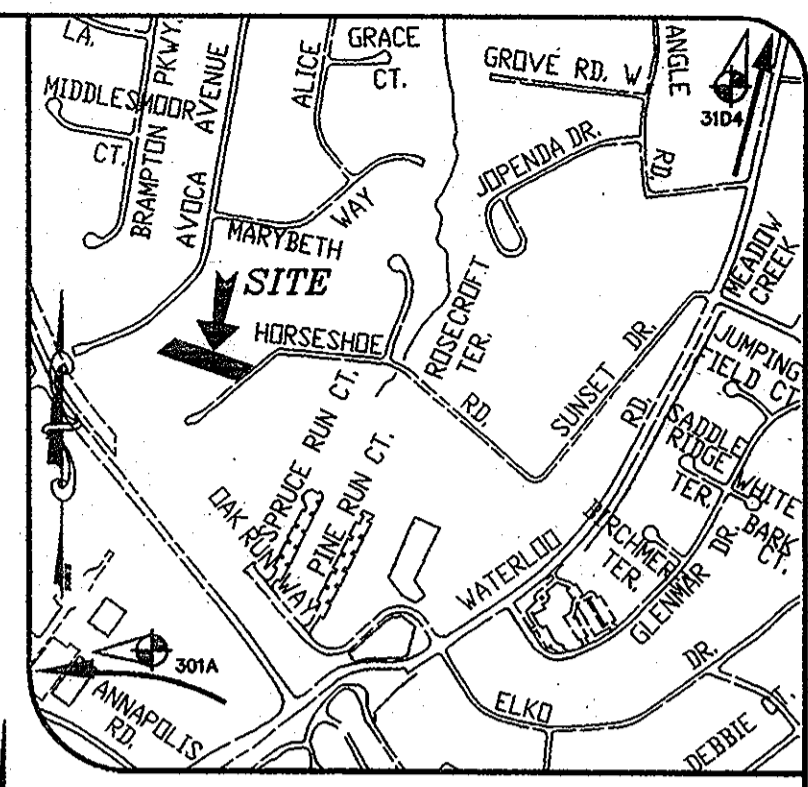


19. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CB-45-2003) AND THE HOWARD COUNTY ZONING REGULATIONS (CB-75-2003). DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR BUILDING/GRADING PERMIT.
20. A SITE DEVELOPMENT PLAN FOR LOTS 1 & 2 WILL BE REQUIRED PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS - PER SECTION 16.155(a)(2)(ii).
21. DRIVEWAY INTERSECTION FOR LOTS 1 & 2 SHALL MEET HOWARD COUNTY STANDARD DETAIL R6.06.
22. LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.0205 AC+).
23. STORM WATER MANAGEMENT IS PROVIDED VIA THE USE OF NON-ROOFTOP DISCONNECTION CREDITS AND RAIN GARDENS.
24. THIS DEVELOPMENT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS ACCORDING TO SECTION 16.1202 (b) (1) (viii). A MINOR SUBDIVISION THAT CREATED ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
25. OPEN SPACE WILL NOT BE PROVIDED, THEREFORE A FEE-IN-LIEU IN THE AMOUNT OF \$1,500 WILL BE PAID PER SECTION 16.121(b) OF THE HOWARD COUNTY CODE.
26. A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES (ie. RAIN GARDENS) WILL BE COMPLETED AT THE TIME OF SITE DEVELOPMENT PLAN.
27. PURSUANT TO SECTION 16.120(B)(2)(II) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, LOT 1 QUALIFIES FOR THE SPECIAL PROVISION FOR MINOR SUBDIVISIONS: LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION MAY BE COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENT.
28. HORSESHOE ROAD HAS AN ULTIMATE RIGHT-OF-WAY WIDTH OF 50'. THIS PLAT DEDICATES 0.02053 AC TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD.
29. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
30. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

1. TAX MAP: 30 & 31, PARCEL: 87, GRID: 18 & 13
2. SUBJECT PROPERTY ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7-18-05.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2006 BY MILDENBERG, BOENDER & ASSOC, INC.
4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31D4, & 301A.
STA. No. 31D4 N 571,700.681 E 1,369,606.369 ELEV. 495.181
STA. No. 301A N 567,750.955 E 1,364,842.701 ELEV. 499.821
5. ● DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
9. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.

10. STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
11. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
12. WETLAND CERTIFICATION LETTER WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC IN FEBRUARY 2006. NO WETLANDS EXIST ON SITE.
13. NO FOREST EXIST ON-SITE AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 2006.
14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND 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 (1.5" MIN).
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 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 WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
15. ALL EXISTING STRUCTURES ON SITE WILL BE REMOVED.
16. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
17. LANDSCAPING FOR LOT 1 & 2 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOTS 1 & 2 AND WILL BE COMPLETED UNDER A DEVELOPER'S AGREEMENT AT THE TIME OF SITE DEVELOPMENT PLAN.
18. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

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.

John J. Boender
JOHN J. BOENDER, SURVEYOR
DATE 12/12/06
ISAAC GHEILER, OWNER
DATE 12/12/06

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.980 AC±
AREA OF ROADWAY	0.0205AC±
AREA	1.00 AC±

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

Robert J. Wilson
FOR HOWARD COUNTY HEALTH OFFICER
DATE 1/8/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmondson
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 12-26-06

Frank A. Wagle
DIRECTOR
DATE 1/8/07

OWNER'S STATEMENT

I, BRIG CORPORATION, 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 TO 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 RIGHT-OF-WAYS 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 twelve DAY OF December 2006

Isaac Ghailer
ISAAC GHEILER, OWNER

John J. Boender
WITNESS

LEGEND

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 894 SQ.FT. OR 0.0205 AC.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	23,601 SQ.FT.	3,601 SQ.FT.	20,000 SQ.FT.

OWNER/DEVELOPER

ISAAC GHEILER
BRIG CORPORATION
3403 OLD POST DRIVE
BALTIMORE, MARYLAND 21208-3120
410-486-5693

COORDINATE TABLE

POINT	NORTHING	EASTING
1	569,178.8977	1,366,706.8392
2	569,182.3481	1,366,698.0206
3	569,337.6168	1,366,301.1847
4	569,263.9104	1,366,213.7919
5	569,108.9041	1,366,611.8168
6	569,105.8349	1,366,619.6977

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY KYONG C. YI TO BRIG CORPORATION, BY DEED DATED AUGUST 11, 2005 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 9471 AT FOLIO 434 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John J. Boender
DATE 12/12/06

RECORDED AS PLAT 18756-11267 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

KYONG PROPERTY
LOTS 1 AND 2

SHEET 1 OF 1

TAX MAP 30 & 31 SECOND ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 87 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2006
BLOCK 18 & 13 EX. ZONING R-20 DPZ FILE NOS. F-06-154

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (410) 997-0298 Paa.