

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
402	550687.6755	1346037.3112	167849.939105	410272.993009
403	550724.3092	1346199.2032	167861.105152	410322.337765
410	550430.9561	1346095.4029	167771.690950	410290.699394
411	550467.5897	1346257.2948	167782.856917	410340.044150

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
118	23,681 Sq. Ft.*	3,612 Sq. Ft.*	20,069 Sq. Ft.*

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.

*Mark L. Robel* 11/13/15 Date  
 Mark L. Robel, P.L.S. #339 (Property Line Surveyor)

*JMS* 11/17/15 Date  
 JMS Renovations, LLC  
 By: John Minutoli, Member

**General Notes Continued:**

24. Landscaping For Lot 118 Is Provided In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. A Landscape Surety In The Amount Of \$6,300.00 Based On 11 Shade Trees @ \$300/shade Tree And 20 Evergreen Trees @ \$150/evergreen Tree Will Be Completed With The SDP And Bonded With The Building/Grading Permit.

25. 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 These Lots.

26. 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 House. The Enhanced Landscape Buffer Has Been Provided On Lot 118 To Mitigate Views And To Address Privacy And Compatibility Concerns Expressed By The Adjacent Lot Owners At The Pre-Submission Community Meeting.

27. There Are No Wetlands On This Site, As Stated In A Letter Of Findings Dated April 1, 2015 Prepared By Eco-Science Professionals, Inc.

28. There Are No Disturbances To Environmental Features As There Are No Environmental Features Located On This Property.

29. Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.

30. A Community Meeting Was Conducted May 4, 2015 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d) Of The Subdivision Regulations.

31. The Traffic Study For This Project Dated April, 2015 Was Prepared By Mars Group.

32. This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.

33. This Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Moderate Income Housing Unit (M.I.H.U.) Tabulation:  
 a. M.I.H.U. Required = (1 Lot x 10%) = 0.1 M.I.H.U.  
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.  
 c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.

34. HP-16-004 Was Approved On September 3, 2015 Having Section 16.132(a)(2)(i), Section 16.134(a), Section 16.135 And Section 16.136 For The Required Construction Of Road Improvements And Sidewalks, And Installation Of Street Lighting And Street Trees. Approval Is Subject To The Following Condition:  
 1. Compliance With The Attached Comments From The Development Engineering Division (DED), Dated August 26, 2015, In Accordance With These Comments. The Developer Will Be Required To Pay A Fee-In-Lieu Of Frontage Improvements And Sidewalk Construction In The Amount Of \$13,155.90. Payment Of This Fee Is Required Prior To Submission Of The Original M.I.H.U. Record Plat To This Office For Signature Approval And Recordation. The Request To Waive The Requirement For Installation Of Street Lighting And Street Trees Along The Frontage Of This Property Has Been Approved.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.003 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.003 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.003 Ac.*

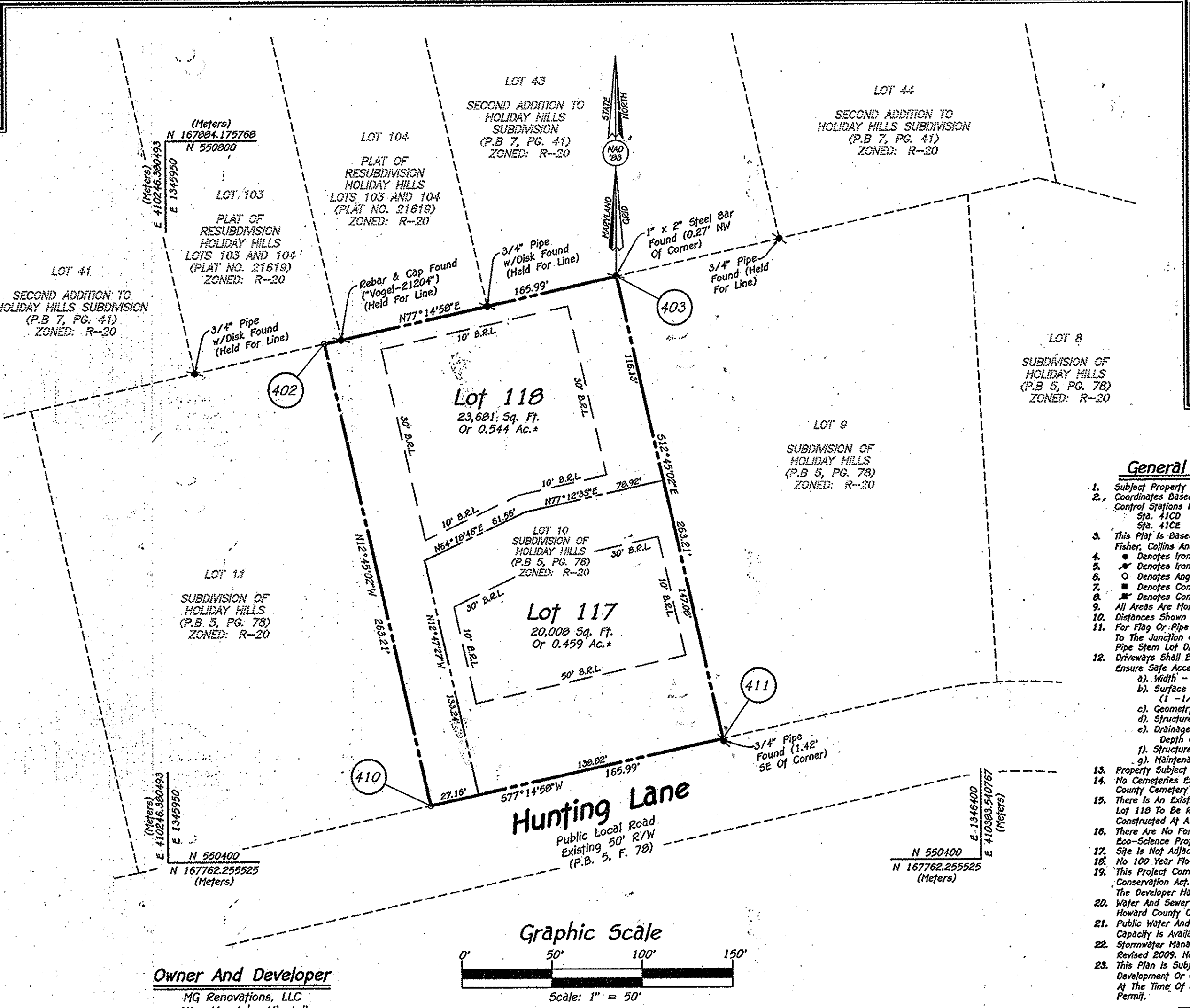
APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department

*B. Dutton* for *Maura Reardon* 12/8/2015 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

*Chad E. Chubb* 12-10-15 Date  
 Chief, Development Engineering Division

*Kate Schuchrodt* 12-14-15 Date  
 Director



**Owner And Developer**  
 MG Renovations, LLC  
 Attn: Mr. John Minutoli  
 6139 White Marble Court  
 Clarksville, Maryland 21029  
 Ph# 410-409-0333

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2855

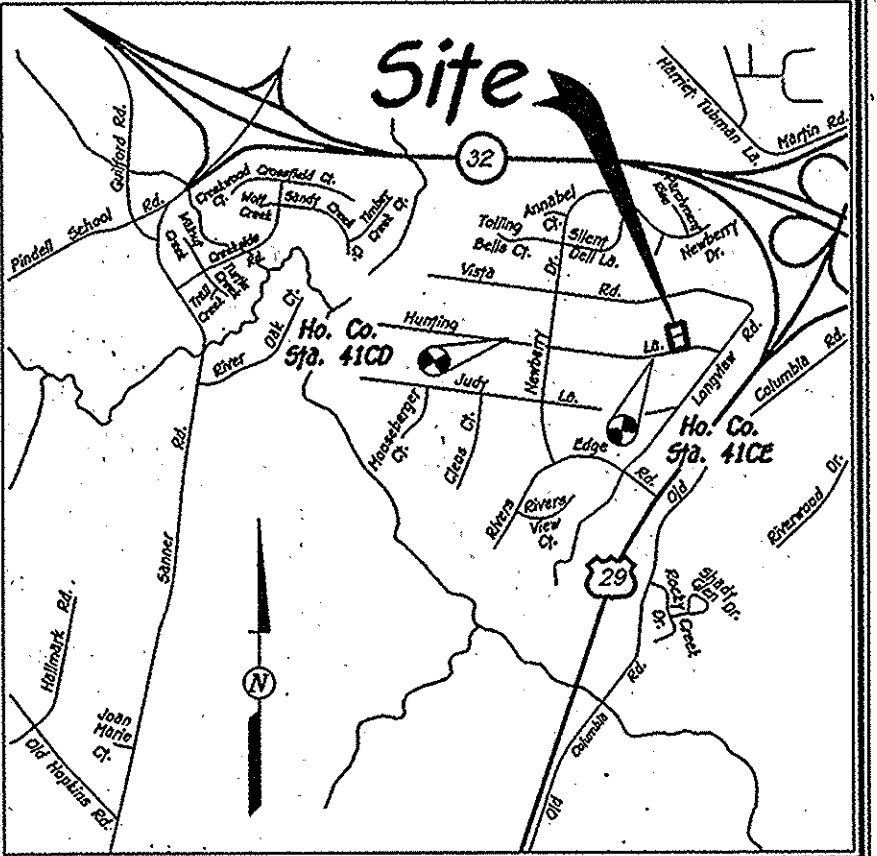
**Reservation Of Public Utility Easements**  
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 117 And 118. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) 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, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Owner's Certificate**  
 MG Renovations, LLC, By John Minutoli, Member, 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 17th Day Of November, 2015.

*John Minutoli*  
 MG Renovations, LLC  
 By: John Minutoli, Member

**Surveyor's Certificate**  
 I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Robert J. Milestead, Personal Representative Of The Estate Of Lillian Elizabeth Milestead To MG Renovations, LLC By Deed Dated April 30, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16167 At Folio 304; And Being Lot 10, As Shown On A Plat Entitled "Subdivision Of Holiday Hills" Recorded Among The Aforesaid Land Records In Plat Book 5 At Page 78; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2016



**General Notes:**  
 Scale: 1" = 2,000'  
 Howard County, ADC  
 Map Map 32, Grid E-6

1. Subject Property Zoned R-20 Per 10/05/13 Comprehensive Zoning Plan.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 41CD And No. 41CE.  
 Sta. 41CD N 550,548.8920 E 1,344,388.3950 Elev. = 347.74  
 Sta. 41CE N 550,340.9790 E 1,345,892.2800 Elev. = 371.34
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 2015 By Fisher, Collins And Carter, Inc.
4. ● Denotes Iron Pin Set Capped "F.C.C. 108".
5. ★ Denotes Iron Pipe Or Iron Bar Found.
6. ○ Denotes Angular Change In Bearing Or Rights-Of-Way.
7. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 108".
8. ■■ Denotes Concrete Monument Or Stone Found.
9. All Areas Are More Or Less (±).
10. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
11. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
12. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
 a. Width - 12 Feet (16 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 (H2O-Loading);  
 e. Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
 f. Structure Clearance - Minimum 12 Feet;  
 g. Maintenance - Sufficient To Ensure All Weather Use.
13. Property Subject To Prior Department Of Planning And Zoning File No's: ECP-15-073.
14. No Cemetaries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
15. There Is An Existing Structure/Dwelling On Lot 117 To Remain. There Is An Existing Structure (Shed) On Lot 118 To Be Removed. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
16. There Are No Forest Stands Existing On-Site. See Environmental Findings Letter Prepared By Eco-Science Professionals, Inc. Dated April 1, 2015.
17. Site Is Not Adjacent To A Scenic Road.
18. No 100 Year Floodplain, Wetlands, Stream(s) And/Or Their Buffers, Nor Steep Slopes Exist On-Site.
19. This Project Complies With The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. To Fulfill The 0.15 Acres (6,534 Sq. Ft.) Of Afforestation Requirement For Lot 118, The Developer Has Paid A Fee-In-Lieu In The Amount Of \$4,900.50.
20. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
21. Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
22. Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized.
23. This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. 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.

**FEELU NOTE:**  
 Note: The Subdivision Will Create One (1) New Lot That Will Be Subject To Payment Of The Fee-In-Lieu. One (1) Existing Lot, Lot #117, Is Not Subject To The Fee-In-Lieu.

**Purpose Statement**  
 The Purpose Of This Plat Is To Resubdivide Lot 10, As Shown On A Plat Entitled "Subdivision Of Holiday Hills" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 5 At Page 78, To Create Lots 117 And 118.

RECORDED AS PLAT No. 23570 ON 12/13/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Resubdivision  
 Holiday Hills  
 Lots 117 And 118**

(Being A Resubdivision Of Lot 10, As Shown On A Plat Entitled "Subdivision Of Holiday Hills" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 5 At Page 78)

Zoned: R-20  
 Tax Map: 41, Parcel: 174, Grid: 6  
 Fifth Election District - Howard County, Maryland  
 Date: September 15, 2015 Scale: As Shown Sheet 1 Of 1

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