

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 35F1 AND 35FA WERE USED FOR THIS PROJECT.
- DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS, & CARTER, INC. AND CONFIRMED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2014.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY OF THE REQUIREMENTS FOR A NOISE STUDY AS DEFINED IN SECTION 5.2.F.(2) OF DMW III.
- THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. IN FEBRUARY, 2015 AND APPROVED UNDER S-15-005.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN SEPTEMBER, 2014. THERE IS NO FOREST STANDS OR WETLANDS LOCATED ON THIS SITE.
- THE GEOTECHNICAL REPORT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC. IN NOVEMBER, 2014.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4902-D.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 8-7-2017, ON WHICH DATE DEVELOPERS AGREEMENT NUMBER F-17-037/24-4902-D WAS FILED AND ACCEPTED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100YR FLOODPLAIN, OR STEEP SLOPES 25% AND GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT DRIVEWAY RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THE PRIVATE USE-IN-COMMON MAINTENANCE ACCESS AGREEMENT FOR LOTS 2-7 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED IN ACCORDANCE WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME 1, CHAPTER 5" TO THE MAXIMUM EXTENT PRACTICAL (MEP). ALL PRACTICES ARE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN AS PART OF THE SUPPLEMENTAL PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$7,200.00 FOR THE REQUIRED PERIMETER LANDSCAPING AND ADDITIONAL TREES PER WP-16-148 AND WP-17-069 SHALL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
- THE FOREST CONSERVATION OBLIGATION AMOUNT OF 1.07 ACRES SHALL BE MET BY UTILIZING THE 0.095 ACRES WITHIN THE FOREST MITIGATION BANK ESTABLISHED ON PHELPS PROPERTY, SDP-04-028FC, AND BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$31,854.00 FOR THE REMAINING 0.975 ACRE OBLIGATION.
- OPEN SPACE DEDICATION: THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5-5-2017 ID# D17982380

- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-7 AND OPEN SPACE LOT 8. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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.
- THE REQUIRED COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON SEPTEMBER 4, 2014 PER SECTION 16.12B OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WP-16-148, A REQUEST FOR AN ALTERNATE COMPLIANCE TO SECTION 16.146 AND SECTION 16.1205(e)(7) WAS APPROVED ON AUGUST 22, 2016 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE REMOVAL OF THE TWO (2) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER TREES AT LEAST 3 INCHES DBH FOR EACH SPECIMEN TREE REMOVED (4 TREES TOTAL).
 - SPECIMEN TREE #1 AND #3 MUST BE PROTECTED DURING CONSTRUCTION
 - SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAT AND A SUPPLEMENTAL PLAN.
 - THE PROPOSED DRIVEWAY TO SERVE LOTS 2 THRU 7 SHALL COMPLY WITH SECTION 16.120(b)(6)(v) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- ENVIRONMENTAL CONCEPT PLAN (ECP-15-021) WAS APPROVED ON MARCH 23, 2015.

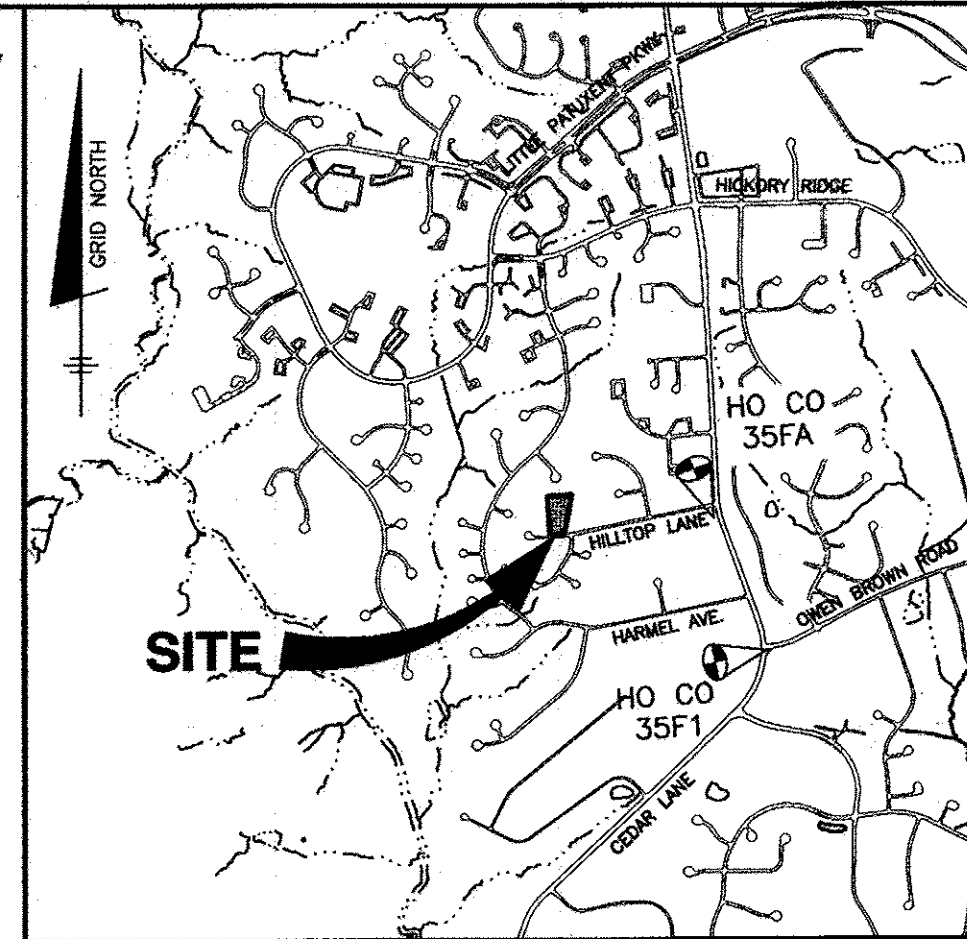
BENCHMARK NAD'83 HORIZONTAL

HO. CO. #35FA
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
N 559266.1334' E 1344682.6389'
ELEVATION: 410.329'

HO. CO. #35F1
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
N 557787.3788' E 1345217.2645'
ELEVATION: 400.439'

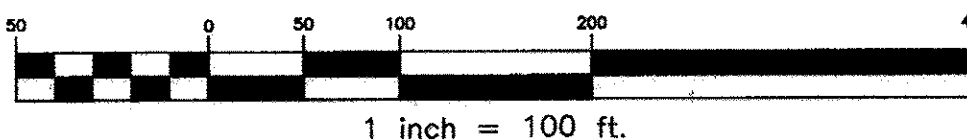
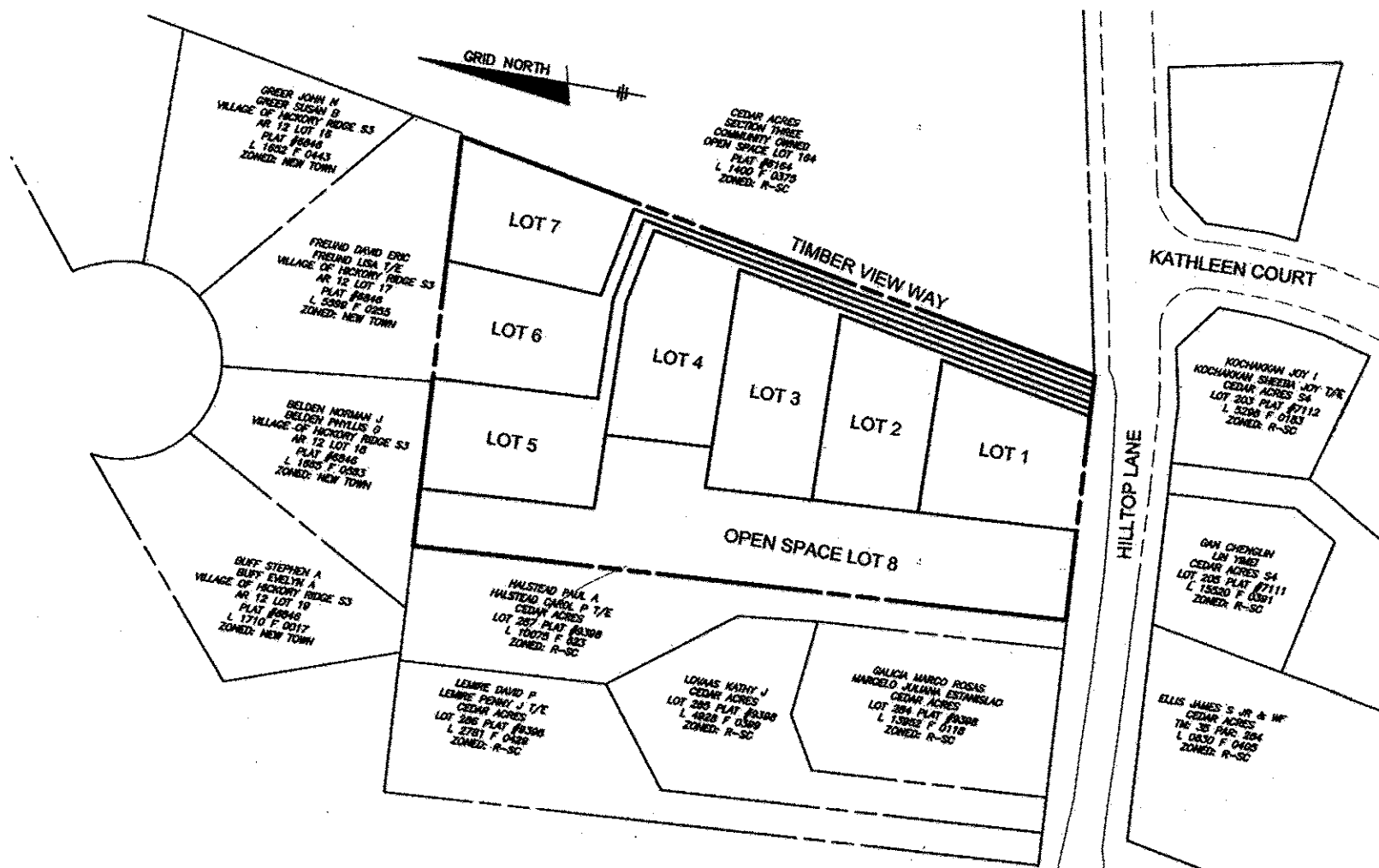
MINIMUM LOT SIZE CHART			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	7,258	385	6,873
3	8,854	651	8,203
4	8,585	916	7,669
5	9,296	2,038	7,258
6	8,494	1,617	6,877
7	8,290	1,195	7,095

MINIMUM LOT SIZE ALLOWED PER ZONING (SECTION 110.0.D.2): 6,000 SF



ADC MAP: 32 GRID: D2

VICINITY MAP
SCALE: 1" = 2000'



BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-6844
WWW.BEI-CVLENGINEERING.COM

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.35± AC.
OPEN SPACE	0.49± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.84± AC.

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

Richard J. Lavin 9/23/17
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 9-12-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate St. Louis 10-3-17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019, AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DEVELOPMENT PARTNERS, LLC FROM HEI SUN LEE AND HEE SUN CHUNG BY DEED DATED 9-30-2016 AND RECORDED IN LIBER 12161 AT FOLIO 491 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

Donald A. Mason 8-16-17
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"DEVELOPMENT PARTNERS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS 15th DAY OF AUGUST, 2017."

Justin Boyd 08/15/17
JUSTIN BOYD DATE
DEVELOPMENT PARTNERS, LLC

Justin Boyd 8/15/2017
WITNESS DATE

OWNER:
DEVELOPMENT PARTNERS, LLC
9693 GERWIG LANE, SUITE L
COLUMBIA, MARYLAND 21046
410-792-2565

Site Analysis Data Chart	
Zoning	R-SC
Gross Area	1.84 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or greater (outside floodplain)	0.00 ac
Net Area	1.84 ac
Number of lots/units allowed (4 d.u. per net acre)	7
Number of lots/units proposed	7
Area of Buildable Lots	1.35 ac
Area of Open Space Lots	0.49 ac
Area of Proposed Right-of-way Dedication	0.00 ac
Open Space Calculations	
Area of Open Space Required (25% of net)	0.46 ac
Area of Open Space Provided	0.49 ac
Area of Non-Credited Open Space	0.00 ac
Area of Credited Open Space	0.49 ac
Recreational Open Space Required	NA*
Recreational Open Space Provided	NA

* Recreational open space is not required since there are less than 10 lots/units proposed (Section 16.121(a)(4)(i))

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.

Donald A. Mason 8-16-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

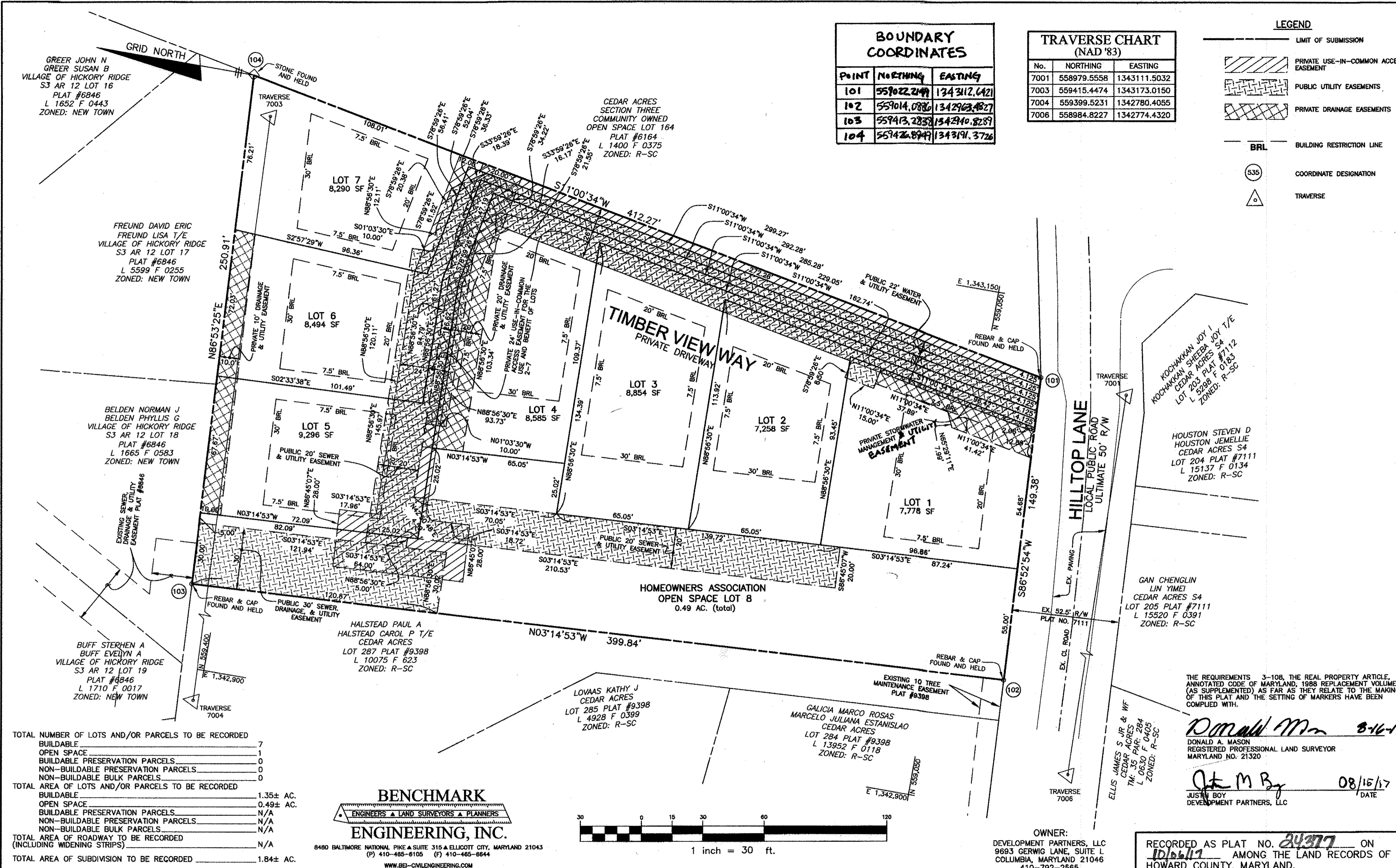
Justin Boyd 08/15/17
JUSTIN BOYD
DEVELOPMENT PARTNERS, LLC DATE

NOTE: THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

RECORDED AS PLAT NO. 24376 ON 10/6/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HILLTOP LANDING
LOTS 1 thru 7 and OPEN SPACE LOT 8
A RESUBDIVISION OF CEDAR ACRES
BLOCK A, LOT 12
PLAT BOOK 4, FOLIO 11

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35 SCALE: AS SHOWN
GRID: 11 DATE: JUNE, 2017
PARCEL: 41 SHEET: 1 OF 2
ZONED: R-SC



TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	7
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0

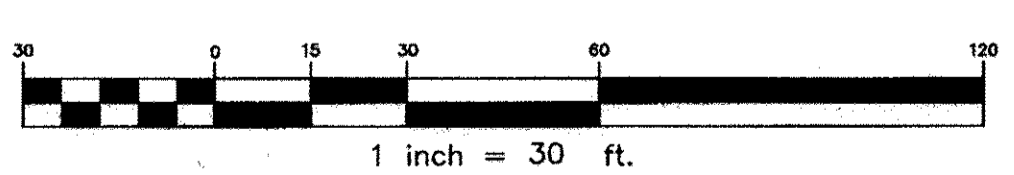
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TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) N/A

TOTAL AREA OF SUBDIVISION TO BE RECORDED 1.84± AC.

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OWNER:
 DEVELOPMENT PARTNERS, LLC
 9693 GERWIG LANE, SUITE L
 COLUMBIA, MARYLAND 21046
 410-792-2565

THE REQUIREMENTS 3-10B, 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.

Donald M Mason 8-16-17
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Justin Boy 08/15/17
 JUSTIN BOY
 DEVELOPMENT PARTNERS, LLC

RECORDED AS PLAT NO. 24377 ON 10/16/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Michael J. Davis 9/27/17
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John E. Chubb 9.12.17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kendall 10.3.17
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

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Donald M Mason 8-16-17
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

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Justin Boy 08/15/17
 JUSTIN BOY
 DEVELOPMENT PARTNERS, LLC DATE

Justin Boy 8/15/2017
 WITNESS DATE

HILLTOP LANDING
 LOTS 1 thru 7 and OPEN SPACE LOT 8
 A RESUBDIVISION OF CEDAR ACRES
 BLOCK A, LOT 12
 PLAT BOOK 4, FOLIO 11

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 35
 GRID: 11
 PARCEL: 41
 ZONED: R-SC

SCALE: AS SHOWN
 DATE: JUNE, 2017
 SHEET: 2 OF 2