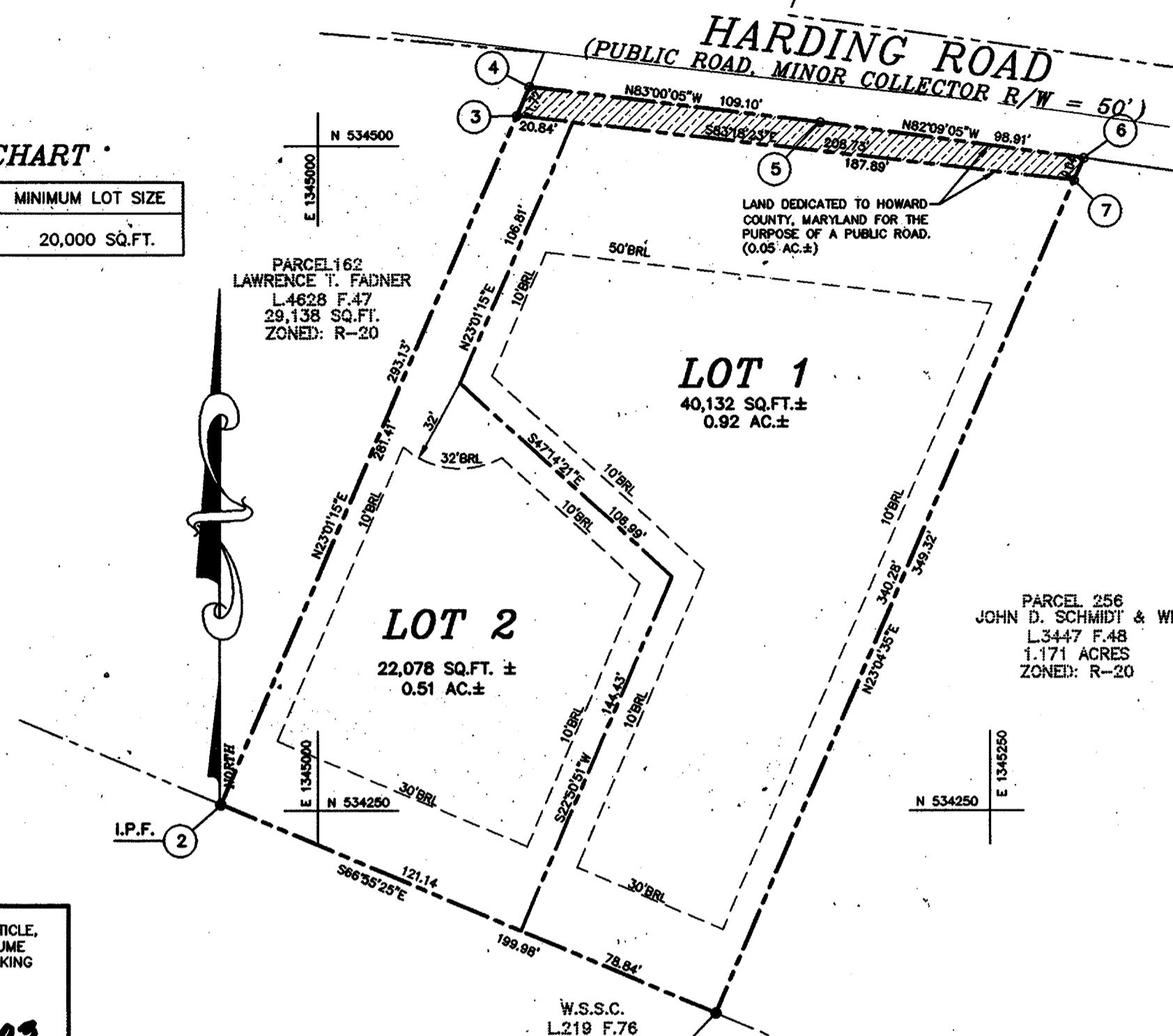
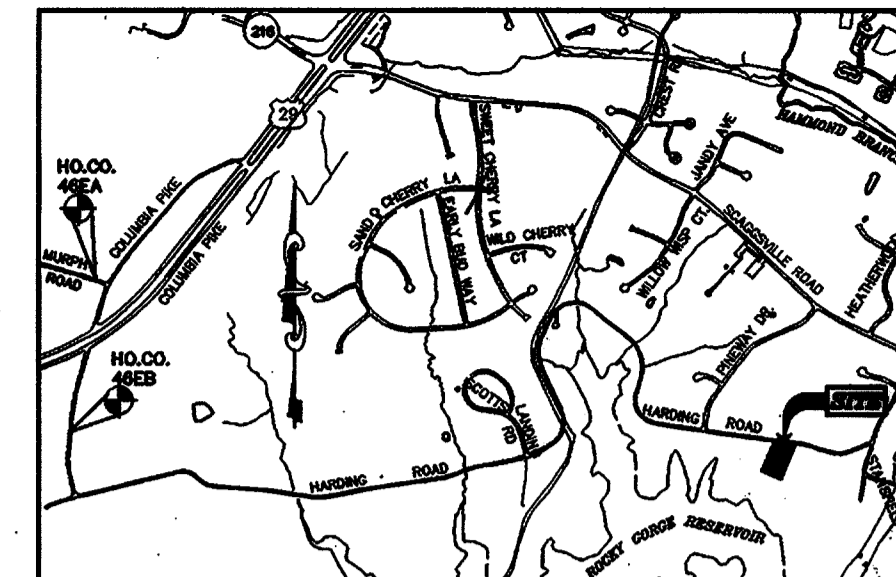


COORDINATE LIST		
NO.	NORTH	EAST
1	534,174.064	1,345,147.777
2	534,252.449	1,344,963.797
3	534,511.445	1,345,073.845
4	534,522.233	1,345,078.429
5	534,508.940	1,345,186.713
6	534,495.433	1,345,284.696
7	534,487.115	1,345,281.152

NOTE: COORDINATES AND GRID TICS 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	22,078 SQ.FT.	2,078 SQ.FT.	20,000 SQ.FT.



GENERAL NOTES

- TAX MAP: 46, PARCEL: 260, BLOCK 17
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED NOVEMBER 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.46EA & 46EB
 STA. No. 46EA N 536,185.423 E 1,338,091.710 ELEV. 451.10
 STA. No. 46EB N 534,750.221 E 1,337,742.800 ELEV. 413.24
- 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 WILDMAN ENVIRONMENTAL SERVICES ON OR ABOUT JANUARY, 2003.
- ▨ DENOTES AREA DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
- 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 (CULVERTS/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.
- FOR THE FLAG OF PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
- PUBLIC WATER AND SEWAGE WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOT 2.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS NET DISTURBANCE IS LESS THAN 5,000 SQ. FT.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF ONE NEW LOT, WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$1,500.00.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN, KNOWN AS 10711 HARDING ROAD LAUREL, MARYLAND 20723. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

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.

[Signature]
 JOHN B. MILDENBERG, SURVEYOR
 DATE: 9/19/03
 RAFAT JACOB HIKMAT, OWNER

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.43 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	0.05 AC ±
TOTAL AREA	1.48 AC ±

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

[Signature]
 HOWARD COUNTY HEALTH OFFICER
 DATE: 10/14/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/29/03

[Signature]
 DIRECTOR
 DATE: 11/21/03

OWNER:
 R. JACOB HIKMAT
 C/O MILDENBERG, BOENDER & ASSOC., INC.
 5072 DORSEY HALL DRIVE, SUITE 202
 ELLICOTT CITY, MD 21042

OWNER'S STATEMENT

I, RAFAT JACOB HIKMAT, OWNER 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 9th DAY OF SEPTEMBER 03

[Signature]
 RAFAT JACOB HIKMAT, OWNER

[Signature]
 WITNESS

- THE EXISTING ACCESSORY STRUCTURE(S) ON LOT 1 IS/ARE NON-CONFORMING WITH RESPECT TO THE BUILDING RESTRICTION LINE(S) SET FORTH UNDER SECTION 108.D OF THE ZONING REGULATIONS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION ARE BEING MET BY PAYMENT OF FEE-IN-LIEU OF AFFORESTATION FOR 0.08 ACRES IN THE AMOUNT \$1742.40.
- THE RESIDUE LOT 1 WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION PLAT, HOWEVER, UPON FURTHER RESUBDIVISION OF LOT 1 THEN SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ITS ACREAGE SIZE.
- LANDSCAPING FOR LOT 2 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 SEVEN (7) SHADE TREES AND ASSOCIATED SURETY OF \$2100 FOR LOT 2 IS DEFERRED TO THE SITE DEVELOPMENT PLAN SUBMISSION AT WHICH TIME THE SURETY WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT. LOT 1 CONTAINS AN EXISTING DWELLING TO REMAIN. THEREFORE, LANDSCAPING IS NOT REQUIRED.
- THE EXISTING SEPTIC WILL BE ABANDONED PRIOR TO BUILDING PERMIT ISSUANCE.
- EXISTING WELL TO BE FILLED AND CAPPED WITHIN TWO MONTHS OF PLAT REORDINATION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY MICHAEL JOSEPH HEATH AND CONNIE RAE HEATH TO RAFAT JACOB HIKMAT, DATED AUGUST 29, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN NO. LIBER 6427 AT FOLIO 0357 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



RECORDED AS PLAT 10215 ON 10/22/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HEATH PROPERTY LOTS 1 AND 2

TAX MAP 46 6TH ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 260 HOWARD COUNTY, MARYLAND DATE: APRIL 2003
 GRID: 17 EX. ZONING R-20 DPZ FILE NOS. BA-03-047C

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Paz.