

COORDINATE LIST

NO.	NORTH	EAST
1	550959.9733	1345747.6320
2	550964.0262	1345840.3694
3	550966.2114	1345850.1277
4	551223.3383	1345793.0729
5	551220.9736	1345783.0311
6	551237.3070	1345662.6037
7	550976.3066	1345627.2046

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

LINE TABLE

LINE	LENGTH	BEARING
L1	10.32	N76°44'57"E
L2	114.18	S12°30'39"E
L3	30.66	N68°12'29"W
L4	32.58	S88°06'21"W
L5	37.34	S73°25'58"W
L6	36.00	S62°40'39"W
L7	33.17	S49°42'53"W
L8	16.98	S70°33'01"W
L9	8.02	N78°01'09"W
L10	73.67	N07°43'26"E
L11	19.00	N24°17'01"E
L12	32.64	N23°27'17"E
L13	22.61	N56°58'37"E
L14	6.89	N33°59'22"E
L15	14.60	N03°07'08"W
L16	11.05	N06°34'44"W
L17	92.56	S82°16'34"E

LEGEND

- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- DENOTES EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT

OWNER / DEVELOPER

DIANA GUPTA
10618 VISTA ROAD
COLUMBIA, MD 21044
(410) 531-0370

THE REQUIREMENTS OF §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.

Gary E. Lane 02/02/12
GARY E. LANE, SURVEYOR DATE

Diana Gupta 2/2/12
DIANA L. GUPTA, OWNER DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.08AC±
AREA OF ROADWAY	0
AREA	1.08AC±

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

Antonia P. Peterson 2/10/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 2/23/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt ... 2/28/12
DIRECTOR DATE

21. THIS SUBDIVISION PLAT IS SUBJECT TO WP-11-186 WHICH WAS APPROVED ON JUNE 20, 2011 WAIVING SECTION 16.134.(a),(1),(i) (AND SECTION 16.132); SECTION 16.135.(c); AND, SECTION 16.136 - CONSTRUCTION OF SIDEWALKS (AND ROAD IMPROVEMENTS), STREET LIGHTING AND STREET TREES. THE DEVELOPER WILL BE REQUIRED TO PAY A FEE-IN-LIEU FOR THE FUTURE CONSTRUCTION OF SIDEWALKS, THEIR ASSOCIATED ROAD IMPROVEMENTS TO BE IN ACCORDANCE WITH DESIGN MANUAL STANDARDS; FOR THE PAYMENT OF A FEE-IN-LIEU FOR THE COST OF PROVIDING ONE STREET TREE; AND, APPROVES THE REQUEST TO WAIVE STREET LIGHTING FOR THIS FRONTAGE.

22. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF 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 HOUSES.

23. 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 LOT 107.

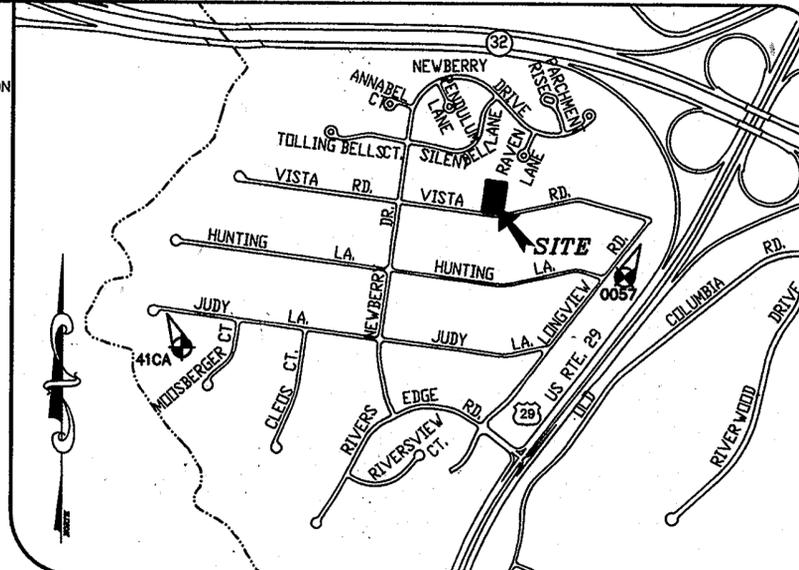
24. NO WETLANDS EXIST ON SITE. JACOB HIKMAT, P.E., PERFORMED A FOLLOW-UP SITE INVESTIGATION AND BY LETTER DATED MAY 2, 2011, HE HAS CERTIFIED THAT THE CONCLUSIONS AND LIMITS OF WETLANDS AND ENVIRONMENTAL AREAS INDICATED ON THE FEBRUARY 22, 2008 REPORT BY MILDENBERG, BOENDER AND ASSOCIATES, INC. AND THE JURISDICTIONAL DETERMINATION BY THE ARMY CORP OF ENGINEERS DATED AUGUST 6, 1998 REMAIN VALID.

25. THE REAR AND SIDE BUILDING RESTRICTION LINES (BRLs) FOR LOT 107 AND THE REAR BRL FOR LOT 108 COINCIDE WITH THE BOUNDARY OF THE MOST RESTRICTIVE 35' ENVIRONMENTAL SETBACK MEASURED FROM THE STREAM BANK BUFFER AND THE AREA OF THE 100-YEAR FLOODPLAIN LOCATED ON THESE LOTS. SECTION 16.120.(b).(4).(iii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PROHIBITS THE BUILDING ENVELOPE TO BE CLOSER THAN 35 FEET FROM THESE ENVIRONMENTAL FEATURES. THEREFORE, THE DISTANCE FROM THE REAR AND SIDE BRL TO THEIR RESPECTIVE PROPERTY LINES WILL VARY IN DISTANCE AND SHALL NOT BE LESS THAN THE SETBACK REQUIREMENTS OF SECTION 108 FOR THE R-20 ZONING REGULATIONS. BECAUSE OF THESE ON-SITE ENVIRONMENTALLY SENSITIVE AREAS, THE BUILDING ENVELOPE HAS BEEN SIGNIFICANTLY REDUCED IN SIZE.

26. NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE OR IMPROVING PAVING MAY OCCUR ON LAND LOCATED IN FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF PLANNING AND ZONING UPON THE ADVICE OF THE DEPARTMENT OF INSPECTIONS, LICENCES AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION AND PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OF A STRUCTURE 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.

27. THE DEVELOPMENT ON LOT 107 WILL DISTURB LESS THAN 5,000 SQ. FT., THEREFORE, NO STORMWATER MANAGEMENT IS REQUIRED.

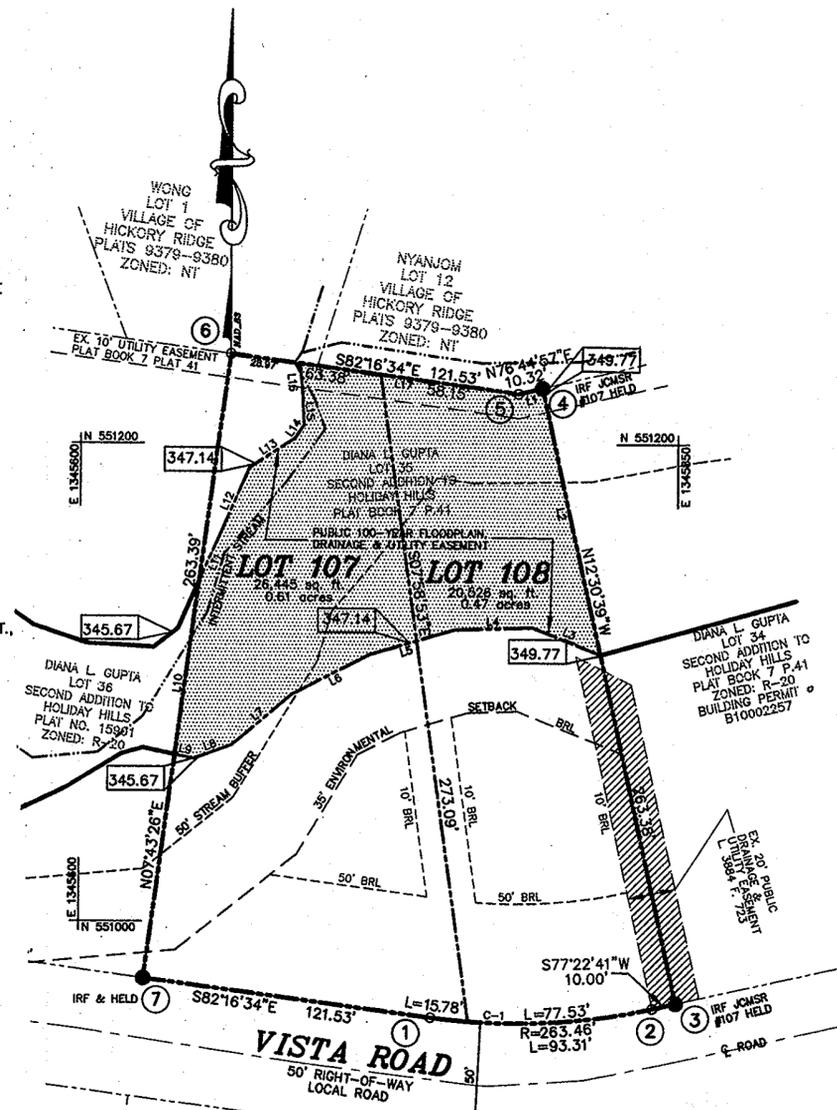
- 14. THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF 1 NEW LOT, WILL BE SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU OF \$1,500.
- 15. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. TO FULFILL THE 0.30 ACRE (13,088 SQ.FT.) REFORESTATION OBLIGATION THE DEVELOPER WILL PAY A FEE-IN-LIEU IN THE AMOUNT OF \$9,801.00.
- 16. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- 17. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 108 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.
- 18. 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, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 19. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.



VICINITY MAP ADC MAP: 5052-J-2
SCALE: 1"=1000'

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/2006.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT JUNE 2010.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NAVD88 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0057 & 41CA.
0057 - N 550835.2057 E 1347017.6516 ELEV- 398.864
41CA - N 550124.8331 E 1342960.8189 ELEV- 295.328
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO STEEP SLOPES EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 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 APPLICATION.
- LANDSCAPING FOR LOT 107 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING REQUIREMENTS WILL BE FURTHER REVIEWED UNDER THE SITE DEVELOPMENT PLAN FOR LOT 107, AND IF CHANGED THE FINANCIAL SURETY FOR THE REQUIRED ONE (1) SHADE TREE IN THE AMOUNT OF \$300.00 WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT. LOT 108 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS SINCE IT IS AN EXISTING DEVELOPED PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 INCHES.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	283.46'	93.31'	47.15'	21°44'51"E	N87°29'51"E 92.83'

OWNER'S STATEMENT

I, DIANA L. GUPTA, OWNER 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-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 2nd DAY OF February, 2012

Diana Gupta
DIANA GUPTA, OWNER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 35, SECOND ADDITION TO HOLIDAY HILLS SUBDIVISION, PLAT BOOK 7 PLAT NO. 41; ALSO BEING ALL OF THE LAND CONVEYED BY FRANK W. ROBBINS AND MILDRED A. ROBBINS TO DIANA L. GUPTA BY A DEED DATED JUNE 2, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 4325 FOLIO 105 AND BY A DEED DATED OCTOBER 24, 1998 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4610 FOLIO 657, 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 THE PLAT AND THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Gary E. Lane
GARY E. LANE, PROP. LS MD REG. NO. 574
EXP. DATE: 3/21/13

[Seal]
STATE OF MARYLAND
PROPERTY LINE SURVEYOR
No. 574
DATE: 2/2/12

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 35, SECOND ADDITION TO HOLIDAY HILLS SUBDIVISION, PLAT BOOK 7 PLAT NO. 41 INTO LOTS 107 & 108 AND TO REDUCE THE FRONT SETBACK FROM 60' TO 50' TO BE CONSISTENT WITH THE CURRENT ZONING REGULATIONS.

RECORDED AS PLAT 21843 ON 2/2/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SECOND ADDITION TO HOLIDAY HILLS SUBDIVISION
LOTS 107 & 108
A RESUBDIVISION OF LOT 35

SHEET 1 OF 1

TAX MAP 41
PARCEL NO. 220
GRID 6

5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: 1"=50'
DATE: FEBRUARY 2012
DPZ FILE NOS. WP-11-186

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Ste. 160, Elbridge, MD 21075
(410) 997-0298 Bail. (410) 997-0298 Fax.

H:\107-041\DWG\REV-BNDS-02-01-12-GARY-LANE\LOT 35-RP-REV-02-01-12.DWG