

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.

*D. Wayne Weller* 7/30/09  
 D. Wayne Weller Professional Land Surveyor Date  
 MD Reg. No. 10685

Wei Lu Date

COORDINATE TABLE		
	NORTHING	EASTING
1	563079.6640	1387405.4217
2	563206.1118	1387252.1660
3	563248.2032	1387305.1001
4	563363.5442	1387484.2116
5	563236.6435	1387647.1939
6	563096.8107	1387384.6397
7	563253.4016	1387672.0282

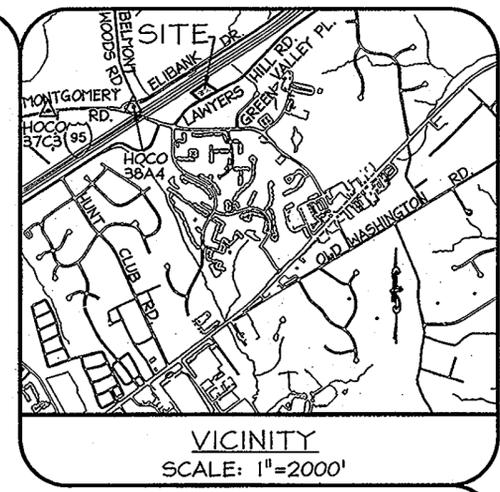
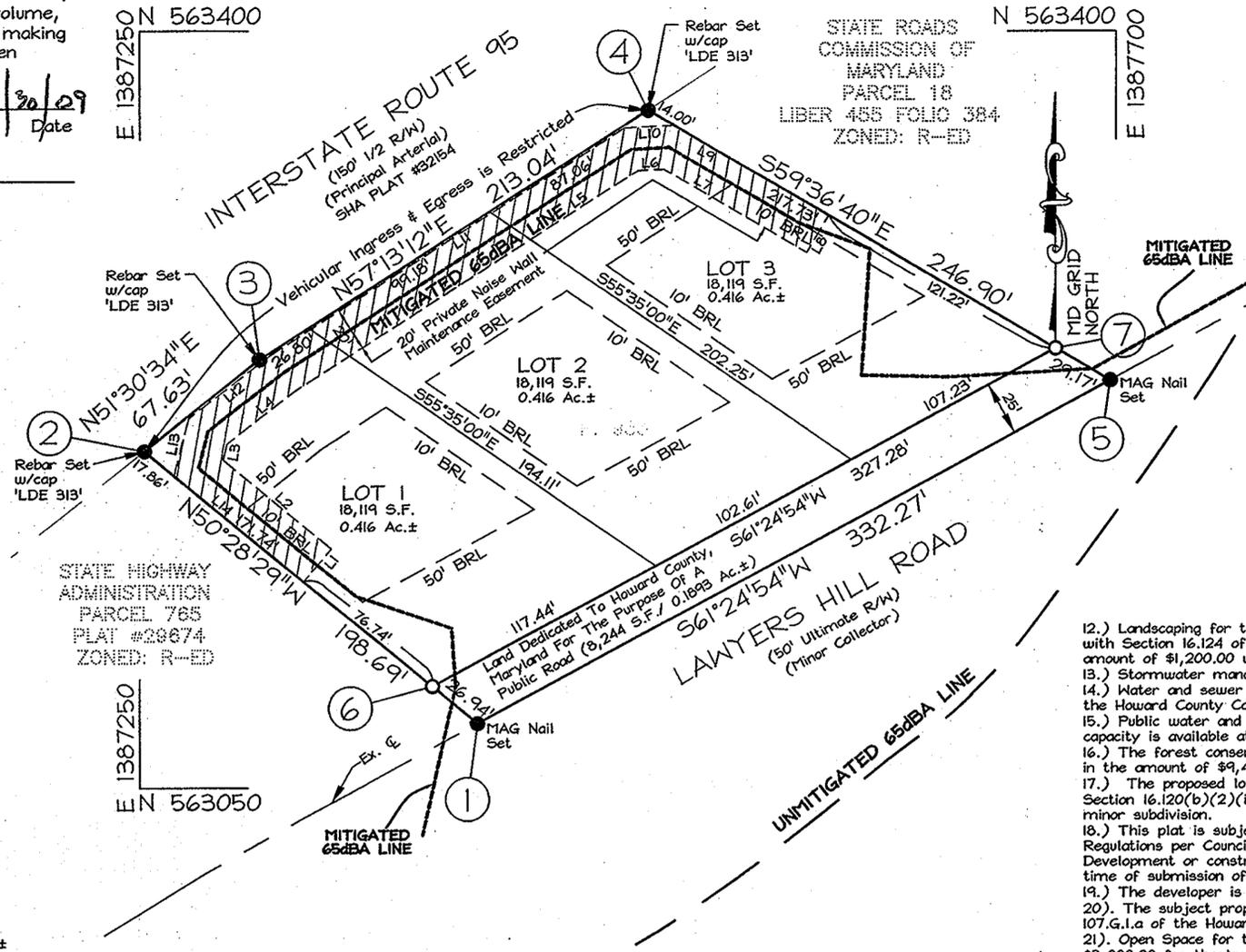
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N39°31'31"E
L2	64.52	N50°28'29"W
L3	7.61	N14°03'55"E
L4	39.56	N52°09'51"E
L5	188.07	N57°13'12"E
L6	11.72	N87°09'20"E
L7	76.54	S59°36'40"E
L8	20.00	N30°23'20"E
L9	82.50	N59°36'40"W
L10	23.04	S87°09'20"W
L11	194.29	S57°13'12"W
L12	47.34	S52°09'51"W
L13	27.15	S14°03'55"W
L14	77.14	S50°28'29"E

**AREA TABULATIONS**

- Total number of lots to be recorded: 3
  - Buildable: 3
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots to be recorded: 54,357 S.F. / 1.2479 Ac.±
  - Buildable: 54,357 S.F. / 1.2479 Ac.±
  - Non-Buildable: 0.0000 Ac.±
  - Open Space: 0.0000 Ac.±
  - Preservation Parcel: 0.0000 Ac.±
- Total area of road right-of-way to be recorded: 8,244 S.F.± / 0.1893 Ac.±
- Total area of subdivision to be recorded: 62,601 S.F.± / 1.4372 Ac.±

**Reservation of Public Utility and Forest Conservation Easements**

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Easement") located in, on, over and through Lots 1-3, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. 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.



**General Notes Cont'd:**

- Landscaping for this subdivision is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. The landscaping surety in the amount of \$1,200.00 will be addressed at the time the Site Development Plan is submitted.
- Stormwater management for Lots 1-3 will be met via Bioretention Facilities.
- 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.
- The forest conservation obligation for this project will be satisfied with the payment of a fee-in-lieu in the amount of \$9,475.00 for a 0.29 acre afforestation obligation.
- The proposed lot sizes are less than the required 20,000 square foot minimum as a consequence of Section 16.120(b)(2)(ii) which allows a 10% lot size reduction based on the right-of-way dedication for this minor subdivision.
- This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Zoning Regulations as amended by CB 75-2003. Development or construction of these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application, or building/grading permit.
- The developer is proposing a private Noise Wall for this development.
- The subject property is being subdivided pursuant to the "R-20" Zoning Regulations per Section 107.G.1.a of the Howard County Zoning Regulations.
- Open Space for this subdivision will be addressed via a fee-in-lieu payment in the amount of \$3,000.00 for the two (2) additional lots.
- The subject property is NOT located within the Elkridge Historic District, and does not contain any historic structures or cemeteries.
- A Design Manual Waiver to allow Stopping Sight Distance in lieu of Intersection Sight Distance for the proposed private driveways was submitted to the Development Engineering Division and approved by the Chief of the Development Engineering Division on March 16, 2005.
- A site development plan is required prior to issuance of any grading or building permits in accordance with Section 16.155(a)(2)(ii) of the Subdivision and Land Development Regulations.
- The 65 dBA noise contour line drawn on this subdivision plan is advisory as required by the Howard County Design Manual, Chapter 5, revised February, 1992 and cannot be considered to exactly locate the 65 dBA noise exposure. The 65dBA noise line was established by Howard County to alert developers, builders and future residents that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development. The noise wall as shown on the Supplemental Plan is required to be built as part of this subdivision. The noise wall shall be privately maintained.
- This plan is subject to WP-05-062. On January 10th, 2005 the Planning Director approved the request to waive Section 16.144(a)(3) for a waiver to reactivate the final plan, F-04-160 to active plan processing status and for an extension to resubmit revised subdivision plans.

**General Notes:**

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated January, 2004.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 38A4 & 37C3.
- Stone or Concrete Monument Found or Set
  - Property Corner
  - Pipe or Rebar Found or Set
- Deed References: Liber 8707 Folio 212
- The subject property is zoned R-20 per February 2, 2004 Comprehensive Zoning Plan and the "Comp. Lite" Zoning Amendments effective July 28, 2006.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/-, more or less.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12' (16 feet serving more than one residence). b) Surface - 6 inches of compacted crusher run base with tar and chip coating. c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot 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 foot depth over driveway surface. f) Structure Clearances - minimum 12 feet. g) Maintenance sufficient to insure all weather use.
- There are no existing dwellings located on Parcel 933.
- No non-tidal wetlands areas are located within this subdivision.
- No 100 Yr Floodplain areas are located within this subdivision.

Owner: Wei Lu  
 5387 Lavender Mist Court  
 Centreville, Virginia 20120

APPROVED: For Public Water and Public Sewerage Systems  
 Howard County Health Department.  
*Richard P. Peterson* 9/9/2009  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.  
*Cindy Hamra* 9/21/09  
 Director Date  
*John Weller* 8/30/09  
 Chief, Development Engineering Division Date

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Wei Lu to Wei Lu by deed dated September 10, 2004 and recorded among the Land Records of Howard County, Maryland in Liber 8707 Folio 212; 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.  
  
*D. Wayne Weller* 7/30/09  
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**  
 I, Wei Lu 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 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 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 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 erected on or over the said easements and rights-of-ways.  
 Witness by my hand this 30 day of July, 2005.  
 Wei Lu  
*Wei Lu*  
 Witness

RECORDED AS PLAT NUMBER 20777  
 ON 9/25/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.  
**WEI LU PROPERTY**  
 Lots 1 - 3  
 Tax Map No. 38 - Grid No. 1 - Parcel 933  
 ZONED: R-20  
 1st Election District - Howard County, Maryland Scale: 1"=50'  
 Date: July 2005 Sheet 1 of 1  
 Previous Submittals: WP-05-062  
**LDE INC.** Job # 03-036  
 Planning/Engineering/Surveying  
 9250 Ramsey Road Suite 106/Columbia, Maryland 21045  
 (410)715-1070 (Baltimore) (301)396-3424 (Washington) (410)715-9540 FAX