

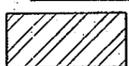
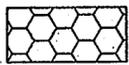
CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	216.79'	5594.58'	108.41'	02°13'13"	S67°26'31"W 216.78'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	8,141 SF	589 SF	7,552 SF
3	8,111 SF	1,178 SF	6,933 SF

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED "R-SC" IN ACCORDANCE WITH THE 2/02/04 COMPREHENSIVE ZONING PLAN, THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 7/28/06 AND IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 PER COUNCIL BILL 75-2003.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. STATION 353 N 553573.689 E 1346098.104 STATION 41CC N 552494.254 E 1347062.412
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊠ DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY OR HISTORICAL SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET IS SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10 RADIUS
- STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
- DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
- STRUCTURE CLEARANCES - MINIMUM 12 FEET
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- THE USE IN COMMON ACCESS EASEMENT AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OFFICE CONCURRENTLY WITH THIS PLAT.
- THE PUBLIC FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT BY PROVIDING THE REQUIRED ONSITE FOREST RETENTION OF 0.64 ACRES ON OPEN SPACE LOT 4. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE PUBLIC FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF PUBLIC FOREST CONSERVATION EASEMENT (TO BE RECORDED CONCURRENTLY WITH THIS PLAT) ARE ALLOWED. SURETY IS NOT REQUIRED SINCE THIS MINOR SUBDIVISION MEETS ITS OBLIGATION SOLELY THROUGH RETENTION.
- STORMWATER MANAGEMENT FOR QUANTITY AND QUALITY WILL BE MET BY CREDITS, BY GRASS SWALES. Rev IS PROVIDED BY GRASS SWALES.

LEGEND

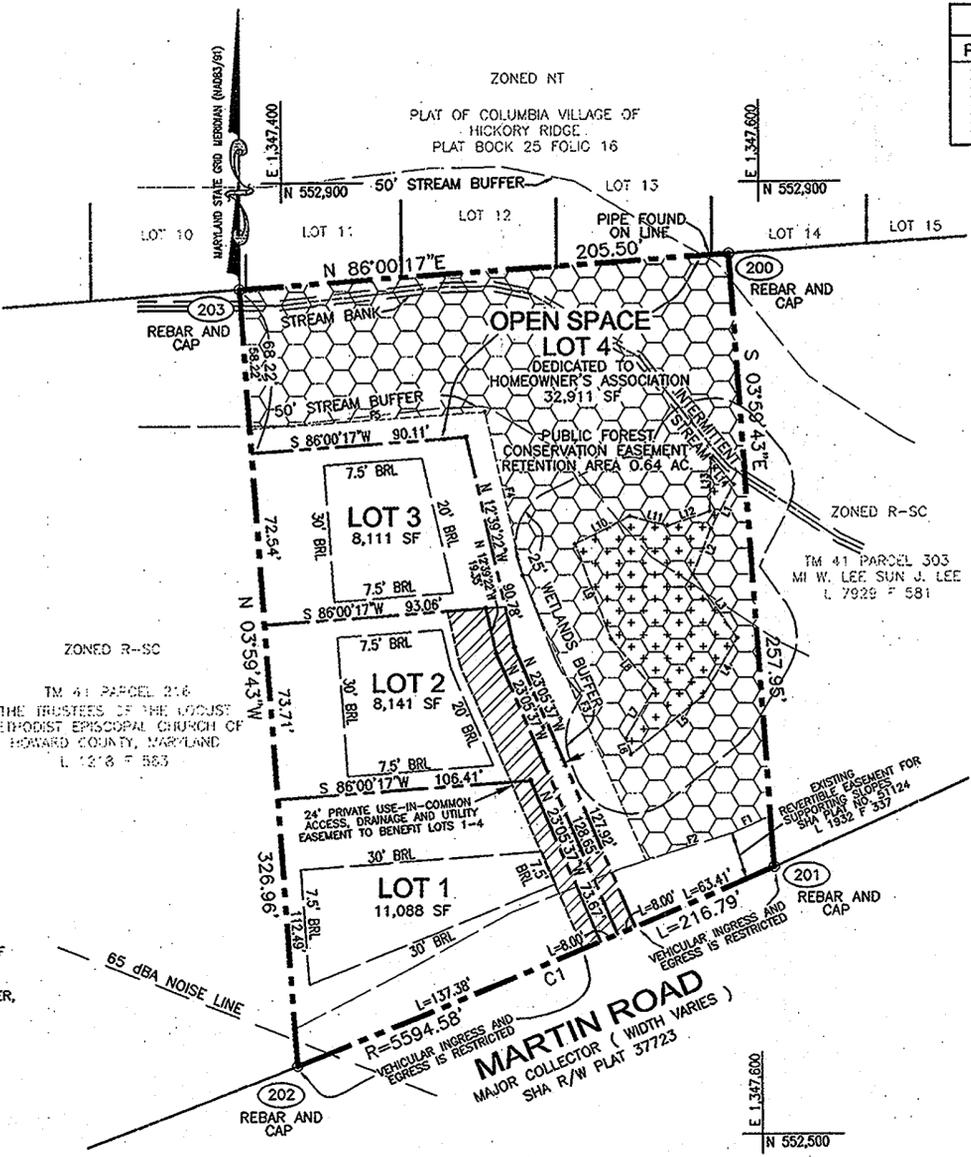
-  24' PRIVATE USE-IN-COMMON ACCESS, DRAINAGE AND UTILITY EASEMENT TO BENEFIT LOTS 1-4
-  PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
-  NON-TIDAL WETLANDS

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	4
AREA OF BUILDABLE LOTS	0.6276 AC.
AREA OF OPEN SPACE LOTS	0.7556 AC.
TOTAL AREA OF LOTS	1.3832 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.3832 AC.

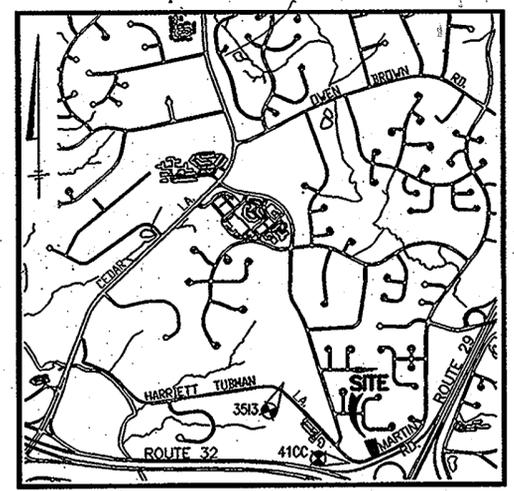
F.C. EASEMENT LINE TABLE		
LINE	BEARING	DIST.
F1	S 66-20-46 W	17.09'
F2	S 72-27-09 W	38.45'
F3	N 23-05-37 W	130.37'
F4	N 12-39-22 W	70.86'
F5	S 86-00-17 W	98.70'

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666



COORDINATE LIST		
POINT	NORTH	EAST
200	552869.68359	1347587.56341
201	552612.36046	1347605.53583
202	552529.20015	1347405.34344
203	552855.36558	1347382.56282

WETLANDS LINE TABLE		
LINE	BEARING	DIST.
L1	S 27-43-22 W	21.01'
L2	S 21-17-14 W	20.68'
L3	S 34-43-31 E	32.25'
L4	S 30-23-15 W	28.99'
L5	S 51-09-33 W	38.40'
L6	N 18-27-22 W	7.06'
L7	N 29-58-46 E	24.04'
L8	N 39-58-43 W	27.84'
L9	N 20-41-38 W	42.51'
L10	N 63-15-37 E	25.73'
L11	S 76-05-43 E	16.27'
L12	N 71-29-16 E	18.56'
L13	N 01-55-26 E	22.72'
L14	S 39-40-35 E	14.84'



VICINITY MAP

SCALE: 1"=2000'
 ADC MAP 15-E12

GENERAL NOTES (CONTINUED)

- THE EXISTING SHED WITHIN THE FOREST CONSERVATION EASEMENT WAS REMOVED, SEPTEMBER 20, 2004.
- OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED; OPEN SPACE REQUIRED: 1.38 AC X 25% = 0.345 AC OPEN SPACE PROVIDED (LOT 4): 0.756 AC OPEN SPACE LOT 4 SHOWN HEREON IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. ARTICLES OF INCORPORATION AND RESTRICTIONS TO BE ACCEPTED AND APPROVED BY STATE DEPT. OF ASSESSMENT AND TAXATION.
- THERE ARE NO WETLANDS ONSITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 & 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. WATER AND SEWER SERVICES FOR THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.5 OF THE HOWARD COUNTY CODE.
- 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 (FOREST CONSERVATION AREA). LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 4. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMIT OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN, AND FOREST CONSERVATION EASEMENT AREAS.
- SURETY FOR LANDSCAPING WILL BE DEFERRED UNTIL THE SDP PHASE.
- 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 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
- A FEE-IN-LIEU WILL BE PAID AS AN ALTERNATIVE TO INSTALLING SIDEWALKS.
- PROTECTIVE COVENANTS INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS, STREET TREES, AND FOREST CONSERVATION AREAS ARE RECORDED IN THE COVENANTS AND RESTRICTIONS OF THE HOMEOWNER'S ASSOCIATION AND THE USE-IN-COMMON ACCESS AGREEMENT RECORDED CONCURRENTLY WITH THIS PLAT IN LIBER 12999, FOLIO 499.
- "REBAR AND CAP" AS SHOWN HEREON CONSISTS OF A 5/8" DIAMETER IRON ROD (REBAR) WITH A YELLOW PLASTIC CAP MARKED "PROP MARK, 21204".

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.

Thomas M. Hoffman, Jr. 9-18-09
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD Reg. No. 267

Dr. Yameen M. Zubairi 11/18/10
 DR. YAMEEN M. ZUBAIRI DATE
 SABIHA Q. ZUBAIRI

DENSITY CALCULATIONS

GROSS SITE AREA	1.3832 AC
FLOODPLAIN AREA	0
STEEP SLOPES AREA	0
NET SITE AREA	1.3832 AC
R-SC ALLOWABLE DENSITY: 4 UNITS/NET ACRE	
NUMBER OF BUILDABLE LOTS ALLOWED:	5
NUMBER OF BUILDABLE LOTS PROPOSED:	4

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

Robert H. Vogel 2/10/11
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 2/10/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert H. Vogel 2/15/11
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, DR. YAMEEN M. ZUBAIRI AND SABIHA Q. ZUBAIRI, 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 PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT OF WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF THE 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 RIGHT OF WAYS.

WITNESS OUR HANDS THIS 16TH DAY OF NOV., 2009

Dr. Yameen M. Zubairi
 DR. YAMEEN M. ZUBAIRI
Sabiha Q. Zubairi
 SABIHA Q. ZUBAIRI

Michael J. Belozier
 MICHAEL J. BELOZIER
 WITNESS NOTARY PUBLIC
 MONTGOMERY COUNTY
 MARYLAND
 WITNESS COMMISSION EXPIRES MAY 10, 2012

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE STATE HIGHWAY ADMINISTRATION TO DR. YAMEEN M. ZUBAIRI AND SABIHA Q. ZUBAIRI BY DEED DATED JUNE 19, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1332, FOLIO 337, 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.

Thomas M. Hoffman, Jr. 9-18-09
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD Reg. No. 267

RECORDED AS PLAT No. 21491 ON 2/25/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

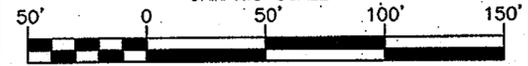
ZUBAIRI PROPERTY
 LOTS 1-3 AND
 OPEN SPACE LOT 4

ZONED R-SC

TAX MAP 41, GRID 6, PARCEL 459
 LIBER 1932, FOLIO 337

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1"= 50' AUGUST 31, 2009



SHEET 1 OF 1

F-09-099