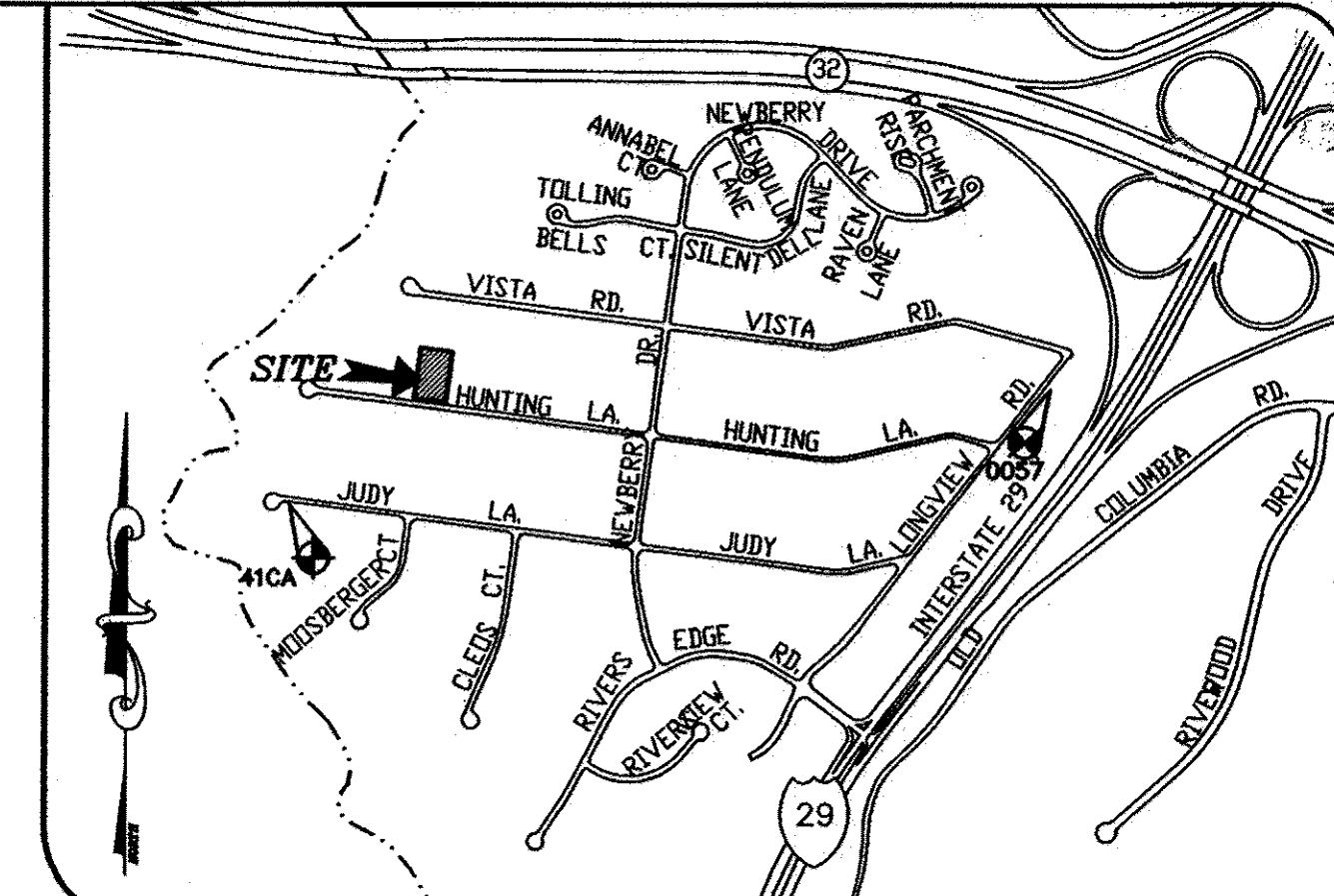


COORDINATES TABLE		
POINT #	NORTHING	EASTING
1	550,914.3530	1,343,725.9310
2	550,892.0985	1,343,890.4325
3	550,631.8850	1,343,855.6607
4	550,653.9300	1,343,691.1310

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 34-4352).
- THE USE-IN-COMMON EASEMENT WILL BE RECORDED WITH THE RECORDATION OF THIS PLAT.
- A COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JUNE 14, 2017 AT THE CENTRAL LIBRARY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS DEVELOPMENT IS DESIGNATED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, INCLUDING THE USE-IN-COMMON DRIVEWAY AND FRONT YARD SETBACK. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE TYPES, AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE.
- THE EXECUTED MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.



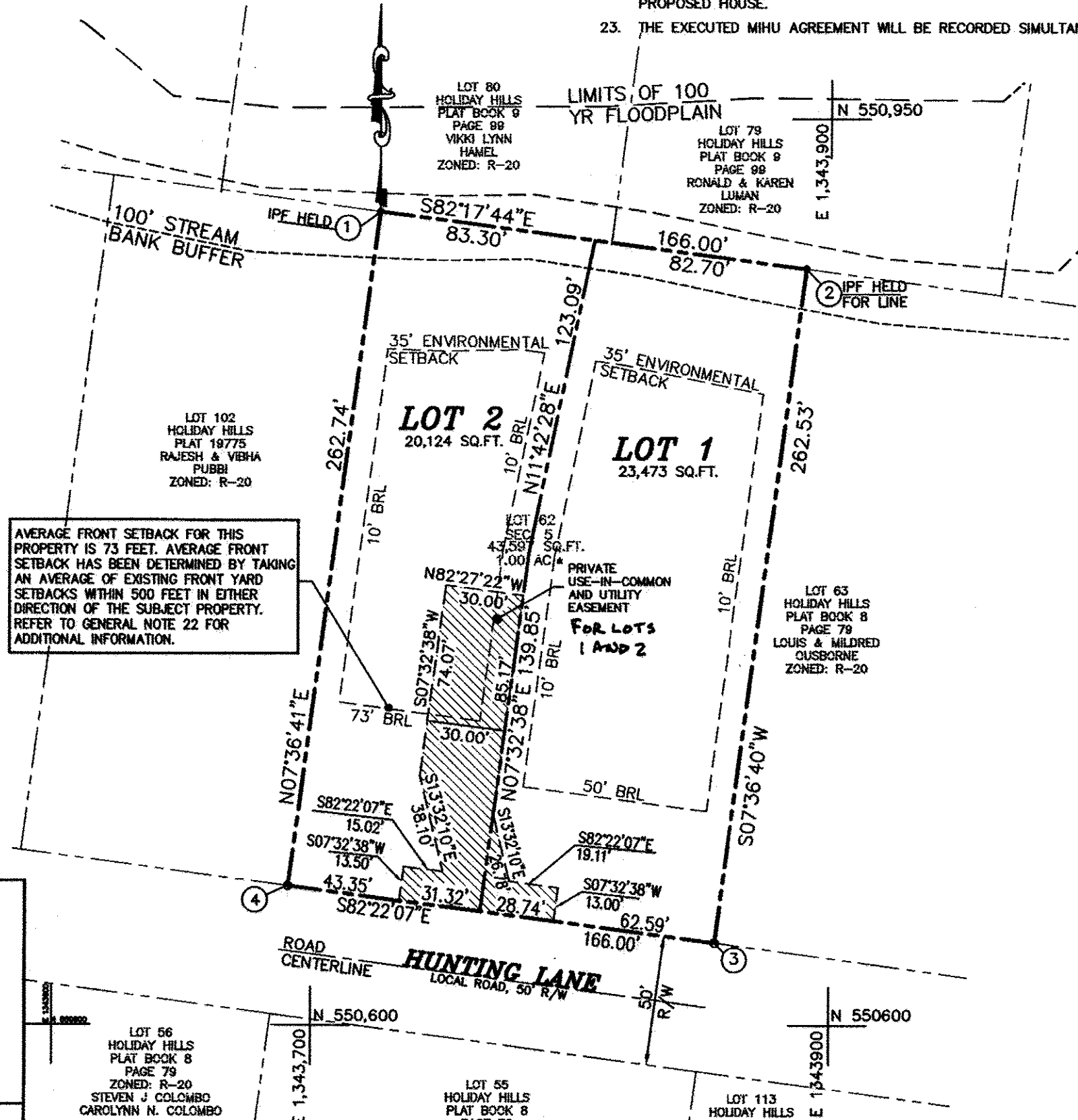
**GENERAL NOTES VICINITY MAP**  
SCALE: 1"=1000'  
ADC MAP: 32-D 6

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2017.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0057 & 41CA.  
STA. No. 0057 N 550,835.214 ELEV. 398.924  
E 1,347,017.69  
STA. No. 41CA N 550,124.864 ELEV. 295.364  
E 1,342,960.88
- DENOTES AN IRON PIN, OR IRON PIPE FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
□ DENOTES CONCRETE MONUMENT FOUND.  
BRL DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOC. INC. IN MAY 2017.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 2 AT SDP STAGE.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-SCALE FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION HAVE BEEN FULFILLED WITH THIS PLAT BY A PAYMENT OF FEE-IN-LIEU FOR 0.15 ACRES (6,534 SQ.FT.) OF AFFORESTATION IN THE AMOUNT OF \$4,900.50.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").  
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF 1 NEW LOT, HAS BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- STEEP SLOPES GREATER THAN 25% AND OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON SITE.

**LEGEND**  
PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT

**OWNER/DEVELOPER**

STEPHANIE CHAMBERLAIN  
12235 HEATHCLIFF CT.  
ELLCOTT CITY, MD 21042  
443-288-4602



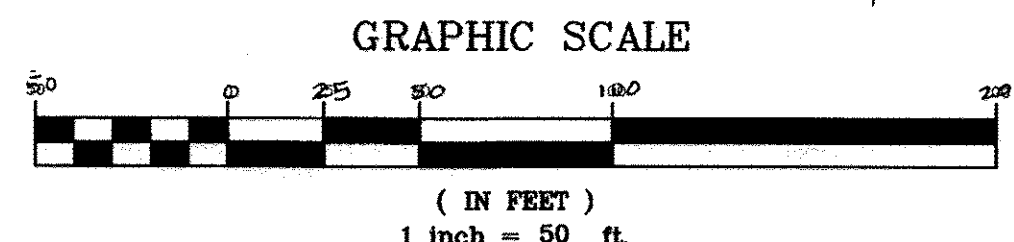
AVERAGE FRONT SETBACK FOR THIS PROPERTY IS 73 FEET. AVERAGE FRONT SETBACK HAS BEEN DETERMINED BY TAKING AN AVERAGE OF EXISTING FRONT YARD SETBACKS WITHIN 500 FEET IN EITHER DIRECTION OF THE SUBJECT PROPERTY. REFER TO GENERAL NOTE 22 FOR ADDITIONAL INFORMATION.

THE REQUIREMENTS 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.

*Gary E. Lane* 6/25/18  
GARY E. LANE, PLS DATE  
*Stephanie Chamberlain* 6/27/18  
STEPHANIE CHAMBERLAIN, OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.00 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY DEDICATION	0.00 AC ±
AREA	1.00 AC ±



THIS SUBDIVISION IS SUBJECT TO AN ALTERNATIVE COMPLIANCE WP-18-094 TO SECTIONS 16.132, 16.134, 16.135 AND 16.136 THAT REQUIRES ROAD IMPROVEMENTS TO BE PROVIDED ALONG THE FRONTAGE OF HUNTING LANE, WHICH WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON APRIL 13, 2018 SUBJECT TO THE FOLLOWING CONDITIONS:

- APPROVAL IS SUBJECT TO THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,100.00 OF CONSTRUCTION OF SIDEWALKS, CURB AND GUTTER AND STREET LIGHTS PER THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED APRIL 9, 2018. SUBMIT A DETAILED COST ESTIMATE FOR REVIEW THAT INCLUDES ALL COST 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-18-048.
- THE EXISTING TREES WITHIN THE FRONT YARDS OF NEW LOTS 1 AND 2 SHALL BE RETAINED AS SUBSTITUTES FOR NEW STREET TREES ALONG HUNTING LANE.

LOT 2 IN THIS SUBDIVISION IS SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE HOLIDAY HILLS SEC. 5, LOT 62, PLAT BOOK 8 FOLIO 79, INTO CHAMBERLAIN PROPERTY LOTS 1 AND 2.

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

*Howard County Health Officer* 7/9/18  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edmondson* 7-12-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kent Steinhilber* 7-13-18  
DIRECTOR DATE

**OWNER'S STATEMENT**

I, STEPHANIE CHAMBERLAIN, OWNER 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 EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 26th DAY OF June, 2018.  
*Stephanie Chamberlain*  
STEPHANIE CHAMBERLAIN, OWNER  
*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY FANNIE MAE TO STEPHANIE CHAMBERLAIN BY DEED DATED NOVEMBER 2, 2016, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 17287 AT FOLIO 0001, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE SUBJECTS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN TO RECORD WITH THE ANNOTATED CODE OF MARYLAND AS REQUIRED.  
*Gary E. Lane*  
GARY E. LANE, PLS NO. 574  
EXPIRATION: 3/21/19  
DATE

RECORDED AS PLAT 24698 ON 7/13/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**CHAMBERLAIN PROPERTY**  
LOTS 1 AND 2  
A RESUBDIVISION OF HOLIDAY HILLS, SEC 5, LOT 62  
SHEET 1 OF 1

TAX MAP 41 5TH ELECTION DISTRICT SCALE: 1"=50'  
PARCEL NO. 273 HOWARD COUNTY, MARYLAND DATE: JUNE 2018  
EX. ZONING R-20 DPZ FILE NOS. ECP-17-071  
PLAT BOOK 8, FOLIO 79.  
WP-18-048

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7350-B Croce Drive, Columbia, Maryland 21044  
(410) 997-0296 Tel. (410) 997-0298 Fax.