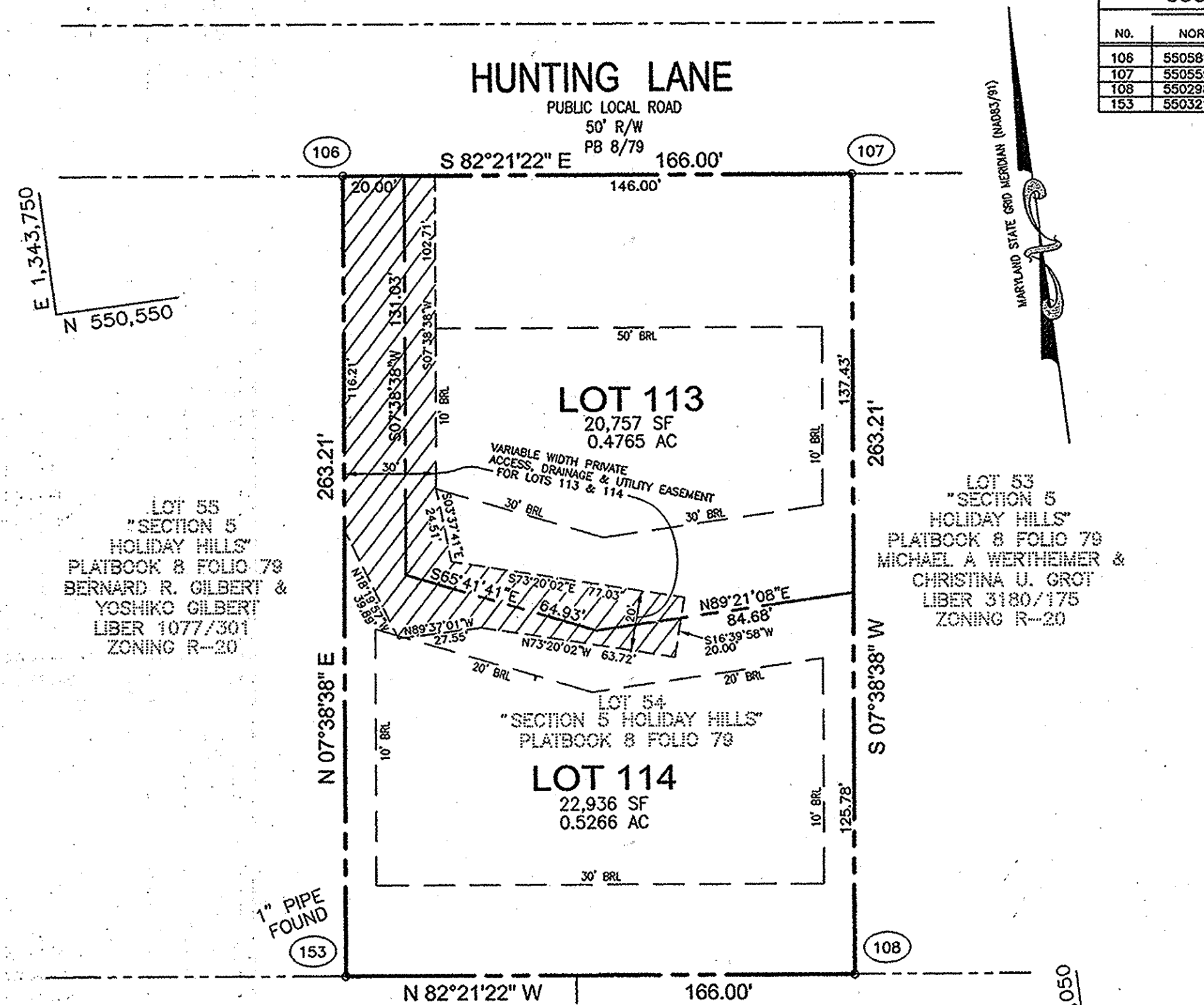


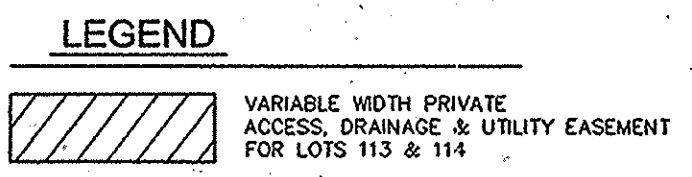
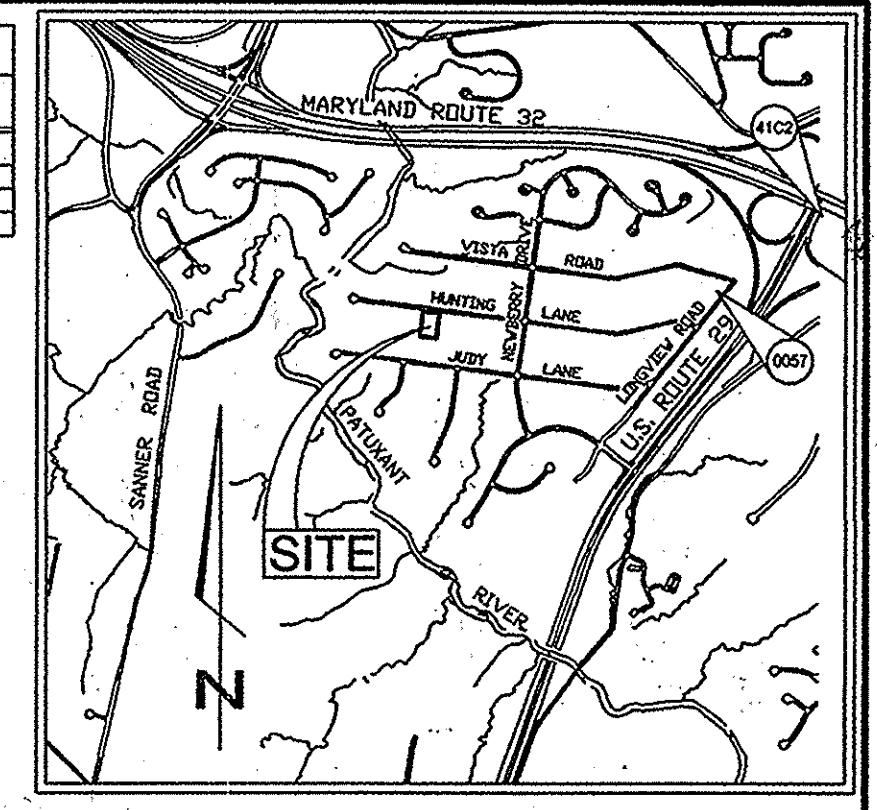
GENERAL NOTES

- 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 AUGUST 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 7/28/05.
- 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' (14' 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 ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUBJECT 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.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 113 WHICH IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THE SETBACK DISTANCE FROM THE WOOD DECK STEPS TO THE REAR PROPERTY LINE IS 20.8' (30' REAR SETBACK), WHICH IS IN COMPLIANCE WITH SECTION 128(A)(1)(c) OF THE ZONING REGULATIONS WHICH ALLOWS EXTERIOR STAIRWAYS TO PROJECT 16' INTO A REAR SETBACK.
- 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.
- DPZ FILE REFERENCES: ECP-13-017, WP-13-186
- 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. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTION AND DRYWELLS AS APPROVED UNDER ECP 13-017. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. A DECLARATION OF CONFORMANCE SHALL BE RECORDED FOR THE STORMWATER PRACTICES PROPOSED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$5,100.00 FOR THE REQUIRED PERIMETER LANDSCAPE TREES AND STREET TREES WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A PAYMENT OF FEE-IN-LIEU. THE REQUIRED FEE, BASED UPON 0.20 ACRE AFForestation OBLIGATION (0.20 = 8,712 SF X \$ 0.75), IN THE AMOUNT OF \$ 6,534.00 WILL BE PAID AT THE TIME OF SUBMISSION OF THE ORIGINAL WLAR.
- HUNTING LANE IS AN EXISTING PUBLIC LOCAL ROAD.
- WATER AND SEWER SERVICE TO THESE LOTS WILL GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 30-4352.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 30-4352.
- PUBLIC WATER & SEWER 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 UNDER AND THROUGH THE LOTS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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 13-186 APPROVED 7/23/2013.
 - SECTION 16.132(c)(2)(i)(c) TO ALLOW A FEE-IN-LIEU OF ROAD CONSTRUCTION (\$2324.00).
 - SECTION 16.134(b)(2) TO ALLOW A FEE-IN-LIEU OF SIDEWALK CONSTRUCTION (\$2368.00).
 - SECTION 16.135(c) TO NOT PROVIDE STREET LIGHTING.
 SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH DED 7-11-13 COMMENTS.
- PLEASE NOTE:
 - STREET TREES ARE TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.135 OF THE REGULATIONS.
 - FEE-IN-LIEU FOR SIDEWALK IMPROVEMENTS AND ROAD IMPROVEMENTS HAS BEEN REVISED TO \$3,368.00 PER LETTER DATED 2/4/14. FEE TO BE CREDITED TO CAPITAL PROJECT K-5036.
- A SIMPLIFIED FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 2012.
- SITE DEVELOPMENT PLAN AND ZONING IS REQUIRED PRIOR TO BUILDING PERMIT BEING ISSUED FOR THE CONSTRUCTION OF THE RESIDENTIAL DWELLING ON LOT 114.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127, "RESIDENTIAL INFILL DEVELOPMENT", OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES, AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE 16' DRIVEWAY WHICH SERVES LOTS 113 AND 114 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT (F-13-083).
- REFERENCE WAIVER PETITION WP-14-097 APPROVED 4/15/2014.
 - TO WAIVE SECTIONS 16.144(b) AND 16.144(c)(2)(b) FOR RE-ACTIVATION OF THE PLAN, APPROVED WHICH RESULTED FROM LUSSED DEADLINE DATES AND TO GRANT A 60 DAY EXTENSION FOR DEVELOPER'S AGREEMENT AND A 90 DAY EXTENSION TO SUBMIT ORIGINAL RECORD PLAT FOR SIGNATURE.
 SUBJECT TO THE FOLLOWING CONDITIONS:
 - DEVELOPER SHALL MEET ALL FINANCIAL OBLIGATIONS (FEES, MONIES POSTED, SURETY), AS INDICATED WITHIN THE 7/30/13 TECHNICALLY COMPLETE LETTER, WITHIN 60 DAYS FROM WAIVER APPROVAL DATE OR BY 6/15/14.
 - SUBMISSION OF FINAL SUBDIVISION PLAT ORIGINAL FOR SIGNATURES AND RECORDING WITHIN 90 DAYS FROM WAIVER APPROVAL DATE OR BY 7/14/14.



COORDINATE LIST

NO.	NORTH	EAST
106	550581.9399	1343848.8033
107	550559.8598	1344013.3282
108	550298.9884	1343978.3177
153	550321.0687	1343813.7927



MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA	MIN LOT SIZE
114	22,936 SF	2,935 SF	20,001 SF	20,000 SF

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 Chabalin 5-27-14
 SD PROPERTIES LLC DATE
 AUTHORIZED PERSON

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE EXISTING LOT 54 AS SHOWN ON A PLAT ENTITLED "HOLIDAY HILLS" PLATBOOK 8 FOLIO 79, TO CREATE SINGLE FAMILY DETACHED LOTS 113 & 114.

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
 ELLICOTT CITY, MARYLAND 21043
 410-203-2460

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.481.7666 FAX: 410.481.8961

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

Richard J. Claring 3/2/14
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Edmister 6-27-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stephanie Chabalin 7-14-14
 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 27th DAY OF MAY 2014.

Stephanie Chabalin Morgan Brett
 SD PROPERTIES LLC WITNESS
 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 JOHN E LOWRY, SURVIVING TENANT BY THE ENTIRETY OF SHIRLEY R. LOWRY TO SD PROPERTIES LLC BY DEED DATED JULY 19, 2012 AND RECORDED IN LIBER 14161, FOLIO 236 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. 22894 ON 7/18/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION HOLIDAY HILLS LOTS 113 - 114

A RESUBDIVISION OF "LOT 54, SECTION 5, HOLIDAY HILLS" PLATBOOK 8 FOLIO 79

DPZ FILE REFS.: ECP-13-017, WP-13-186, WP-14-097
 ZONED R-20
 TAX MAP 41, BLK: 5, PARCEL 273
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MD.
 SCALE: 1" = 40' MAY 6, 2014

GRAPHIC SCALE
 SHEET 1 OF 1

K:\PROJECTS\12-101 SURVEY\DWG\BRAT12.DWG