

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
111	550635.6225	1345006.6479	167834.073414	410202.686693
403	550687.0242	1346039.0020	167849.740688	410273.502349
410	550430.0327	1346095.8777	167771.409505	410290.844096
414	550641.9732	1345759.4447	167836.009112	410188.299132
415	550379.3598	1345066.9133	167755.964376	410221.055628
416	550375.2007	1345768.5366	167754.696691	410191.070347
417	550381.1106	1345724.4645	167756.498010	410177.637136

The Requirements S-3-106, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Holding Of This Plat And The Setting Of Markers Have Been Complied With.

Today M. Hill, L.S. #2151
Professional Land Surveyor
 5/24/17
Jared Scott
 6 Apr 2017
Holly Scott
 4-9-17
Franklin G. David
 4/12/17
Elizabeth David
 4-12-17

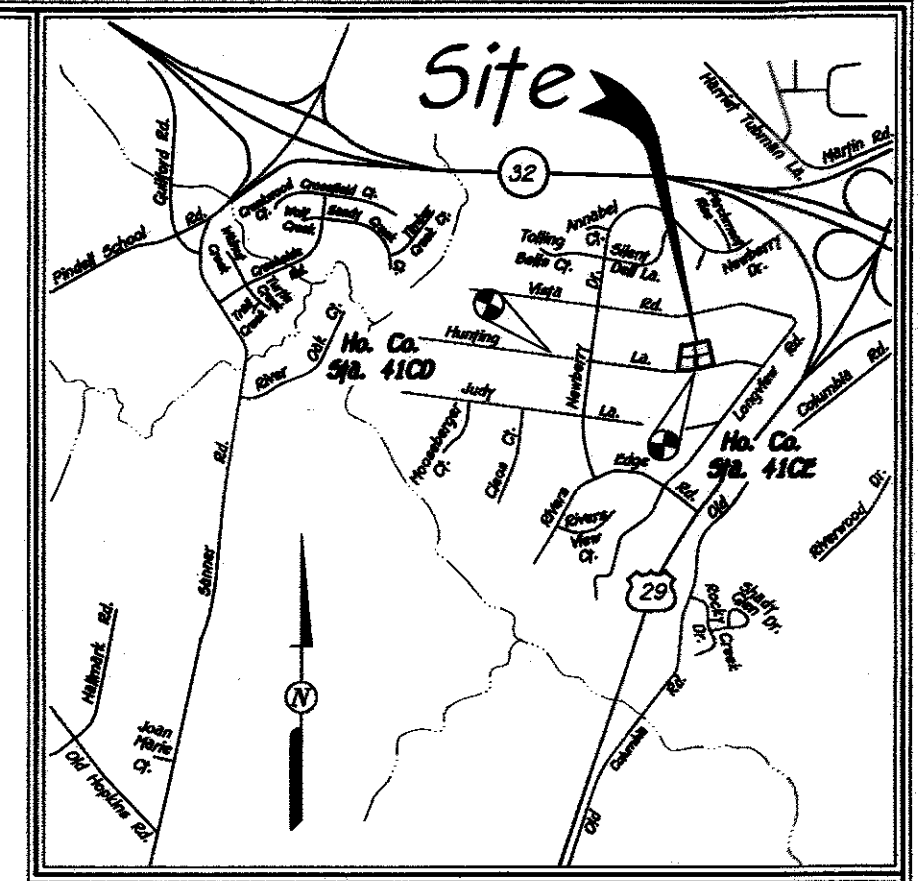
Legend

Private Use-In-Common Driveway Access, Drainage & Utility Easement For The Use And Benefit Of Lots 122 And 123

Previously Recorded Lot Line Removed By Recordation Of This Plat

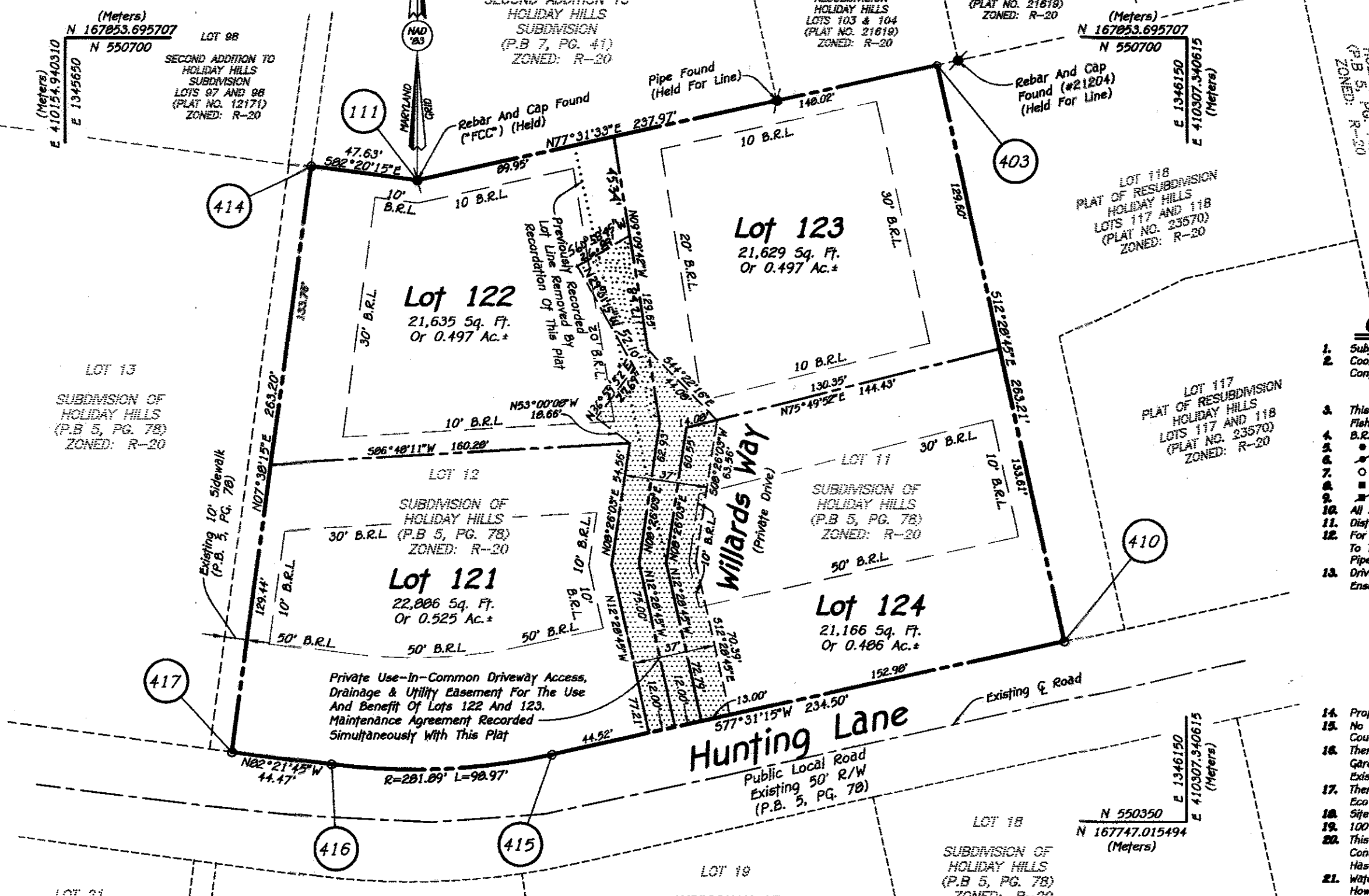
Reservation of Public Utility Easements

"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 121 Thru 124. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(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."



General Notes Continued:

- Landscaping For Lots 122 & 123 Is Provided In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. A Landscape Surety In The Amount \$2,100.00 For Lot 122 Based On (4) Shade Trees @ \$300/Tree And (5) Evergreen Trees @ \$150/Tree And (4) Shade Trees @ \$300/Tree And (9) Evergreen Trees @ \$150/Tree For Lot 123 Based On (4) Shade Trees @ \$300/Tree And (9) Evergreen Trees @ \$150/Tree. All Landscaping Will Be Completed With The SDF And Bonded With The Building/Grading Permit.
- 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.
- 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 Lots To Mitigate Views And To Address Privacy And Compatibility Concerns Expressed By The Adjacent Lot Owners At The Pre-Submission Community Meeting.
- There Are No Wetlands On This Site, As Stated In Letters Of Findings Dated August 18, 2015 And August 31, 2016 Prepared By Eco-Science Professionals, Inc.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$3,000.00.
- A Community Meeting Was Conducted August 25, 2016 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 16.120(d) Of The Subdivision Regulations.
- The Traffic Study For This Project Prepared By Hars Group Is Dated November, 2016.
- This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- 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 Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 a. M.I.H.U. Required = (2 Lots x 10%) = 0.2 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.
- The Private Use-In-Common Driveway & Utility Easement And Maintenance Agreement For The Use And Benefit Of Lots 122 And 123 Is Recorded Simultaneously With This Plat.
- No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
- An M.I.H.U. Agreement And Declaration Of Covenants Are Recorded Simultaneously With This Plat.
- No Historic Structures Exist Within The Limits Of This Plat Submission.
- This Plat Is Subject To Alternative Compliance Petition WP-17-068 Which On February 22, 2017 The Planning Director Approved A Request To Waive Section 16.132(a)(2)(i) Local Or Minor Collector Roads, Section 16.134(a) Sidewalks Required, Section 16.135 Street Lighting, Section 16.136 Street Trees And Section 16.127(c)(4)(i) Limit On Adjoining Driveway Entrances. Subject To The Following Conditions:
 1. Approval Is Subject To The Payment Of A Fee-In-Lieu In The Amount Of \$34,800.00 Of Construction Of Sidewalks, Curb And Gutter And Street Lights Per The Attached Development Engineering Division Comments Dated February 15, 2017. Submit A Detailed Cost Estimate For Review That Includes All Costs Necessary To Construct The Improvements Including Mobilization, Maintenance Of Traffic, Sediment Control, Etc. The Fee-In-Lieu Must Be Paid Prior To Recordation Of F-17-068.
 2. The Existing Lawn Trees Within The Front Yards Of New Lots 121 And 124 Shall Be Retained As Substitutes For New Street Trees Along The Property Frontage.
 3. A Note Shall Be Placed On F-17-068 And All Subsequent Plans Referencing This Waiver Petition And The Payment Of A Fee-In-Lieu Of Construction Of Sidewalks, Curb And Gutter And Street Lighting.



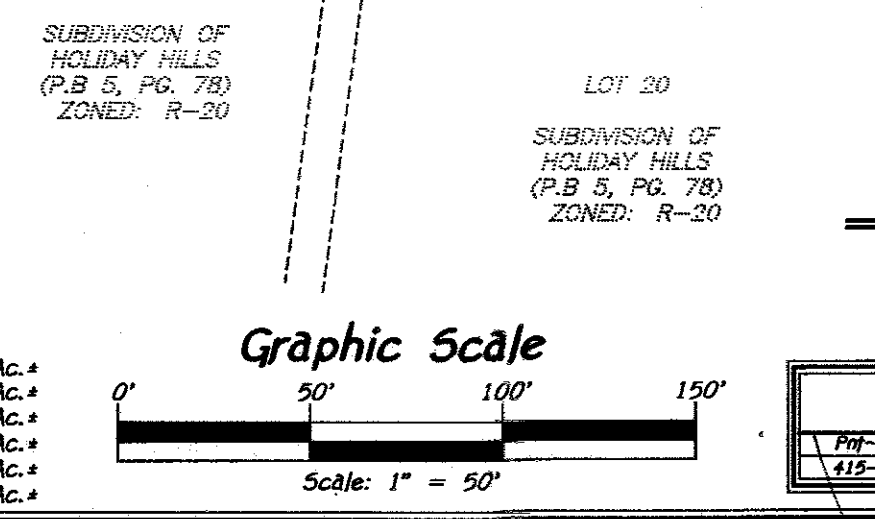
General Notes:

- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control System No. 41C0 And No. 41C2.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2016 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 105".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less 12".
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- 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.
- 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 (125-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.
- Property Subject To Prior Department Of Planning And Zoning File No's: ECP-17-017 And WP-17-068.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Is An Existing Dwelling On Lot 121 And An Existing Dwelling On Lot 124 To Remain. Existing Garage And Paving On Lot 122 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.
- There Are No Forest Stands Existing On-Site. See Environmental Findings Letters Prepared By Eco-Science Professionals, Inc. Dated August 18, 2015 And August 31, 2016.
- Site Is Not Adjacent To A Scenic Road.
- 100 Year Floodplain, Wetlands, Stream(s) And/or Their Buffers, And Steep Slopes Do Not Exist On-Site.
- This Project Complies With The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. To Fulfill The 0.30 Acres (13,068 Sq. Ft.) Of Afforestation Requirement The Developer Has Paid A Fee-In-Lieu In The Amount Of \$9,801.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- 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.
- This Plan 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.

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2955

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,005 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	2,005 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	2,005 Ac.*



Owner

Jared Scott And Holly Scott
 10618 Hunting Lane
 Columbia, Maryland 21044

Owner

Franklin G. David And Elizabeth David
 14611 Blackburn Road
 Burtonsville, Maryland 20866

Curve Data Tabulation

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
415-416	201.09'	98.97'	20°07'00"	50.00'	S 87°34'49" W 98.46'

Developer

MG Renovations
 Attn: John Minutoli
 6139 White Marble Court
 Clarksville, Maryland 21029
 Ph# 410-409-0333

Minimum Lot Size Tabulation

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
122	21,635 Sq. Ft.*	1,555 Sq. Ft.*	20,080 Sq. Ft.*
123	21,629 Sq. Ft.*	1,628 Sq. Ft.*	20,001 Sq. Ft.*

M.I.H.U. Note: The Subdivision Will Create Two (2) New Lots That Will Be Subject To Payment Of The Fee-In-Lieu. Two (2) Existing Lots, Lots #121 And #124 Are Not Subject To The Fee-In-Lieu.

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Lots 11 And 12, 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 121 Thru 124.

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

William P. Moore 6/14/2017
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Elbert 7-11-17
 Chief, Development Engineering Division

Kent Sheelander 7-18-17
 Director

Owner's Certificate

Jared Scott And Holly Scott, Franklin G. David And Elizabeth David, 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 25th Day Of April, 2017.

Jared Scott
 Jared Scott
 Witness

Holly Scott
 Holly Scott
 Witness

Franklin G. David
 Franklin G. David
 Witness

Elizabeth David
 Elizabeth David
 Witness

Surveyor's Certificate

I Hereby 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) All Of The Lands Conveyed By Helen Jane Hymson To Jared Scott And Holly Scott By Deed Dated July 13, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1421B At Folio 316 (Lot 11); And (2) All Of The Lands Conveyed By Tutupetu LLC To Franklin G. David And Elizabeth David By Deed Dated April 1, 2013 And Recorded Among The Aforesaid Land Records In Liber 14905 At Folio 353 (Lot 12); And Being Lots 11 And 12, 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.

Today M. Hill 5/24/17
 Today M. Hill, Professional Land Surveyor No. 21551
 Expiration Date: July 15, 2017

RECORDED AS PLAT No. 24768 ON 7/21/17
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Resubdivision Holiday Hills Lots 121 Thru 124

(Being A Resubdivision Of Lots 11 And 12, 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: March 1, 2017 Scale: As Shown Sheet 1 Of 1