

GENERAL NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 0057 & 41CA.
- SUBJECT PROPERTY ZONED 'R-20' PER 10/6/2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAX. 15% GRADE, MAX 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 FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE REQUIREMENTS OF SECTION 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN MARCH, 2007.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE NO FORESTED AREAS ON THESE LOTS. THE PROJECT IS REQUIRED TO PROVIDE 0.15 ACRES OF AFFORESTATION. THE AFFORESTATION OBLIGATION WILL BE MET BY PAYMENT OF A FEE-IN-LIEU. THE REQUIRED FEE BASED ON 0.15 ACRE AFFORESTATION OBLIGATION (0.15 AC. = 6534 SQ. FT. x \$0.75) IS \$ 4900.50 AND WILL BE PAID CONCURRENTLY WITH THIS PLAT.
- OPEN SPACE REQUIREMENT FOR LOT 120 WILL BE SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$ 1500.00.
- THERE ARE NO WETLANDS, STREAMS, BUFFERS, FLOODPLAINS, OR FOREST CONSERVATION EASEMENTS ON THIS SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. WATER CONTRACT NUMBER 34-3957, SEWER CONTRACT NUMBER 24-4847-D.
- NO VISIBLE OR KNOWN BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THE SITE.
- LANDSCAPING FOR LOT 120 WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$500.00 FOR ONE SHADE TREE WILL BE POSTED WITH THE GRADING PERMIT. LANDSCAPING APPROVAL WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- THERE IS AN EXISTING HOUSE LOCATED ON LOT 119 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. THE EXISTING HOUSE WAS BUILT IN 1961 AND IS CONSIDERED A HISTORIC STRUCTURE. THERE ARE NO CHANGES PLANNED TO THE EXISTING HOUSE. THERE ARE EXISTING SHEDS ON LOT 120 TO BE REMOVED BY THE EVENTUAL HOMEOWNER.
- A PRESUBMISSION COMMUNITY MEETING FOR THIS RESUBDIVISION WAS HELD ON MAY 28, 2014 AT THE CLARKSVILLE FIRE DEPARTMENT.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	1.0009 AC.
BUILDABLE	0 SF.
NON-BUILDABLE	0 SF.
OPEN SPACE	0 SF.
PRESERVATION PARCELS	0 SF.
TOTAL AREA OF ROADWAY TO BE RECORDED, INCLUDING WIDENING STRIPS	0 SF.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0009 AC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 6-7-16
 DIRECTOR
 DATE

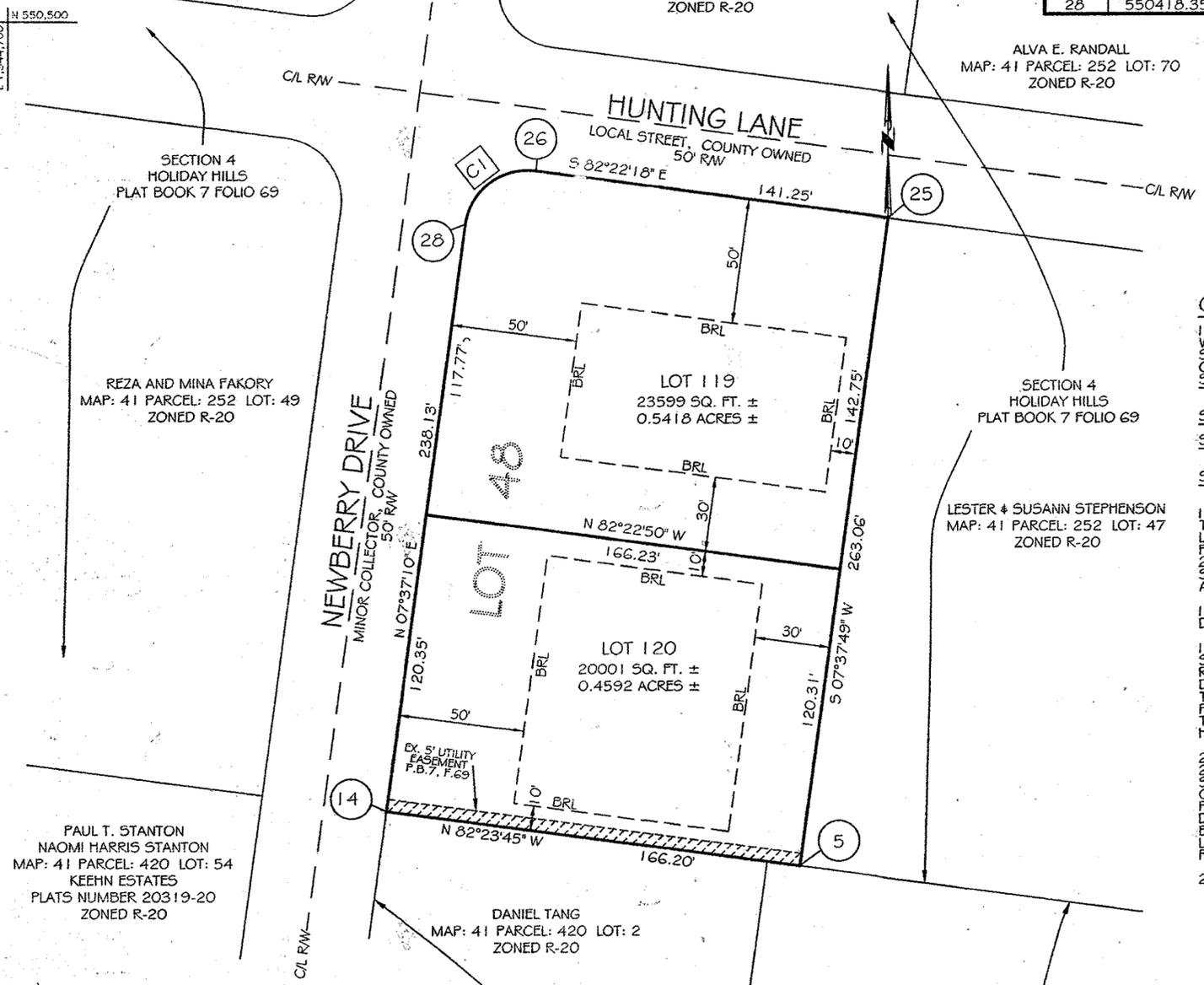
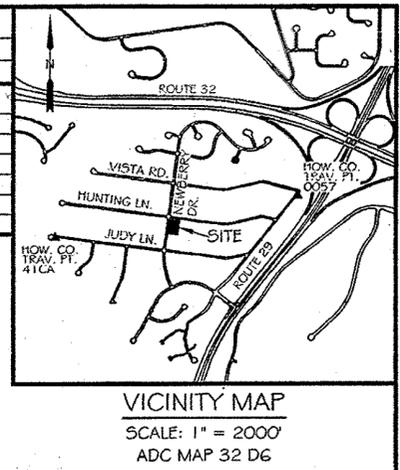
APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 5/27/2016
 HOWARD COUNTY HEALTH OFFICER
 DATE

AMY J. BAYES
 MAP: 41 PARCEL: 514 LOT: 1
 OBERLE PROPERTY
 PLAT NUMBER 20768
 ZONED R-20

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 52°37'26" E	90°00'32"

POINT	NORTHING	EASTING
5	550160.333	1345015.108
14	550182.326	1344850.364
25	550421.065	1345050.037
26	550439.815	1344910.037
28	550418.351	1344881.939



- GENERAL NOTES: (CONTINUED)**
- ON SEPTEMBER 24, 2015, THE PLANNING DIRECTOR GRANTED WP-16-028, A WAIVER OF THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IN CONNECTION WITH THIS SUBDIVISION:
 - SECTION 16.132 (REQUIRING CONSTRUCTION OF ROADS FRONTING THE PROPOSED SUBDIVISION TO CURRENT STANDARDS)
 - SECTION 16.134 (REQUIRING CONSTRUCTION OF SIDEWALKS ALONG ROAD FRONTAGE)
 - SECTION 16.135 (REQUIRING CONSTRUCTION OF STREET LIGHTING IN ACCORDANCE WITH THE DESIGN MANUAL)
 - SECTION 16.136 (REQUIRING PLANTING OF STREET TREES)
 APPROVAL OF THIS WAIVER IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$24,470.00 FOR THE CONSTRUCTION OF SIDEWALKS, CURB & GUTTER AND STREET LIGHTS. THE FEE-IN-LIEU MUST BE PAID PRIOR TO RECORDATION OF F-15-097.
 - PLACING A NOTE ON THIS PLAT AND ON ALL SUBSEQUENT SUBMISSIONS REFLECTING THE WAIVER APPROVAL AND PAYMENT OF A FEE-IN-LIEU OF CONSTRUCTION.
 - STORMWATER MANAGEMENT FOR LOT 120 WILL BE PROVIDED BY DISCONNECTION CREDITS AND BY A MICRO-BIORETENTION FACILITY.
 - THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR RESIDENTIAL INFILL DEVELOPMENT. 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 HOUSES.
 - IN ACCORDANCE WITH SECTION 108.0.F. OF THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS (MIHU). THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. AN MIHU AGREEMENT WILL BE RECORDED AT LAND RECORDS SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
 - DESIGNATES EXISTING 5' UTILITY EASEMENT P.B. 7, F.69.

PLEASE NOTE THAT LOT 120 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.

PURPOSE: TO RESUBDIVIDE "HOLIDAY HILLS", LOT 48, PLAT BOOK 7, FOLIO 69, INTO "HOLIDAY HILLS", SEC. 4, LOTS 119 & 120

OWNERS
 DAE YUNG LEE & IN SUK LEE
 10717 HUNTING LN.
 COLUMBIA, MD 21044
 (410)-531-7962

SURVEYORS
 SHANABERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 201
 ELLICOTT CITY, MD. 21043
 (410)-461-9563

OWNER'S CERTIFICATE

WE, DAE YUNG LEE AND IN SUK LEE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 RIGHT-OF-WAYS. WITNESS OUR HANDS THIS 6TH DAY OF MAY 2016

[Signature] 5/6/16
 DAE YUNG LEE
 DATE

[Signature] 5/6/16
 IN SUK LEE
 DATE

[Signature] 5/6/16
 WITNESS
 DATE

[Signature] 5/6/16
 WITNESS
 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY SUSAN F. FORCE AND NELSON A. FORCE TO DAE YUNG LEE AND IN SUK LEE BY DEED DATED JUNE 27, 2002, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER G294, FOLIO 476, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.



[Signature] 5/31/16
 G. SCOTT SHANABERGER
 PROFESSIONAL L.S. #10849 (LIC. EXP. DATE 4/2/2018)
 DATE

RECORDED AS PLAT # 23907 ON 6/9/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RESUBDIVISION PLAT
HOLIDAY HILLS, SECTION 4
 LOTS 119 & 120
 A RESUBDIVISION OF
 "HOLIDAY HILLS, SECTION 4", LOT 48
 PLAT BOOK 7, FOLIO 69

DPZ FILE NUMBERS: ECP-14-040, WP-16-028
 5TH ELECTION DISTRICT HOWARD COUNTY, MD
 TAX MAP: 41 GRID: G PARCEL: 252
 ZONING: R-20
 SCALE: 1"=40' DATE: 04/21/15
 SHEET 1 OF 1