

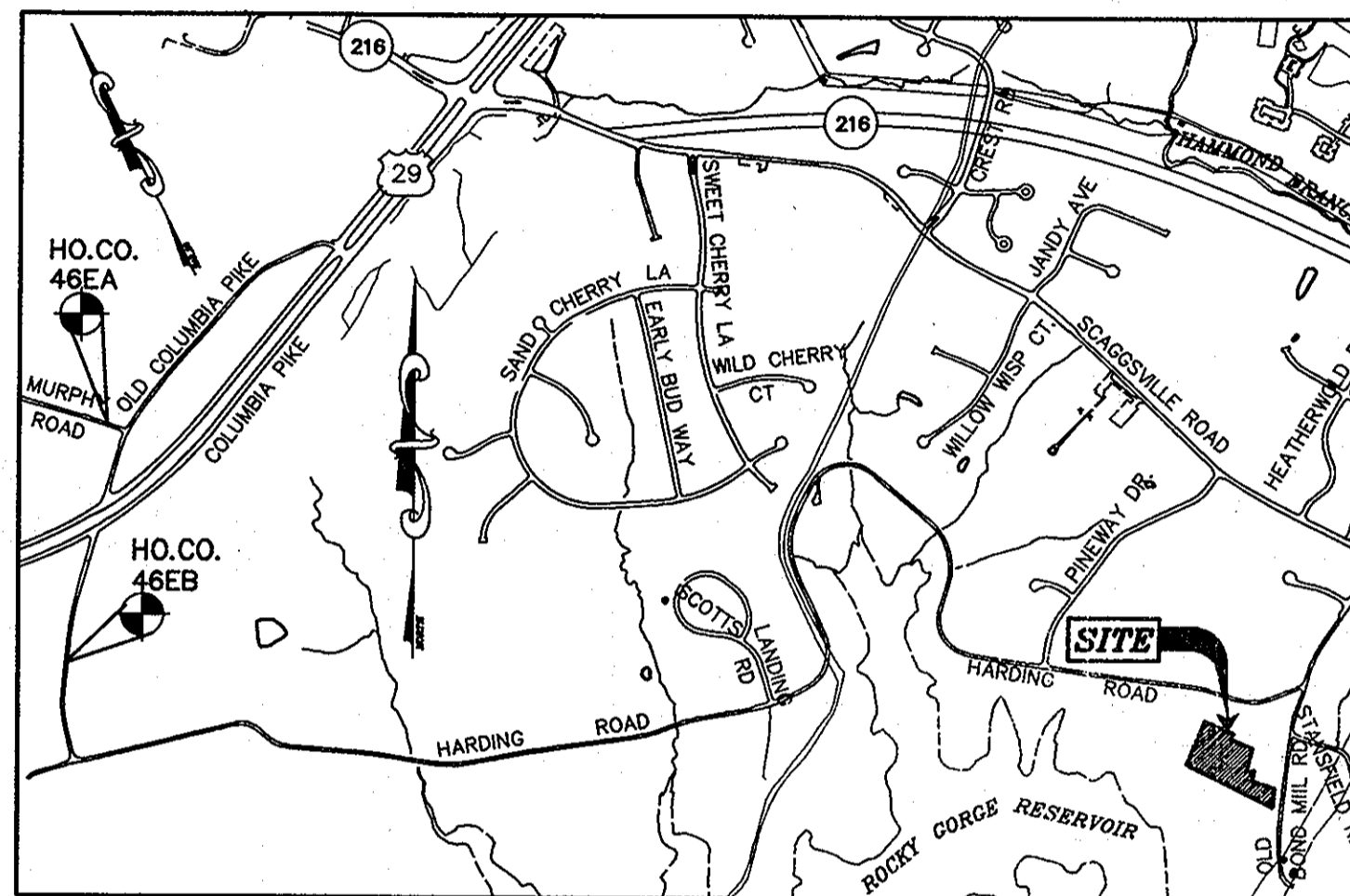
COORDINATE LIST		
NO.	NORTH	EAST
7	533,892.3640	1,345,724.6370
8	533,898.5979	1,345,777.3968
9	533,824.6720	1,345,762.5960
10	533,775.2411	1,345,920.9273
11	533,638.9531	1,345,908.7332
12	533,941.4242	1,345,298.3833
13	534,084.6181	1,345,357.7206
14	534,254.3097	1,345,428.0382
15	534,170.7247	1,345,630.2019
16	534,113.9554	1,345,601.0303
17	534,037.2526	1,345,757.5438

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
3	27,487 SQ.FT.	4,190 SQ.FT.	23,297 SQ.FT.
4	22,203 SQ.FT.	1,883 SQ.FT.	20,320 SQ.FT.
5	23,085 SQ.FT.	2,291 SQ.FT.	20,794 SQ.FT.
6	22,706 SQ.FT.	2,149 SQ.FT.	20,557 SQ.FT.
7	22,148 SQ.FT.	1,581 SQ.FT.	20,567 SQ.FT.
8	23,355 SQ.FT.	776 SQ.FT.	22,579 SQ.FT.

GENERAL NOTES

- TAX MAP: 46, LOT 2, PLAT NO. 18683 (F-03-217), BLOCK 17 AND 18
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING REGULATIONS AMENDMENT EFFECTIVE 07/28/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MARCH 2003, BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB
 STA. No. 46EA N 536,185.423 E 1,338,091.710 ELEV. 415.10
 STA. No. 46EB N 534,750.221 E 1,337,742.800 ELEV. 413.24
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- 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.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER AND ASSOC., INC. ON OR ABOUT JUNE 2003.
- ▨ DENOTES PUBLIC SEWER, WATER AND UTILITY EASEMENT.
- ▤ DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING 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.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT 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 DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS OF PROVISIONS, THEREOF, EFFECTIVE 11/03/06, ON WHICH DATE DEVELOPER AGREEMENT #24-4302-D WAS FILED AND ACCEPTED.
- SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOTS 3 THRU 9.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES, INCLUDING ROOF TOP AND NON-ROOFTOP DISCONNECTIONS.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 EFFECTIVE ON OCTOBER 2, 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 APPLICATIONS.
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF SIX NEW LOTS, WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$9,000.00.
- THE FOREST CONSERVATION OBLIGATION REQUIRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM IN THE AMOUNT OF 2.46 ACRES HAS BEEN SATISFIED UNDER F-03-217 BY PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF 0.70 ACRES (30,492.0 SQ. FT.) IN THE AMOUNT OF \$15,246.00 AND BY CREATION OF OFF-SITE EASEMENTS TOTALING 1.76 ACRES ON THE PROPERTY DESCRIBED AS FAIRWAY OVERLOOK (F-04-125), TAX MAP 37, PARCEL 591 (BUILDABLE BULK PARCEL "A").
- PERIMETER LANDSCAPING HAS BEEN PROVIDED UNDER F-03-217 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPE REQUIREMENT OF 21 SHADE TREES AND ASSOCIATED SURETY OF \$6,300.00 IS DEFERRED TO THE SITE DEVELOPMENT PLAN SUBMISSION AT WHICH TIME THE SURETY WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT.
- APFO ROAD STUDY PREPARED BY MARS GROUP DATED JANUARY 2005. APPROVED FEBRUARY 2005.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 3 THRU 8 TO BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS FINAL PLAT.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-04-94, TO WAIVE SECTION 16.102(d)(1)(i), WHICH REQUIRES THE SUBMISSION OF SKETCH AND PRELIMINARY PLANS FOR A RESUBDIVISION PLAN THAT INVOLVES PUBLIC ROAD IMPROVEMENTS APPROVED ON FEBRUARY 17, 2004. SUBJECT TO ROAD IMPROVEMENTS ALONG HARDING ROAD AND OLD BOND MILL ROAD FOR LOTS 2, 3, 4, AND 5 (PLAT 8788).
- FOR THE FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.



VICINITY MAP
 SCALE: 1"=1500'
 ADC MAP: 5052 J-9

OWNER:
 HICKORY PARK, LLC
 C/O MILDENBERG, BOENDER & ASSOC., INC.
 6800 DEERPATH ROAD, SUITE 150
 ELKBRIDGE, MD 21075

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
 GARY E. LANE, PROP. LS. DATE: 8/18/10

R. Jacob Hikmat
 R. JACOB HIKMAT, MANAGING MEMBER
 HICKORY PARK, LLC DATE: 8/18/10

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	7
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	7
AREA OF BUILDABLE LOTS	3.70 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0 AC ±
TOTAL AREA	3.70 AC ±

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

Brandon Peter Bilewicz 9/22/2010
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kent Shaddock 9/23/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

R. Jacob Hikmat
 R. JACOB HIKMAT, MANAGING MEMBER
 HICKORY PARK, LLC DATE: 9/23/10

OWNER'S STATEMENT

WE, HICKORY PARK, LLC, 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-WAY 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 THE 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 18TH DAY OF AUGUST 2010

R. Jacob Hikmat
 R. JACOB HIKMAT, MANAGING MEMBER
 HICKORY PARK, LLC

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS SUBDIVISION OF THE LAND CONVEYED BY WILLIAM H. COON, JR., KELLY COON, SR., KATHLEEN VIVIAN CHEAK AND JAMES CHEAK, SR. TO HICKORY PARK, LLC, A MARYLAND LIMITED LIABILITY PARTNERSHIP, DATED DECEMBER 12, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN No. LIBER 10457 AT FOLIO 292 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.

Gary E. Lane
 GARY E. LANE
 PROP. LS.
 MD REGISTRATION No. 574 DATE: 8/18/10

STATE OF MARYLAND
 GARY E. LANE
 LICENSED PROFESSIONAL SURVEYOR

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 OF HICKORY PARK SUBDIVISION INTO 7 BUILDABLE LOTS

RECORDED AS PLAT 21291 ON 9/24/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

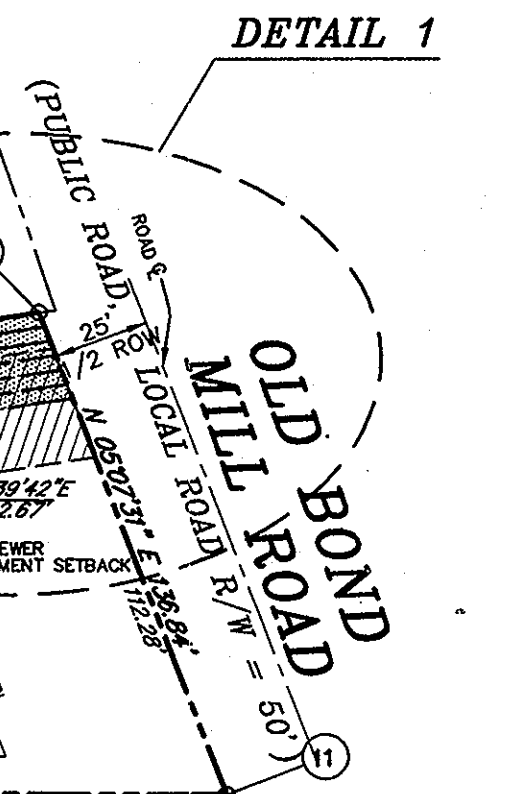
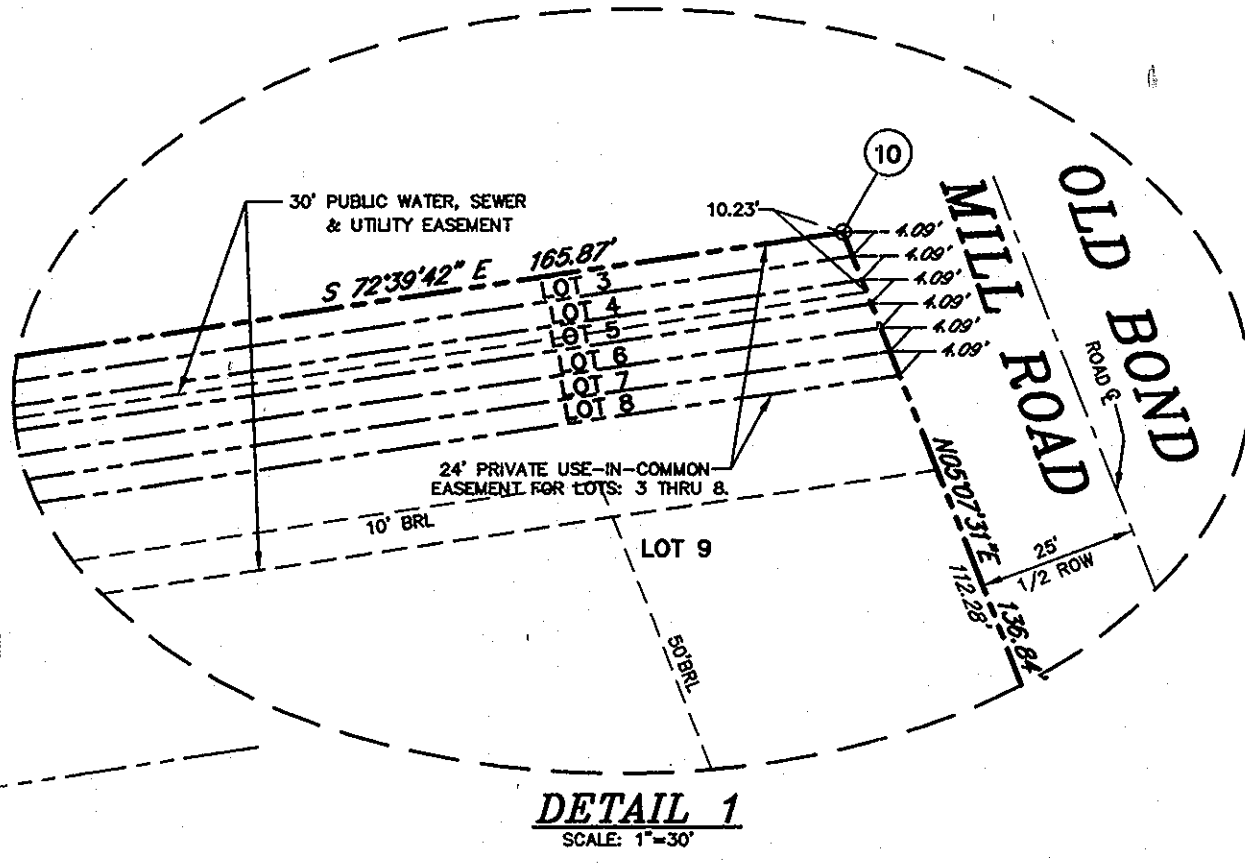
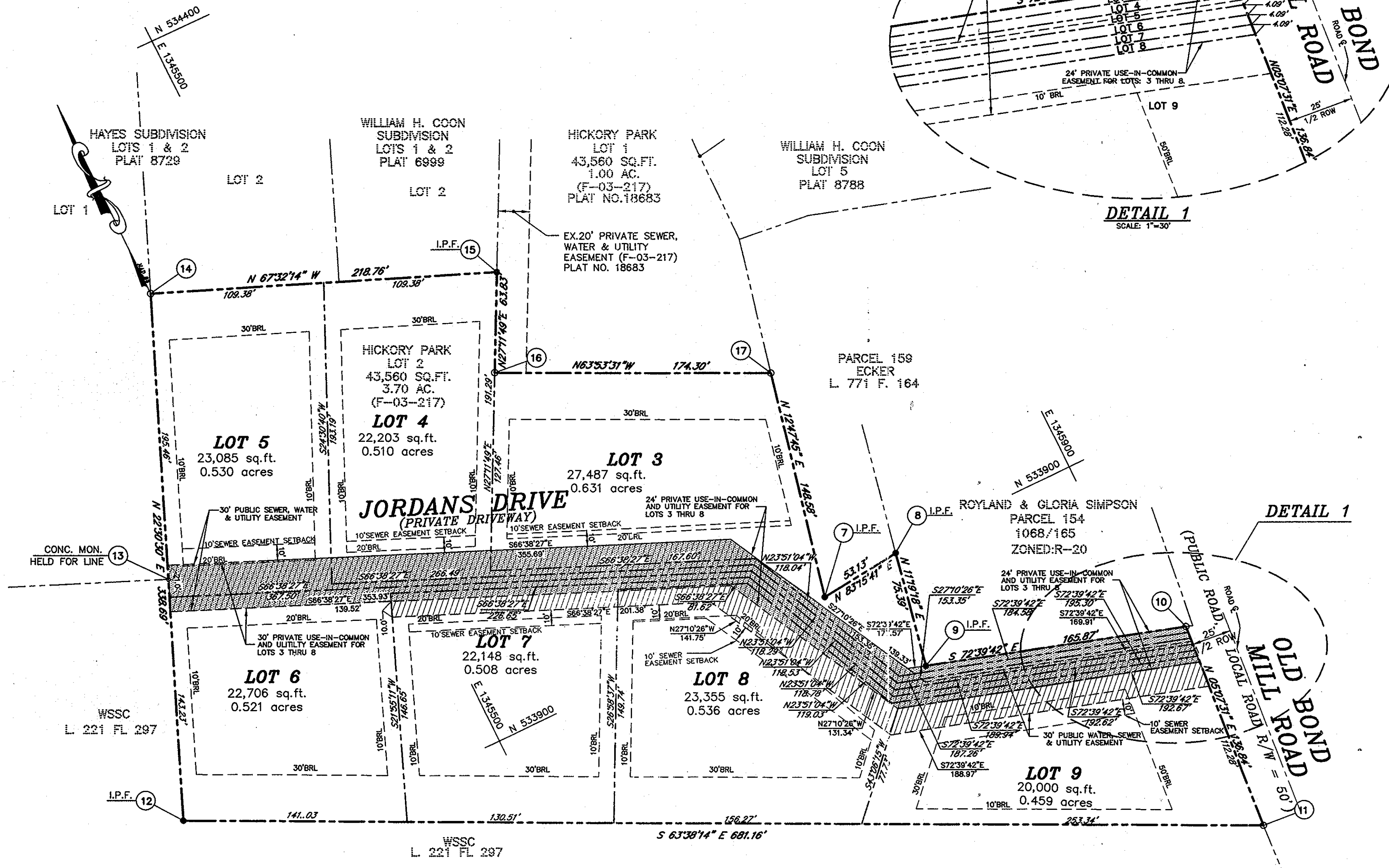
HICKORY PARK
 LOTS 3 THRU 9
 RESUBDIVISION OF HICKORY PARK, LOT 2
 PLAT NO. 18683 SHEET 1 OF 2

TAX MAP 46 6TH ELECTION DISTRICT SCALE: 1"=50'
 DATE: AUGUST 2010
 PARCEL: 388 HOWARD COUNTY, MARYLAND
 DPZ FILE NOS. F-87-48, F-89-160,
 F-03-217 WP-04-094, WP-03-217,
 WP-09-044, WP-08-054, WP-09-226
 WP-05-109

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Road, Suite 150, Elkridge, MD 21075
 (410) 997-0296 Bait. (410) 997-0298 Fax.

03-032\DWG\RE-SUB-LOT-2-32-RP-2

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 OF HICKORY PARK SUBDIVISION INTO 7 BUILDABLE LOTS



OWNER:
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C/O MILDENBERG, BOENDER & ASSOC., INC.
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Gary E. Lane 08/18/10
GARY E. LANE, PROP. LS DATE
R. Jacob Hikmat 8/18/10
R. JACOB HIKMAT, MANAGING MEMBER DATE
HICKORY PARK, LLC

AREA TABULATION

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

OWNER'S STATEMENT

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WITNESS MY HAND THIS 15TH DAY OF AUGUST 2010
R. Jacob Hikmat
R. JACOB HIKMAT, MANAGING MEMBER
HICKORY PARK, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS SUBDIVISION OF THE LAND CONVEYED BY WILLIAM H. COON, JR., KELLY COON, SR., KATHLEEN VIVAN CHEAK AND JAMES CHEAK, SR. TO HICKORY PARK, LLC, A MARYLAND LIMITED LIABILITY PARTNERSHIP, DATED DECEMBER 12, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN NO. LIBER 10457 AT FOLIO 292 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.

Gary E. Lane
GARY E. LANE
PROP. LS
MD REGISTRATION No. 574
08/18/10
DATE

RECORDED AS PLAT 21292 ON 9/24/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HICKORY PARK
LOTS 3 THRU 9
RESUBDIVISION OF HICKORY PARK, LOT 2
PLAT NO. 18683 SHEET 2 OF 2

TAX MAP 46 6TH ELECTION DISTRICT SCALE: 1"=50'
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PARCEL: 388 HOWARD COUNTY, MARYLAND DPZ FILE NOS. F-87-48, F-89-180,
LOT 2, PLAT NO. 18683 EX. ZONING R-20 F-03-217, WP-04-094, WP-03-217,
GRID: 17 AND 18 WP-09-044, WP-08-054, WP-09-226
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