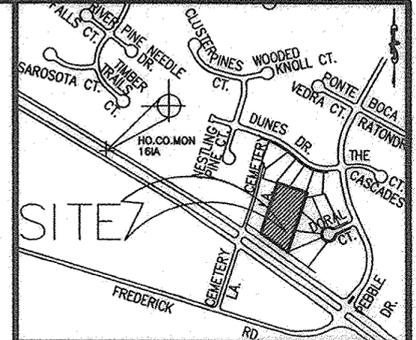
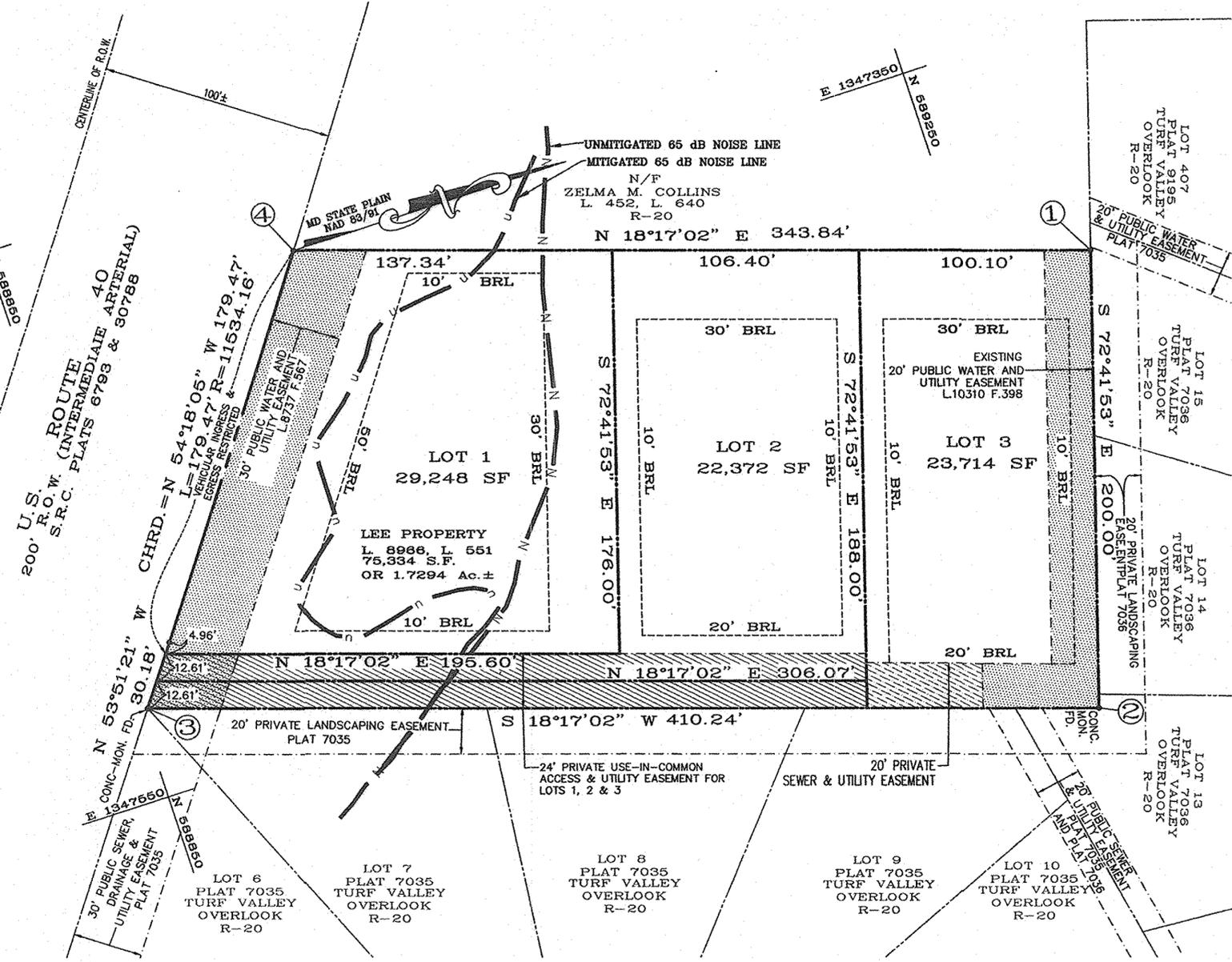


- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument No. 161A were used for this project.
- This plan is based on a field run monumented boundary survey performed on or about date March, 2006 by KCE Engineering, Inc.
- B.R.L. indicates building restriction line.
 - ⊗ Denotes rebar with FWA4 cap set.
 - ⊙ Denotes iron pipe or iron bar found.
 - ⊕ Denotes angular change in bearing of boundary or right-of-way
 - Denotes stone or monument found.
- All areas shown hereon have been rounded off and are more or less.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum.
 - Width = 12', (16' serving more than one residence);
 - Surface = 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
 - Geometry = Max. 15% grade, max. 10% grade change and min. 45' turning radius;
 - Structures (culverts/bridges) = capable of supporting 25 gross tons (H25 loading);
 - Drainage Elements = capable of safely passing 100-year flood with no more than one foot depth over driveway surface;
 - Structure clearances minimum 12 feet.
 - Maintenance = sufficient to insure all weather use.
- This subdivision complies with the forest conservation requirements of Section 16.1200 of the Howard County Code with a 0.26 acre reforestation obligation. Fee-in-lieu in the amount of \$ 8,494.20 (for 0.26 of an acre of forest conservation) has been paid into the Forest Conservation Fund.
- Open space requirements for the creation of the new lots will be satisfied by the payment of a fee-in-lieu in amount of \$1,500 per lot or \$3,000 for the two (2) new lots to Howard County.
- Landscaping will be provided in accordance with section 16.124 of the Subdivision Regulations and the Landscape Manual at the SDP stage. A landscape plan has been submitted in conjunction with this final plat. Landscaping surety will be posted with the builder's grading permit application following the signature approval of the SDP.
- 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.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- 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, waiver petition application or building/grading permit.
- This property is zoned "R-20" per the 2/2/04 Comprehensive Zoning Plan and the "Comp-Lite" Zoning Regulation Amendments effective 7/28/06.
- Quality Stormwater Management (WQ & Rev) for Lots 1, 2 and 3 is provided through stormwater management disconnection of rooftop and non-rooftop runoff credits (Section 5.5). Cpv requirement for this site is satisfied through stormwater management disconnection of rooftop & non-rooftop runoff credits.
- Approval of a site development plan is required for the development of all residential lots within this subdivision prior to issuance of any grading or building permits for new house construction in accordance with Section 16.155 of the Subdivision and Land Development Regulations.
- All existing structures located on this property will be removed from the site prior to recording of this final plat.
- No historic structures or cemeteries exist on the subject property.
- There are no floodplains, wetlands or streams located on-site as certified by Eco-Science Professionals, Inc. dated May 30, 2006.
- There are no steep slopes on-site with a contiguous area of 20,000 s.f. or greater.
- This Property is within the Metropolitan District.
- This property is within a noise sensitive area. 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 65 dBA noise line was established by Howard County to alert developers, buildings 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 is proposed to be mitigated by a noise wall of 7.5'-8.5' height located on Lot 1.
- Noise wall located on Lot 1 is to be owned and maintained by owners of Lot 1. The noise wall shall be constructed by owners of lot 1 at the SDP stage for lot 1.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lots 1 through 3. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- Lot 1 will share access with Lots 2 and 3 through a 24' private use-in-common access easement.



VICINITY MAP
ADC MAP NO. 11 GRID E6

BENCHMARKS			
#	ELEVATION	NORTHING	EASTING
161A	463.085	N589509.366	E 1346343.63

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA (S.F.)	PIPESTEM AREA (S.F.)	LOT SIZE (S.F.)
1	29,248	-	29,248
2	22,372	2,372	20,000
3	23,714	3,697	20,017

TOTAL AREA TABULATION		TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED	3	
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	
NUMBER OF LOTS TO BE RECORDED	3	
AREA OF BUILDABLE LOTS TO BE RECORDED	1.73AC	
AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC	
AREA OF LOTS TO BE RECORDED	1.73 AC	
AREA OF ROADWAY TO BE RECORDED	0.0 AC	

THE REQUIREMENTS 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 MARKERS HAVE BEEN COMPLIED WITH.

M. N. Roshan 02/28/08
 (SURVEYOR) DATE
Jong Hwi Lee 02/14/08
 JONG HWI LEE (OWNER) DATE
Heo Sook Lee 2/14/08
 HEO SOOK LEE (OWNER) DATE

OWNERS
 JONG HWI LEE
 HEO SOOK LEE
 10470 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21042
 410-750-3814

PURPOSE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL 62 LOTS 24 & 25, INTO THREE NEW LOTS 1, 2 & 3

LEGEND

- PROPOSED PRIVATE SEWER & UTILITY EASEMENT
- EXISTING EASEMENT
- PROPOSED PRIVATE USE-IN COMMON ACCESS EASEMENT
- UNMITIGATED 65dB NOISE LINE
- MITIGATED 65dB NOISE LINE
- PROPOSED & EXISTING EASEMENTS

COORDINATE LIST

No.	NORTH	EAST
1	589302.66	1347448.43
2	589243.18	1347639.38
3	588853.65	1347510.67
4	588976.18	1347340.56

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
B. Williams for Peter Bideman 2/25/08
 HOWARD COUNTY HEALTH OFFICER DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 2/20/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION. DATE
Marsha L. Lough 2/20/08
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PARCEL 62, LOTS 24 & 25, GRID 24, CONVEYED TO JONG HWI LEE AND HEO SOOK LEE BY DEED DATED 28TH JANUARY, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8966 AT FOLIO 551.
 I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
M. N. Roshan 02/28/08
 M. NAJIB ROSHAN
 PROFESSIONAL LAND SURVEYOR #11049

OWNER'S CERTIFICATE
 WE, JONG HWI LEE AND HEO SOOK LEE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, & OPEN SPACE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 28th DAY OF February, 2007.
Jong Hwi Lee 02/14/08
 JONG HWI LEE (OWNER) DATE
Heo Sook Lee 02/14/08
 HEO SOOK LEE (OWNER) DATE
M. N. Roshan 02/14/08
 M. NAJIB ROSHAN (WITNESS) DATE

RECORDED AS PLAT NUMBER 19759 ON 2/20/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
PLAT OF RESUBDIVISION
TURF VALLEY GROVE
LOTS 1 TO 3
 A RESUBDIVISION OF LOTS 24 & 25 OF THE MAP OF DIVISION OF ST. CHARLES COLLEGE FARM PARCEL 62; TAX MAP 16; GRID 24
 2nd ELECTION DISTRICT HOWARD COUNTY, MD.
 ZONED: R-20 SHEET 1 OF 1
 JAN. 12, 2008 SCALE: 1" = 40'
KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 TEL: (410)203-9800 FAX: (410)203-9228