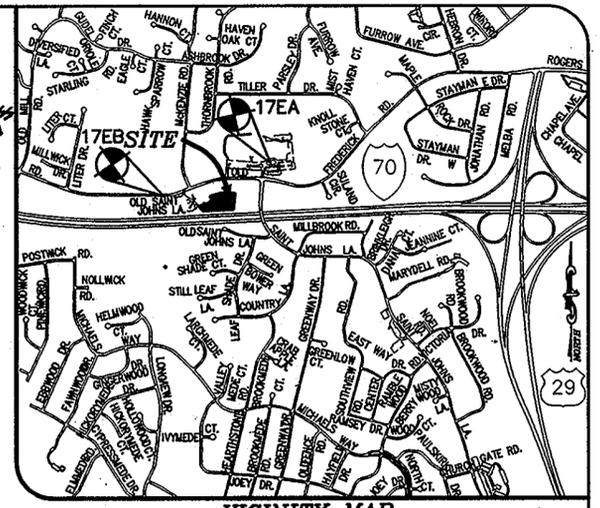


LEGEND

- DENOTES 10' PRIVATE WALL MAINTENANCE EASEMENT
- DENOTES PRIVATE USE-IN-COMMON, UTILITY AND NOISE WALL AND UTILITY EASEMENT FOR LOTS 1-4



VICINITY MAP
SCALE: 1"=200'
ADC MAP: 4815, F-3

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 07/28/08.
2. BOUNDARY SURVEY SHOWN HEREON IS BASED ON DEED INFORMATION AND FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. IN JUNE 2007.
3. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
4. ALL AREAS ARE MORE OR LESS.
5. ● AN IRON PIN OR IRON PIPE FOUND
■ A CONCRETE MONUMENT FOUND
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY
○ OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE
6. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17EA & 17EB. 17EA - N 594,357.82 E 1,357,519.37 ELEV 478.780 17EB - N 593,813.873 E 1,355,731.85 ELEV 453.488
7. NO BURIAL GROUNDS, HISTORIC STRUCTURES OR CEMETERIES EXIST ON SITE.
8. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
9. NO STEEP SLOPES OR STREAMS EXIST ON SITE.
10. NO FOREST OR WETLANDS EXIST ON SITE.
11. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.35 ACRES (15,246 SQ.FT.) IN THE AMOUNT OF \$11,434.50.
12. THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00 FOR LOTS 2, 3 & 4.
13. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MINIMUM).
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YR. FLOOD WITH NO MORE THAN 1' OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE..
14. 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, OVER AND THROUGH LOTS 1 THRU 4, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. 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 LOTS). DEVELOPER SHALL EXECUTE AND DEED THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY. THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
15. THERE IS AN EXISTING HOUSE LOCATED ON LOT 1 WHICH WILL BE DEMOLISHED AFTER RECORDATION OF THIS PLAT. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
16. LANDSCAPING FOR LOTS 1-4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING OF 21 SHADE TREES & 1 EVERGREEN TREE IN THE AMOUNT OF \$8,450.00 WILL BE POSTED WITH SUBMISSION OF THE RECORD PLAT. DEVELOPER'S AGREEMENT.
17. PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 16.1223 OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, IF CAPACITY IS AVAILABLE AT THAT TIME.
18. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY CB75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
19. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
20. STORMWATER MANAGEMENT IS PROVIDED VIA THE USE OF ROOFTOP AND NON ROOFTOP DISCONNECTION CREDITS.
21. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
22. NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2008. 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 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS 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.
23. THE PROPOSED NOISE WALL IS THE RESPONSIBILITY OF THE DEVELOPER.
24. DECLARATION OF COVENANTS WILL BE RECORDED AT SDP STAGE.
A REDLINE OF FINAL ROAD PLAN WILL BE REQUIRED TO MATCH ANY SWM CHANGES ON SDP.

OWNER/DEVELOPER
R. JACOB HIKMAT
6800 DEERPATH ROAD, SUITE 150
ELKBRIDGE, MARYLAND 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, SURVEYOR
12/21/11
3/17/12
DATE
DATE
R. JACOB HIKMAT

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.315 AC±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0 AC
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	2.315 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.016 AC
TOTAL AREA TO BE RECORDED	2.331 AC±

COORDINATE TABLE

NO.	NORTHING	EASTING
1	593,640.6374	1,356,366.1846
2	593,611.7245	1,356,391.0098
3	593,598.8885	1,356,376.0602
112	593,632.2698	1,356,352.0514
111	593,734.5712	1,356,524.8419
105	593,797.9267	1,356,475.7686
110	593,824.5363	1,356,564.7755
101	593,834.3085	1,356,654.0492
103	593,846.7729	1,356,881.4928
108	593,593.6122	1,356,825.3917
106	593,571.0656	1,356,396.0713
109	593,843.2160	1,356,733.1050

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

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	21,876 SQ.FT.	1,876 SQ.FT.	20,000 SQ.FT.
3	22,448 SQ.FT.	2,448 SQ.FT.	20,000 SQ.FT.
4	23,012 SQ.FT.	3,012 SQ.FT.	20,000 SQ.FT.

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

B. Wilson for Peter Beilenson 5/18/2002
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 6/4/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt ... 6/06/12
DIRECTOR DATE

OWNER'S STATEMENT

I, R. JACOB HIKMAT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT 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 THEIR 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 17 DAY OF MARCH, 2012

R. Jacob Hikmat
R. JACOB HIKMAT

Michael J. ...
WITNESS

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 GENE ARTHUR DAMPMAN TO R. JACOB HIKMAT BY DEED DATED NOVEMBER 2, 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 10955, FOLIO 141, 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 574, EXPIRATION DATE: 3/21/2013

Gary E. Lane 12/21/11
GARY E. LANE, PROP. L.S. NO. 574 DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE DAMPMAN ESTATES PROPERTY LOT 2 (PLAT NO. 10439) INTO MT. HEBRON MEADOW, LOTS 1 THRU 4.

RECORDED AS PLAT 21951 ON 6/9/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MT. HEBRON MEADOW
LOTS 1-4
A RESUBDIVISION OF DAMPMAN ESTATES LOT 2 (PLAT 10439)
SHEET 1 OF 1

TAX MAP 17 PARCEL 61 BLOCK 15
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: 1"=50' DATE: DEC. 2011 DPZ FILE NOS. SP-09-001

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Ext. (410) 997-0298 Fax.