



COORDINATE LIST

No.	NORTHING	EASTING
1	593458.6675	1325354.1958
2	593409.0006	1325342.4863
3	593366.4802	1325344.7256
4	593304.2053	1325337.4282
5	592874.3730	1325352.5138
6	592808.4446	1325358.7364
7	592939.7070	1324162.4020
8	593628.5746	1323712.8812
9	593924.6616	1323857.3990
10	593813.6721	1324465.0258
11	593763.2953	1324562.7567
12	593509.9931	1324882.1154

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C-1	1435.00'	333.10'	131°18'00"	S 01°15'29" W	332.38'

LINE TABLE

LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	S 38°25'12" W	57.89'	L14	S 42°03'02" E	41.90'	L27	S 83°40'46" E	300.69'
L2	N 51°34'48" W	167.18'	L15	S 08°46'53" E	50.94'	L28	N 08°50'06" E	560.95'
L3	S 78°09'40" W	158.84'	L16	S 36°31'24" E	73.24'	L29	S 83°16'25" E	289.63'
L4	S 64°43'54" W	75.41'	L17	S 46°38'42" E	75.14'	L30	S 50°28'45" E	5.65'
L5	N 77°25'58" W	100.38'	L18	S 09°25'11" E	48.06'	L31	S 00°57'28" W	63.56'
L6	S 57°18'59" W	122.38'	L19	S 14°33'47" E	228.99'	L32	S 00°09'42" E	256.98'
L7	N 87°45'42" W	22.32'	L20	S 16°20'49" W	50.40'	L33	S 05°20'43" E	10.72'
L8	N 47°57'59" W	41.44'	L21	N 83°44'22" E	213.78'	L34	S 83°45'48" W	48.46'
L9	N 01°56'33" W	35.61'	L22	N 83°52'58" W	957.76'	L35	S 06°14'12" E	20.00'
L10	N 35°08'49" E	235.31'	L23	N 16°20'49" E	47.14'	L36	N 83°45'48" E	48.15'
L11	S 08°53'02" E	240.21'	L24	N 14°33'47" E	196.98'	L37	S 05°20'43" E	47.63'
L12	N 78°25'02" E	123.04'	L25	S 37°04'43" E	242.37'	L38	S 05°10'23" W	125.21'
L13	N 49°02'59" E	78.58'	L26	S 65°16'07" E	69.97'			

APPROVED: FOR PRIVATE WATER AND PRIVATE SEPTIC SYSTEM.

Badion for Mauna Roshan 12/15/17
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Kent Schenck 12-21-17
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT, THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 26.6945 ACRES ON ALL OF THE LAND CONVEYED BY DANIEL AND KIMBERLY VALINTI TO MOHAMMAD N. AND FANILA ROSHAN BY DEED DATED NOVEMBER 20, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16573 AT FOLIO 338.

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 REGULATION.

Mohammad Najib Roshan
 MOHAMMAD NAJIB ROSHAN
 MARYLAND REGISTERED SURVEYOR #11049
 DATE 07/27/2017

OWNER'S CERTIFICATE

WE, MOHAMMAD N. AND FANILA ROSHAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS, THE MINIMUM BUILDING RESTRICTION LINES AND ALL OTHER EASEMENT OR RIGHT-O-WAY AFFECTING THE PROPERTY THAT ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HAND/S THIS THE 27th DAY OF July 2017.

Mohammad N. Roshan 07/27/2017
 MOHAMMAD N. ROSHAN DATE WITNESS DATE

Fanila Roshan 8/14/17
 FANILA ROSHAN DATE WITNESS DATE

HOLDERS OF EXCHANGE OPTIONS/DENSITY DEVELOPMENT AND PARTIAL FOREST CONSERVATION RIGHTS:

Daniel Valenti 8-7-17
 DANIEL VALENTI DATE WITNESS DATE

Kimberly Valenti 8-07-17
 KIMBERLY VALENTI DATE WITNESS DATE

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED: RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: 2770 ROUTE 32, WEST FRIENDSHIP, MARYLAND 21794.
- TOTAL AREA OF PROPERTY: 26.6945 AC.±
- REFERENCE NO.: LIBER 16573, FOLIO 338.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY OF 2015 BY NJR & ASSOCIATES, LLC.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 15FA AND 15FC WERE USED FOR THIS PROJECT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY OF 2004.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOOD PLAINS, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS.
- THE ENTIRE 26.6945 ACRES OF THIS PARCEL IS ENCOMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY MARYLAND. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED IN A DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH RE-16-004-S3(FC1).
- FOREST STAND DETERMINATION WILL BE PROVIDED UNDER SDP-16-041 IN ASSOCIATION WITH THE FOREST CONSERVATION BANK.
- THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT SINCE THERE IS NO RETENTION CREDIT IN THE FLOODPLAIN AREA, AND THE NEAREST RETENTION AREA IS OVER 400' AWAY FROM THE FLOODPLAIN AREA, A 100-YEAR FLOOD PLAIN DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
- SECTION 16.116 (a)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A WETLAND DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
- ECO-SCIENCE PROFESSIONALS, INC. HAS PERFORMED AN APPROXIMATE DELINEATION OF THE WETLANDS AND ASSOCIATED BUFFERS ON-SITE. THE WETLANDS AND BUFFERS WILL NOT BE IMPACTED BY THIS PROJECT BECAUSE NO DEVELOPMENT IS PROPOSED. THE DELINEATION SHOWN HEREON SHALL NOT BE UTILIZED IN SUPPORT OF ANY LAND DEVELOPMENT, OR IN SUPPORT OF ANY LAND DISTURBANCE ACTIVITY.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED UNDER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THERE IS AN EXISTING DWELLING (CIRCA DATE 1975), BANK BARN AND STRUCTURES LOCATED ON PARCEL 18 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THERE IS ALSO A BANK BARN ON THIS PROPERTY TO REMAIN.
- DENOTES THE AREA OF PRESERVATION EASEMENT WITH HOWARD COUNTY, MARYLAND AND M. NAJIB AND FANILA ROSHAN. THE EASEMENT AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THIS FOREST MITIGATION BANK IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, BECAUSE NO NEW LOTS ARE BEING CREATED. REFERENCE FILE NUMBER SDP-16-041.
- ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- WATER AND SEWER ARE PRIVATE.
- NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS PROJECT.
- SYSTEM UTILITIES ARE BASED ON FIELD LOCATION.
- THIS PLAN IS EXEMPT FROM REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(vi) OF HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS BECAUSE THE PROPERTY IS A PLAN OF EASEMENT AND NO NEW LOTS ARE BEING CREATED.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ONE DEVELOPMENT RIGHT MUST BE RETAINED FOR THIS PROPERTY (4.25 ACRES) FOR AN EXISTING DWELLING.

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO CREATE A PRESERVATION EASEMENT OF 26.6945 ACRES ON THE ROSHAN PROPERTY, TAX MAP 15, GRID 17, PARCEL 18 AND THE TRANSFER OF SIX DEVELOPMENT RIGHTS TO BRIGHTON MILL II, TAX MAP 34, GRID 2, PARCEL 16, PLANNING AND ZONING FILE F-17-054, AND THE ESTABLISHMENT OF FOREST CONSERVATION EASEMENT FOR THE PURPOSE OF A FOREST CONSERVATION MITIGATION BANK.

RECORDED AS PLAT NUMBER 24448 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 12/22/17, 2014

PLAT OF EASEMENT, DENSITY SENDING AND FOREST CONSERVATION MITIGATION BANK
ROSHAN PROPERTY
 TAX PARCEL 18
 TAX MAP 15, GRID 17
 L. 16573, F. 338
 ZONED: RC-DEO
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SHEET 1 OF 1

SCALE: 1" = 100' FEBRUARY 7, 2017 REF. SDP-16-041

PREPARED BY: **NJR & ASSOCIATES, LLC.**
 LAND SURVEYING AND PLANNING
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