISTINE RIGGER PARTY OF THE SECOND PART, DATED OCTOBER 17TH, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1540 AT FOLIO 036 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

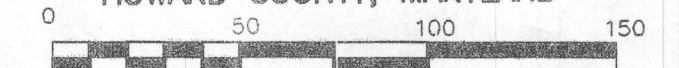
Erik C. Marks
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE
MARYLAND LICENSE NO. 607

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

RIGGER PROPERTY LOTS 1 AND 2

A RE-SUBDIVISION OF
MT. HEBRON
SECTION 17
LOTS 1-34

LIBER 1540 FOLIO 036, JULY 26, 1986
TAX MAP NO:17 PARCEL NO:688 GRID NO:10
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



SCALE: 1"=50'
SHEET 2 OF 2

DPZ FILE#

GENERAL NOTES

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- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 17EB & 17EA.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, LLC. IN DECEMBER, 2006.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.

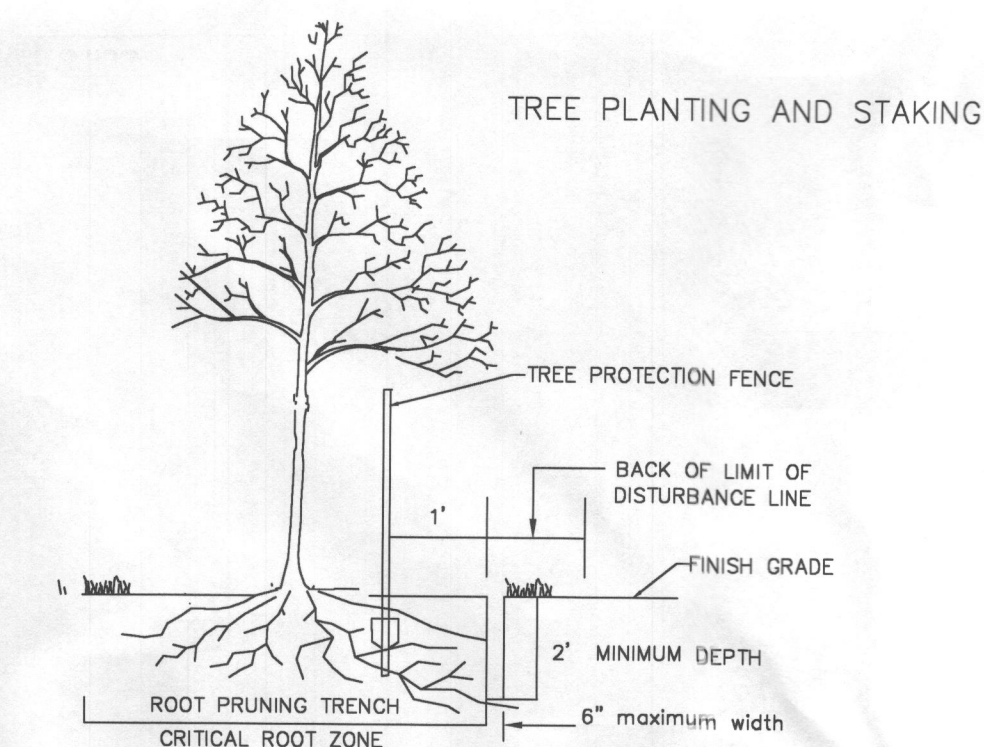
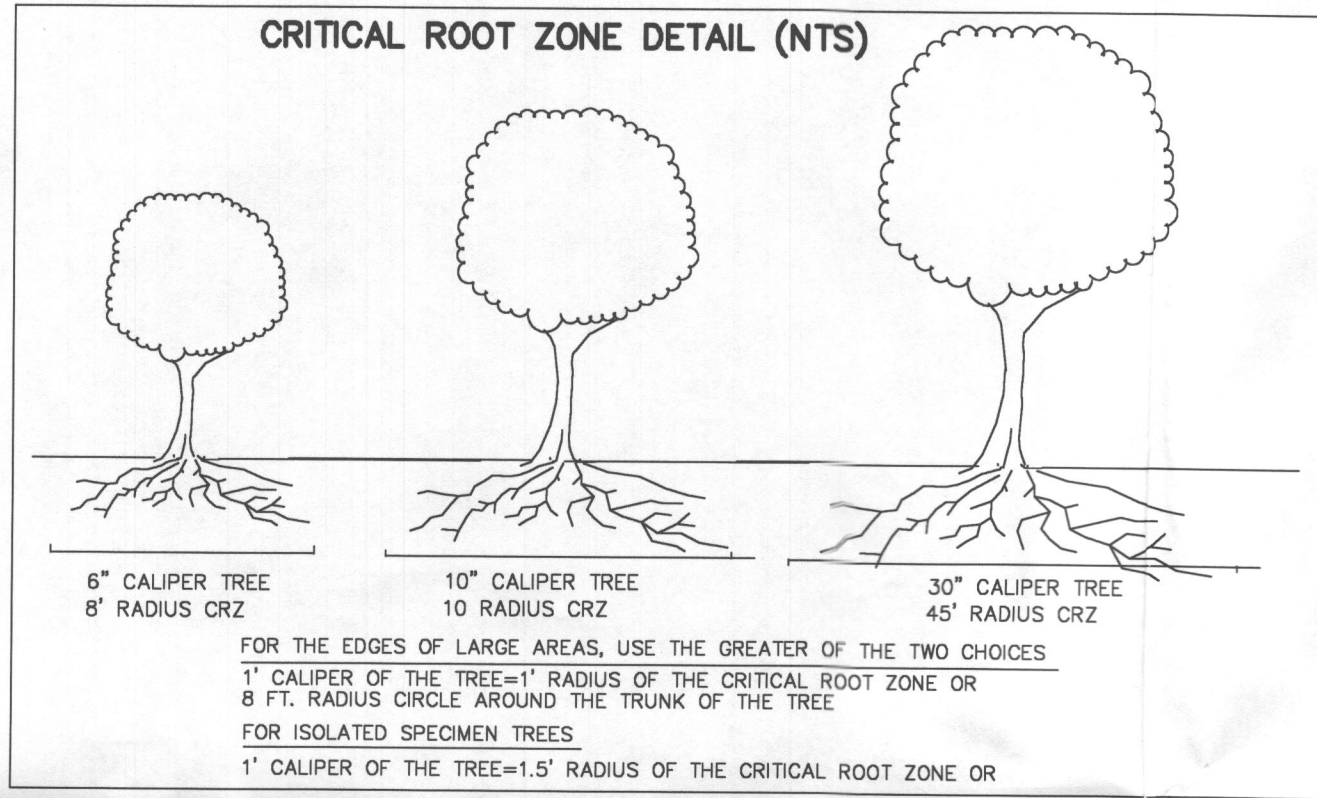
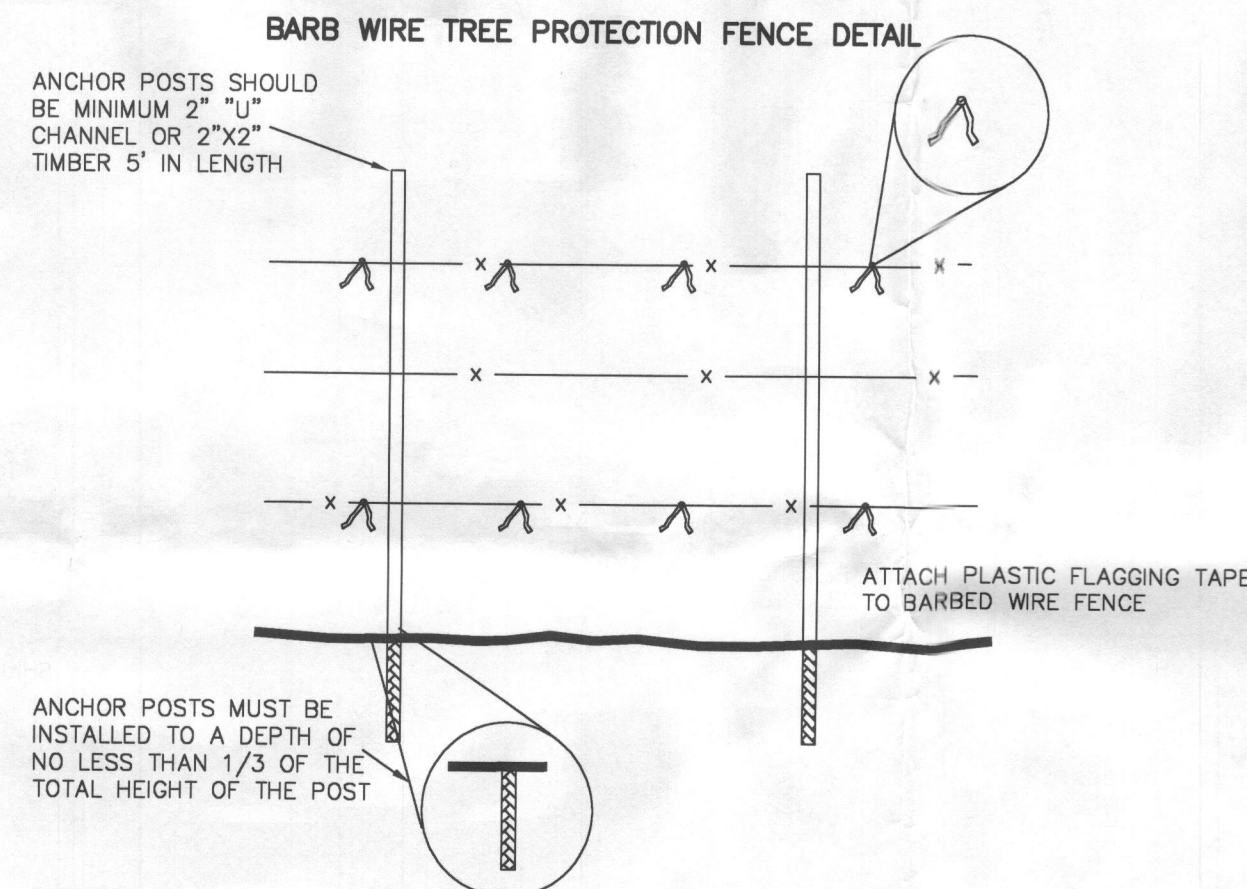
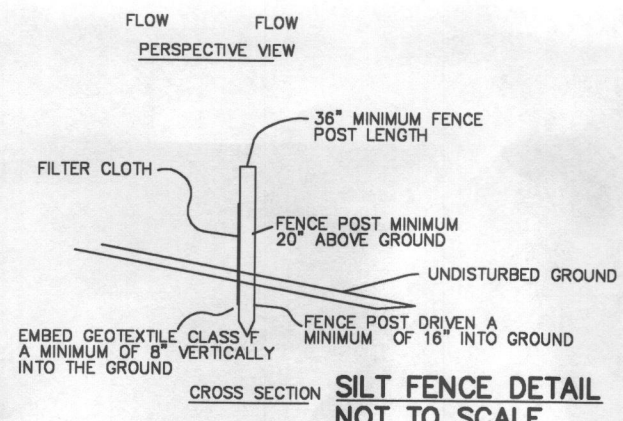
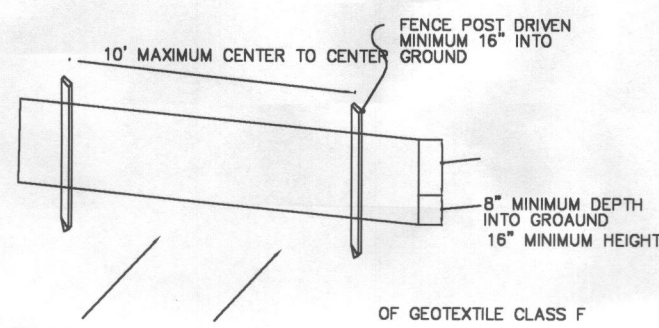
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:

- WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
- SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM).
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
- STRUCTURES (BRIDGES/CULVERTS) - 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 ENSURE ALL WEATHER USE.

- WATER AND SEWER SERVICE TO THE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER & SEWER SERVICE FOR LOTS 2 & 3 TO BE SERVED BY (CONTRACT NO. 24-3058B).
- ALL AREAS ARE MORE OR LESS.
- STEEP SLOPES OF 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ. FT. DO NOT EXIST ON SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE BUILDING OR GRADING PERMIT APPLICATIONS.
- A SITE DEVELOPMENT PLAN FOR LOTS 2 & 3 WILL BE REQUIRED PER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS-PER SECTION 16.155(c)(2)(i).
- IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(viii) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT, A FEE-N-LIEU WILL BE FILED TO SATISFY
- FOREST CONSERVATION REPORT AND COMPUTATIONS WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- DEVELOPER RESERVES THE RIGHT UNTO ITSELF, ASSIGNS AND SUCCESSORS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER AND STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- NO PREVIOUS DPZ FILE NUMBERS EXIST FOR THIS LOT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE CURRENT ZONING IS R-20, WHICH IS ESTABLISHED TO ACCOMMODATE RESIDENTIAL DEVELOPMENT AT A DENSITY OF TWO DWELLING UNITS PER NET ACRE.
- OPEN SPACE WILL BE DEFERRED BY A FORMAL WAIVER PETITION AND ADDRESSED UPON RESUBDIVISION OR DEVELOPMENT OF THE BULK PARCEL. OPEN SPACE WILL BE CREATED, BASED ON 50% OF THE GROSS AREA OF THE SITE, WHICH WILL INCLUDE THE AREA OF LOT 1.
- TRASH AND RECYCLING COLLECTION WILL BE ALONG GREEN BOWER WAY WITHIN 5- FEET OF THE COUNTY ROAD.
- STORM WATER MANAGEMENT WILL BE PROVIDED VIA RAIN GARDENS. APPROVAL OF RAIN GARDENS IS SUBJECT TO GEOTECHNICAL SOIL TESTING AND REPORTS UPON SUBMITTAL OF A SITE DEVELOPMENT PLAN AT THE BUILDING PERMIT STAGE.
- LANDSCAPING PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS SATISFIED BY CREDIT FOR EXISTING FOREST COVER AND PLANTINGS AS SHOWN ON THE LANDSCAPE PLAN.

FOREST CONSERVATION WORKSHEET			
A. GROSS SITE AREA	3.3 AC	L. TOTAL AREA OF FOREST TO BE CLEARED =	0
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.00 AC	M. TOTAL AREA OF FOREST TO BE RETAINED =	0.00 AC
C. AREA WITHIN AGR. USE OR PRESERVATION PARCEL	0.00 AC		
D. NET TRACT AREA	3.3 AC		
E. LAND USE CATEGORY	R-20		
F. AFFORESTATION THRESHOLD	15% X D = 0.20 AC		
G. CONSERVATION THRESHOLD	20% X D = 0.30 AC		
H. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	0		
I. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0		
J. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0		
K. BREAK EVEN POINT	0		
L. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0		
M. CLEARING PERMITTED WITHOUT MITIGATION	0		

SOILS LEGEND	
SYMBOL	NAME / DESCRIPTION
GHB	GLENNELG URBAN LAND COMPLEX, LOAMY 0-8 PERCENT SLOPES



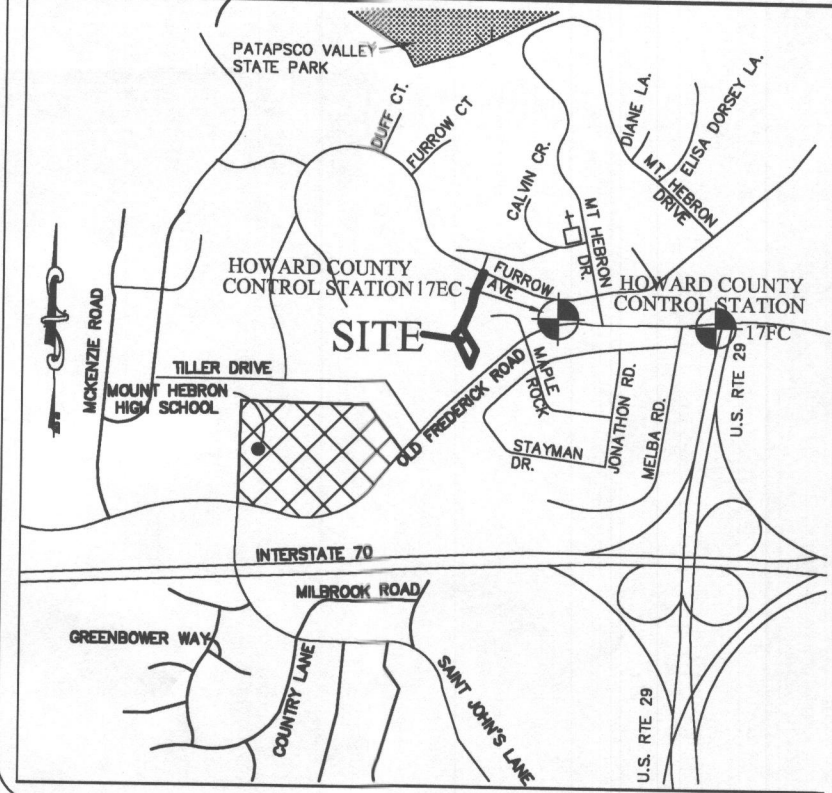
- NOTES:
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING
 - EXACT LOCATION OF FENCE SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT

PLANT LIST			
QTY	BOTANICAL NAME	SIZE	ROOT
8	ACRE RUBRUM / RED MAPLE	2 1/2"-3" CAL.	B & B

COMMENTS:

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	PERIMETER EDGE	
LANDSCAPE TYPE	TYPE A (TOTAL)		
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	475'	413'	62'
REQUIRED LINEAR FEET AFTER CREDIT	475'	413'	62'
NUMBER OF TREES REQUIRED	475'/60' = 8	7	1
NUMBER OF PLANTS REQUIRED	8		
SHADE TREES	0		
EVERGREEN TREES	0		
SHRUBS	0		
NUMBER OF PLANTS PROVIDED	8		
SHADE TREES			
EVERGREEN TREES			
OTHER TREES (2:1 SUBSTITUTION)			
SHRUBS (10:1 SUBSTITUTION)			
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

☀ DENOTES EXISTING TREE OF VARIOUS TYPE AND SIZE OVER 8" DIAMETER



VICINITY MAP
SCALE 1"=2000'

Marks & Associates, L.L.C.

-Surveyors-Planners-

4531 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND 21043
PH. (410) 747-8738 FAX (410) 747-8547

OWNER/DEVELOPER

MCCORMACK ET. AL.
4021 COLLEGE AVENUE
ELLICOTT CITY MD 21043-5503
PH. (410) 465-8109

NO.	REVISION	DATE
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SUPPLEMENTAL PLAN-LANDSCAPE PLAN, FOREST CONSERVATION PLAN

RIGGER PROPERTY
LOTS 1 AND 2

A RE-SUBDIVISION OF
MT. HEBRON
SECTION 17
LOTS 1-34

LIBER 1540 FOLIO 036, JULY 26, 1986
TAX MAP NO.17 PARCEL NO.688 GRID NO:10
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

0 50 100 150
SCALE: 1"=50'

DESIGN BY: E.C.M.
DRAWN BY: D.B.S.
CHECKED BY: E.C.M.
DATE: OCTOBER, 2010

1 SHEET
OF 2

DPZ FILE# F-

FURROW AVENUE
 420' MINOR COLLECTOR
 422' 10" R.O.D.
 424'
 25.00' S75°25'19"E
 EXISTING TWIN WATER HOUSE CONNECTION
 24' USE IN COMMON DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 35 & 36.
 EXISTING 6" WATER CONTRACT #406W
 PROPOSED 1" W.H.C. CONTRACT #406W

CURTIS AND JOANN LANBORN
 LIBER 2188 FOLIO 545
 MT. HEBRON, SECTION 17
 LOT 33 PLAT CMP 6508
 ZONE R20

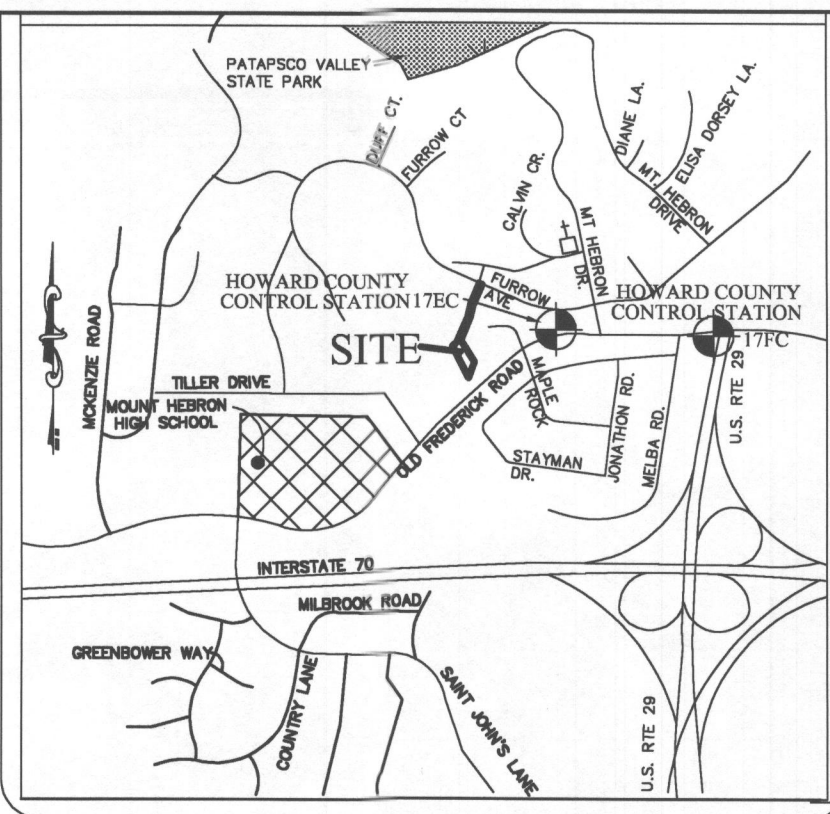
PAUL E. LEVIN & ALMA D. BUTTS
 LIBER 1900 FOLIO 332
 MT. HEBRON, SECTION 12
 LOT 3 P.B. 21 F. 55
 ZONE R20

RICHARD & SANDRA FANNIN
 LIBER 6073 FOLIO 273
 MT. HEBRON, SECTION 4
 LOT 35 P.B. 6 F. 95
 ZONE R20

VINCENT & VINENZA GRECO
 LIBER 5376 FOLIO 538
 MT. HEBRON, SECTION 4
 LOT 36 P.B. 6 F. 95
 ZONE R20

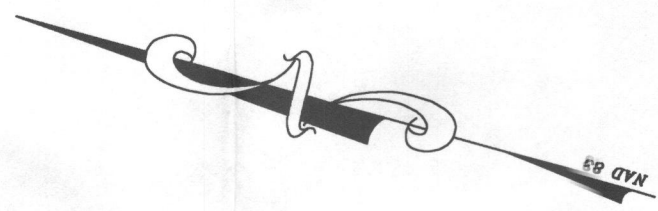
CARLOS & ISABEL AZEVEDO
 LIBER 8669 FOLIO 13
 MT. HEBRON, SECTION 4
 LOT 37 P.B. 6 F. 95
 ZONE R20

LIBER 3804 FOLIO 821
 MT. HEBRON, SECTION 4
 LOT 38 P.B. 6 F. 95
 ZONE R20

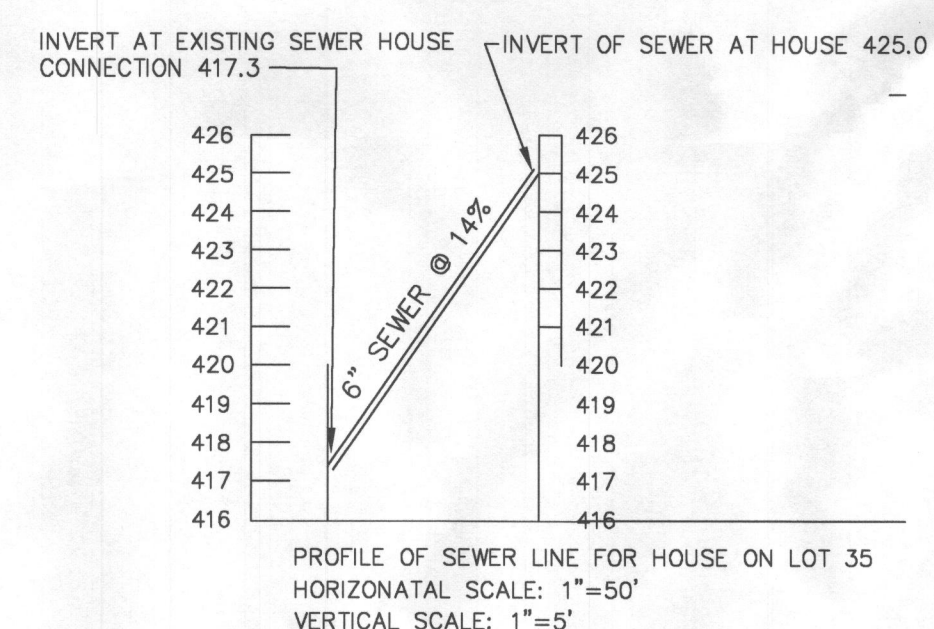


VICINITY MAP
 SCALE 1"=2000'

N 59°41'50" W
 E 135°7'50" W



- LEGEND**
- CHANGE IN BEARING
 - PROPOSED COUNTOURS
 - UTILITY POLE
 - GUY WIRE
 - FIRE HYDRANT
 - EXISTING PAVEMENT
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - BOUNDARY / R/W
 - EXISTING COUNTOURS
 - USE IN COMMON ACCESS EASEMENT
 - LIMIT OF DISTURBANCE
 - EX. FENCE LINE
 - PAVEMENT TO BE REMOVED
 - S.F.
 - C.F.
 - SILT FENCE



APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

Marks & Associates, L.L.C.
 -Surveyors-Planners-
 4531 COLLEGE AVENUE
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 PH. (410) 747-8738 FAX (410) 747-8547

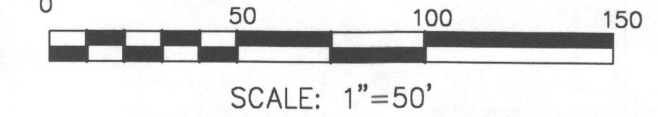
OWNER/DEVELOPER
 JAMES R. RIGGER
 9247 FURROW AVENUE
 ELLICOTT CITY MD 21042-1804
 PH. (301) 252-0785

NO.	REVISION	DATE

SUPPLEMENTAL PLAN-LANDSCAPE PLAN
 & FOREST CONSERVATION PLAN

RIGGER PROPERTY
 LOTS 1 AND 2
 A RE-SUBDIVISION OF
 MT. HEBRON
 SECTION 17
 LOTS 1-34

LIBER 1540 FOLIO 036, JULY 26, 1986
 TAX MAP NO:17 PARCEL NO:688 GRID NO:10
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



SCALE: 1"=50'

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