

NOTES:

1. [Symbol] DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
2. [Symbol] DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
3. [Symbol] DENOTES STONE OF CONCRETE MONUMENT FOUND.
4. DENOTES IRON PIPE FOUND.
5. PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE:
S-03-017, WP-03-137, WP-04-72, F-03-190, P-06-008, 24-4481-D, WP-08-116
WP-09-053, WP-09-195, WP-11-049, WP-12-061, WP-13-065, WP-13-162, F-12-093
6. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS MONUMENTS 24FB & 2413, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
7. THIS PLAN IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED APRIL 2013.
8. SUBJECT PROPERTY IS ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN AND PER COMP. LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
10. THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YR. FLOODPLAIN ON-SITE AS PER A CERTIFICATION LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED APRIL 2003 AND APPROVED UNDER S-03-017.
11. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
12. BRL INDICATES BUILDING RESTRICTION LINE.
13. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
14. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2007 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. QUALITY CONTROL SHALL BE PROVIDED BY A SWM POND WITH A SAND FILTER, AND MICRO-BIORETENTION FACILITIES AS SHOWN ON F-07-110.
15. QUANTITY CONTROL SHALL BE PROVIDED BY THE SWM POND, AS SHOWN ON F-07-110.
16. ALL MICRO-BIORETENTION FACILITIES, EXCEPT FOR MB-2A AS SHOWN ON F-07-110, SHALL BE PRIVATELY OWNED & MAINTAINED. THE SWM POND & MB-2A, AS SHOWN ON F-07-110, SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
17. IN ACCORDANCE WITH SECTION 16.202 OF THE FOREST CONSERVATION ACT, THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT ARE PROVIDED BY THE PLACEMENT OF 2.5 AC. (208,900 SF) OF REQUIRED FOREST RESTORATION INTO 1.5 AC. OFF-SITE EASEMENT ON THE NAD '83 COORDINATE SYSTEM. MITIGATION UNDER F-13-090 (PLAT # 22662-22667) THE FOREST CONSERVATION EASEMENT HAS BEEN PLACED ON LOTS 3 & 4. NO SURETY IS REQUIRED WITH THE DEVELOPER AGREEMENT FOR THE FINAL PLANS UNDER F-07-110 (HAWES PROPERTY).
18. PERMITTER LANDSCAPING AND TRASH PAD SCREENING SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS FINAL PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$15,500.00 FOR 25 SHADE TREES, 18 EVERGREEN TREES AND 10 SHRUBS, SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT UNDER THIS PLAN, F-07-110.
19. NOISE LINE SHOWN ON PLANS FOR THIS PROJECT BASED ON DATA PROVIDED BY THE MD-SHA AS PER CONTRACT NO.H06625170 AND APPROVED UNDER S-03-017.
20. THE NOISE CONTOUR LINE DRAWN ON THIS 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 EXPOSURE. THE 65DBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO IDENTIFY DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
21. WAPER PETITION WP-03-137 WAS REQUESTED AND APPROVED ON SEPTEMBER 23, 2003 TO WAVE SECTION 16.120(a)(2) PER THE FOLLOWING CONDITIONS: THE PROPOSED USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOT 1 OF THE HAWES PROPERTY, LOT 4 OF THE MOSNER PROPERTY, AND PARCEL 384 AND SHALL BE RECORDED SIMULTANEOUSLY WITH F-03-190 IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD, AND THAT ANY FUTURE RE-SUBDIVISION OF NON-BUILDABLE LOT 2 WILL BE SUBJECT TO COMPLIANCE WITH ALL APPLICABLE SUBDIVISION, APPO, STORMWATER MANAGEMENT, FOREST CONSERVATION AND LANDSCAPE REQUIREMENTS IN EFFECT AT THAT TIME.
22. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
23. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT GRANULAR BASE WITH 1/2" MIN. TAR AND CHIP COATING.
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES(CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (M25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
24. THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS. IT ALSO FALLS UNDER THE CRITERIA ESTABLISHED IN THE INFILL DEVELOPMENT REGULATIONS OF COUNCIL BILL 45-2003 EFFECTIVE OCTOBER 2, 2003.
25. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC CONNECTING TO CONTRACT NO. 845-W&S. DRAINAGE AREA IS WITHIN THE PATAPSCO RIVER WATERSHED.
26. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122(b) OF THE HOWARD COUNTY CODE.
27. PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
28. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 12-23-12 AS RECORDING REFERENCE 00000018243.
29. WAPER PETITION WP-04-72 WAS REQUESTED AND APPROVED ON DECEMBER 28, 2003 TO WAVE SECTION 16.121(a)(2) PER THE FOLLOWING CONDITIONS: THE PROPOSED OPEN SPACE LOTS 3 & 4 (LOT 9) SHALL BE DEDICATED TO THE H.O.A. FOR SWMP PURPOSES; MINIMUM RESIDENTIAL LOT SIZES MUST BE 20,000 S.F. OR GREATER; AND ACCESS TO THESE OPEN SPACE LOTS SHALL BE DIRECTLY FROM THE PROPOSED PUBLIC RIGHT-OF-WAY EXTENSION OF VIEW TOP ROAD.
30. WAPER PETITION WP-04-31, REQUESTED TO WAVE SECTION 16.120(b)(4)(iii)(c), WAS ALLOWED TO EXPIRE AND BECOME NULL & VOID DUE TO INACTIVITY.
31. WAPER PETITION WP-04-72 WAS REQUESTED AND APPROVED ON DECEMBER 28, 2003 TO WAVE SECTION 16.121(a)(2) PER THE FOLLOWING CONDITIONS: THE PROPOSED OPEN SPACE LOTS 3 & 4 (LOT 9) SHALL BE DEDICATED TO THE H.O.A. FOR SWMP PURPOSES; MINIMUM RESIDENTIAL LOT SIZES MUST BE 20,000 S.F. OR GREATER; AND ACCESS TO THESE OPEN SPACE LOTS SHALL BE DIRECTLY FROM THE PROPOSED PUBLIC RIGHT-OF-WAY EXTENSION OF VIEW TOP ROAD.

22. WAPER PETITION WP-08-116 WAS REQUESTED AND APPROVED ON JUNE 26, 2008 TO WAVE SECTION 16.144(p) & SECTION 16.144(q) PER THE FOLLOWING CONDITIONS: THE APPO DEADLINE FOR POSTING FEES AND SUBMITTING PLAT ORIGINALS ARE BOTH EXTENDED BY 180 DAYS AND ALL PERTINENT INFORMATION SHALL BE NOTED ON THE PLANS WHERE APPLICABLE.
23. WAPER PETITION WP-08-053 WAS REQUESTED AND APPROVED ON NOVEMBER 21, 2008 TO WAVE SECTION 16.144(p) & SECTION 16.144(q) PER THE FOLLOWING CONDITIONS: THE APPO DEADLINE FOR POSTING FEES AND SUBMITTING PLAT ORIGINALS ARE BOTH EXTENDED BY 180 DAYS AND ALL PERTINENT INFORMATION SHALL BE NOTED ON THE PLANS WHERE APPLICABLE.
32. THE CURRENT OWNERS (VIVENCIO R. & JEANNE C. REYES) OF THE ADJOINING PARCEL (P.755, LOT 9) TO THE NORTH OF THIS PROPERTY HAVE SIGNED A LETTER OF ACKNOWLEDGEMENT STATING THEY ARE AWARE THAT: AN EXISTING DRAINAGE SWALE IS LOCATED AT THE REAR OF THEIR PROPERTY; THAT THIS SWALE CURRENTLY, AND WILL AFTER DEVELOPMENT OF THIS PROJECT, CONVEY RUN-OFF FROM THIS SITE; THAT ANY NEW HOMES TO BE BUILT ON THEIR PROPERTY SHOULD NOT BE LOCATED IN THIS AREA UNLESS PROVISIONS ARE MADE TO RE-ROUTE THE WATER FLOW; AND THAT THIS SITUATION IS SUBJECT TO THE ON-SITE STORMWATER MANAGEMENT FACILITY (A DAM BREACH). A COPY OF THIS LETTER IS ON FILE WITH THE DEVELOPER AND WITH PERTINENT HOWARD COUNTY REVIEW AGENCIES.
31. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS & ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST PLANT CONSERVATION (DESIGNATED "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE & DELIVER DEEDS FOR THE EASEMENT 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 & 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 EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
32. WAPER PETITION(S) WP-08-195, WP-11-049, WP-12-061, WP-13-065 WERE REQUESTED AND APPROVED ON VARIOUS APPLICABLE DATES TO WAVE SECTION 16.144(p) & SECTION 16.144(q) TO GRANT EXTENSIONS OF TIME TO THE APPO DEADLINE FOR POSTING FEES AND SUBMITTING PLAT ORIGINALS.
33. WAPER PETITION WP-13-162 WAS REQUESTED AND APPROVED ON MAY 28, 2013 TO WAVE SECTION 16.144(p) & SECTION 16.144(q) AS THEY APPLY TO F-07-110 PER THE FOLLOWING CONDITIONS: 1) APPROVAL IS GRANTED FOR A SIX MONTH EXTENSION FROM THE DATE OF APRIL 30, 2013 BY WHICH TO PAY ALL REQUIRED FEES TO THE COUNTY; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS FOR F-07-110. THE NEW DEADLINE DATE IS ON OR BEFORE OCTOBER 27, 2013. 2) APPROVAL IS GRANTED FOR A SIX-MONTH EXTENSION FROM THE DATE OF JUNE 30, 2013, BY WHICH TO SUBMIT THE FINAL PLAT MAP FOR SIGNATURE AND RECORDATION FOR F-07-110. THE NEW DEADLINE DATE IS ON OR BEFORE DECEMBER 27, 2013. 3) FUTURE REQUEST FOR EXTENSIONS OF TIME BEYOND THE EXTENDED DEADLINES WILL REQUIRE SUBMISSION OF A NEW WAPER PETITION APPLICATION. 4) THE APPLICANT IS ADVISED THAT ALL STORMWATER MANAGEMENT FACILITIES ON THE SITE MUST BE DESIGNED USING CURRENT STORMWATER MANAGEMENT REGULATIONS AS SHOWN ON THE RED-LINE REVISION ROAD CONSTRUCTION PLANS FOR F-07-110. 5) THE APPLICANT IS ADVISED THAT A NEW FEE SCHEDULE HAS BEEN ADOPTED ON JULY 1, 2012. INCREASE OF ANY PROCESSING FEES PREVIOUSLY INDICATED IN THE TECHNICALLY COMPLETE LETTER FOR F-07-110 MUST BE PAID AT THE TIME OF SUBMISSION OF APPLICABLE PLAN ORIGINALS.
34. THE HOA COVENANTS AND RESTRICTIONS ARE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD WITH THIS PLAT. THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 6 TO 8 AND FUTURE LOTS 10 & 11 ARE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD WITH THIS PLAT.

- LEGEND**
- (999) - COORDINATE DESIGNATION
 - (RW1) - PUBLIC R/W BEARING AND DISTANCE DESIGNATION
 - (RC1) - PUBLIC R/W CURVE INFORMATION DESIGNATION
 - (99) - PUBLIC R/W CURVE INFORMATION DESIGNATION
 - 5' REVERTIBLE GRADING EASEMENT
 - 20' PRIVATE DRAINAGE EASEMENT
 - 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
 - PUBLIC SEWER & UTILITY EASEMENT
 - PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 - 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT

BOUNDARY CURVE DATA

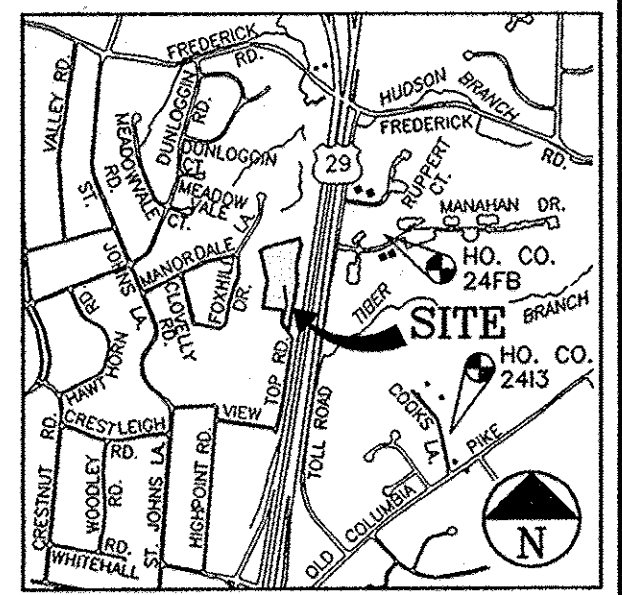
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	164.87'	72.13'	25°04'05"	36.65'	S12°26'28"W 71.56'
C2	100.00'	32.47'	18°36'24"	16.38'	S10°21'44"E 32.33'

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
RC1	164.87'	8.27'	02°52'23"	4.13'	N26°24'42"E 8.27'
RC2	101.00'	83.76'	47°30'49"	44.45'	N04°05'29"E 81.38'
RC3	140.00'	45.46'	18°36'24"	22.53'	N10°21'44"W 45.27'
RC4	141.00'	117.18'	47°36'56"	62.21'	S04°08'32"W 113.83'
RC5	107.30'	131.33'	70°07'35"	75.31'	S07°06'48"E 123.28'
RC6	188.00'	14.31'	04°21'43"	7.16'	N39°59'44"W 14.31'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
7	22,747 S.F.	1,241 S.F.	21,506 S.F.
8	31,818 S.F.	1,539 S.F.	30,279 S.F.



ADC MAP 12; GRIDS C-10
VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS - NAD '83'

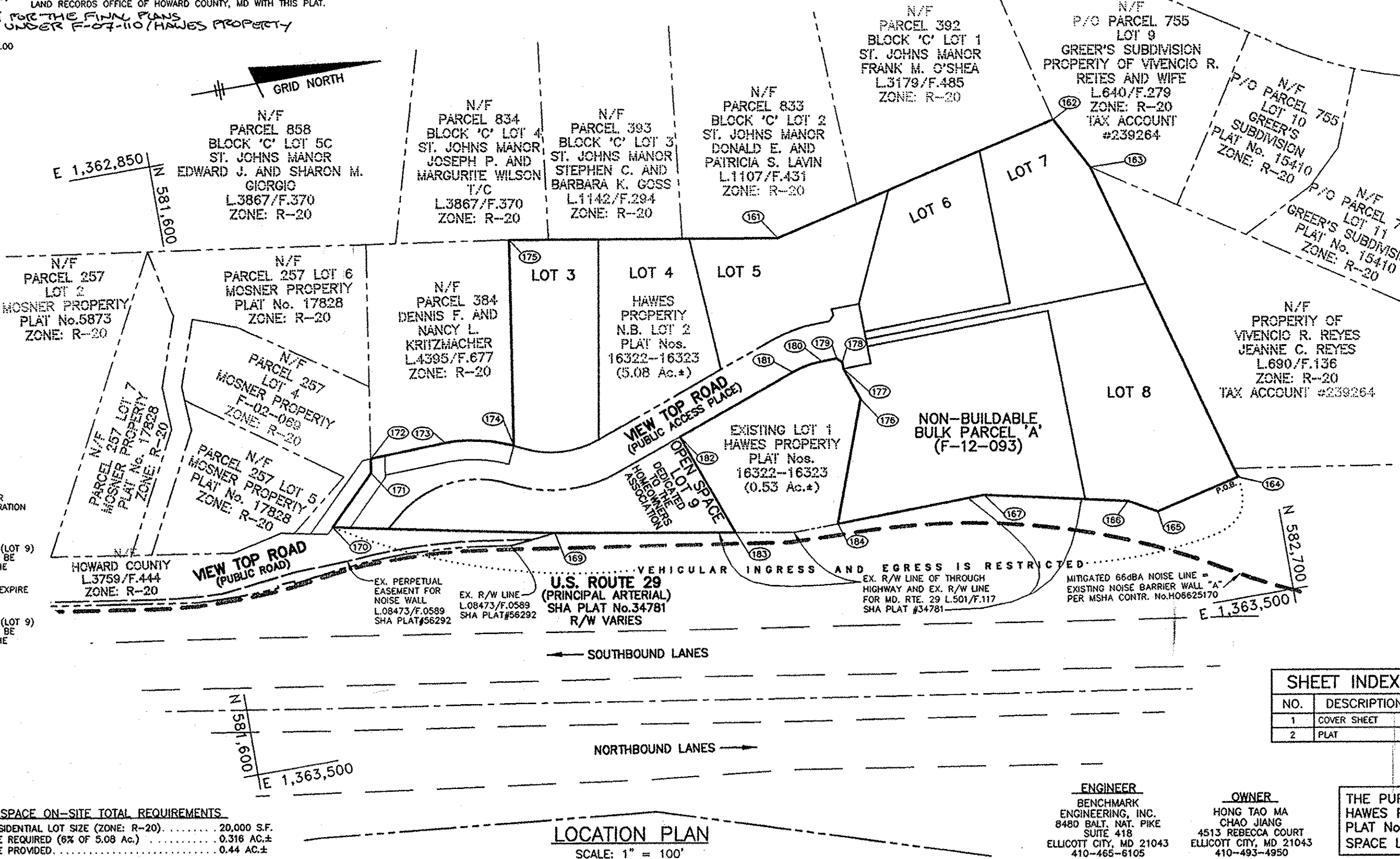
HO. CO. #24FB	EL.=423.279
N-582652.103	E=-1,364,255.930
STAMPED DISC ON CONC. MONUMENT	
42' NW FROM PK SET ALONG N. EDGE OF MANHATTAN ROAD; 128' FROM EX. THWNSSE.; WITHIN TRANSMISSION LINE R/W	
HO. CO. #2413	EL.=404.482
N-580,648.904	E=-1,364,974.471
STAMPED DISC ON CONC. MONUMENT	
159' NE FROM BOE POLE #501794; 97.3' SE FROM EX. 10" CEDAR TREE IN CENTER OF TRANSMISSION LINE R/W	

BOUNDARY COORDINATE TABLE

NO.	NORTHING	EASTING
161	582,233.9625	1,363,040.6109
162	582,539.4354	1,362,967.9745
163	582,568.6933	1,363,024.9128
164	582,663.8030	1,363,373.1586
165	582,574.7231	1,363,394.3404
166	582,545.8458	1,363,377.8090
167	582,399.1802	1,363,344.8060
169	581,949.9344	1,363,305.0797
170	581,722.0094	1,363,257.7577
171	581,771.5999	1,363,208.1806
172	581,773.9120	1,363,193.2587
173	581,853.8017	1,363,190.7589
174	581,923.6813	1,363,206.1755
175	581,956.7245	1,362,992.9202
176	582,289.5848	1,363,222.1763
177	582,277.3863	1,363,188.0413
178	582,277.2570	1,363,181.0425
179	582,272.1654	1,363,176.1358
180	582,256.4242	1,363,176.4267
181	582,224.6191	1,363,182.2423
182	582,096.6183	1,363,227.9505
183	582,136.0244	1,363,337.9369
184	582,243.1654	1,363,347.6891

RIGHT-OF-WAY BEARINGS AND DISTANCES

LINE	BEARING	DIST.
RW1	N19°39'56"W	211.22'
RW2	N01°03'31"W	15.74'
RW3	N46°03'31"W	7.07'
RW4	S88°56'29"W	7.00'
RW5	N01°03'31"W	29.00'
RW6	N88°56'29"E	64.00'
RW7	S01°03'31"E	29.00'



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY 3804 VIEW TOP ROAD, L.L.C., TO HONG TAO MA AND CHAO JIANG BY DEED DATED MAY 20, 2013 RECORDED AT LIBER 14943, FOLIO 00322; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED. 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.

Donald A. Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

DATE: 2-20-14

OWNER'S DEDICATION

WE, HONG TAO MA AND CHAO JIANG, OWNERS OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 RIGHTS-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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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-WAY, WITHIN OUR HANDS THIS 22nd DAY OF December 2013 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.

Hong Tao Ma 12/2/2013
HONG TAO MA
OWNER
DATE: 12/2/2013

Chao Jiang 12/2/2013
CHAO JIANG
OWNER
DATE: 12/2/2013

Witness 12/2/2013
WITNESS
DATE: 12/2/2013

Witness 12/2/2013
WITNESS
DATE: 12/2/2013

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE HAWES PROPERTY LOT 2 PREVIOUSLY RECORDED AS PLAT Nos.16322-16323 INTO LOTS 3 THRU 8, OPEN SPACE LOT 9 & NON-BUILDABLE BULK PARCEL 'A'

RECORDED AS PLAT 22940
ON 8/20/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HAWES PROPERTY
LOTS 3 THRU 8,
OPEN SPACE LOT 9 AND
NON-BUILDABLE BULK PARCEL 'A'
A RESUBDIVISION OF LOT 2 PREVIOUSLY RECORDED AS PLATS 16322-16323

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 24
SCALE: AS SHOWN
DATE: DECEMBER, 2013
BLOCK: 17
SHEET: 1 OF 2
ZONED: R-20

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	6
NON-BUILDABLE:	1
OPEN SPACE:	1
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	3.10± AC.
NON-BUILDABLE:	0.95± AC.
OPEN SPACE:	0.44± AC.
PRESERVATION PARCELS:	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.59± AC.
TOTAL GROSS AREA OF SUBMISSION TO BE RECORDED	5.08± AC.

OPEN SPACE ON-SITE TOTAL REQUIREMENTS

MINIMUM RESIDENTIAL LOT SIZE (ZONE: R-20)	20,000 S.F.
OPEN SPACE REQUIRED (8% OF 5.08 AC.)	0.316 AC.±
OPEN SPACE PROVIDED:	0.44 AC.±

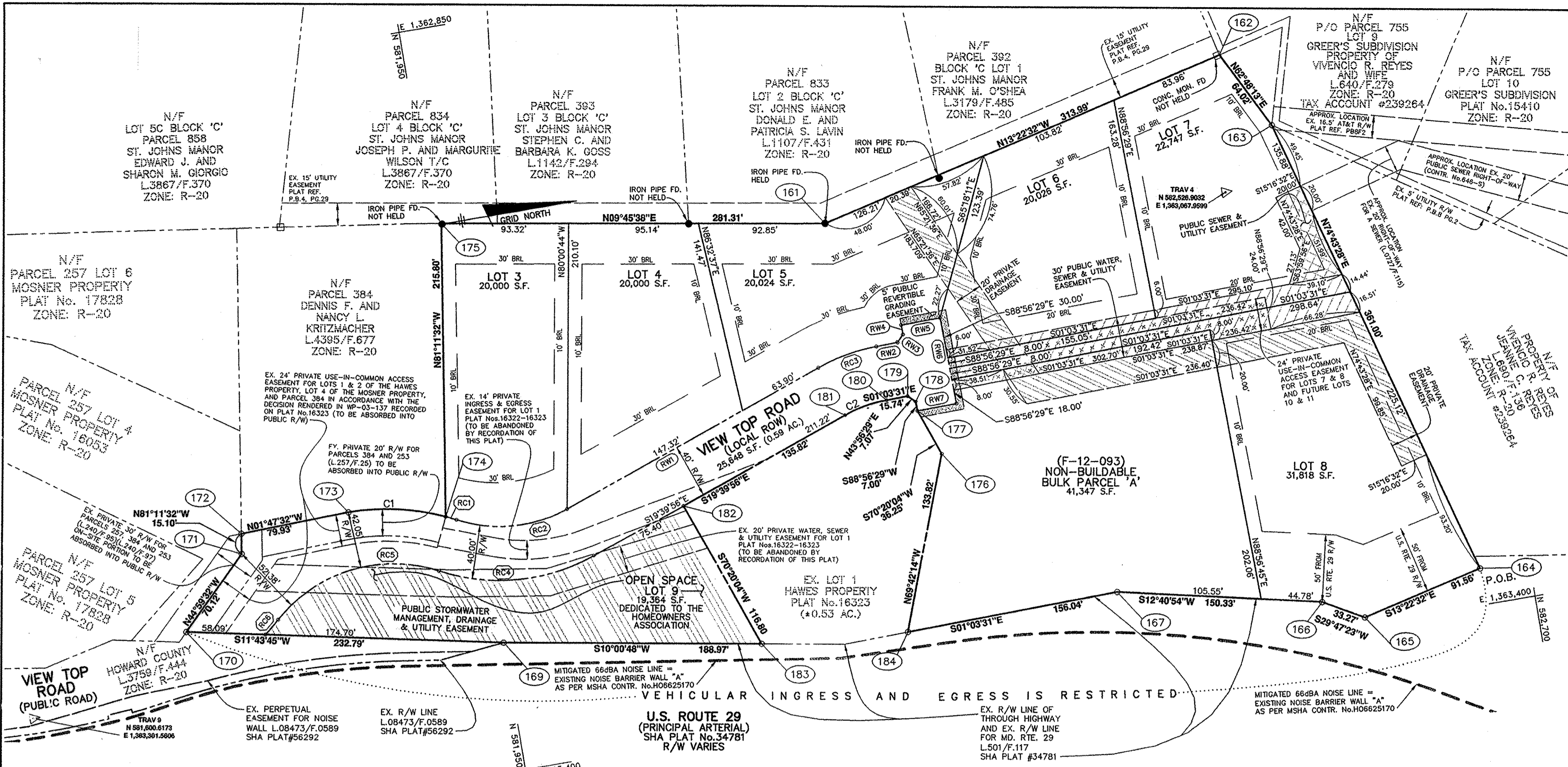
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT

Beth Wilson for Maureen Rossman 8/7/2014
HOWARD COUNTY HEALTH OFFICER
DATE: 8/7/2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief 7-23-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7-23-14

Director 8-12-14
DIRECTOR
DATE: 8-12-14



TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	6
NON-BUILDABLE	1
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.10± AC.
NON-BUILDABLE	0.95± AC.
OPEN SPACE	0.44± AC.
PRESERVATION PARCELS	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.59± AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.08± AC.

PLAN
SCALE: 1" = 50'

NOTE: FOR CHARTS AND TABLES SEE SHEET No.1

ENGINEER
BENCHMARK ENGINEERING, INC.
8480 BALT. NAT. PIKE
SUITE 418
ELlicott CITY, MD 21043
410-465-6105

OWNER
HONG TAO MA
CHAO JIANG
4513 REBECCA COURT
ELlicott CITY, MD 21043
410-493-4950

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE HAWES PROPERTY LOT 2 PREVIOUSLY RECORDED AS PLAT Nos.16322-16323 INTO LOTS 3 THRU 8, OPEN SPACE LOT 9 & NON-BUILDABLE BULK PARCEL 'A'

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

Basilian for Maurer Roszman 8/7/2014
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Clark 7-23-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Keith Sheehy 8-12-14
DIRECTOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY 3804 VIEW TOP ROAD, L.L.C., TO HONG TAO MA AND CHAO JIANG BY DEED DATED MAY 28, 2013 RECORDED AT LIBER 14943, FOLIO 00322; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED, 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.

Donald A. Mason 12-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

WE, HONG TAO MA AND CHAO JIANG, OWNERS OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 RIGHTS-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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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-WAY, WITHIN OUR HANDS THIS 2ND DAY OF ~~December~~ 2013. 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.

HONG TAO MA 12/2/2013
OWNER

CHAO JIANG 12/2/2013
OWNER

Michael C. Birt 12/13
WITNESS

Michael C. Birt 12/13
WITNESS

RECORDED AS PLAT 2294
ON 02/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HAWES PROPERTY

LOTS 3 THRU 8,
OPEN SPACE LOT 9 AND
NON-BUILDABLE BULK PARCEL 'A'
A RESUBDIVISION OF LOT 2 PREVIOUSLY
RECORDED AS PLATS 16322-16323

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 24 SCALE: AS SHOWN
PARCEL: 253 DATE: DECEMBER, 2013
BLOCK: 17 SHEET: 2 OF 2
ZONED: R-20