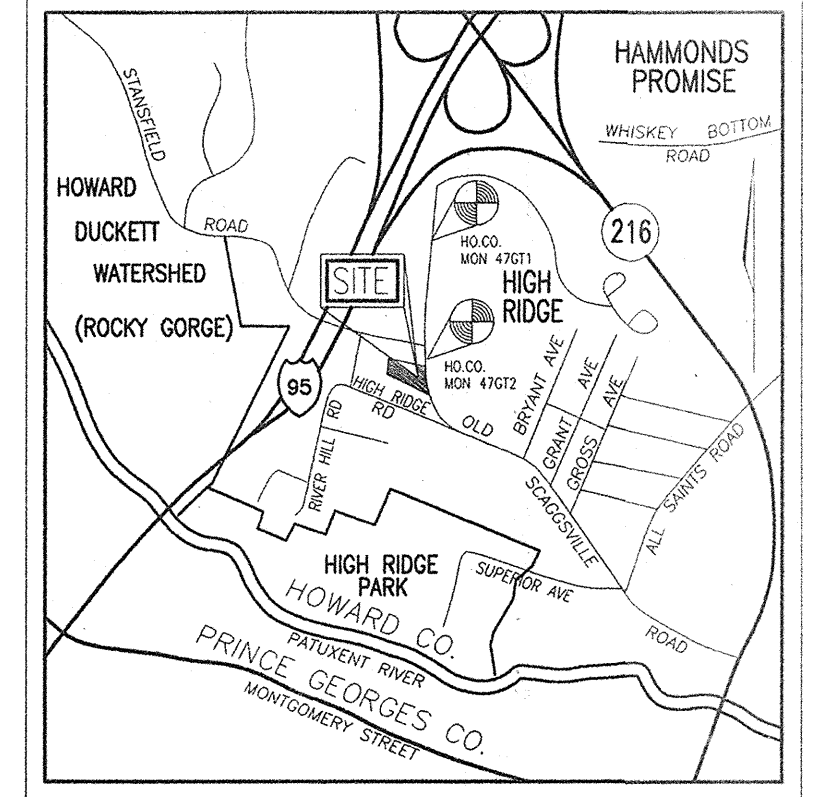


GENERAL NOTES

- 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 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47G11 AND 47G12.
47G11 N 530,659.711 E 1,350,891.715
47G12 N 529,738.807 E 1,350,853.902
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY VERIFIED BY VOGEL 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.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PLAN IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 3 THROUGH 7 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 COUNTY.

- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
B) 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 WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE USE IN COMMON DRIVEWAY AND OLD SCAGGSVILLE ROAD
- WATER AND SEWER SERVICE TO LOTS 6 & 7 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.

- NO WETLANDS EXIST ON SITE BASED ON A FIELD INVESTIGATION PERFORMED BY WILLIAM T. BRIDGEMAN, DATED 5/19/00.
- NO FLOODPLAINS EXIST ON SITE BASED ON A FIELD INVESTIGATION PERFORMED BY VOGEL AND ASSOCIATES, DATED APRIL 2000.
- LANDSCAPING FOR LOTS 6 & 7 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (6,534 SQUARE FEET 0.15 AC. OF AFFORESTATION) HAVE BEEN MET BY PAYMENT OF \$3,287.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND AS PART OF PLAT NO. 14940.
- 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.



VICINITY MAP
SCALE: 1"=2000'

COORDINATE TABLE		
POINT	NORTH	EAST
1	529265.2014	1350842.2349
2	529187.3195	1350840.9816
3	529136.4319	1350840.4800
4	529133.8666	1350840.4720
5	529131.3006	1350840.4655
6	529110.7488	1350840.4769
7	529182.7379	1350712.2407
8	529185.7152	1350704.2670
9	529286.2252	1350724.1417
10	529277.2810	1350774.3847
11	529162.3008	1350772.6037

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
7	6,824	174	6,650

OWNER / DEVELOPER

SPRINGLAND II, LLC
5570 STERRETT PLACE, SUITE 201
COLUMBIA, MD 21044
(410) 997-3815

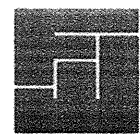
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN HAVE BEEN COMPLIED WITH.

Joseph Jay Wooldrige 04/22/02

JOSEPH JAY WOOLDRIDGE DATE
PROFESSIONAL LAND SURVEYOR NO. 11027

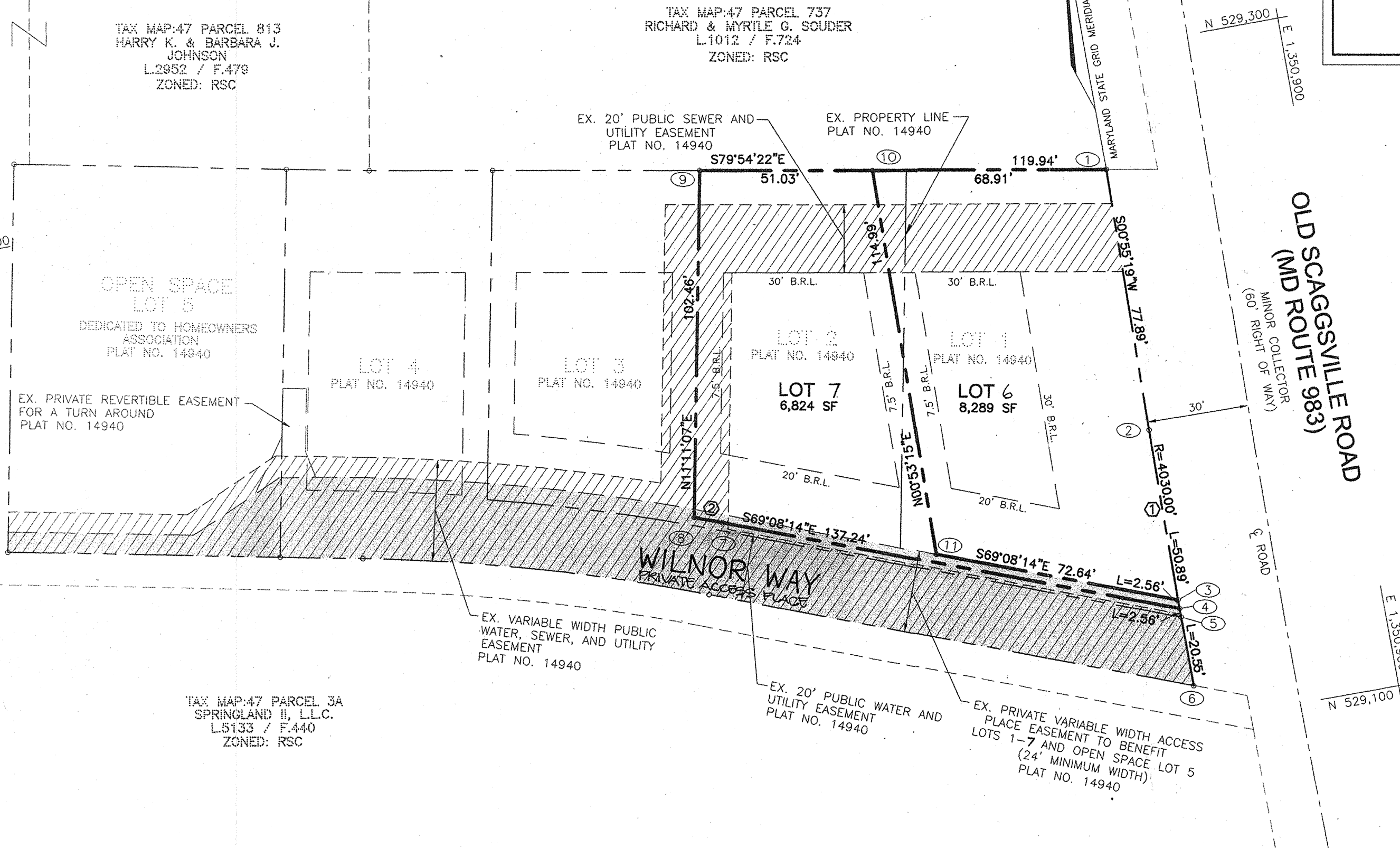
Steven Shipp 4/24/02

STEVEN SHIPP DATE
SPRINGLAND II, LLC



FREDERICK WARD ASSOCIATES, INC.

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



SUBDIVISION TABULATIONS

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:	0.3469 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF LOTS TO BE RECORDED:	0.3469 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0
TOTAL AREA TO BE RECORDED:	0.3469 AC

CURVE DATA TABLE

CURVE NO.	△	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
①	00°43'25"	4030.00'	50.89'	25.45'	S00°33'37"W	50.89'
②	00°46'29"	629.47'	8.51'	4.26'	N69°31'29"W	8.51'

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE THE LOT LINE BETWEEN LOTS 1 & 2 OF HILLTOP ESTATES, PLAT NO. 14940, CREATING LOTS 6 & 7

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Penny Brantley 5-10-02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Steven Shipp 5/1/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Joseph Jay Wooldrige 5/13/02
DIRECTOR DATE

OWNER'S CERTIFICATE

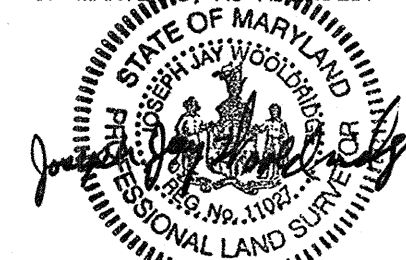
WE, SPRINGLAND II, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 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 RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 24 DAY OF April, 2002.

Steven Shipp
STEVEN SHIPP
SPRINGLAND II, LLC
Megan Ruggioni
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY CAROLYN FAYE LePORE, ARTHUR ALLEN SOUDER, ROBERT LEE SOUDER JR. AND RICHARD S. SOUDER TO SPRINGLAND II, LLC, BY DEED DATED APRIL 4, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5087 AT FOLIO 587 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, TITLE 17, § 1-102.



JOSEPH JAY WOOLDRIDGE DATE
PROFESSIONAL LAND SURVEYOR NO. 11027

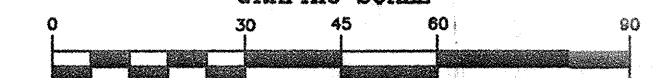
04/22/02

RECORDED AS PLAT NO. 15398 ON 5-17-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RESUBDIVISION PLAT
HILLTOP ESTATES**

LOTS 6 & 7
A RESUBDIVISION OF LOTS 1 AND 2
TAX MAP NO: 47 BLOCK: 19 PARCEL NO: 560/4A
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ZONED: R-SC
DATE: APRIL 2002
GRAPHIC SCALE



SCALE: 1"=30'
SHEET 1 OF 1