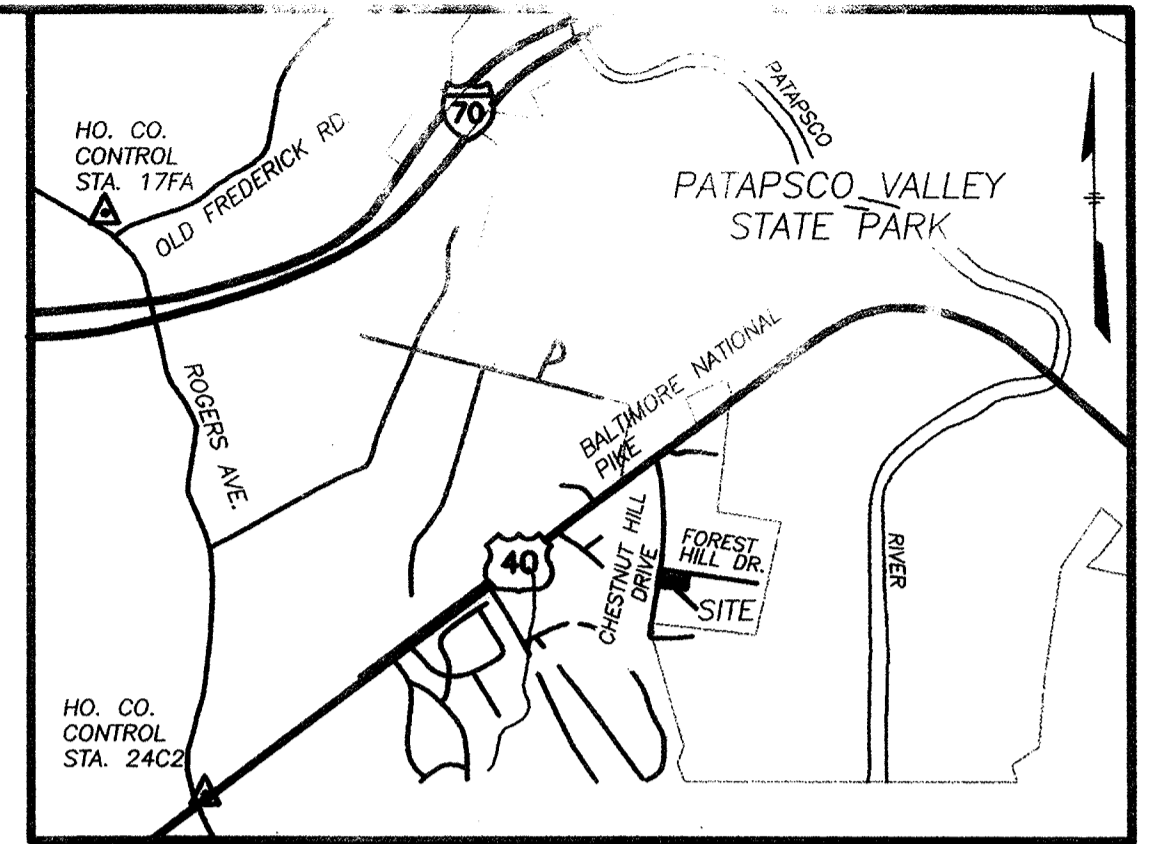
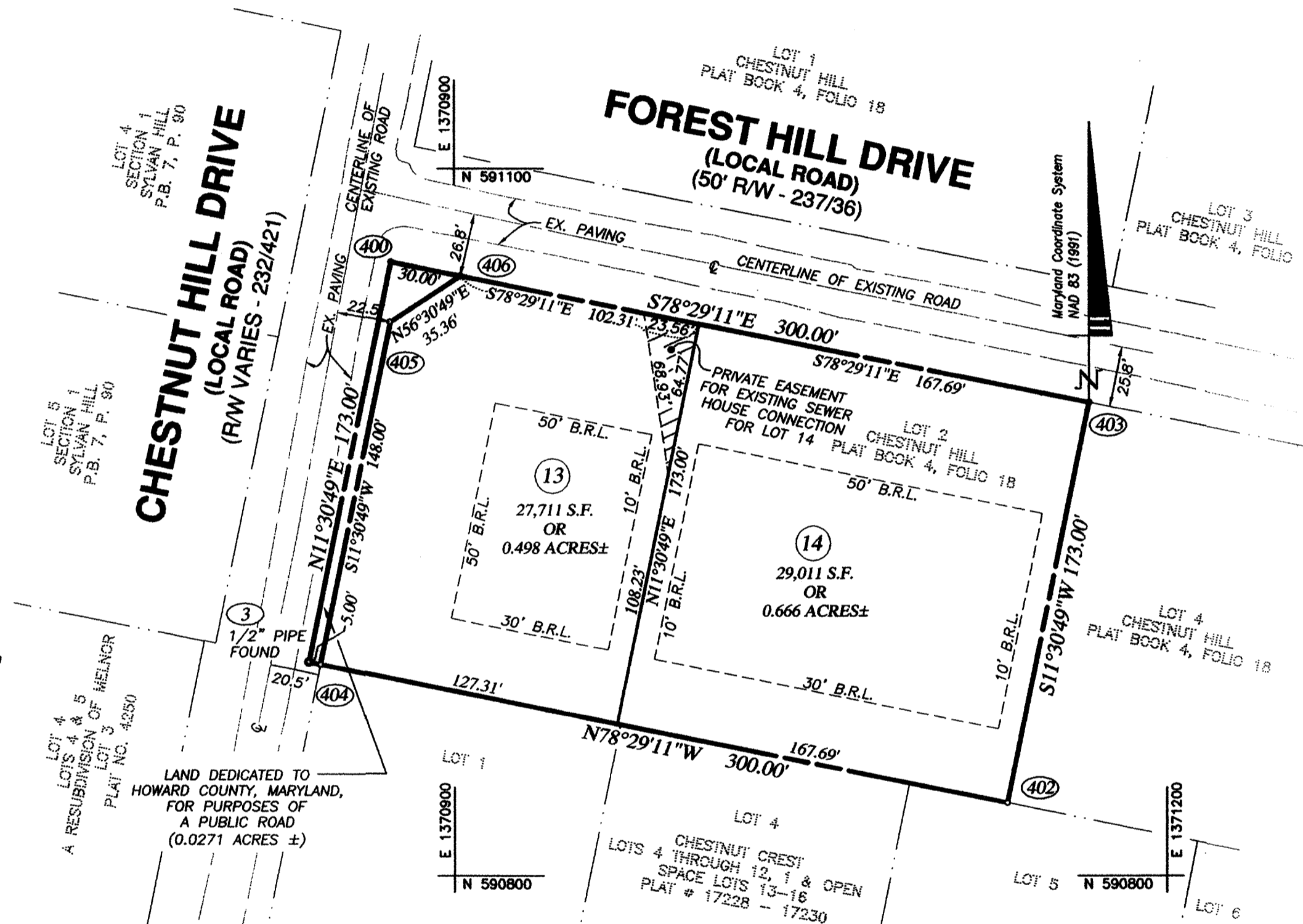


**General Notes:**

- The subject property is zoned R-20 per the 02/02/04 Comprehensive Zoning Plan.
- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 17FA and 24C2  
(Meters X 3.2808333333 = Feet; Feet X 0.3048006096 = Meters)  
No. 17FA N 594948.366 E 1364626.79 No. 24C2 N 588648.325 E 1366038.16
- This plat is based on a field-run monumented boundary survey performed on or about January 19, 2006 by DeMario Design Consultants, Inc.
- All areas shown on this plat are more or less.
- 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 serving more than one residence)
  - Surface - 6 inches of compacted crusher run base with tar and chip coating (1-1/2" min.).
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 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 insure all weather use.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- There is an existing dwelling/structure located on Lot 14 to remain. No new building, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulations require.
- Forest Conservation obligations for this site are being satisfied by payment of a fee-in-lieu of Forest Conservation in the amount of \$3920.50 for an obligation of 7841 square feet.
- This site is exempt from stormwater management because there is less than 5000 square feet of proposed impervious, with all other disturbance consisting of grass-to-grass.
- Landscaping for Lot 13 shall be 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. Lot 14 is exempt because the existing house is to remain on this lot. The required landscaping and surety for Lot 13 is deferred to the required site development plan for the development of Lot 13.
- There are no known cemeteries on this site.
- There are no wetlands within this site per site inspection by DeMario Design Consultants, Inc. in February of 2006.
- There is no 100-Year Floodplain within this site.
- BRL denotes Building Restriction Line.
- This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003, and the Zoning Regulations as amended by CB-75-2003. Development or construction on these lots must comply with the setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.
- Denotes iron pipe found
- A fee-in-lieu for open space in the amount of \$1500.00 was provided with this plat.
- The existing home on proposed Lot 14 was determined to be non-complying with respect to building setbacks relative to the Forest Hill Drive right-of-way per letter dated March 23, 2006 from the chief of the Zoning Division.

# CHESTNUT HILL

## SECTION ONE LOTS 13 & 14



**VICINITY MAP**

SCALE: 1" = 2000'

Coordinate Table		
No.	North	East
3	590890.7882	1370838.7405
400	591060.3069	1370873.2717
402	590830.9075	1371132.7036
403	591000.4262	1371167.2348
404	590889.7902	1370843.6399
405	591034.8120	1370873.1810
406	591054.3188	1370902.6680

Coordinates are based on the Maryland Coordinate System NAD '83 (1991) and are designated thus: (99)

**OWNER**

Dilup Long Term Holdings, LLC  
183 Golf Link, VW  
Alpharetta, GA 30004-8270

**DEVELOPER**

The Rachuba Group  
946-A Marimich Court  
Eldersburg, MD 21784  
410-781-3400

**Lot Tabulation**

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 2  
Buildable - 2  
TOTAL AREA OF LOTS AND/OR PARCELS - 1.1644 Ac.  
Buildable - 1.1644 Ac.  
TOTAL AREA OF ROADWAY TO BE RECORDED - 0.0271 Ac.  
TOTAL AREA OF SUBDIVISION TO BE RECORDED - 1.1915 Ac.

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

*Robert J. Walcott* 11/15/06  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Christina M. ...* 10/29/06  
Chief, Development Engineering Division Date

*Marisa M. ...* 10/29/06  
Director Date

**Owner's Dedication**

We, Dilup Long Term Holdings, LLC, a Maryland limited liability corporation by Christopher J. Dilullo, Managing Member, owners of the property shown and described herein, 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,

- 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;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- 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 Sixth day of October 2006.  
Dilup Long Term Holdings, LLC  
By: *Christopher J. Dilullo*  
Christopher J. Dilullo, Managing Member  
Witness: *...*

The requirements of Section 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.

*James L. Mathias* 10/4/06 Date  
Dilup Long Term Holdings, LLC  
*Christopher J. Dilullo* 10-6-06 Date

**Surveyor's Certificate**

I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown hereon is correct, that it is a subdivision of all of the lands conveyed by Edward M. Dunker and Barbara W. Dunker, his wife, to Dilup Long Term Holdings, LLC, a Maryland limited liability company, by deed dated October 26, 2005 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 9676, Folio 396, and being a resubdivision of Lot 2 as shown on a plat of subdivision entitled "Chestnut Hill" and recorded among the Land Records of Howard County, Maryland in Plat Book 4, Folio 18, 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. Monumentation in accordance with the Howard County Subdivision Regulations.

*James L. Mathias* 10/4/06 Date  
James L. Mathias, Professional Land Surveyor  
Maryland Registration No. 11039

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE CHESTNUT HILL LOT 2 TO CREATE NEW LOTS 13 & 14.

RECORDED AS PLAT NUMBER 18662 ON 11/27/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

The Old Firehouse Building  
66 East Main Street, Suite 200  
Westminster, MD 21157  
Phone: (410) 386-0530  
Fax: (410) 386-0664  
DDC@demariodesign.com

**CHESTNUT HILL**  
SECTION ONE  
LOTS 13 & 14  
DATE: 10/29/06  
COUNTY: HOWARD  
PARCELS: 3  
DATE: 10/29/06

Sheet 1 of 1