

COORDINATE LIST

No.	NORTH	EAST
1	589302.66	1347448.43
2	589243.18	1347639.38
3	588853.65	1347510.67
4	588871.45	1347486.31
5	588976.18	1347340.56

OWNER LOTS 1 & 3
JONG HWI LEE
 10470 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21042
 (410)467-5271

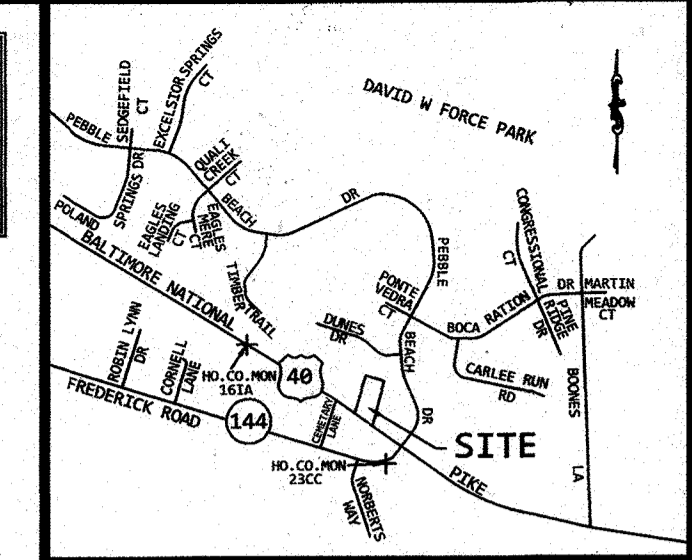
OWNER LOT 2
CARTIQUEYANE BARATHAPUNNIAM
 3121 NORMANDY WOODS DRIVE
 ELLICOTT CITY, MD 21042
 (410)818-0465

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
4-5	11534.16'	179.47'	0°53'29"	89.74'	N 54°18'05"	179.47'

BENCHMARKS

#	ELEVATION	NORTHING	EASTING
161A	462.916	N 589509.398	E 1346343.685
23CC	465.090	N 588290.881	E 1347677.514



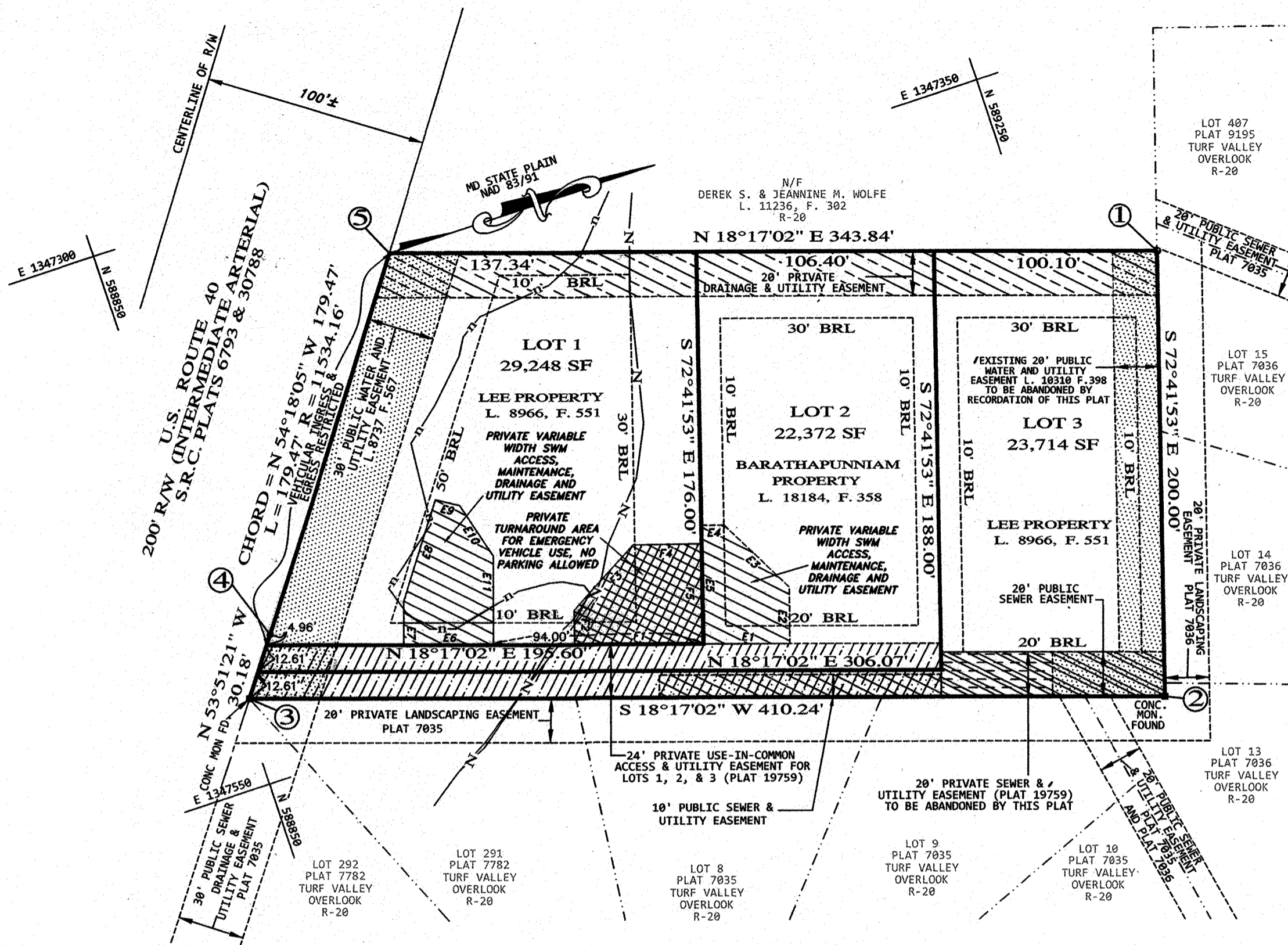
VICINITY MAP
 ADC MAP NO. 11 GRID E6
 SCALE: 1" = 2000'

LINE TABLE

No.	BEARING	DISTANCE
E1	N 18°07'02" E	38.62'
E2	N 72°10'12" W	25.47'
E3	S 61°52'03" W	40.50'
E4	S 17°18'07" W	10.00'
E5	S 72°41'53" E	53.23'
E6	S 18°17'02" W	40.11'
E7	N 71°42'58" W	19.75'
E8	N 54°22'37" W	47.65'
E9	N 31°24'08" E	11.18'
E10	N 74°54'55" E	27.31'
E11	S 71°42'58" E	39.89'

PRIVATE TURNAROUND AREA LINE TABLE

No.	BEARING	DISTANCE
F1	S 18°17'02" W	57.63'
F2	N 72°41'53" W	15.63'
F3	N 29°22'43" W	39.18'
F4	N 17°34'18" E	30.74'
F5	S 72°41'53" E	44.98'



GENERAL NOTES:

- The coordinate 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 was used for this project.
- This plan is based on a field run monumented boundary survey performed on or about March 2006, by KCE Engineering Inc.
- B.R.L. indicated building restriction line.
- Denotes rebar with #4 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 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:
 a. Width = 12' (16' serving more than one residence);
 b. Surface = 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
 c. Geometry = Max. 15% grade, max. 10% grade change and min. 45' turning radius;
 d. Structures (culverts/bridges) = capable of supporting 25 gross tons (H25 loading);
 e. Drainage Elements = capable of safely passing 100-year flood with no more than one foot depth over driveway surface;
 f. Maintenance = sufficient to insure all weather use.
- This plat is exempt from the Forest Conservation requirements because it is a revision plat that does not create any new lots in accordance with Section 16.1202(b)(1)(vii) of the Howard County Code.
- This plat is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a revision plat that does not create any new lots.
- 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 10/6/2013 Comprehensive Zoning Plan
- Storm Water Management obligations for this site will be met two bioretention facilities (M-6) for the driveways and the fronts of the houses on Lots 2 and 3 and drywells (M-5) for the rear of the houses on Lots 1 and 2; dry wells (M-5) will treat the driveway and house on Lot 3. On-Lot facilities shall be owned and maintained by the lot owner.
- 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.
- There are no existing structures located on this property.
- 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 65dBA noise exposure. The 65 dBA noise line that 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.

GENERAL NOTES CONTINUED:

- Lot 1 will share access with Lots 2 and 3 through a 24' private use-in-common access easement.
- No gravity sewer service is provided for Lots 1, 2, and 3. Sewer service will be provided by a private on-site pump and private low-pressure sewer.
- The noise study for this project was prepared by KCE Engineering, dated May 2007, and was approved on May 30, 2007.
- Previous DPZ file reference: F-07-078; PLAT 19759; CONTR. 24-4160-D; and ECP-18-013.

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

LEGEND

- PUBLIC SEWER AND UTILITY EASEMENT
- PRIVATE SEWER AND UTILITY EASEMENT
- PRIVATE VARIABLE WIDTH SWM ACCESS, MAINTENANCE, DRAINAGE AND UTILITY EASEMENT
- PRIVATE TURNAROUND AREA FOR EMERGENCY VEHICLE USE, NO PARKING ALLOWED
- PUBLIC SEWER EASEMENT
- EXISTING PUBLIC WATER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- 20' PRIVATE DRAINAGE AND UTILITY EASEMENT
- UNMITIGATED 65dB NOISE LINE
- MITIGATED 65dB NOISE LINE
- EXISTING EASEMENTS

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	1.73 Ac
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0 Ac
AREA OF LOTS TO BE RELOCATED	1.73 Ac
AREA OF ROADWAY TO BE RECORDED	0.0 Ac

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

[Signature] 7/12/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 5.26.21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

[Signature] 6/1/21
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, JONG HWI LEE, HEO SOOK LEE, JENNIFER MYUNGHEE LEE, CARTIQUEYANE BARATHAPUNNIAM AND INDIRA MASLAMANI UMAPATHY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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, WHERE APPLICABLE, 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.

<i>[Signature]</i> 4/15/21 JENNIFER MYUNGHEE LEE (OWNER) DATE	<i>[Signature]</i> 4/15/21 TAYN BUEEN WITNESS
<i>[Signature]</i> 4/15/21 JONG HWI LEE (OWNER) DATE	<i>[Signature]</i> 4/15/21 TAYN BUEEN WITNESS
<i>[Signature]</i> 4/15/21 HEO SOOK LEE (OWNER) DATE	<i>[Signature]</i> 4/15/21 TAYN BUEEN WITNESS
<i>[Signature]</i> 4/15/21 CARTIQUEYANE BARATHAPUNNIAM (OWNER) DATE	<i>[Signature]</i> 4/15/21 TAYN BUEEN WITNESS
<i>[Signature]</i> 4/15/21 INDIRA MASLAMANI UMAPATHY (OWNER) DATE	<i>[Signature]</i> 4/15/21 TAYN BUEEN WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOTS 1, 2, AND 3, OF THE PLAT OF RESUBDIVISION "TURF VALLEY GROVE" LOTS 1 TO 3, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBER 19759, BEING THE REMAINDER OF THE LAND CONVEYED TO JONG HWI LEE AND HEO SOOK LEE AND JENNIFER MYUNGHEE LEE BY DEED DATED JANUARY 28, 2005 IN LIBER 8966, FOLIO 551 AND ALL OF THE LAND CONVEYED TO CARTIQUEYANE BARATHAPUNNIAM AND INDIRA MASLAMANI UMAPATHY BY DEED DATED MAY 16, 2018 IN LIBER 18184, FOLIO 358.

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.

[Signature] 4/15/2021
 J. CARL HUDGINS
 PROPERTY LINE SURVEYOR #96
 EXPIRATION DATE: 3/11/2022

RECORDED AS PLAT NUMBER 25762 ON 6-16-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
TURF VALLEY GROVE
LOTS 1 TO 3
 BEING A REVISION OF PLAT OF RESUBDIVISION
 TURF VALLEY GROVE LOTS 1 TO 3
 TAX MAP 16; GRID 24; PARCEL 62
 2nd ELECTION DISTRICT HOWARD COUNTY, MD.
 ZONED: R-20 SHEET 1 OF 1
 APRIL 13, 2021 SCALE: 1" = 50'



NTT Associates, Inc.
 16205 Old Frederick Rd.
 Mt. Airy, Maryland 21771
 Phone: (410) 442-2031
 Fax: (410) 442-1315
 www.nttsurveyors.com

F21-065