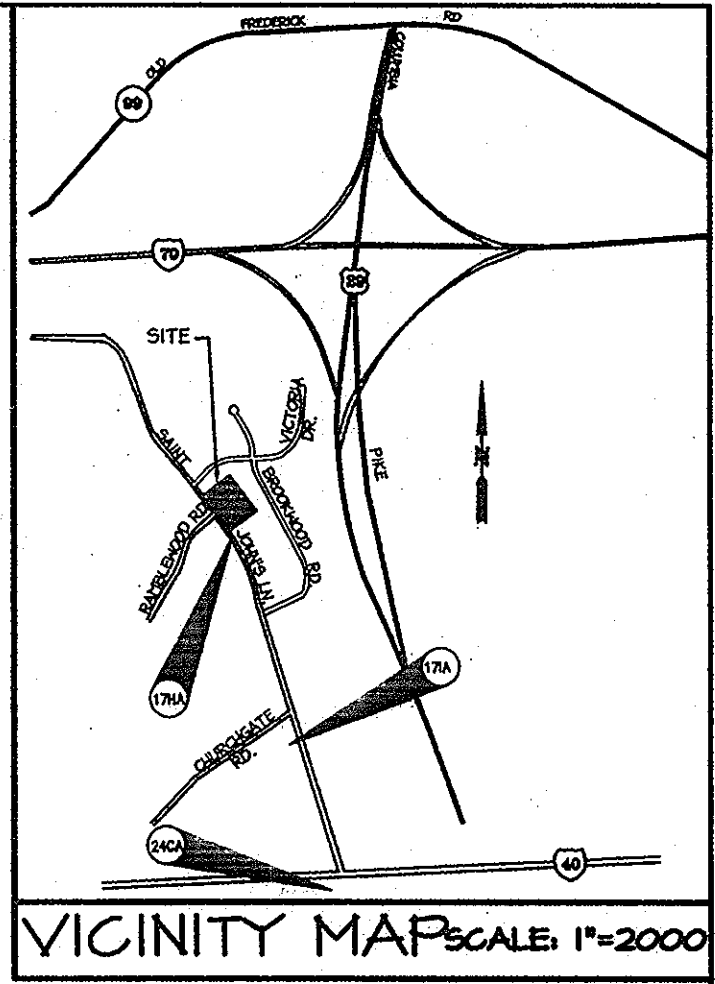


COORDINATE TABLE

POINT	NORTHING	EASTING
①	591078.974	1360122.351
②	591264.752	1360391.343
③	590994.279	1360536.152
④	590826.030	1360288.804



NOTES:

- COORDINATES BASED ON NAD '83/91 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17HA AND 24CA NO. 171A.
- PER FEMA MAP 2400440017B DATED 12/04/1986 THIS PROPERTY IS NOT LOCATED IN ANY FLOOD ZONES.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME I, AND IN ACCORDANCE WITH SECTION 16.133 OF THE HOWARD COUNTY CODE. WATER QUALITY WILL BE PROVIDED THROUGH THE USE OF BIOTENTION, ROOF TOP DISCONNECT AND NON-ROOFTOP DISCONNECT, AND GRASS CHANNEL CREDIT.
- THERE ARE NO WETLANDS ON THIS SITE, PER A LETTER OF CERTIFICATION BY christopher consultants, ltd. DATED JULY 12, 2005.
- THERE ARE NO STEEP SLOPES OR HIGHLY ERODIBLE SOILS ON THIS SITE.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
- THE PROPERTY IS ZONED R-20 RESIDENTIAL PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LIFE" ZONING AMENDMENTS EFFECTIVE 7-28-06
- PUBLIC WATER AND SEWER IN ST. JOHN'S LANE PROVIDED BY CONTRACTS (11-W WATER and 32-S SEWER). PROPOSED WATER AND SEWER TO THE LOTS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.122.B OF THE HOWARD COUNTY CODE PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED OF THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY christopher consultants BETWEEN NOVEMBER 2004 AND FEBRUARY 2005.
- AREAS SHOWN HERE AS INDICATED, +/- ARE MORE OR LESS
- DRIVENWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN 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 DRIVENWAY SURFACE;
  - 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 AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PIPESTEM LOT DRIVENWAY.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- LANDSCAPING FOR LOTS 1, 3, & 4 IS PROVIDED ON A SUPPLEMENTAL LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPING AND LANDSCAPE SURETY IS DEFERRED TO THE SDP. LOT 2 IS EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE IT CONTAINS AN EXISTING HOUSE TO REMAIN.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY FEE-IN-LIEU. A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$7,187.40 WILL BE PAID TO SATISFY THE FOREST CONSERVATION REQUIREMENT FOR THE AREA OF 0.33 ACRES.
- AS INDICATED ON THE PLAN, 0.174 ACRES WILL BE DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD.
- 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, BUILDING OR GRADING PERMIT APPLICATION.

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.010
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.174 AC. (7574.44SQ.FT.)
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.184 AC.

christopher consultants  
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410.872.8690 metro 301.881.0148 · fax 410.872.8693

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 1/3/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 [Signature] 2/9/07  
 DIRECTOR DATE  
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 [Signature] 2/6/07  
 HOWARD COUNTY HEALTH OFFICER DATE

LEGEND

- REBAR & CAP SET
- IP, REBAR FD
- LIMITS OF SUBDIVISION
- LOT LINE
- SETBACK LINES
- PROPERTY LINE
- BUILDING RESTRICTION LINE
- 30' UTILITY EASEMENT

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN LOT SIZE
1	20,409.1 SQ.FT.	0 SQ.FT.	20,409.1 SQ.FT.
2	20,668.3 SQ.FT.	0 SQ.FT.	20,668.3 SQ.FT.
3	24,770.9 SQ.FT.	3,391.7 SQ.FT.	21,379.2 SQ.FT.
4	21,693.5 SQ.FT.	0 SQ.FT.	21,693.5 SQ.FT.

OWNER'S CERTIFICATE

THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 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 IN THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND FOR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

By: [Signature] Name: YONG HO CHO  
 [Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED IN A DEED FROM AUGUSTINE P.VON SHULZ TO YONG HO CHO AND YONG AE CHO (DECEASED) DATED 12/19/1980, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1033, FOLIO 305.

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

[Signature] 11-02-06  
 Cynthia K. Baxter DATE  
 MD Prof. Land Surveyor No. 10786

OWNER  
 YONG HO CHO  
 YONG AE CHO  
 3011 SAINT JOHN'S LANE  
 ELLICOTT CITY, MD 21042-2511

RECORDED AS PLAT NUMBER 18871 ON 2/20/07  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

LOTS 1-4  
 CHO PROPERTY  
 TAX MAP 17 GRID 22 PARCEL 427 ZONE: R-20  
 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

REVISED: 11-10-2005  
 SCALE 1" = 50' DATE: 07-06-2005 DRAWN BY: MLC CHECKED BY: CBB