

BOUNDARY COORDINATES		
NO.	NORTHING	EASTING
1	550992.3313	1345126.7143
2	550970.1935	1345291.1811
3	550709.3360	1345256.0688
4	550731.4738	1345091.6020

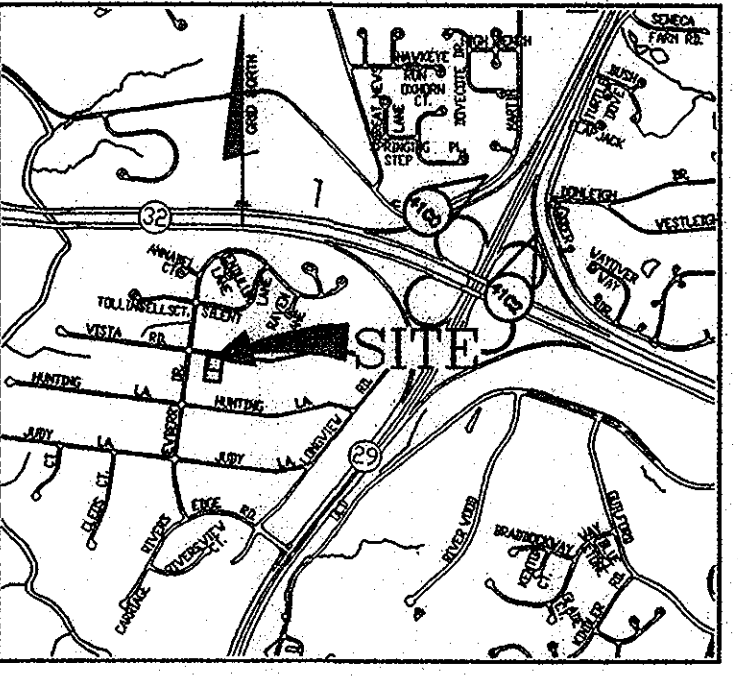
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT AREA
100	23,009± SF	2,907± SF	20,102± SF



**BENCH MARKS NAD '83**

HO. CO. 41CC ELEV. 400.00  
 STAMPED DISC ON CONCRETE MONUMENT  
 BEING 44.4' SOUTH OF FIRE HYDRANT  
 16.8' EAST OF G&E POLE#280054,  
 17' NORTH EAST OF GUY WIRE  
 N 552,494.27 E 1,347,062.44

HO. CO. 41C2 ELEV. 395.17  
 STAMPED DISC ON CONCRETE MONUMENT  
 BEING 100' NORTH EAST OF OVERPASS BRIDGE  
 11.6' SOUTH OF HIGHWAY SIGN  
 N 551,616.42 E 1,348,104.24



- NOTES:**
- DENOTES REBAR AND CAP TO BE SET  
 □ DENOTES CONCRETE MONUMENTS
  - COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATIONS NO. 41CC AND NO. 41C2
  - BRL INDICATES BUILDING RESTRICTION LINE.
  - SUBJECT PROPERTY ZONED R-20 PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
  - ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2005 BY BENCHMARK ENGINEERING, INC.
  - NO WETLANDS OR STREAMS EXIST ON THIS PROPERTY
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
    - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADII.
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS.
  - THERE IS AN EXISTING DWELLING LOCATED ON LOT 99 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.
  - THIS PROJECT IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AS AMENDED UNDER COUNCIL BILL NO. 43-2003 AND CONCURRING BILL NO. 75-2003 FOR THE 2004 ZONING REGULATIONS EFFECTIVE APRIL 13, 2004. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFERS REGULATIONS IN EFFECT AT THE SAME TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING GRADING PERMIT.
  - LANDSCAPE FOR LOTS 99 AND 100 IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT AND DEFERRED TO SDP SUBMISSION. A LANDSCAPE SURETY IN THE AMOUNT OF \$3,660 FOR 10 SHADE TREES AND 22 SHRUBS SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT TO BE POSTED WITH THE SITE DEVELOPMENT PLAN.
  - 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 SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME
  - FOREST CONSERVATION OBLIGATION IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODES AND FOREST CONSERVATION MANUAL FOR THIS SITE HAVE BEEN MET BY THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$4,400 (7.15 PER SQUARE FOOT) FOR 0.15 ACRES AFFORESTATION OBLIGATION.
  - THE EXISTING SHED ON LOT 99 IS NON-CONFORMING WITH RESPECT TO THE BUILDING RESTRICTION LINES SET FORTH UNDER SECTION 108.D OF ZONING REGULATIONS
  - WAIVER PETITION WP-06-38 WAS REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON DECEMBER 2, 2005 TO WAIVE SECTIONS 16.132 (c)(2)(i)(o), CONSTRUCTION ON ONE SIDE OF ROAD, 16.133 CONSTRUCTION OF STORM DRAINS AND SECTION 16.135(o) INSTALLATION OF STREET LIGHTS. THE PLANNING DIRECTOR DENIED A REQUEST TO WAIVE SECTION 16.134(o)(1)(i) CONSTRUCTION OF SIDEWALKS AND SECTION 16.136 INSTALLATION OF STREET TREES.
  - THE EXISTING SHED ON LOT 99 IS NON-CONFORMING WITH RESPECT TO THE BUILDING RESTRICTION LINES SET FORTH UNDER SECTION 108.D OF THE ZONING REGULATIONS.

**TOTAL TABULATION THIS SUBDIVISION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	N/A
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.00± AC.
BUILDABLE	N/A
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.00± AC.

**ENGINEER**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALT. NAT. PIKE  
 SUITE 418  
 ELLICOTT CITY, MD 21043  
 410-465-6105

**OWNER**  
 SANG DAE CHON  
 10705 VISTA ROAD  
 COLUMBIA, MD 21044

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 71 TO CREATE NEW LOTS 99 AND 100

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

*William J. Jones* 12/21/07  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William J. Jones* 12/13/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Janet P. Ayala* 1/10/08  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY SAN DAE CHON TO SAN DAE CHON AND YU CHOUNG CHON, T/E, BY DEED DATED JANUARY 15, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 8938, AT FOLIO 608 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 NOW AMENDED.

THE REQUIREMENTS § 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.

*Donald A. Mason* 10/9/07  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351 DATE:

**OWNER'S DEDICATION**

"SAN DAE CHON AND YU CHOUNG CHON, T/E, OWNERS 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 7TH DAY OF Nov., 2007.

THE REQUIREMENTS § 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.

*Sang Dae Chon* 11-7-07  
 SANG DAE CHON DATE:  
*Yu Choung Chon* 11-7-07  
 YU CHOUNG CHON DATE:

*Donald A. Mason* 11/7/07  
 DONALD A. MASON DATE:  
*Donald A. Mason* 11/7/07  
 DONALD A. MASON DATE:

RECORDED AS PLAT 19660  
 ON 1-18-08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HOLIDAY HILLS SECTION 6**  
 LOTS 99 AND 100  
 A RESUBDIVISION OF LOT 71  
 PREVIOUSLY RECORDED AS PB.9, F.99

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP No. 41 GRID No. 5 SCALE: AS SHOWN  
 PARCEL: 304 DATE: OCTOBER, 2007  
 ZONED: R-20 SHEET: 1 OF 1