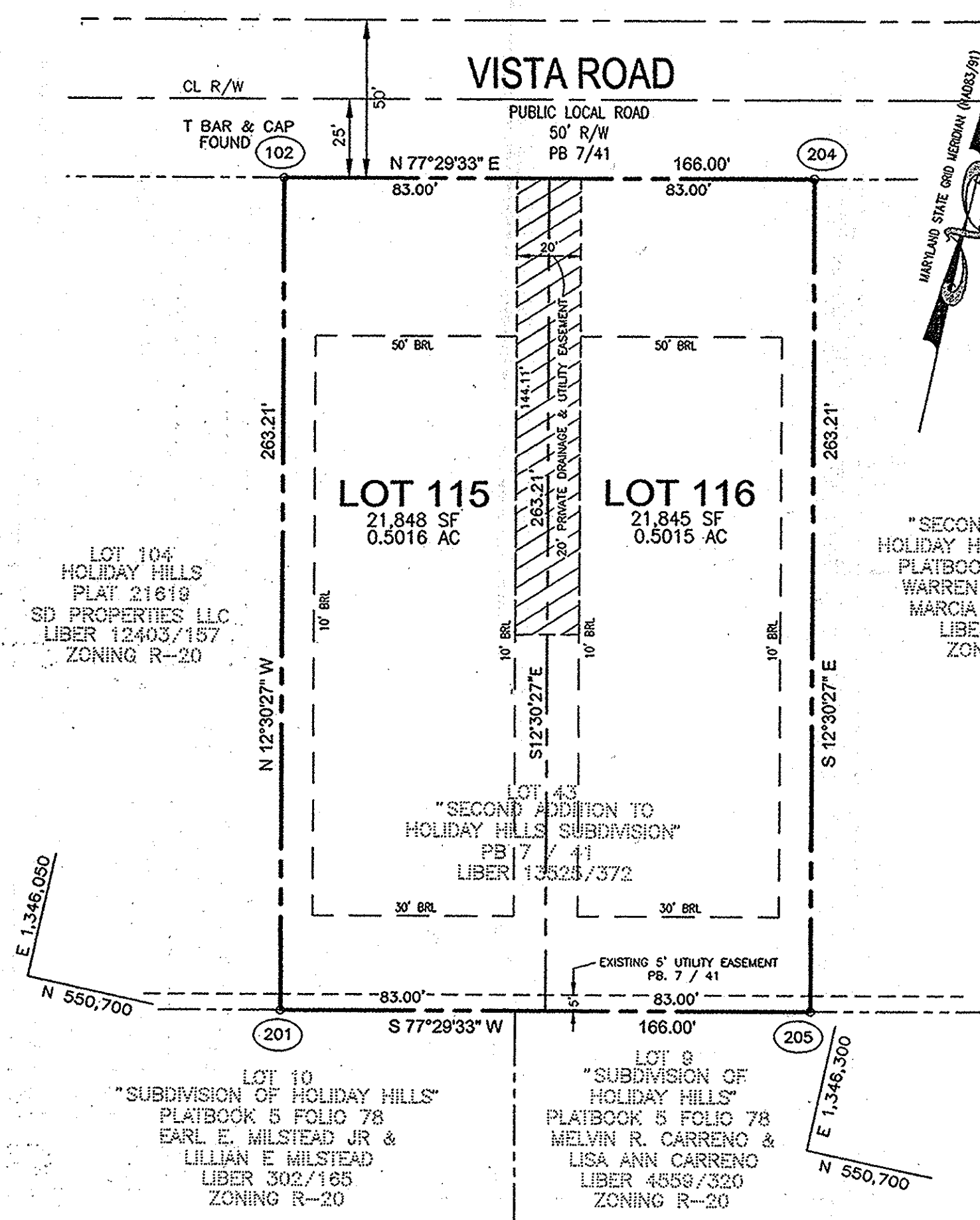
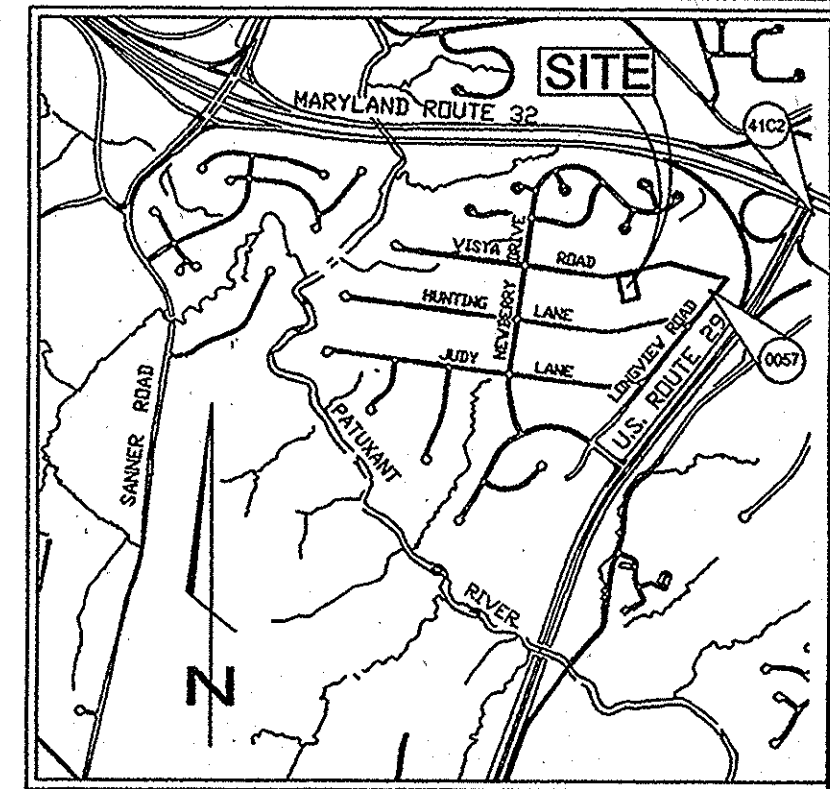


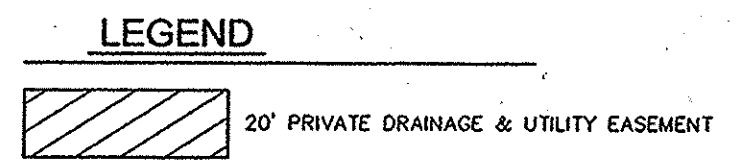
GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS No. 41C2 AND 0057.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JULY 2012.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET DENOTES IRON PIPE OR IRON BAR FOUND. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/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 ELEVATIONS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- ON-SITE FORESTS, WETLANDS, AND STREAMS INVESTIGATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CAVELIS IN AUGUST 2012. THERE ARE NO FOREST AREAS, WETLANDS, STREAMS, OR ASSOCIATED BUFFERS LOCATED ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
- 027 FILE REFERENCES: ECP-13-016, WP-13-187
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY 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.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA AS APPROVED UNDER ECP 13-016. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. A DECLARATION OF COVENANCE SHALL BE RECORDED FOR THE STORMWATER DEVICES PROPOSED.
- LANDSCAPING FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS SUBMISSION IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$1,950.00 (FOR 3 SHADE TREES, 7 EVERGREEN TREES) AND FINANCIAL SURETY FOR THE REQUIRED STREET TREES IN THE AMOUNT OF \$1,950 WILL BE DEFERRED TO THE SITE DEVELOPMENT PLAN PHASE.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A PAYMENT OF A FEE-IN-LIEU. THE REQUIRED FEE BASED UPON 0.20 ACRE AFFORESTATION OBLIGATION (0.20 = 8712 SF x \$ 0.75) IN THE AMOUNT OF \$ 6,534.00, WILL BE PAID CONCURRENTLY WITH THIS PLAT.
- VISTA ROAD IS AN EXISTING PUBLIC LOCAL ROAD.
- WATER AND SEWER SERVICE TO THESE LOTS WILL GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 34-1810-0.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 30-3123-0.
- PUBLIC WATER & SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND OVER AND THROUGH THE LOTS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. 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, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- REFERENCE WAIVER PETITION WP 13-187 APPROVED 7/19/2013.
 - SECTION 16.132(a)(2)(i)(c) TO ALLOW A FEE-IN-LIEU OF ROAD CONSTRUCTION (\$2324.00).
 - SECTION 16.134(a)(2) TO ALLOW A FEE-IN-LIEU OF SIDEWALK CONSTRUCTION (\$2368.00).
 - SECTION 16.135(a) TO NOT PROVIDE STREET LIGHTING.
 SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH DEED 7-11-13 COMMENTS.
 - APPROVAL OF SUBDIVISION PLAT F-13-082.
 - INCLUDE WAIVER WP-13-187 NOTE ON SUBDIVISION PLAT F-13-082.
 PLEASE NOTE: STREET TREES ARE TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.136 OF THE REGULATIONS.
- A FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 2012.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THIS SITE.
- THERE IS AN EXISTING DWELING ONSITE. THE EXISTING DWELING (10005 VISTA ROAD) LOCATED ONSITE WILL BE RAZED PRIOR TO THE RECORDING OF THIS PLAT. **RECORDED 7-21-14**
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF ONE NEW LOT, WILL BE SATISFIED BY THE PAYMENT OF A FEE-IN-LIEU OF \$1,500.00.
- REFERENCE WAIVER PETITION WP-14-098 APPROVED 3/13/2014. TO WAIVE SECTIONS 16.144p(1)(2) AND 16.144q WHICH REQUIRES FINAL PLAT ORIGINALS SUBMITTED WITHIN 180 DAYS OF FINAL PLAN APPROVAL. SUBJECT TO THE FOLLOWING CONDITIONS:
 - DEVELOPER'S AGREEMENT FILED BY 5/22/14 AND FINAL PLAT ORIGINALS SUBMITTED BY 7/21/14.
 - COMPLIANCE WITH ALL SRC COMMENTS IN 7/25/13 T.C. LETTER AND CONDITIONS OF APPROVAL OF WP-13-187.

COORDINATE LIST		
NO.	NORTH	EAST
102	550963.9756	1346072.3252
201	550707.0123	1346129.3282
204	550999.9260	1346234.3856
205	550742.9828	1346291.3886



LOT 44
"SECOND ADDITION TO HOLIDAY HILLS SUBDIVISION"
PLATBOOK 7 FOLIO 41
WARREN M TURNER & MARCIA ANN SIMMONS
LIBER 970/348
ZONING R-20



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.0031 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	1.0031 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	1.0031 AC

OWNER / DEVELOPER
SD PROPERTIES
3138 ROGERS AVENUE
ELLCOTT CITY, MARYLAND 21043
410-203-2460

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410-461-7666
ELLCOTT CITY, MD 21043 FAX: 410-461-8961

THE REQUIREMENT 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

Thomas M Hoffman Jr 5-6-14
THOMAS M. HOFFMAN JR. DATE
PROPERTY LINE SURVEYOR No. 276

Stephanie Arnold 5-27-14
SD PROPERTIES DATE
AUTHORIZED PERSON

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE EXISTING LOT 43 AS SHOWN ON A PLAT ENTITLED "HOLIDAY HILLS SUBDIVISION" PLATBOOK 7 FOLIO 41, TO CREATE SINGLE FAMILY DETACHED LOTS 115 & 116.

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

Debra Ann Moore-Rossman 8/13/2014
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 7-29-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kat Sedwick 8/13/14
DIRECTOR DATE

OWNER'S CERTIFICATE

WE SD PROPERTIES LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 21TH DAY OF MAY 2014.

Megan Brett
SD PROPERTIES LLC
AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY BYRON L. HUFFMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH OWCARZ TO SD PROPERTIES LLC BY DEED DATED OCTOBER 17, 2011 AND RECORDED IN LIBER 13525, FOLIO 372 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M Hoffman Jr 5-6-14
THOMAS M. HOFFMAN JR. DATE
PROPERTY LINE SURVEYOR No. 267

RECORDED AS PLAT No. 20929 ON 8/20/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
HOLIDAY HILLS
LOTS 115 - 116
A RESUBDIVISION OF "HOLIDAY HILLS - LOT 43"
PLATBOOK 7 FOLIO 41
DPZ FILE REFS.: ECP-13-016, WP-13-187
ZONED R-20
TAX MAP 41 - BLK: 6 - PARCEL 220
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 40' MAY 6, 2014

SHEET 1 OF 1
F-13-082