



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

- TAX MAP: 24, PARCEL: 1037, BLOCK: 19
- THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE SUBDIVISION REGULATIONS PER COUNCIL BILL 45-2003, AND THE AMENDED ZONING REGULATIONS, PER COUNCIL BILL 75-2003.
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT NOVEMBER 2003.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 25A1 & 25A2.
 STA. No. 0023 N 577,373.133 ELEV. 479.336
 E 1,349,751.23
 STA. No. 24GB N 579,069.457 ELEV. 492.323
 E 1,350,441.86
- REQUIRED OPEN SPACE = 1.00 AC X 0.06% = 0.06 ACRES (20,000 SF LOTS)
 OPEN SPACE PROVIDED = 0.00 AC ±
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$1500.00.
- DENOTES IRON PIPE OR REBAR FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 20-1291-S FOR SEWER AND 163-W FOR WATER.
- THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO FLOODPLAIN, WETLANDS, OR STEEP SLOPES EXIST ON SITE.
- STORMWATER MANAGEMENT WILL BE PROVIDED VIA GRASS CHANNEL CREDIT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 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 (CULVERT/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 ENSURE ALL WEATHER USE.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	23,517 SQ. FT.	3,510 SQ. FT.	20007 SQ. FT.

LEGEND

▨ DENOTES 26' PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT FOR LOTS 1 & 2

COORDINATE TABLE

NO.	NORTHING	EASTING
1	577399.4420	1349956.969
2	577293.6217	1350217.5489
3	577197.9800	1350453.0580
4	577152.1940	1350508.8340
5	577273.9430	1349930.3060
6	577293.2155	1349935.8448
7	577257.2288	1350106.8465
8	577305.3112	1349939.3210
9	577286.5858	1350113.0246
10	577265.1138	1350215.0555

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

- 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 65dBA NOISE EXPOSURE. THE 65 dBA 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.
- 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.
- 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.
- 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 PLAN.
- 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.
- PRIVATE USE IN COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS RECORD PLAT.

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 9/7/05
 JOHN B. MILDENBERG, SURVEYOR
[Signature] 9/7/05
 HONG-TAO MA, OWNER DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS	2
AREA OF BUILDABLE LOTS	1.0 ± AC.
AREA OF RIGHT-OF-WAY DEDICATION	0.0 ± AC.
AREA OF OPEN SPACE LOTS	0.0 ± AC.
TOTAL AREA	1.0 ± AC.

OWNER
 HONG-TAO MA
 4329 CENTENNIAL LANE
 ELLICOTT CITY, MD 21042

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 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 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 7th DAY OF September 2005

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 LAND 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.

[Signature] 9/7/05
 JOHN B. MILDENBERG, L.S. NO. 10718

RECORDED AS PLAT 17794 ON 11/10/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MA PROPERTY
 LOTS 1 AND 2

TAX MAP 24	2nd ELECTION DISTRICT	SCALE: 1"=50'
PARCEL NO. 1037	HOWARD COUNTY, MARYLAND	DATE: AUGUST 2005
BLOCK 19	EX. ZONING R-20	DPZ FILE NOS.: F-04-090

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

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