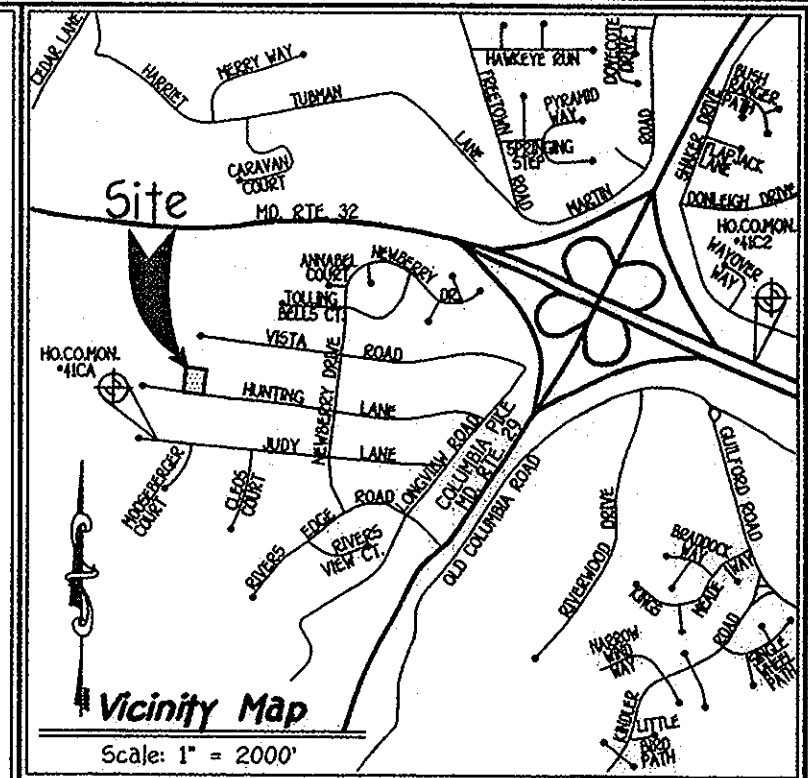
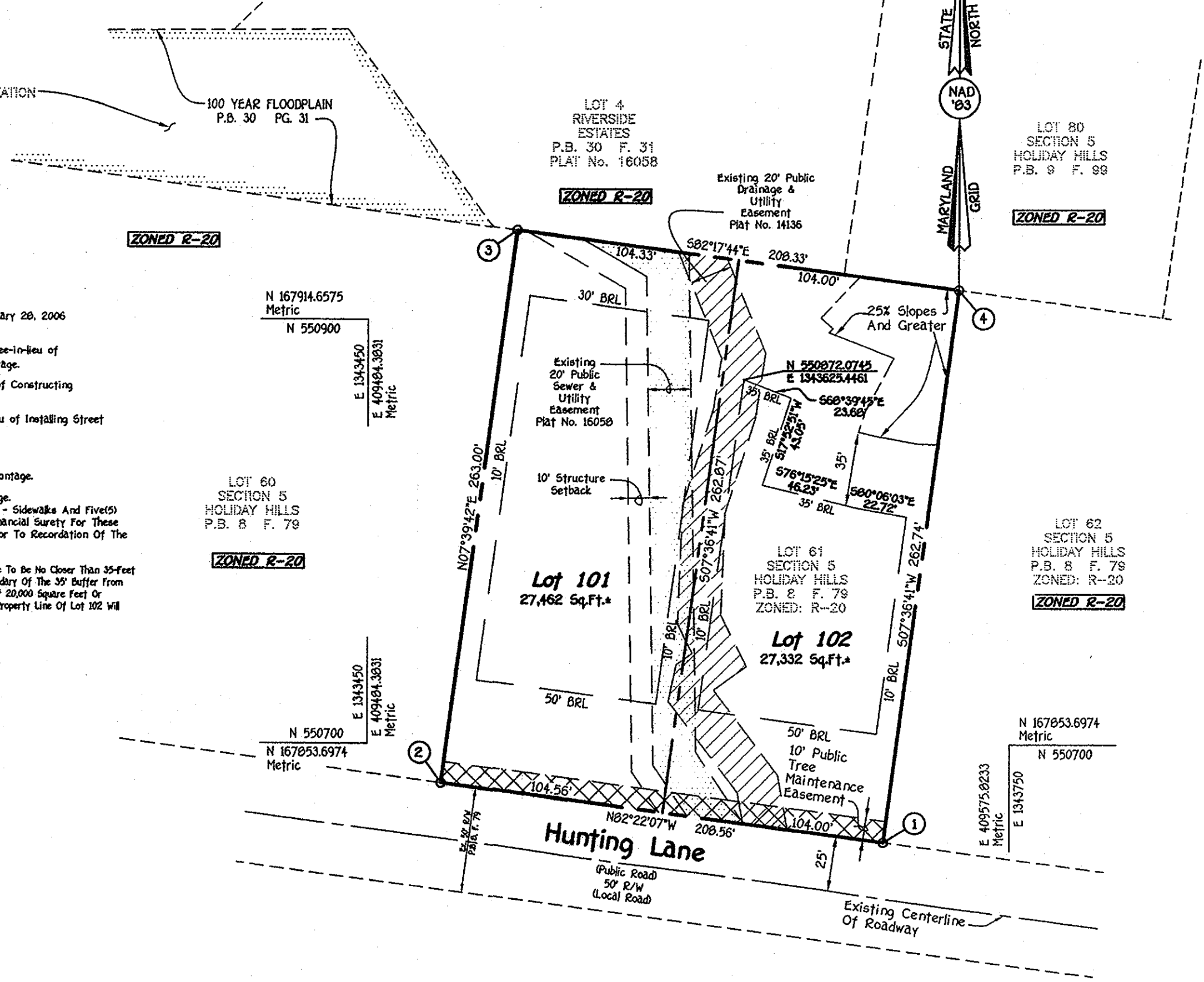


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
1	550653.930	134369.131	1	167039.6552	409557.8800
2	550681.627	134349.418	2	167048.0973	409494.8738
3	550942.293	134359.482	3	167927.5454	409505.5613
4	550914.353	134372.931	4	167919.0323	409568.4871

RIVERSIDE ESTATES
SECTION 13
LOT 3
BLOCK H
P.B. 30 F. 31
ZONED R-20

PROPERTY OF
HOWARD COUNTY DEPARTMENT OF RECREATION
AND PARKS
P.B. 1051 F. 454
ZONED R-20



General Notes Continued:

28. Plat Subject to HP-08-074 Which The Planning Director Approved on February 28, 2006 Subject to the Following Conditions:
 - Section 16.132.(a),(2),(3): Submission of a Cost Estimate for a Fee-in-lieu of Construction 2/3 of the Full Pavement Width Along the Property Frontage.
 - Section 16.133: Submission of a Cost Estimate for a Fee-in-lieu of Constructing Storm Drain within Roadway Frontage Improvements.
 - Section 16.135.(a): Submission of a Cost Estimate for a Fee-in-lieu of Installing Street Lighting.
- The Planning Director Denied a Request to Waive the Following:
 - Section 16.134.(a),(3),(4): Construction of Sidewalk Along Property Frontage.
 - Section 16.136: Installation of Street Trees Along Property Frontage.
- In Accordance With The Requirements of Section 16.134.(a),(3),(4) And 16.136 - Sidewalks And Five(5) Street Trees Will Be Provided Along The Frontage of Lots 101 And 102. Financial Surety For These Improvements Shall Be Posted As Part of A Dpw Developer Agreement Prior To Recordation Of The Final Plat, F-06-126.
- The 35' Rear Building Restriction Line (BRL) For Lot 102 Is In Accordance With Section 16.120 (a)(4), (b), c Of The Subdivision Regulations Which Prohibits The Building Envelope To Be No Closer Than 35-Feet From Steep Slopes On R-20 In All Subdivisions. The 35' Rear BRL Represents The Boundary Of The 35' Buffer From The 25% Or Greater Steep Slopes Containing A Contiguous On-Site Or Off-Site Area Of 20,000 Square Feet Or Greater. Therefore, The Distance From The Rear Building Restriction Line To The Property Line Of Lot 102 Will Vary In Distance, Not To Be Less Than 30 Feet Per The Zoning Regulations.

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 And The Setting Of Markers Have Been Complied With

<i>Terrell A. Fisher</i>	1/24/08	Date
Terrell A. Fisher, L.S. *10692 (Registered Land Surveyor)		
<i>Rajesh Pubbi</i>	1/24/08	Date
Rajesh Pubbi (Owner)		
<i>Vibha Pubbi</i>	1/24/08	Date
Vibha Pubbi (Owner)		

General Notes:

1. Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 41CA And No. 41C2.
Sta. 41CA N 550124.85X (meters), E 1342960.935 (meters)
Sta. 41C2 N 550165.104 (meters), E 1343104.227 (meters)
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May 28, 2004, By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set Capped "F.C.C. 105".
6. # Denotes Iron Pipe Or Iron Bar Found.
7. ○ Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
8. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
9. ■ Denotes Concrete Monument Or Stone Found.
10. 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 To The Pipestem Lot Driveway.
11. Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - a) Width - 12 Feet (4 Feet Serving More Than One Residence)
 - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum)
 - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading)
 - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - f) Structure Clearances - Minimum 12 Feet
 - g) Maintenance - Sufficient To Ensure All Weather Use.
12. All Lot Areas Are More Or Less "As Shown".
13. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
14. No 100 Year Floodplain Exist On Site.
15. Previous Department Of Planning And Zoning File Numbers: F-00-106, F-03-108, SDP 05-039, HP-08-074 & W&S Contract No. 24-3957-0.
16. There Is An Existing Dwelling/Structure(s) Located On Lot 102 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
17. A Fee In Lieu Of Forest Conservation Of 0.76 Ac. Has Been Paid In The Amount Of \$24,829.29 (0.76 ac. x \$3260 sq-ft./ac. x 0.75/4q-ft.). To Fulfill The Requirements of Section 16.1200 Of The Howard County Code Forest Conservation Act.
18. Landscaping For Lot 101 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 Perimeter Landscaping Requirements Will Be Further Reviewed At The Time Of Submission Of The Plat Because It Contains An Existing Dwelling.
19. Lot 101 Requires The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155(a)(2)(ii) Of The Subdivision Regulations.
20. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 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.
21. Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1,500.00.
22. Water Quality Volume And Groundwater Recharge Requirements For This Site Will Be Provided By Private Bioretention Filter Systems. These Systems Will Be Designed In Accordance With The 2000 Maryland Stormwater Management Design Manual Volumes 1 And II. Channel Protection Volume Management Will Not Be Required Because The Runoff Rate Generated By The 1-year Post Development Peak Discharge Is Less Than The 2.0 Cfs As Mandated By The Aforementioned Manual. The Driveway Will Be Disconnected By The Use Of Parallel Level Areas To Promote Vegetative Filtering.
23. Traffic Study Was Prepared By H&C Group On November, 2005.
24. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
25. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122B Of The Howard County Code.
26. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
27. No Wetland Areas Located On Site Or Within 25 Feet Of This Property Per The Environmental Study Performed By Eco-Science Professional, Inc. Dated February 4, 2005. There Are No Streams Or Their Buffer Located On This Site.

AREA TABULATION

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	1,258 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS TO BE RECORDED	1,258 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	1,258 AC.

Legend

- Existing Public Drainage And Utility Easement Recorded In Plat No. 14136.
- Existing Public Sewer And Utility Easement Recorded In Plat No. 16058.
- 10' Public Tree Maintenance Easement.

Owner/Developer

Rajesh & Vibha Pubbi
9500 Wind Bead Way
Columbia, Maryland 21046

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 481-2225

The Purpose Of This Plat Is To Subdivide Lot 61 of Holiday Hills, Section 5, Plat No. 16058 Creating (2) Buildable Lots 101 And 102.

APPROVED: For Public Water And Public Sewerage Systems.
Howard County Health Department

BRyan for Peter Baideman 2/20/2008
Howard County Health Officer *SD* Date *2/20/08*

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 2/4/08
Date *2/4/08*

Director 2/27/08
Date *2/27/08*

OWNER'S CERTIFICATE

Rajesh Pubbi And Vibha Pubbi, Owners 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 Easement Areas 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 Waterways 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 24th Day Of January, 2008.

Rajesh Pubbi Rajesh Pubbi
Vibha Pubbi Vibha Pubbi
Terrell A. Fisher Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

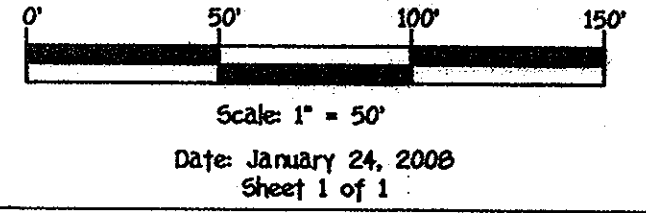
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Deed Dated April 15, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8271 At Folio 358, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations

Terrell A. Fisher Terrell A. Fisher
Professional Land Surveyor No. 10692
Date *1/24/08*

RECORDED AS PLAT No. 19775 ON 3/7/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Holiday Hills
Section 5
Lots 101 And 102

(A Resubdivision Of Lot 61, Holiday Hills
Plat No. 16058)
Zoned R-20
Tax Map 41 P/O Parcel 273 Grid 5
Fifth Election District
Howard County, Maryland



F-06-126