

**GENERAL NOTES**

- DEED REFERENCE: L3368 / F.438
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RR-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES INC., ON OR ABOUT DECEMBER 2000.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:

34EA (N) 402,497.743 (E) 1,320,528.011  
 34E5 (N) 403,109.725 (E) 1,322,535.822

- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ◻ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- ◼ DENOTES STONE OR MONUMENT FOUND.

- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. 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 AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL UTILIZING SAND MOUND SEWAGE SYSTEMS ONLY. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 1-3 TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE EXISTING RIGHT OF WAY OF BRIGHTON DAM ROAD.

- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH - 12 FEET ( 14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
  - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
  - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-3 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT.

- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT. Cpv IS NOT REQUIRED DUE TO THE RUNOFF FROM THE 1-YEAR STORM EVENT BEING LESS THAN THE MDE 2 cfs THRESHOLD.

- IN ACCORDANCE WITH SECTION 16.124(C) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH RETENTION OF EXISTING VEGETATION ALONG THE PROPERTY BOUNDARIES AND SUPPLEMENTAL PLANTING. LANDSCAPE SURETY IN THE AMOUNT OF \$600.00 FOR 3 TREES WILL BE MADE A PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 3.

- THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY EXPLORATION RESEARCH INC.

- 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY VOGEL & ASSOCIATES, INC.

- THE EXISTING DWELLING ON LOT 1 TO REMAIN, NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$3,000.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.

- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH A) THE FOREST RETENTION CREDIT OF 1.5 ACRES LOCATED ON LOTS 2 AND 3 IN ACCORDANCE WITH THE ADOPTED DPZ POLICY DATED MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET AND B.) A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$2,178.00 TO THE FOREST CONSERVATION FUND FOR THE REMAINING 0.10 ACRES OF THE FOREST CONSERVATION OBLIGATION.

- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN ANY FLOODPLAIN AREA, WETLAND, WETLAND BUFFER, STREAM OR STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.

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.

*Thomas R. Stark* 7/5/2001  
 THOMAS R. STARK DATE  
 PROFESSIONAL LAND SURVEYOR #7230

*Kamdin Shakoorzadeh* 7/5/2001  
 KAMDIN SHAKOORZADEH DATE

*Mahnaz Boloori* 7/5/2001  
 MAHNAZ BOLOORI DATE



**FREDERICK WARD ASSOCIATES, INC.**

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226  
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

**COORDINATE TABLE**

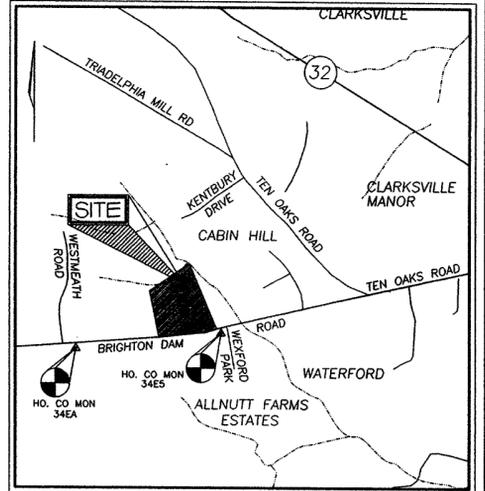
POINT	NORTH	EAST
1	N 559612.4966	E 1322716.0867
2	N 559582.6529	E 1322580.1168
3	N 559555.1812	E 1322182.7134
4	N 559550.2974	E 1322060.0196
5	N 560019.6637	E 1321941.3582
6	N 560351.2034	E 1322371.4441
7	N 560409.2825	E 1322418.7747

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
3	3.4392 Ac	0.1376 Ac	3,3016 Ac

**WETLAND AREA LINE TABLE**

LINE NO.	DIRECTION	DISTANCE
L1	S47°36'30"E	18.95'
L2	S55°46'44"E	41.34'
L3	N67°57'55"E	32.95'
L4	N80°18'48"E	55.95'
L5	N16°49'25"E	104.29'
L6	N48°00'09"E	26.53'
L7	N20°46'05"E	46.42'
L8	N37°36'28"E	50.07'
L9	S45°18'33"E	45.02'
L10	S21°23'48"E	93.13'
L11	N47°58'25"E	62.78'
L12	N38°41'48"E	128.73'
L13	N55°19'23"E	53.77'
L14	N73°36'46"E	70.17'



**VICINITY MAP**  
 SCALE: 1"=2000'

**GENERAL NOTES (CONT.)**

- THE LOWEST LEVEL BUILDING ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE PLATTED FLOODPLAIN ELEVATION.
- LOT 1 IS BELOW THE MINIMUM LOT SIZE BECAUSE IN ACCORDANCE WITH SECTION 16.120(b)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, LAND DEDICATED OR RESERVED FOR STREET WIDENING IN A MINOR SUBDIVISION MAY BE COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENT

**PRIVATE USE-IN COMMON ACCESS EASEMENT LINE TABLE**

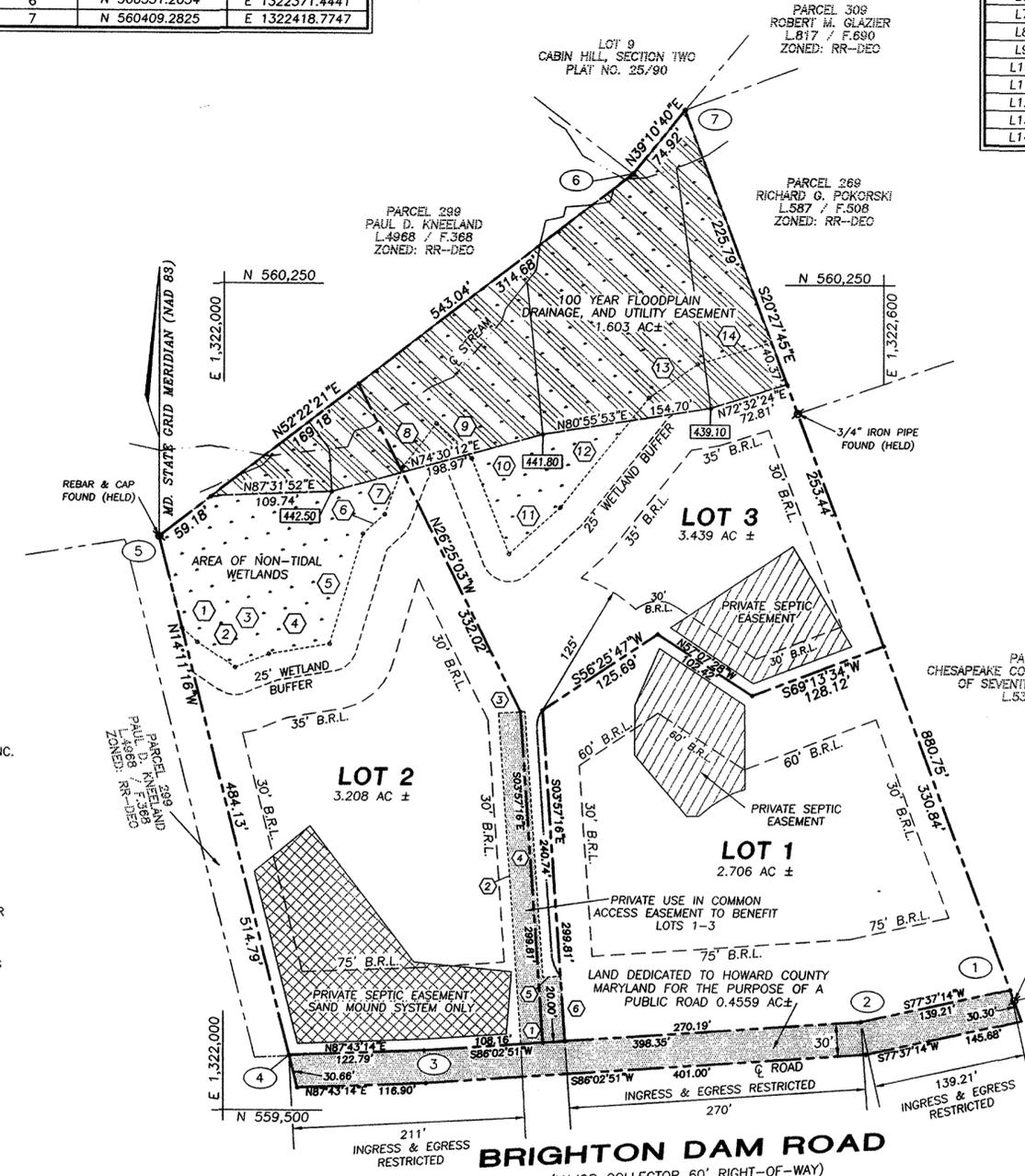
LINE NO.	BEARING	DISTANCE
1	S86°02'51"W	40.00'
2	N03°57'16"W	299.81'
3	N86°02'44"E	24.00'
4	S03°57'16"W	240.74'
5	N86°02'44"E	16.00'
6	S03°57'16"E	59.08'

**LEGEND**

- PUBLIC 100 YEAR FLOODPLAIN DRAINAGE, & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- AREA OF NON-TIDAL WETLANDS
- PRIVATE SEPTIC EASEMENT SAND MOUND SYSTEM ONLY

**OWNERS/DEVELOPERS**

KAMDIN SHAKOORZADEH  
 MAHNAZ BOLOORI  
 12970 BRIGHTON DAM ROAD  
 CLARKSVILLE, MD. 21029-1411



**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	9.3528 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.4559 AC
TOTAL AREA TO BE RECORDED:	9.8087 AC

**OWNER'S CERTIFICATE**

WE, KAMDIN SHAKOORZADEH AND MAHNAZ BOLOORI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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 OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 5th DAY OF July, 2001.

*Kamdin Shakoorzadeh*  
 KAMDIN SHAKOORZADEH  
*Mahnaz Boloori*  
 MAHNAZ BOLOORI

*Michael D. Ward*  
 WITNESS  
*Michael D. Ward*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JOHN T. GIBSON AND MARY A. GIBSON TO KAMDIN SHAKOORZADEH AND MAHNAZ BOLOORI BY DEED DATED OCTOBER 6, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3368 AT FOLIO 438.

I FURTHER CERTIFY 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 THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas R. Stark* 7/5/2001  
 THOMAS R. STARK DATE  
 PROFESSIONAL LAND SURVEYOR #7230



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

*Dwight Masterson* 7/19/01  
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael D. Ward* 7/20/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

*James S. Keith* 8/1/01  
 DIRECTOR DATE

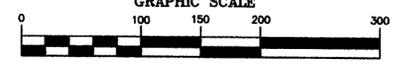
RECORDED AS PLAT NO. 14890 ON 8/2/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SHAKOORZADEH PROPERTY**

LOTS 1-3

ZONED: RR-DEO

TAX MAP NO:34 BLOCK:10 PARCEL NO:14  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: JUNE 30, 2001  
 GRAPHIC SCALE



SCALE: 1"=100'  
 SHEET 1 OF 1  
 F 01-134

**F-01-134**

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