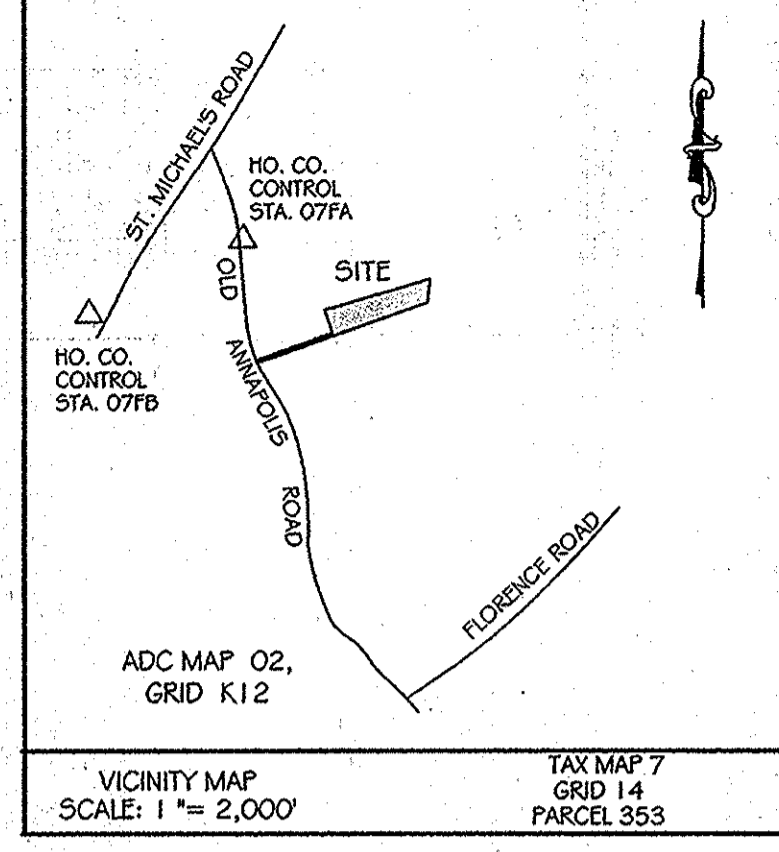


- GENERAL NOTES:**
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
 - COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/11) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 07FA AND 07FB.
07FA N. 604,392.216 E. 1,288,044.192(±FT.)
N. 605,463.426 E. 1,289,326.119(±FT.) 07FB
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAINAGE ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE SYSTEM. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL BE NECESSARY.
B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
□ REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
○ REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
 - PUBLIC WATER AND SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE.
 - THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
 - 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 REQUIREMENTS:
1) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
2) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
4) STRUCTURES (CULVERTS / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (M25 LOADING);
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2013 BY VANMAR ASSOCIATES, INC.
 - AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
 - 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 LINE ONLY AND NOT, ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - A COMMUNITY MEETING WAS HELD ON JUNE 12, 2013 AT 6:00PM AT THE USBON VOLUNTEER FIRE DEPARTMENT.
 - THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE 2004 ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
 - THERE ARE NO HISTORIC SITES, CEMETERIES OR ENVIRONMENTAL FEATURES ON THIS PROPERTY.

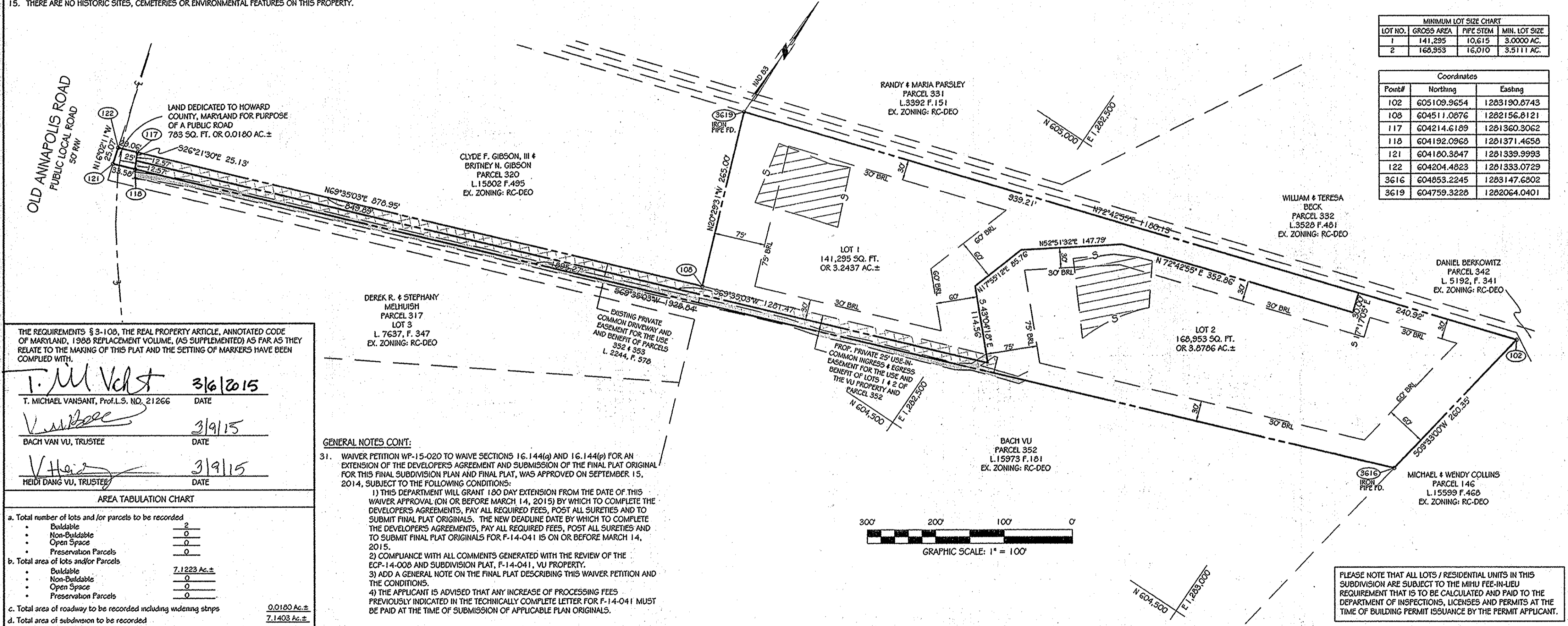
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS / PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS / PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS / PARCELS. 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 EASEMENTS, 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 DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- PERIMETER LANDSCAPING FOR LOT 1 (ONE) IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LANDSCAPE SURETY IN THE AMOUNT OF \$600.00 FOR 20 SHADE TREES (\$300.00 EACH) WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT.
- STORMWATER MANAGEMENT FOR LOT 1 IS PROVIDED UNDER CHAPTER 5, OF THE 2009 REVISIONS TO THE 2000 MD STORMWATER DESIGN MANUAL AND MEETS ESD TO THE MEP. THESE REQUIREMENTS ARE BEING MET BY THE USE OF ROOFTOP AND NON-ROOFTOP DISCONNECTIONS. ALL ONLOT STORMWATER MANAGEMENT IS SUBJECT TO THE DECLARATION OF COVENANTS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS OR BUFFERS ON THIS SITE.
- THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSE ON LOT 2.
DISTANCE TO WELL: 30' DISTANCE TO SEPTIC: 20'
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS A MINOR SUBDIVISION AND IS LOCATED IN THE GROWTH TIER AREA IV IN ACCORDANCE WITH THE PLAN HOWARD 2030 AND THE MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(iv)(iii) OF THE SUBDIVISION REGULATIONS. THE PROJECT IS A MINOR SUBDIVISION TO CREATE ONE ADDITIONAL LOT WITH NO FURTHER SUBDIVISION POTENTIAL.
- PREVIOUS FILE NUMBERS: ECP-14-008, WF-15-020.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500.00 FOR NEW LOT 1 PER SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS. NON-CLUSTER SUBDIVISION LOTS IN THIS RC DISTRICT REQUIRE A FEE-IN-LIEU FOR OPEN AREA.
- PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. THE MIHU EXECUTED AGREEMENT WILL BE RECORDED WITH THE FINAL PLAT.
- A USE-IN-COMMON DRIVEWAY AGREEMENT FOR LOTS 1 AND 2 AND PARCEL 352, WAS RECORDED IN THE LAND RECORDS OFFICE ALONG WITH THE RECORDING OF THIS PLAT.

OWNER / DEVELOPER
BACH VAN VU
HEIDI DANG VU
20316 SEABROOK DR.
MONTGOMERY VILLAGE, MD 20886
301-651-3036



LOT NO.	GROSS AREA	PIPE STEM	MIN. LOT SIZE
1	141,295	10,615	3.0000 AC.
2	168,953	16,010	3.5111 AC.

Point#	Northing	Easting
102	605109.9654	1283190.8743
108	604511.0876	1282156.8121
117	604214.6189	1281360.3062
118	604192.0968	1281371.4658
121	604180.3847	1281399.9993
122	604204.4823	1281333.0729
3616	604853.2245	1283147.6802
3619	604759.3228	1282064.0401



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.

T. Michael Vansant, Prof. L.S. No. 21266
3/6/2015
DATE

Bach Van Vu, Trustee
3/9/15
DATE

Heidi Dang Vu, Trustee
3/9/15
DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

Bulldable	2
Non-Bulldable	0
Open Space	0
Preservation Parcels	0

b. Total area of lots and/or parcels

Bulldable	7.1223 Ac. ±
Non-Bulldable	0
Open Space	0
Preservation Parcels	0

c. Total area of roadway to be recorded including widening strips
0.0180 Ac. ±

d. Total area of subdivision to be recorded
7.1403 Ac. ±

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
3-25-15
DATE

Director
3-31-15
DATE

APPROVED
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer
3/20/2015
DATE

GENERAL NOTES CONT:

- WAIVER PETITION WF-15-020 TO WAIVE SECTIONS 16.144(a) AND 16.144(b) FOR AN EXTENSION OF THE DEVELOPER'S AGREEMENT AND SUBMISSION OF THE FINAL PLAT ORIGINAL FOR THIS FINAL SUBDIVISION PLAN AND FINAL PLAT, WAS APPROVED ON SEPTEMBER 15, 2014. SUBJECT TO THE FOLLOWING CONDITIONS:
1) THIS DEPARTMENT WILL GRANT 180 DAY EXTENSION FROM THE DATE OF THIS WAIVER APPROVAL (ON OR BEFORE MARCH 14, 2015) BY WHICH TO COMPLETE THE DEVELOPER'S AGREEMENTS, PAY ALL REQUIRED FEES, POST ALL SURETIES AND TO SUBMIT FINAL PLAT ORIGINALS. THE NEW DEADLINE DATE BY WHICH TO COMPLETE THE DEVELOPER'S AGREEMENTS, PAY ALL REQUIRED FEES, POST ALL SURETIES AND TO SUBMIT FINAL PLAT ORIGINALS FOR F-14-041 IS ON OR BEFORE MARCH 14, 2015.
2) COMPLIANCE WITH ALL COMMENTS GENERATED WITH THE REVIEW OF THE ECP-14-008 AND SUBDIVISION PLAT, F-14-041, VU PROPERTY.
3) ADD A GENERAL NOTE ON THE FINAL PLAT DESCRIBING THIS WAIVER PETITION AND THE CONDITIONS.
4) THE APPLICANT IS ADVISED THAT ANY INCREASE OF PROCESSING FEES PREVIOUSLY INDICATED IN THE TECHNICALLY COMPLETE LETTER FOR F-14-041 MUST BE PAID AT THE TIME OF SUBMISSION OF APPLICABLE PLAN ORIGINALS.

OWNER'S CERTIFICATE

WE, BACH VAN VU AND HEIDI DANG VU, TRUSTEES 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 9th DAY OF March, 2015

Bach Van Vu, Trustee
Heidi Dang Vu, Trustee

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 PAUL J. COHEN, SUBSTITUTE TRUSTEE UNTO BACH VAN VU AND HEIDI DANG VU, TRUSTEES, BY DEED DATED MAY 21, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14035 FOLIO 019; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE SEPTEMBER 9, 2015, IN ACCORDANCE WITH COMAR 09.13.06.12

T. Michael Vansant, Prof. Land Surveyor
3/6/15
DATE
MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 23308 ON 4/10/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT
VU PROPERTY
LOTS 1 & 2
(LIBER 14035 AT FOLIO 19)

TAX MAP: 7
GRID NO: 14
PARCEL NO: 353

ELECTION DISTRICT: No. 4
HOWARD COUNTY, MARYLAND
EX. ZONING: RCDEO

SCALE: 1" = 100'
DATE: AUGUST, 2013
SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 548-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown
vanmar.com

County File # F-14-041