

LEGEND

- PIPESTEM
- STREET DEDICATION
- UTILITY POLE
- OVERHEAD WIRES
- IRON PIPE SET
- BRL BUILDING RESTRICTION LINE
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND

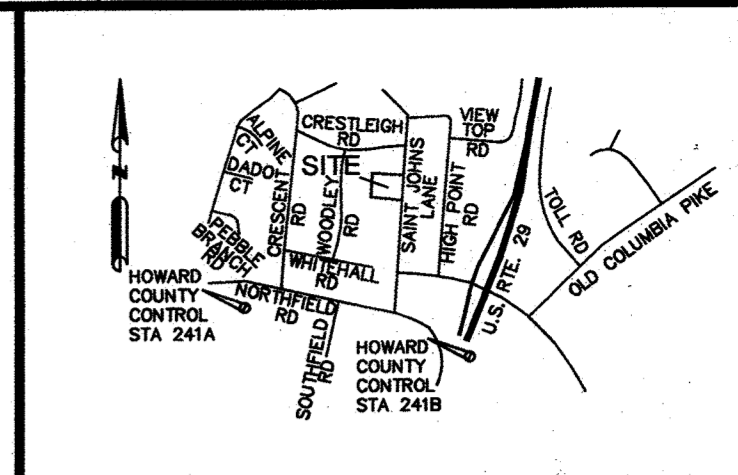
COORDINATE LIST

Point	Northing	Easting
324	580161.4612	1361600.4706
342	580282.8252	1361609.2816
612	580212.8303	1361967.7167
615	580192.7198	1361966.3478
614	580226.6311	1361792.6925
14	580196.7843	1361790.6533
13	580141.5322	1361718.4372

NOTE: THE COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FT. TO CONVERT TO METERS DIVIDE BY 3.2808333.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 2	23,579	3,539	20,040



VICINITY MAP
1"=2000'
ADC MAP-27 GRID D-2

GENERAL NOTES

- 1) THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- 2) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH--12'(16' SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE--6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING(1 1/2" MIN).
 - C) GEOMETRY-- MAX.15% GRADE, MAX.10% GRADE CHANGE AND MIN.45' TURNING RADIUS.
 - D) STRUCTURES(CULVERTS/BRIDGES)-- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS--CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1' OVER DRIVEWAY SURFACE.
 - F) MAINTENANCE-- SUFFICIENT TO INSURE ALL WEATHER USE.
- 3) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE THE LIMITS OF WETLAND, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 4) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTIONS, 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.
- 5) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202 (b)(1)(viii) OF THE FOREST CONSERVATION MANUAL - A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT WITH NO FURTHER SUBDIVISION POTENTIAL.
- 6) HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 241A & 241B.
241A= N 579167.067 E 1360260.183 EL 357.155
241B= N 578753.518 E 1362302.921 EL 390.564
- 7) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE
- 8) PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME
- 9) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 6 SHADE TREES PROVIDED WITH LANDSCAPE SURETY IN THE AMOUNT OF \$1,800.00 WITH THE BUILDERS GRADING PERMIT.
- 10) LANDSCAPING SURETY TO BE POSTED AT TIME OF GRADING PERMIT LANDSCAPING TO BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN.
- 11) THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT WHICH IS SERVED BY PUBLIC WATER AND SEWER.
- 12) THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, FOREST, OR STEEP SLOPES ON THE SITE.
- 13) PER SECTION 16.134 (a)(1)(ii) OF HOWARD COUNTY SUBDIVISION REGULATIONS FOR MINOR SUBDIVISIONS, IF A DEVELOPER CHOOSES NOT TO CONSTRUCT SIDEWALKS ALONG THE PORTION OF THE DEVELOPMENT THAT FRONTS ON A COUNTY OR STATE ROAD, THE DEVELOPER SHALL PAY A FEE-IN-LIEU OF SIDEWALK CONSTRUCTION. THE FEE-IN-LIEU SHALL BE BASED ON THE UNIT PRICES FOR THE COST TO CONSTRUCT THE SIDEWALK, INCLUDING THE ASSOCIATED CURB AND GUTTER, AND SHALL BE SPENT ON SIDEWALKS IN THE SAME GENERAL PLAN PLANNING AREA AS THE DEVELOPMENT [CB 15-2006 EFF. 06/07/06].
- 14) SIDEWALK REQUIREMENTS ARE TO BE MET BY SUBMISSION OF A FEE-IN-LIEU
- 15) DUE TO THE NEW DRIVEWAY BEING LESS THAN 10' FROM THE PROPERTY LINE A NEW PRIVACY FENCE WILL BE CONSTRUCTED TO MEET THAT PORTION OF LANDSCAPING REQUIREMENTS.
- 16) LOT 2 IS SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENTS THAT ARE TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTORS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
- 17) PER SECTION 16.121(b)(2)(ii) OF HOWARD COUNTY SUBDIVISION REGULATIONS: THE DEVELOPER SHALL PAY A FEE-IN-LIEU IN PLACE OF ESTABLISHING OPEN SPACE FOR THE SUBDIVISION
- 18) THERE ARE NO CEMETERIES PRESENT ON THE SITE.
- 19) STORMWATER MANAGEMENT IS PROVIDED FOR THE 100-YEAR AND 2016 STORM.
- 20) IN ACCORDANCE WITH SECTION 16.128 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS A PRE-SUBMISSION MEETING WAS HELD AT THE MILLER BRANCH LIBRARY ON JANUARY 6, 2015 AT 7PM.

PATRICK J. & SHERIE BELT
TAX MAP 24 P.484
ZONED R-20
LOT 7 BLK B
PLAT BOOK 4 PLAT 33

RUEL H. MANUEL
TAX MAP 24 P.405
ZONED R-20
LOT 8 BLK B
PLAT BOOK 4 PLAT 33

BRIAN & RACHEL KELM
TAX MAP 24 P.266
ZONED R-20
LIBER 5511 FOLIO 304

CHRISTOPHER B. MOODY
JULIE TSAIYING TSAI
TAX MAP 24 P.953
ZONED R-20
LOT 1
PLAT 23675

XIAOFEI ZHANG
WUJIAN GU
TAX MAP 24 P.267
ZONED R-20
LOT 2
PLAT 17004

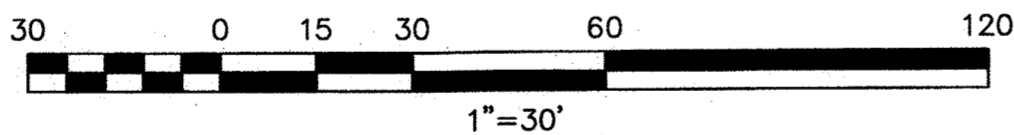
ROBERT W. WHEATLEY
JOSETTE ROBICHAUD
TAX MAP 24 P.267
ZONED R-20
LOT 3
PLAT 17004

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 THE MARKERS HAVE BEEN COMPLIED WITH.

Mitchell E. Goode 7/13/20
MITCHELL E. GOODE, PROF. LAND SURVEYOR DATE
Priam N. Chun 7/13/2020
PRIAM N. CHUN OWNER DATE

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
-- BUILDABLE	1
-- NON-BUILDABLE	0
-- OPEN SPACE	0
-- PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
-- BUILDABLE	0.5413
-- NON-BUILDABLE	0
-- OPEN SPACE	0
-- PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.5413



DEVELOPER
PRIAM CHUN
5458 AUTUMN FIELD COURT
ELLCOTT CITY, MARYLAND 21043
PHONE: (301) 332-2888

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

HOWARD COUNTY HEALTH DEPARTMENT
Mitchell E. Goode 7/13/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 9.9.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Priam N. Chun 7/13/2020
DIRECTOR DATE

OWNERS CERTIFICATE

I PRIAM N. CHUN, 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 UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNEES: 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-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 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 BED OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE 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-WAY.

WITNESS MY HAND THIS 13th DAY OF July 2020
Priam N. Chun PRIAM N. CHUN (OWNER)
Priam N. Chun 7.13.20 WITNESS



Mitchell E. Goode 7/13/20
MITCHELL E. GOODE
PROPERTY LINE SURVEYOR
MD. REG. 444 EXPIRES 12/10/20
DATE

RECORDED AS PLAT NO. 25538 ON 10/13/2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**LOT 2
VAN STONE PROPERTY**

A RESUBDIVISION OF
NON-BUILDABLE BULK PARCEL A
EX. ZONING R-20
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 24 GRID 17 PARCEL NO. 953
SCALE 1"=30' DATE JUNE, 2020
SHEET 1 OF 1

GOODE SURVEYS, LLC
LAND SURVEYORS
P.O. BOX 599
DAMASCUS, MARYLAND 20872
PHONE: (301) 368-3700

F-16-094