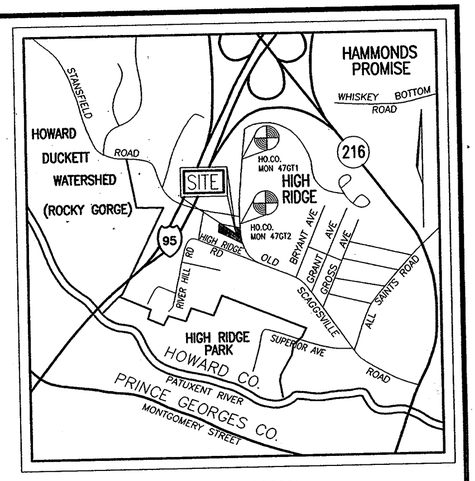
GENERAL NOTES

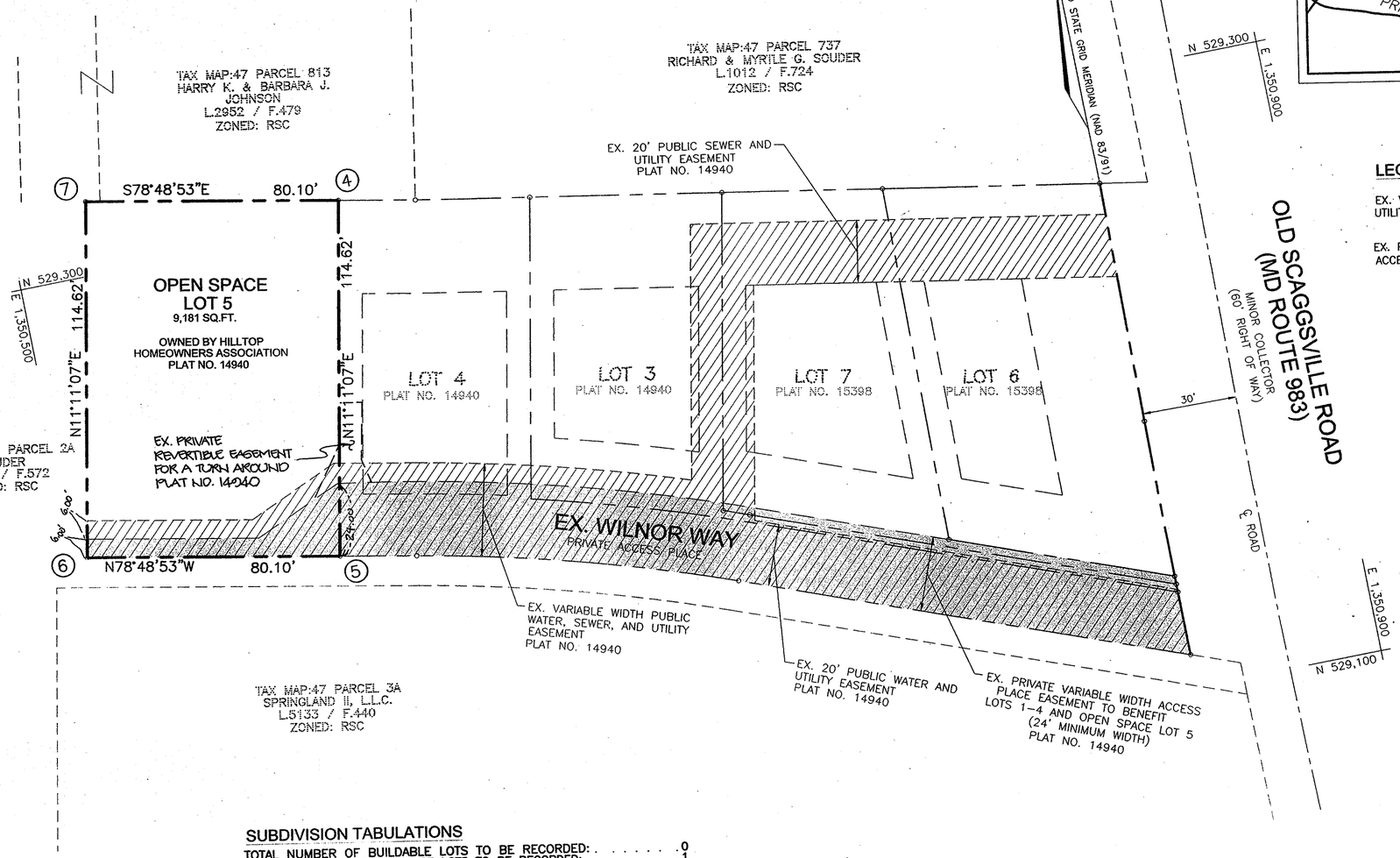
1. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
2. SUBJECT PROPERTY ZONED R-SC PER 10/18/93 COMPREHENSIVE ZONING PLAN.
3. COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47GT1 AND 47GT2.
   47GT1 N 530,659.711 E 1,350,891.715
   47GT2 N 529,738.807 E 1,350,853.902
4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY VERIFIED BY VOGEL AND ASSOCIATES, INC. IN APRIL, 2000.
5. BRL DENOTES BUILDING RESTRICTION LINE.
6. ● DENOTES IRON PIN W/CAP SET
7. ✗ DENOTES IRON PIPE OR IRON BAR FOUND.
8. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
9. ■ DENOTES STONE OR MONUMENT FOUND.
10. THE AREAS SHOWN HEREON ARE MORE OR LESS.
11. THIS PLAT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
12. 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 COUNTY.
13. 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.
14. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE USE IN COMMON DRIVEWAY AND OLD SCAGGSVILLE ROAD
15. NO WETLANDS EXIST ON SITE BASED ON A FIELD INVESTIGATION PERFORMED BY WILLIAM T. BRIDGELAND, DATED 5/19/00.
16. NO FLOODPLAINS EXIST ON SITE BASED ON A FIELD INVESTIGATION PERFORMED VOGEL AND ASSOCIATES, DATED APRIL 2000.
17. THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION HAVE BEEN FULFILLED WITH F-01-20.
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.
19. A NOISE WALL WILL BE CONSTRUCTED UNDER CAPITAL PROJECT J-4178 (MSHA CONT. NO. 8575126) WITHIN THE RIGHT-OF-WAY OF INTERSTATE 95.



VICINITY MAP
SCALE: 1"=2000'

COORDINATE TABLE

POINT	NORTH	EAST
4	529308.0293	1350604.3152
5	529195.5883	1350582.8813
6	529211.1263	1350503.5026
7	529323.5673	1350525.7365



LEGEND

EX. VARIABLE WIDTH PUBLIC UTILITY EASEMENTS

EX. PRIVATE USE-IN-COMMON ACCESS PLACE EASEMENT

OWNER / DEVELOPER

HILLTOP HOMEOWNERS ASSOCIATION, INC.
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 PLAT HAVE BEEN COMPLIED WITH.

James R. Meeks 5/27/03
JAMES ROBERT MEEKS DATE
PROFESSIONAL LAND SURVEYOR NO. 10857

Steven Shipp 5/23/03
STEVEN SHIPP DATE
HILLTOP HOMEOWNERS ASSOCIATION, INC.

SUBDIVISION TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0	
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1	
TOTAL NUMBER OF LOTS TO BE RECORDED:	0	
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC	
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	9,181	SQ.FT.
TOTAL AREA OF LOTS TO BE RECORDED:	0 AC	
TOTAL AREA OF ROADWAY TO BE RECORDED:	0 AC	
TOTAL AREA TO BE RECORDED :	9,181	SQ.FT.

THE PURPOSE OF THIS PLAT IS TO REMOVE THE NOISE WALL ON OPEN SPACE LOT 5 AND RELATED NOTES.

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

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

Penny Bowster acting 6-6-03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmondson (acting) 6.3.3
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Marsha S. McLaughlin 6/12/03
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HILLTOP HOMEOWNERS ASSOCIATION, INC., OWNER 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 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 RIGHT-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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 23 DAY OF MAY, 2003.

STEVEN SHIPP
HILLTOP HOMEOWNERS ASSOCIATION, INC.

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 SPRINGLAND II, LLC TO HILLTOP HOA, INC. BY DEED DATED JULY 18, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5689 AT FOLIO 234 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, AS AMENDED.

STATE OF MARYLAND JAMES ROBERT MEEKS No. 10857 REGISTERED PROFESSIONAL LAND SURVEYOR

James R. Meeks 5/27/03
JAMES ROBERT MEEKS DATE
PROFESSIONAL LAND SURVEYOR NO. 10857

RECORDED AS PLAT NO. 15993 ON 6/19/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF AMENDMENT
HILLTOP ESTATES

OPEN SPACE LOT 5
TAX MAP NO: 47 BLOCK: 19 PARCEL NO:'560/4A'
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ZONED: R-SC
DATE: MAY 27, 2003

GRAPHIC SCALE
0 30 45 60 90
SCALE: 1"=30'
SHEET 1 OF 1

F-03-196