

**COORDINATE TABLE**

NO.	NORTH	EAST
102	550963.9756	1346072.3252
201	550707.0123	1346129.3282
202	550671.0619	1345967.2678
203	550928.0253	1345910.2649

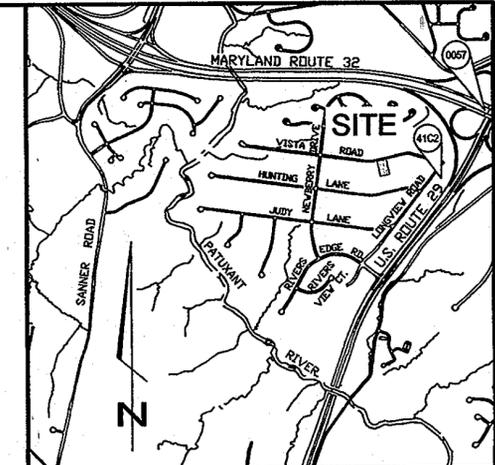
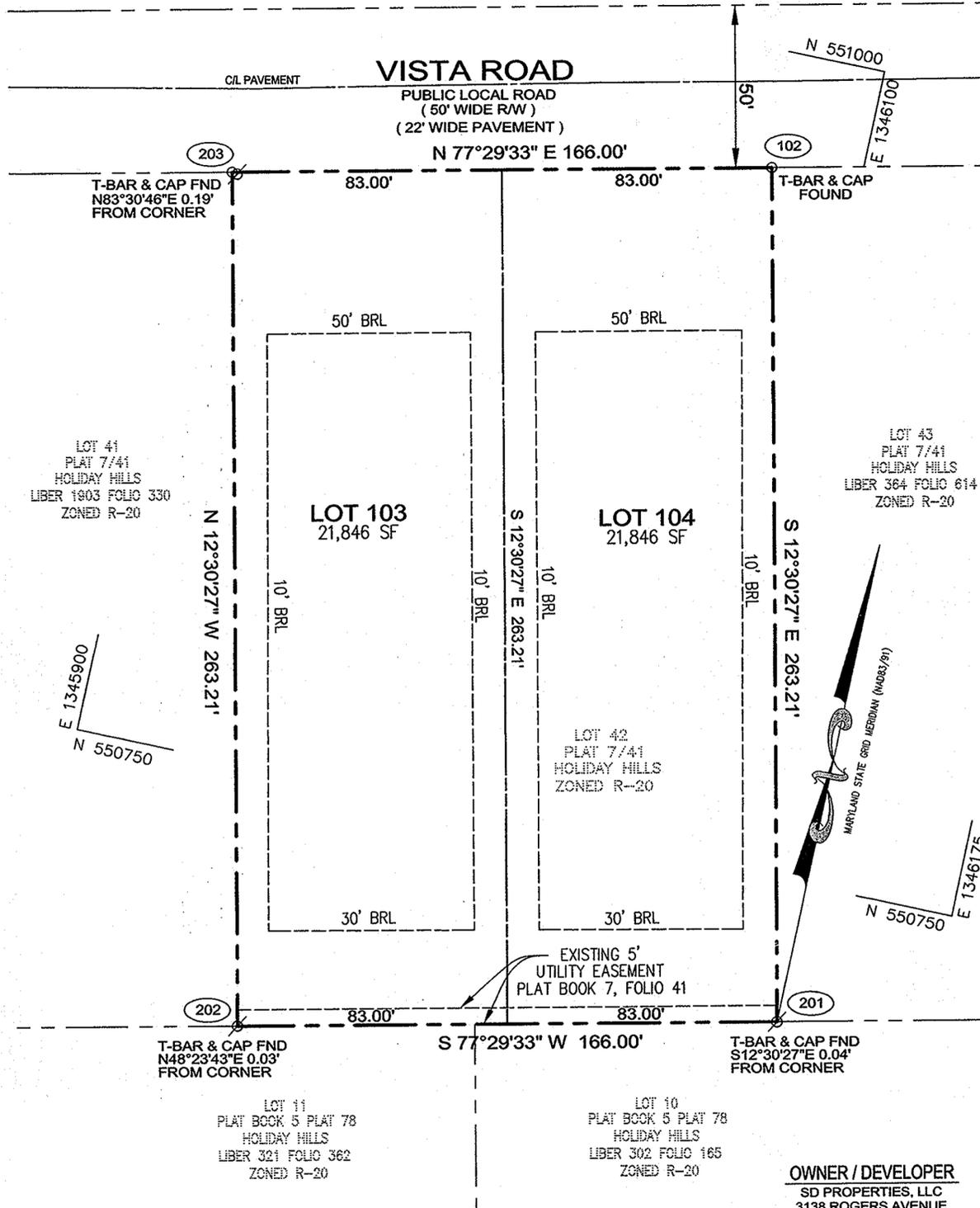
**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 41C2N 551,616.4187 E 1,348,104.2341 0057N 550,835.2139 E 1,547,017.6897
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. FEBRUARY 2010.
  - BRL DENOTES BUILDING RESTRICTION LINE.
  - Ø DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
  - ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
  - ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
  - ⊙ DENOTES STONE OR MONUMENT FOUND.
  - AREAS SHOWN HEREON ARE MORE OR LESS.
  - THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH -- 12' (16' SERVING MORE THAN ONE RESIDENCE);
    - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
    - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
    - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
    - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122D 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.
  - THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. TO FULFILL THE 0.15 ACRES OF AFFORESTATION REQUIREMENT, THE DEVELOPER HAS PAID A FEE-IN-LIEU IN THE AMOUNT OF \$4,900.50.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING TREES WILL BE POSTED AS PART OF THE BUILDERS GRADING PERMIT UNDER SITE DEVELOPMENT PLAN.
  - NO FLOOD PLAIN, WETLAND OR WETLAND BUFFERS ARE LOCATED ON SITE. FIELD INVESTIGATION WAS PERFORMED ON 5/05/2010 BY ROBERT VOGEL, PROFESSIONAL ENGINEER (#16193).
  - THIS PROJECT IS NOT LOCATED IN A HISTORIC DISTRICT. TO THE BEST OF THE OWNERS KNOWLEDGE AND INFORMATION, THERE ARE NO BURIAL/CEMETERY SITES LOCATED ON THE SITE.
  - THE EXISTING DWELLING/STRUCTURE AND OTHER ACCESSORIES INCLUDING THE IN-GROUND POOL LOCATED ON THIS SITE WERE REMOVED ON 4/20/2011.
  - STORMWATER MANAGEMENT FOR THESE LOTS HAS BEEN PROVIDED BY MICRO BIORETENTION, (N-2) DISCONNECTION OF NON-ROOFTOPS. A DECLARATION OF COVENANTS HAS BEEN EXECUTED FOR THE STORMWATER MANAGEMENT DEVICES LOCATED ON THE LOTS SHOWN HEREON.
  - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
  - SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
  - THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE.
  - REFERENCE WAIVER PETITION WP-10-151 APPROVED 09/13/2010.
    - SECTION 16.1205(c) TO ALLOW REMOVAL OF 2 SPECIMEN TREES AND REPLACE WITH 4 ADDITIONAL TREES.
    - SECTION 16.134(b)(2) TO ALLOW FEE-IN-LIEU OF SIDEWALK CONSTRUCTION
    - SECTION 16.132(c)(2)(i)(o) TO ALLOW FEE-IN-LIEU OF ROAD CONSTRUCTION
    - SECTION 16.135(g) TO NOT PROVIDE STREET LIGHTS.
- THIS DEVELOPER HAS PAID A FEE-IN-LIEU OF CONSTRUCTION OF ROAD FRONTAGE IMPROVEMENTS FOR VISTA ROAD RIGHT-OF-WAY. PAYMENT IN THE AMOUNT OF \$ 6,500.00 HAS BEEN MADE TO THE DEPARTMENT OF PUBLIC WORKS CAPITAL PROJECT K-5054 (ACCOUNT # 816-99K-5054-9000). THIS PAYMENT IS IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL OF WAIVER PETITION WP-10-151 AND COUNTY COUNCIL BILL # 15-2006.

**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.....	1.0031 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	1.0031 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	1.0031 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET TEL: 410.461.2666  
 ELLICOTT CITY, MD 21043 FAX: 410.461.9961



**VICINITY MAP**  
 SCALE: 1"=2000'  
 ADC MAP 5052 J-2

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.

*Thomas M. Hoffman, Jr.* 3-30-11  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Stephanie Chamberlain* 3-30-11  
 SD PROPERTIES, LLC DATE  
 MEMBER-STEPHANIE CHAMBERLAIN

**OWNER / DEVELOPER**  
 SD PROPERTIES, LLC  
 3138 ROGERS AVENUE  
 ELLICOTT CITY, MD 21043-3320  
 (410) 203-2460

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE EXISTING LOT 42, SECOND ADDITION TO HOLIDAY HILLS, PLAT BOOK 7 FOLIO 41 INTO 2 BUILDABLE LOTS.

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

*B. Wilson for Peter Beilenson* 5/26/11  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 6-3-11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Vait Shelewood* 6/27/11  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SD PROPERTIES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL 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 RIGHTS-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 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-WAYS. WITNESS OUR HANDS THIS 30 DAY OF MARCH 2011.

*Stephanie Chamberlain*  
 SD PROPERTIES, LLC  
 MEMBER-STEPHANIE CHAMBERLAIN

*Megan Bruff*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY JACK E. CEPKO AND KAREN R. CEPKO, TRUSTEES OF THE JACK E. CEPKO REVOCABLE LIVING TRUST DATED AUGUST 24, 1995 TO SD PROPERTIES, LLC, BY DEED DATED MARCH 30, 2010 AND RECORDED IN LIBER 12403 AT FOLIO 157 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 3-30-11  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21019 ON 6/6/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
 HOLIDAY HILLS  
 LOTS 103 AND 104**

A RESUBDIVISION OF LOT 42 HOLIDAY HILLS  
 PLAT BOOK 7, FOLIO 41  
 DPZ FILE NOS. WP-10-151, ECP-11-013  
 TAX MAP 41, GRID 6, PARCEL 220  
 ZONED R-20  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
 MARCH 25, 2011  
 GRAPHIC SCALE