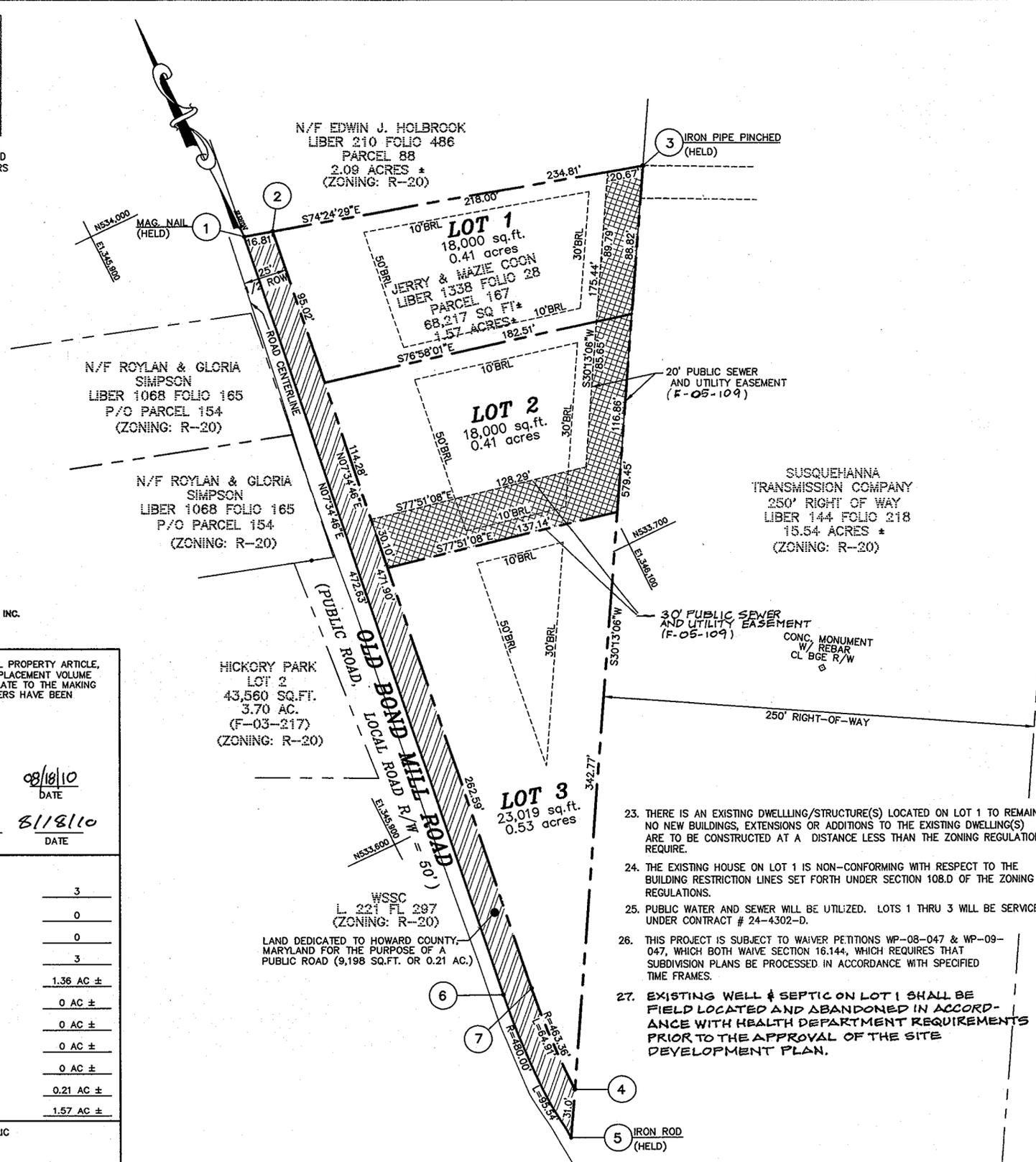
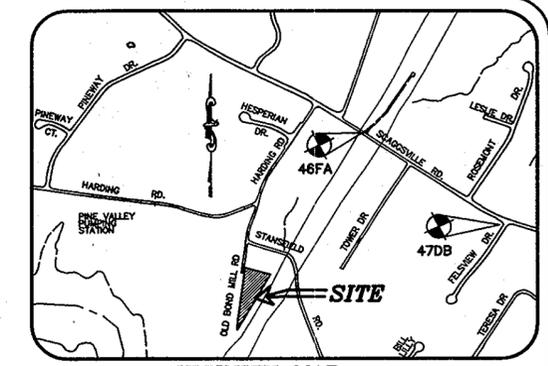


COORDINATE LIST		
NO.	NORTH	EAST
1	533,961.046	1,345,979.609
2	533,956.529	1,345,995.856
3	533,897.932	1,346,205.838
4	533,424.007	1,345,929.003
5	533,397.222	1,345,914.203
6	533,492.551	1,345,917.327
7	533,488.754	1,345,933.611

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



GENERAL NOTES

- TAX MAP: 46, PARCEL: 167, GRID 18
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE COMPLETE ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JUNE 2005, BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46FA & 47GB
 STA. No. 46FA N 535,140.866 E 1,346,962.690 ELEV. 403.65
 STA. No. 47GB N 534,316.917 E 1,348,131.250 ELEV. 398.56
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT JUNE 2005.
- DENOTES AREA DEDICATED TO HOWARD COUNTY FOR PURPOSE OF PUBLIC ROAD
- DENOTES EXISTING SEWER AND UTILITY EASEMENT
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOTS 2 AND 3.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES, INCLUDING NON-ROOFTOP DISCONNECTIONS AND RAIN GARDENS.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 EFFECTIVE ON OCTOBER 2, 2003. 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 APPLICATIONS.
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF TWO NEW LOTS, WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$3,000.00.
- THE FOREST CONSERVATION OBLIGATION REQUIRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM HAS BEEN SATISFIED BY PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF 0.2 ACRES (8,712 SQ. FT.) IN THE AMOUNT OF \$6,534.00.
- LANDSCAPING FOR LOTS 2 AND 3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPE REQUIREMENT OF EIGHT (8) SHADE TREES) AND ASSOCIATED SURETY OF \$2400 FOR LOTS 2 AND 3 IS DEFERRED TO THE SITE DEVELOPMENT PLAN SUBMISSION AT WHICH TIME THE SURETY WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT. LOT 1 CONTAINS AN EXISTING DWELLING TO REMAIN. THEREFORE, LANDSCAPING IS NOT REQUIRED.
- MINIMUM LOT AREA HAS BEEN ESTABLISHED BASED ON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.120(b)(1). AREA OF PUBLIC ROAD DEDICATION = 9,198 SQ.FT. AREA OF LOT REDUCTION = 4,000 SQ.FT. MINIMUM LOT AREA = 18,000 SQ.FT.

OWNER:
 MAZIE'S PLACE LLC
 C/O MILDENBERG, BOENDER & ASSOC., INC.
 6800 DEERPATH ROAD, SUITE 150
 ELKBRIDGE, MD 21075

THE REQUIREMENTS OF 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.

Gary E. Lane
 GARY E. LANE, PROP. LS
 DATE: 08/18/10
 DATE: 8/18/10

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.36 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0.21 AC ±
TOTAL AREA	1.57 AC ±

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

R. Jacob Hikmat
 HOWARD COUNTY HEALTH OFFICER
 DATE: 9/22/10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Christina
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/22/10

Kent Stenrod
 DIRECTOR
 DATE: 9/23/10

OWNER'S STATEMENT
 WE, MAZIE'S PLACE, LLC, OWNERS 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, 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 EASEMENTS SHOWN HEREON, 2) 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, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.
 WITNESS MY HAND THIS 18th DAY OF August 2010
 R. JACOB HIKMAT, MANAGING MEMBER
 MAZIE'S PLACE, LLC
 WITNESS: *M. Hikmat*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY JERRY COON AND MAZIE M. COON TO MAZIE'S PLACE, LLC BY DEED DATED SEPTEMBER 6, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 9509, FOLIO 575 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 AMENDED.
Gary E. Lane
 GARY E. LANE, PROP. LS
 MD LICENSE NO. 574
 DATE: 8/18/10

RECORDED AS PLAT 21293 ON 9/24/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MAZIE'S PLACE
 LOTS 1 THRU 3

SHEET 1 OF 1

TAX MAP 46
 PARCEL: 167
 GRID: 18

6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING R-20

SCALE: 1"=50'
 DATE: AUGUST 2010
 DPZ FILE NOS. WP-08-047
 WP-09-047

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Road, Suite 150, Elkridge, MD 21075
 (410) 997-0298 Ball. (410) 997-0298 Fax

03-032 MAZIE'S DWG/VLP.DWG