PRDINATE	TABLE
	
NORTH	EAST
529265.2014	1350842.2349
529187.3195	1350840.9816
529110.7488	1350840.4769
529162.5522	1350704.5522
529190.8602	1350605.9865
529211.1244	1350503.5066
529323.5654	1350525.7405
529303.2850	1350628.3025
	529265.2014 529187.3195 529110.7488 529162.5522 529190.8602 529211.1244 529323.5654

MINIMUM LOT SIZE CHART				
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE	
2	6,800 ǿ	201 Ø	6,599 Ø	
3	6,482 Ø	351 Ø	6,131 p	
4	11,017 🗹	4,029 Ø	6,988 ⊅	

GENERAL NOTES

THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED RSC PER 10/18/93 COMPREHENSIVE ZONING PLAN.

COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB

47GT1 N 530,659.711 E 1,350,891.715

47GT2 N 529,738.807 E 1,350,853.902

THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY VERIFIED BY VOGEL AND ASSOCIATES. INC. IN APRIL 2000.

AND ASSOCIATES, INC. IN APRIL, 2000.

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 INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:

WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN).

C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS:

D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)

E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD

TAX MAP:47 PARCEL 813

HARRY K. & BARBARA J.

JOHNSON

L.2952 / F.479

ZONED: RSC

MITIGATED 65dBa

NOISE CONTOUR

24.45

(8)

30' B.R.L.

LOT 4

11,017 SqFt

WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE; STRUCTURE CLEARANCES — MINIMUM 12 FEET;

MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

80.10'

OPEN SPACE

LOT 5~

9,181 SqFt

TO HOMEOWNERS ASSOCIATION

TO BE DEDICATED

AREA

PRIVATE REVERTIBLE EASEMENT FOR A TURN

AROUND (SEE DETAIL)

S78*48'53"E

MITIGATED 65dBa -

NOISE CONTOUR

(NOISE WALL)

11. SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE ACCESS PLACE AND OLD SCAGGSVILLE ROAD

12. WATER AND SEWER SERVICE TO LOTS 1-4 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B 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. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 1—W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 20—1018S.

13. THE AREAS SHOWN HEREON ARE MORE OR LESS.

21. OPEN SPACE CALCULATIONS:

17. THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (6,534 SQUARE FEET 0.15 AC OF AFFORESTATION) HAVE BEEN MEET BY PAYMENT OF \$3,2.67.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.

18. STORMWATER MANAGEMENT TO BE PROVIDED BY A BIORETENTION FACILITY. THIS FACILITY WILL BE PRIVATELY OWNED. THE MAINTENANCE OBLIGATION OF THE PRIVATE COMMON BIORETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE HOA.

THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED

OPEN SPACE REQUIRED: 1.0132 X .20 = 0.2026 Ac OR 8,827 SqFt

TAX MAP:47 PARCEL 737

RICHARD & MYRTLE G. SOUDER

L.1012 / F.724

ZONED: RSC

232.48'

20' PUBLIC WATER AND UTILITY EASEMENT

PRIVATE VARIABLE WIDTH ACCESS

PLACE EASEMENT TO BENEFIT

LOTS 1-4 AND OPEN SPACE LOT 5 (24' MINIMUM WIDTH)

CURVE DATA TABLE

50.89

8.51

25.45'

4.26'

69.48' 34.77' N72'18'41"W

102.67' 51.46' \$73'58'33"E

30' B.R.L.

LOT 1

8,313 SqFt

61.01

30' B.R.L.

6,800 SqFt

OPEN SPACE PROVIDED: 0.2108 Ac OR 9,181 SqFt (21%)

S79'54'22"E

61.01 20' PUBLIC SEWER AND

UTILITY EASEMENT

30' B.R.L.

LOT 3

6,482 SqFt

20' B.R.L.

CURVE NO.

00'43'25"

00°46'29"

06'20'54"

09'40'39" 607.87'

4030.00'

629.47'

627.07

BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON JULY 23, 2001, FILING NO.
THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

22. THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS FROM INTERSTATE ROUTE 95. THIS LINE IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dbg EXPOSURE THE 65 dbg EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN

NO WETLANDS EXIST ON SITE. BASED ON A FIELD INVESTIGATION PREFORMED

NO FLOODPLAINS EXIST ON SITE. BASED ON A FIELD INVESTIGATION PREFORMED

NO FLOODPLAINS EXIST ON SITE. BASED ON A FIELD INVESTIGATION PREFORMED

PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$13,050.00.

FOR THE 15 STREET TREES, 20 SHADE TREES, 13 EVERGREEN TREES, AND

20 SHRUBS REQUIRED FOR THIS PROJECT.

DEVELOPMENT.

THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREFOE EFFECTIVE AUGUSTAL 2001 ON WHICE AND ACCEPTED. AND ACCEPTED.

24. REFERENCE WP-01-46, APPROVED NOVEMBER 17, 2000 TO WAIVE SECTION 16.121(e)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DÉVELOPMENT REGULATIONS WHICH REQUIRES THAT OPEN SPACE LOTS OR AREAS TO HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD SUBJECT TO:

1. A MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SERVING LOTS 1-4 AND OPEN SPACE LOT 5 SHALL BE RECORDED WITH THE CORRESPONDING SUBDIVISION PLAT (F-01-20).

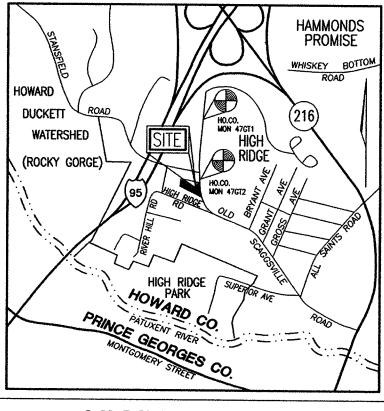
2

N 529,300 |

O

0

N 529,100 l



VICINITY MAP SCALE: 1"=2000"

25. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 5. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS(S). 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 EASEMENT IN THE LAND RECORDS OF HOWARD

26. LOT 4 HAS A LARGE PIPESTEM BECAUSE IT WILL BE RESUBDIVIDED

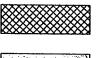
THE 4'X10' CENTRAL TRASH COLLECTION CONCRETE PAD, 4" IN DEPTH WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 1-4 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

INGRESS, EGRESS AND MAINTENANCE OF THE PRIVATE ACCESS PLACE IS PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LEGEND

RIGHT OF WAY RESERVATION AREA

VARIABLE WIDTH PUBLIC UTILITY EASEMENT



PRIVATE ACCESS PLACE EASEMENT



OWNERS/DEVELOPERS

SPRINGLAND II, L.L.C. 5570 STERRETT PLACE, SUITE 201 COLUMBIA, MD. 21044

(410) 997-3815

WE, SPRINGLAND II, L.L.C., 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

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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS—OF—WAY. WITNESS OUR HANDS THIS 10 DAY OF AUGUST , 2001.

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CARROLYN FAYE LEPORE ARTHUR ALLEN SOUDER, ROBERT LEE SOUDER, JR. AND RICHARD S. SOUDER TO SPRINGLAND II L.L.C., BY DEED DATED APRIL 4, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5087 AT FOLIO 587 5087 AT FOLIO 587.

SURVEYOR'S CERTIFICATE

50.89

8.51

69.44'

102.55

LENGTH TANGENT CHORD BEARING CHORD LENGTH

N00'33'37"E

N69°31'29"W

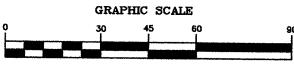
I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE

THOMAS R. STAPUR, PROFESSIONAL L

RECORDED. AS PLAT NO. 14940 ON 9-21-01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND,

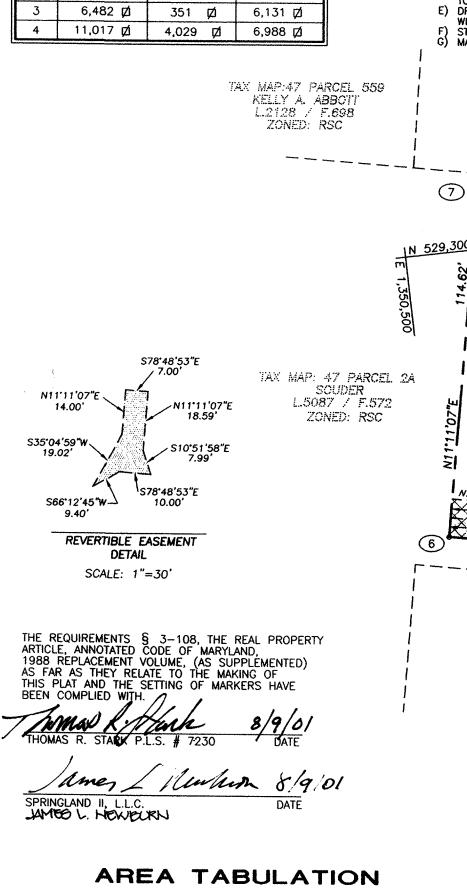
HILLTOP ESTATES LOTS 1-4 AND OPEN SPACE LOT 5

ZONED RSC TAX MAP NO:47 BLK:19 PARCEL NO:560/4A 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: 08-09-2001



SCALE: 1"=30' SHEET 1 OF 1 F 01-20

FALTA



TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: TOTAL NUMBER OF LOTS TO BE RECORDED: TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

FREDERICK WARD ASSOCIATES, INC. ENGINEERS - ARCHITECTS - SURVEYORS

VARIABLE WIDTH PUBLIC WATER SEWER AND UTILITY EASEMENT

TAX MAP: 47 PARCEL JA SPRINGLAND II, L.L.C L5133 / F.440 ZONED: RSC

PRIVATE VARIABLE WIDTH ACCESS

PLACE EASEMENT TO BENEFIT

LOTS 1-4 AND OPEN SPACE LOT 5

(24' MINIMUM WIDTH)

7125 Riverwood Dr., Suite 11 • Columbia, Maryland 21046 Tel 410.720.6900 Fax 410,720.6226

TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:
TOTAL AREA OF LOTS TO BE RECORDED:
TOTAL AREA OF ROADWAY TO BE RECORDED:
TOTAL AREA TO BE RECORDED: .0.2108 AC .0.9595 AC APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

OWNER'S CERTIFICATE

JAMES L. NEWBURN