

**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 2/2/2004 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/2006.
- DRIVEWAYS 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 (#25 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.
- 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 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.

*Scott Shanaberger*  
 G. SCOTT SHANABERGER  
 DATE 8/2/12

*DAE YUNG LEE*  
 DAE YUNG LEE, OWNER  
 DATE 8/2/12

*IN SUK LEE*  
 IN SUK LEE, OWNER  
 DATE 8/2/12

- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN OCTOBER, 2010.
- 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. FOREST CONSERVATION OBLIGATIONS FOR AFFORESTATION (0.3 ACRES) WILL BE MET BY PAYMENT OF A FEE-IN-LIEU OF \$9801.00.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 110-111 WILL BE RECORDED TOGETHER WITH PLAT RECORDATION.
- OPEN SPACE REQUIREMENTS FOR LOTS 110 & 111 HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$ 3000.00 PAID TO ACCOUNT #4030090008-1300-422000.
- 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.
- NO VISIBLE OR KNOWN BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	2.0024 AC.
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	2.0024 AC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Scott Shanaberger* 5/10/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent DeLanda* 5/28/13  
 DIRECTOR DATE

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

*Nisha for Mauro Roseman* 5/21/13  
 HOWARD COUNTY HEALTH OFFICER DATE

**MINIMUM LOT SIZE CHART**

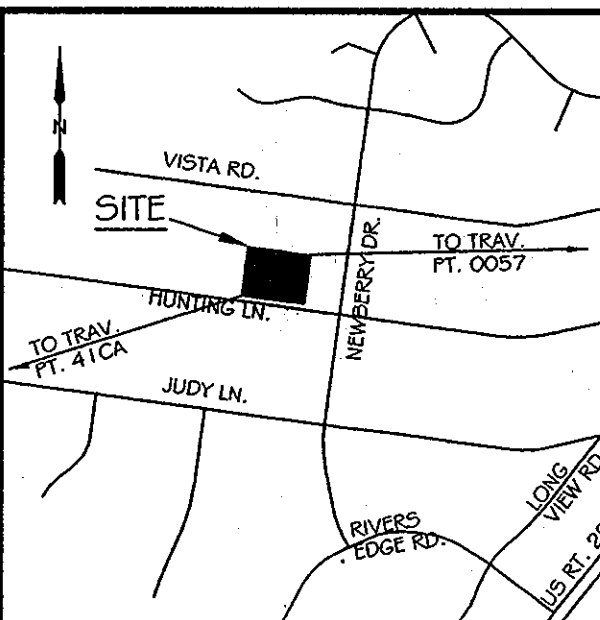
LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
109	20,458 sq.ft.	0	20,458 sq.ft.
110	23,196 sq.ft.	1,596 sq.ft.	21,600 sq.ft.
111	23,028 sq.ft.	1,604 sq.ft.	21,424 sq.ft.
112	20,541 sq.ft.	0	20,541 sq.ft.

**COORDINATE LIST**

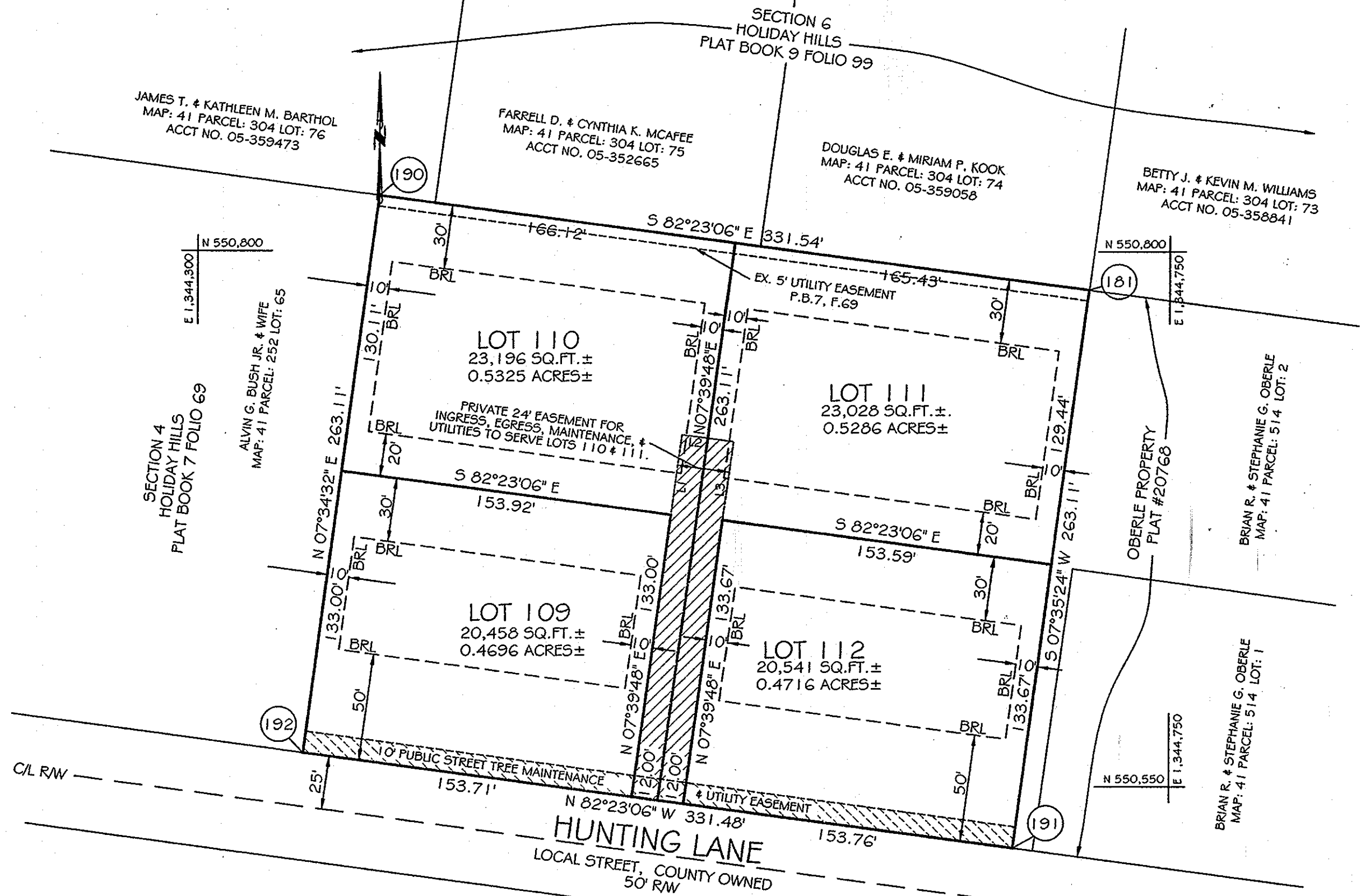
PT #	NORTHING	EASTING
181	550782.0933	1344712.5300
190	550826.0278	1344383.9091
191	550521.2915	1344677.7776
192	550565.2171	1344349.2234

**EASEMENT LINES**

LINE	BEARING	DISTANCE
L1	N07°39'48"E	38.00'
L2	S82°20'12"E	24.00'
L3	S07°39'48"W	37.31'



**VICINITY MAP**  
 SCALE: 1" = 1000'  
 ADC MAP 5053, GRID K-9 and ADC MAP 5054, GRID A-9



**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

**GENERAL NOTES (CONT.):**

- LANDSCAPING FOR LOTS 109-112 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION DRAWINGS (6 SHADE TREES). LANDSCAPE SURETY IN THE AMOUNT OF \$1800.00 (6 SHADE TREES) WILL BE POSTED WITH THE DEVELOPER AGREEMENT.
- THERE ARE EXISTING DWELLINGS LOCATED ON LOTS 109 AND 112 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.
- A FEE-IN-LIEU OF SIDEWALK CONSTRUCTION IN THE AMOUNT OF \$6800.00 HAS BEEN PAID TO SAP ACCT. NUMBER 4010090000-3100-310000000.
- ON MAY 19, 2011, WP-11-162 WAS APPROVED GRANTING WAIVERS OF 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 INSTALLATION OF STREET TREES ALONG ROAD FRONTAGE), SECTION 16.1205 a (7) and (10) (REQUIRING RETENTION OF TREES 30" OR GREATER AND REQUIRING RETENTION OF SPECIMEN TREES). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - LANDSCAPE PLAN WILL INCLUDE ADDITIONAL LANDSCAPING TO REPLACE SPECIMEN TREES.
  - ROAD IMPROVEMENTS ARE REQUIRED TO A 12' HALF SECTION.
  - PAYMENT OF FEE-IN-LIEU OF SIDEWALK CONSTRUCTION (\$6,800.00)
  - STREET TREES ARE TO BE INSTALLED
  - ACCOUNT NUMBER FOR RESIDENTIAL FEE-IN-LIEU: SAP ACCT. #4010090000-3100-310000000
- ON MARCH 25, 2013, WP-13-130 WAS APPROVED GRANTING WAIVERS OF SECTIONS 16.144 (G) AND 16.144 (F), (G) ALLOWING REACTIVATION OF THE FINAL SUBDIVISION PLAN SUBJECT TO THE FOLLOWING CONDITIONS:
  - SUBMISSION OF FINAL PLAT ORIGINAL ON OR BEFORE APRIL 24, 2013.
  - COMPLIANCE WITH ANY REMAINING S.R.C. COMMENTS AND ANY REMAINING CONDITIONS OF APPROVAL IN THE TECHNICALLY COMPLETE LETTER DATED APRIL 16, 2012.

**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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 2<sup>ND</sup> DAY OF AUGUST 2012

*DAE YUNG LEE* 8/2/12 DATE  
 WITNESS *Scott Shanaberger* 8/2/12 DATE

*IN SUK LEE* 8/2/12 DATE  
 WITNESS *Scott Shanaberger* 8/2/12 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 GEORGE PAPOULIAS AND LOUISE M.G. PAPOULIAS TO DAE YUNG LEE AND IN SUK LEE BY DEED DATED OCTOBER 25, 2006, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 10335, FOLIO 23, AND ALL OF THE LAND WHICH WAS CONVEYED BY MICHAEL THOMAS REDMAN AND MARY ANN REDMAN TO IN SUK LEE AND DAE YUNG LEE BY DEED DATED SEPTEMBER 24, 2004, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 8698, FOLIO 052, 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.

*Scott Shanaberger* 8/2/2012 DATE  
 G. SCOTT SHANABERGER  
 PROFESSIONAL L.S. #10849 (LIC. EXP. DATE 4/2/2014)

PURPOSE: TO RESUBDIVIDE "HOLIDAY HILLS, LOTS 66 AND 67", PLAT BOOK 7, FOLIO 69, INTO "HOLIDAY HILLS, SEC. 4, LOTS 109-112"

RECORDED AS PLAT # 22429 ON 5/31/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RESUBDIVISION PLAT  
**HOLIDAY HILLS, SECTION 4**  
**LOTS 109-112**  
 A RESUBDIVISION OF "HOLIDAY HILLS, SECTION 4, LOTS 67 & 66"  
 PLAT BOOK 7, FOLIO 69  
 DPZ FILE #5: ECP-11-055, WP-11-162, WP-13-130  
 5TH ELECTION DISTRICT HOWARD COUNTY, MD  
 TAX MAP: 41 GRID: 5 PARCEL: 252  
 ZONING: R-20 SCALE: 1"=50'  
 DATE: 11/4/11 SHEET 1 OF 1  
 REV. 7/27/2012