

AREA TABULATION

NUMBER OF BUILDABLE LOTS NUMBER OF OPEN SPACE LOTS TOTAL NUMBER OF LOTS AREA OF BUILDABLE LOTS 1.0 ± AC. AREA OF RIGHT-OF-WAY DEDICATION 0.0 ± AC. $0.0 \pm AC.$ AREA OF OPEN SPACE LOTS 1.0 ± AC. TOTAL AREA

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

HOWARD COUNTY HEALTH OFFICER CONDITION DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

OWNER'S

CERTIFICATE

HONG-TAO MA, 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 EASEMENTS SHOWN

WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE

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 ERECTED ON OR OVER THE SAID EASEMENT

HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE. THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE

THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE

DAY OF September 2005

577257.2288 | 1350106.8465

HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS

8 577305.3112 1349939.3210

9 | 577286.5858 | 1350113.0246

10 | 577265.1138 | 1350215.0555

NOTE: COORDINATES AND GRID TICS SHOWN

DIVIDE BY 3.28083333.

OWNER

HONG-TAO MA 4329 CENTENNIAL LANE

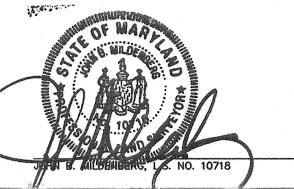
ELLICOTT CITY, MD 21042

WITNESS MY HAND THIS

- LANDSCAPING FOR LOT 2 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPING REQUIREMENTS (8 SHADE TREES) ARE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- 19. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF FOREST CONSERVATION. IT IS A MINOR SUBDIVISION WHICH CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL BASED ON THE EXISTING ZONING IN ACCORDANCE WITH SECTION 16.1202(b)(viii) OF THE HOWARD COUNTY CODE.
- 20. THERE IS AN EXISTING HOUSE LOCATED ON LOT 1 WHICH IS TO REMAIN. ALL ADDITIONS OR CONSTRUCTION TO THE EXISTING HOUSE MUST MEET THE BUILDING RESTRICTION LINES AS SHOWN ON THIS PLAT.
- 21. 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 TO THE PIPESTEM LOT DRIVEWAY.
- 22. PRIVATE USE IN COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMUTANEOUSLY WITH THIS RECORD PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY FRANKLIN D. FREY TO HONG-TAO MA BY DEED DATED JUNE 8, 2001 AND RECORDED AMONG THE I AND RECORDS FOR HOWARD COUNTY IN LIBER 5515 AT FOLIO 0202 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.



MA PROPERTY

STRUCTURE CLEARANCES - MINIMUM 12 FEET

LOTS 1 AND 2

RECORDED AS PLAT 17794 ON 11/10/65 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).

STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.

SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE

MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

GEOMETRY — MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.

SHEET 1 OF 1

TAX MAP 24 PARCEL NO. 1037 BLOCK 19

MINIMUM REQUIREMENTS:

WITH TAR AND CHIP COATING.

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE : 1"=50" DATE : AUGUST 2005 DPZ FILE NOS.: F-04-090



MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors

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F- 04-090

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