

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE(S) HAVE BEEN SUBMITTED AND APPROVED.
- 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 BENCHMARK ENGINEERING, INC. ON OR ABOUT AUGUST, 2018.
- 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 DESIGN MANUAL VOLUME III.
- THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP IN JANUARY, 2019 AND APPROVED UNDER S-19-006 ON 3-14-2019.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PREPARED BY J. CHRIS OGLE ON NOVEMBER 30, 2018.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE WATER/SEWER UTILITIES HAVE BEEN APPROVED THROUGH AN ADVANCE DEPOSIT ORDER (ADO). THE DRAINAGE AREA IS THE MIDDLE PATUXENT.
- 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 PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

- 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, WETLANDS BUFFERS, STREAMS, 100-YR FLOODPLAIN, OR STEEP SLOPES 25% AND GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
- 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.
- THE PRIVATE USE-IN-COMMON MAINTENANCE ACCESS AGREEMENT FOR LOTS 1-4 AND OPEN SPACE LOT 5 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THE SUBDIVISION PLAT.
- PER SECTION 16.121.a.2, THIS PROJECT IS SUBJECT TO 25% OPEN SPACE OR 10,890 sf. A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$6,000.00 SHALL BE MADE AS PART OF THE DEVELOPERS AGREEMENT FOR OPEN SPACE BASED ON SECTION 16.121.b.2 SINCE THIS PROJECT DOES NOT USE OPTIONAL LOT SIZE METHOD, SINCE THE SIZE OF THE REQUIRED AREA IS LESS THAN ONE-HALF ACRE, AND SINCE THE OPEN SPACE WOULD HAVE LITTLE ENVIRONMENTAL OR RECREATIONAL PURPOSE. HOWEVER, A SMALL OPEN SPACE LOT IS BEING ESTABLISHED TO ENCOMPASS THE STORMWATER MANAGEMENT DEVICE NEEDED TO TREAT THE USE-IN-COMMON DRIVEWAY. ACCESS AND FRONTAGE FOR THIS OPEN SPACE IS IN CONFORMANCE WITH SECTION 16.121.e.2.iv.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON AUGUST 2, 2019 ID# D19844950.
- THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 LOTS PER SECTION 16.121(a)(4)(i) OF THE SUBDIVISION REGULATIONS.
- 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 I, CHAPTER 5" TO THE MAXIMUM EXTENT PRACTICAL (MEP). ALL PRACTICES ARE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL FINANCIAL SURETY IN THE AMOUNT OF \$5,100.00 FOR THE REQUIRED 15 PERIMETER SHADE TREES AND 2 ADDITIONAL SHADE TREES APPROVAL OF WP-19-050 SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- THE FOREST CONSERVATION OBLIGATION AMOUNT OF 0.2 ACRES SHALL BE MET BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$6,534.00.
- THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU). PER SECTION 13.402.c., THIS REQUIREMENT SHALL MET BY A FEE-IN-LIEU PAYMENT 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.
- PREVIOUS HOWARD COUNTY FILE REFERENCES: ECP-19-023, WP-19-050, S-19-006
- WP-19-050, A REQUEST FOR AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(o)(7) WAS APPROVED ON JANUARY 4, 2019 SUBJECT TO THE FOLLOWING CONDITIONS:
 - PROVIDE TWO (2) 3" MINIMUM CALIPER NADICE TREES AS MITIGATION TO BE PROVIDED AS LANDSCAPING TREES ON THE FINAL PLAN.
 - ADD THE ALTERNATIVE COMPLIANCE WP-19-050 AS A GENERAL NOTE STATING THE REQUEST, THE APPROVAL DATE AND CONDITIONS IN WHICH IT WAS APPROVED UNDER THE ECP AND ALL FUTURE PLANS.

- 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 1-4, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN 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.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
 - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOAD)
 - 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 ENSURE ALL WEATHER USE

Site Analysis Data Chart	
Zoning	R-SC
Gross Area	1.00 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or greater (outside floodplain)	0.00 ac
Net Area	1.00 ac
Number of lots/units allowed (4 d.u. per net acre)	4
Number of lots/units proposed	4
Area of Buildable Lots	0.91 ac
Area of Open Space Lots	0.09 ac
Area of Proposed Right-of-way Dedication	0.00 ac
Open Space Calculations	
Area of Open Space Required (25% of net)	0.25 ac
Area of Open Space Provided	0.09 ac
Area of Non-Credited Open Space	0.06 ac
Area of Credited Open Space	0.03 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)	

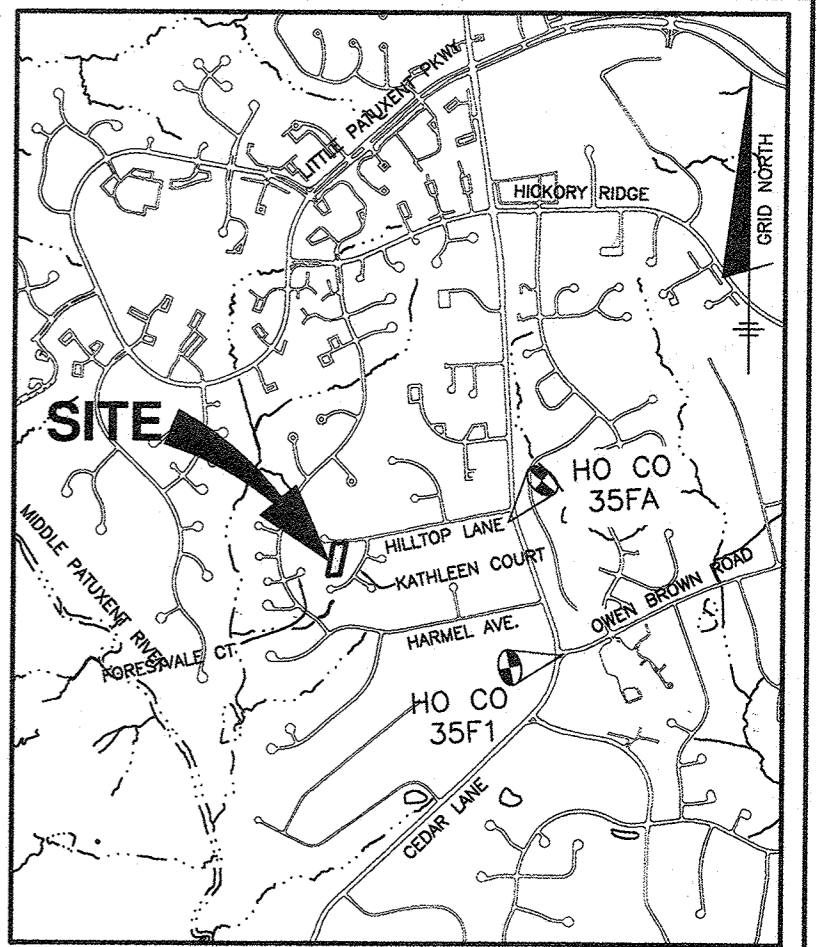
LEGEND	
—	LIMIT OF SUBMISSION
— BRL —	BUILDING RESTRICTION LINE
(000)	COORDINATE DESIGNATION
▨	PRIVATE EASEMENTS
▩	PUBLIC EASEMENTS
---	NON-CREDITED OPEN SPACE

MINIMUM LOT SIZE CHART			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	9,293 SF	610 SF	8,683 SF
3	9,905 SF	1,210 SF	8,695 SF
4	11,249 SF	1,770 SF	9,479 SF

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

TRAVERSE COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
1	558970.5590	1342830.4030
5	559002.4220	1343005.3930

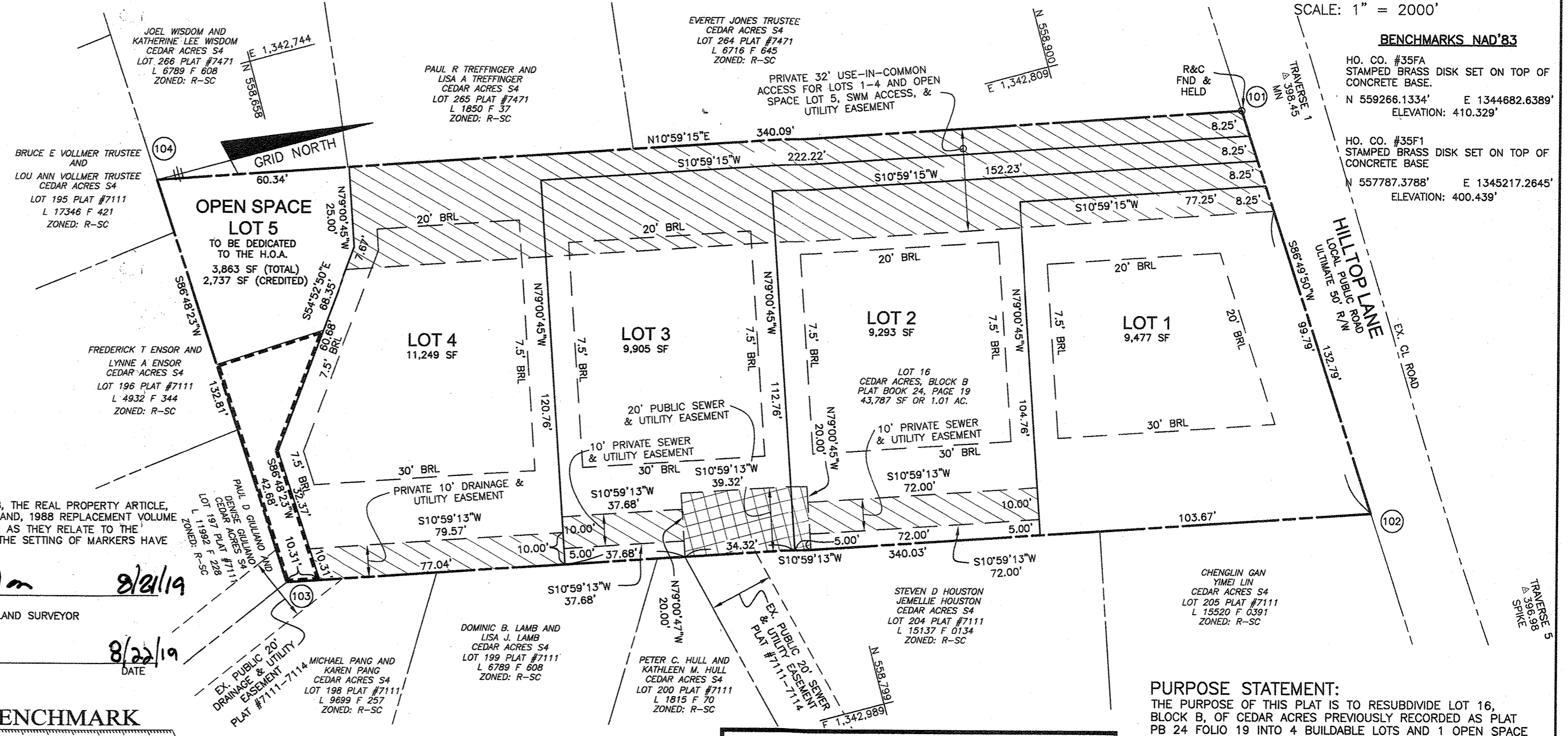
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	558954.5530	1342837.5900
102	558961.8947	1342970.1793
103	558628.0971	1342905.3752
104	558620.6980	1342772.7715



BENCHMARKS NAD'83

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'

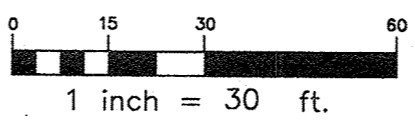


Donald Mason 8/21/19
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Justin M. Boy 8/22/19
JUSTIN M. BOY
DEVELOPMENT PARTNER, LLC

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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



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.

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 16, BLOCK B, OF CEDAR ACRES PREVIOUSLY RECORDED AS PLAT PB 24 FOLIO 19 INTO 4 BUILDABLE LOTS AND 1 OPEN SPACE LOT AND TO CREATE PUBLIC AND PRIVATE EASEMENTS FOR UTILITIES AND ACCESS.

RECORDED AS PLAT NO. **25218**
ON **11-8-19** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.91± AC.
OPEN SPACE	0.09± AC.
BUILDABLE BULK 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	1.00± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Eric Mauer Rosman 10/16/19
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Kent Seidel 10-24-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Seidel 10-24-19
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 1-7-2021 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 DAWN M. RILL, SUCCESSOR TRUSTEE OF THE JAMES S. ELLIS, JR. REVOCABLE TRUST BY DEED DATED SEPTEMBER 4, 2018 AND RECORDED IN LIBER 18350 AT FOLIO 11 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 CODE OF MARYLAND, AS AMENDED.
Donald Mason 8/21/19
DONALD A. MASON
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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 22nd DAY OF AUGUST, 2019."
Justin M. Boy
JUSTIN M. BOY
DEVELOPMENT PARTNER, LLC

HILLTOP LANDING II
LOTS 1 thru 4 and OPEN SPACE LOT 5
A RESUBDIVISION OF OF LOT 16, BLOCK B, OF CEDAR ACRES PREVIOUSLY RECORDED AS PLAT PB 24 FOLIO 19
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35
GRID: 17
PARCEL: 284
ZONED: R-SC
SCALE: AS SHOWN
DATE: AUGUST 20, 2019
SHEET: 1 OF 1