

SITE INSPECTION SHEET

OWNER: Richard Stuart

PHONE #:

ADDRESS: 10614 Judy Lane

CONTRACTOR:

Columbia 21046

WELL TAG #: H0-73-0 (773)

SUBDIVISION: Riverside Estates LOT: 10

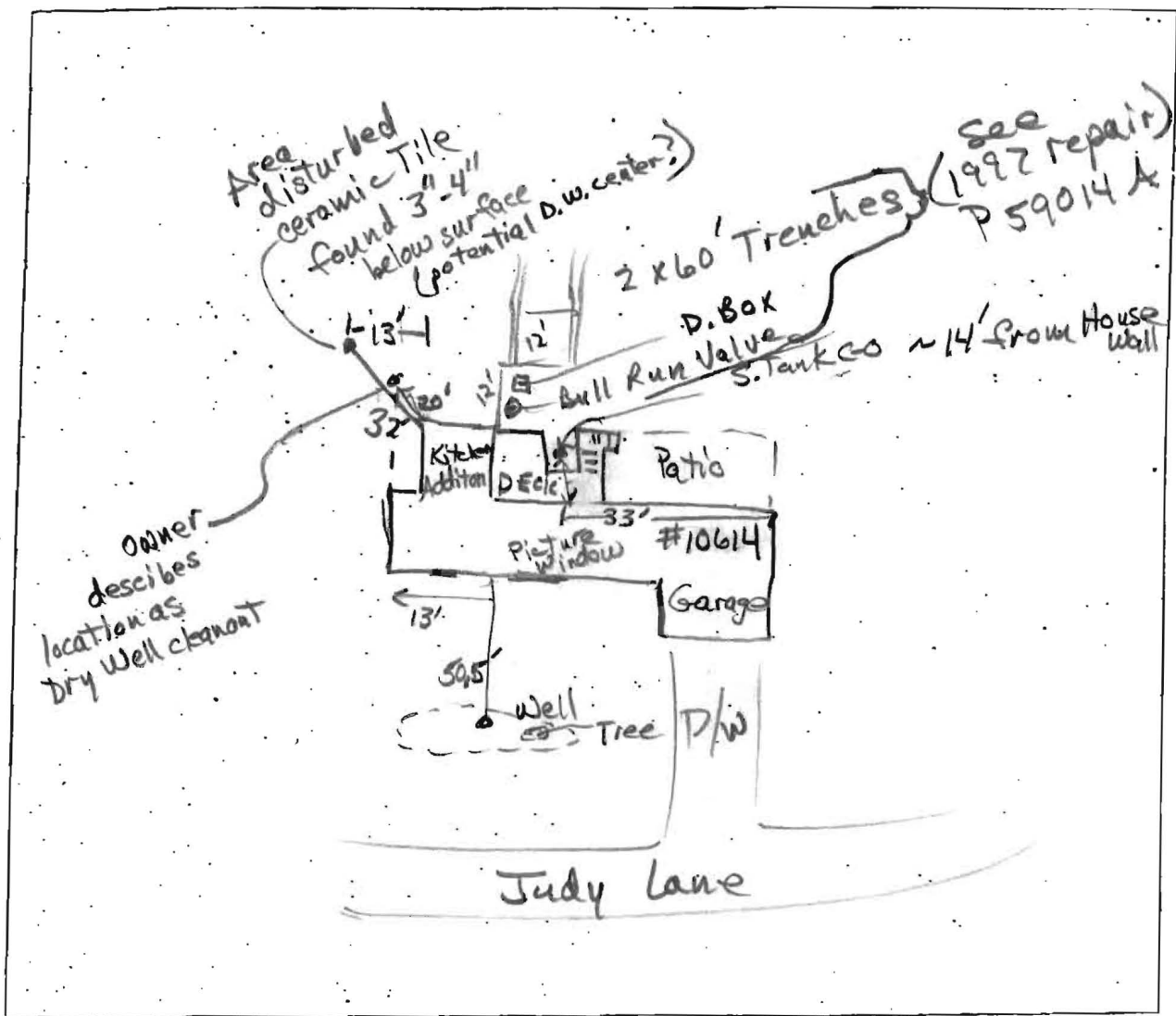
COUNTY #: Observed ???

PROPOSAL: Density Sending Plat - site inspection  
F-10-12

1-pc Metal cap  
8" above mulch

well completion report

LOCATION DIAGRAM

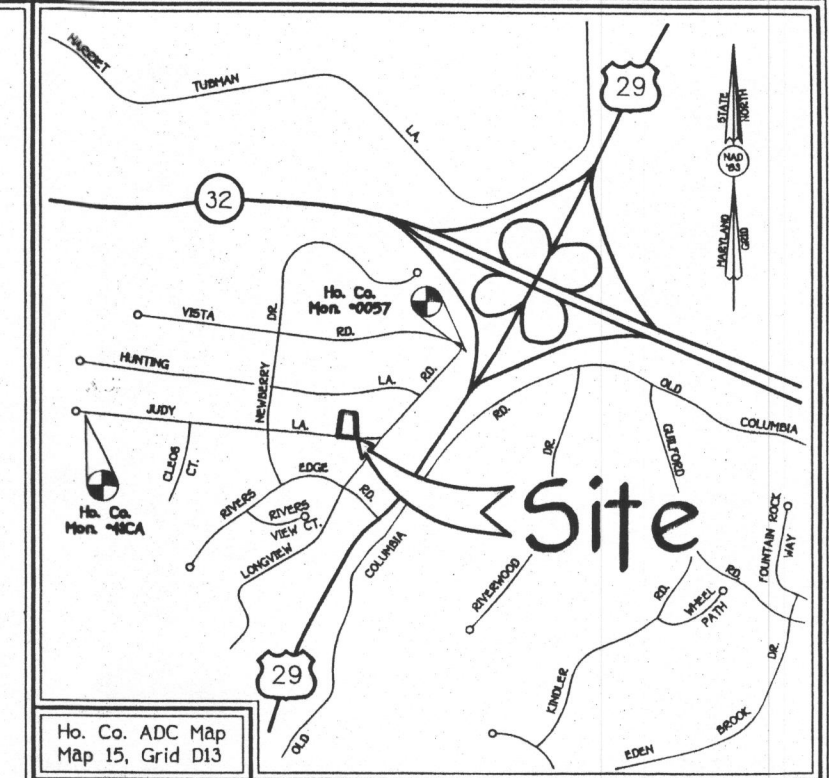


COMMENTS: No evidence of septic system failure, Well 'OK'  
No evidence of Dry Well collapse.  
Dry Well remained after 1992 repair.



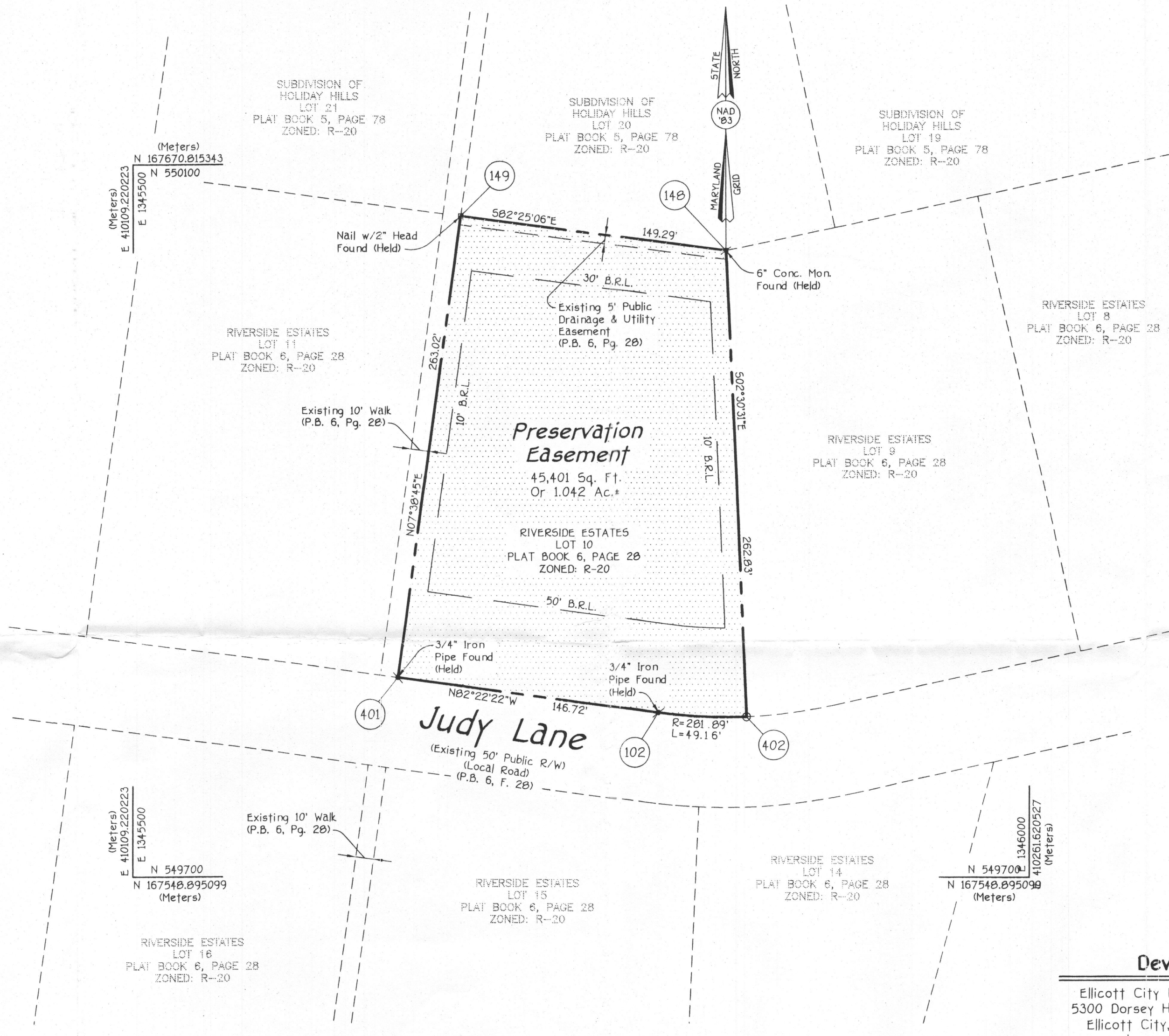
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
102	549790.6039	1345793.5029	167576.511231	410198.800133
148	550051.0619	1345831.0544	167655.898986	410210.125845
149	550070.7589	1345883.0708	167661.902669	410165.020361
401	549810.0781	1345648.0766	167582.446997	410154.354084
402	549788.4806	1345842.5591	167575.864046	410213.632485

Prf-Prf	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
402-102	281.89'	49.16'	9°59'35"	24.64'	N 87°31'18" W 49.10'



INITIAL EXCHANGE	
SENDING PARCEL INFORMATION	PROPERTY OF RICHARD L. AND SALLY A. STUART LIBER 696, FOLIO 308 TAX MAP NO. 41, PARCEL NO. 253, GRID 12
TOTAL PARCEL/LOT GROSS ACREAGE	1.042 ACRES
TOTAL FLOODPLAIN AREA	0.000 ACRES
STEEP SLOPES GREATER THAN 25% ACREAGE	0.000 ACRES
NET PARCEL/LOT ACREAGE	1.042 ACRES
SENDING UNIT CALCULATION	(NET TRACT AREA x 2 UNITS / ACRE) 1.042 AC. x 2 UNITS/AC. = 2.084 AC. = 2 UNITS
MAXIMUM R-20 UNITS AVAILABLE	2
UNITS RETAINED ON SITE	1
MAXIMUM R-20 UNITS TO BE SENT	1
RECEIVING PARCEL INFORMATION	CHURCH OF GOD (5P-09-04) Tax Map 41, Parcel 179, GRID 11 Property Of Reuwer Long Term Holdings, LLC Suite 102 5300 Dorsey Hall Drive Ellicott City, Maryland 21042-7819 Liber 9351, Folio 200

\* OF THE 2 UNITS AVAILABLE 1 UNIT SHALL BE RESERVED FOR EXISTING DWELLING WITHIN THE PRESERVATION EASEMENT AREA.



- General Notes:**  
Scale: 1" = 200'
- Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06.
  - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0057 And No. 41CA. Sta. 41CA N 550,124.8318 E 1,347,960.8182
  - This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About November 25, 2008, By Fisher, Collins And Carter, Inc.
  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - All Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  - Denotes A Preservation Easement Area Containing 1.042 Acres.
  - There Is An Existing Dwelling Located On Lot 10 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 Property Is Encumbered With A Neighborhood Preservation Easement Held By Howard County, Maryland. The Restrictions And Permitted Uses Associated With The Easement Are Specified Within The Deed Of Neighborhood Preservation Easement Recorded Concurrently With This Plat Of Easement And Prohibits Further Subdivision Of The Lot. Outlines The Maintenance Responsibilities Of Its Owners And Enumerates The Uses Permitted On The Property And Is Binding On The Property For Future Ownership Transfers.
  - This Plat Of Easement Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vii) Of The Howard County Code Because The Property Is A Plat Of Easement And No New Subdivision Lots Are Being Created.
  - The Purpose Of This Plat Of Easement Is To Record The Transfer Of One (1) Neighborhood Preservation Density Exchange Options From The Preservation Easement Established By Recordation Of This Plat To The Reuwer Long Term Holdings, LLC Property, Tax Map 41, Parcel 179 (Church Of God Subdivision) (5P-09-04). The Density Calculations Are Provided In The Density Exchange Chart On This Plat And Identifies One (1) Development Right Has Been Retained On The Lot.
  - Existing Dwelling On Lot 10 Contains A Footprint Of 2,350 Square Feet. Any New Structures Placed On Lot 10 Shall Not Be Greater Than 50% Of The Building Footprint Of The Dwelling Unit Existing At The Time Neighborhood Preservation Easement Is Recorded. However, If The Average Footprint Size Of The Nearest Six Dwellings Is Greater Than The Footprint Of The Existing Building, The Director May Approve A Footprint That Does Not Exceed This Average In Accordance With Section 120L.2 Of The Howard County Zoning Regulations.
  - This Plat Is In Accordance With Sections 120L.1 And 120L.2 Of The Howard County Zoning Regulations.

**Legend**

- Existing 5' Public Drainage & Utility Easement
- Preservation Easement = 1.042 Acres

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2855

**Area Tabulation For This Sheet**

TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF LOTS TO BE RECORDED	1.042 Acre
TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED	0.000 Acre
TOTAL AREA OF LOTS TO BE RECORDED	1.042 Acre
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Acre
TOTAL AREA TO BE RECORDED	1.042 Acre

**Developer**  
Ellicott City Land Holding, Inc.  
5300 Dorsey Hall Drive-Suite 102  
Ellicott City, Maryland 21042  
Ph. (443) 367-0422

**Owners**  
Richard L. Stuart And Sally A. Stuart  
10614 Judy Lane  
Columbia, Maryland 21044-4210  
Ph. (410) 531-2205

The Requirements S3-108, 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.

*Terrell A. Fisher* 1/26/09  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

*Richard L. Stuart* 5/26/09  
Richard L. Stuart  
(Owner)

*Sally A. Stuart* 5/26/09  
Sally A. Stuart  
(Owner)

APPROVED: Howard County Department Of Planning And Zoning.  
Director \_\_\_\_\_ Date \_\_\_\_\_

**Owner's Certificate**

We, Richard L. Stuart And Sally A. Stuart, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat, And In Consideration Of Approval Of This Plat By The Department Of Planning And Zoning, Establish The Neighborhood Preservation Parcel Easement To Be Considered A Sending Parcel For Transfer Of Development Rights. Witness My Hand This \_\_\_\_\_ Day Of \_\_\_\_\_, 2009.

*Richard L. Stuart*  
Richard L. Stuart, Owner

*Sally A. Stuart*  
Sally A. Stuart, Owner

*Courtney Kenoe*  
Courtney Kenoe, Witness

*Courtney Kenoe*  
Courtney Kenoe, Witness

**Surveyor's Certificate**

I Hereby Certify That The Final Easement Plat Shown Hereon Is Correct; That It Defines A Neighborhood Preservation Parcel Easement Of 1.042 Acres On All Of The Land Conveyed By Residential Developers, Inc. To Richard L. Stuart And Sally A. Stuart By Deed Dated August 29, 1974 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 696 At Folio 308, And That All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 1/26/09  
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Neighborhood Preservation Easement Density Sending Lot 10 Riverside Estates**  
(A Revision To Lot 10, Riverside Estates, P.B. 6, F. 28)  
Zoned: R-20  
Tax Map: 41 Parcel: 253 Grid: 12  
Fifth Election District  
Howard County, Maryland

Scale: 1" = 50'

Date: January 26, 2009 Sheet 1 of 1

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: July 23, 2009

DPZ File No. F-10-012

Department of Planning and Zoning

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

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

See: F-08-023

Agencies

- 1 Soil Conservation District\*
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\*
WSSC (Non-Residential Only)
MD Aviation Administration

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

RE: Riverside Estates - Lot 10

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

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents and their associated sheets and supplemental reports.

WAS: [checked] Received Tentatively Approved Recorded
Received and Revised Approved On July 23, 2009

COMMENTS: SRC/Comments Due By: August 17, 2009

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

DPZ STAFF INITIALS: JEH