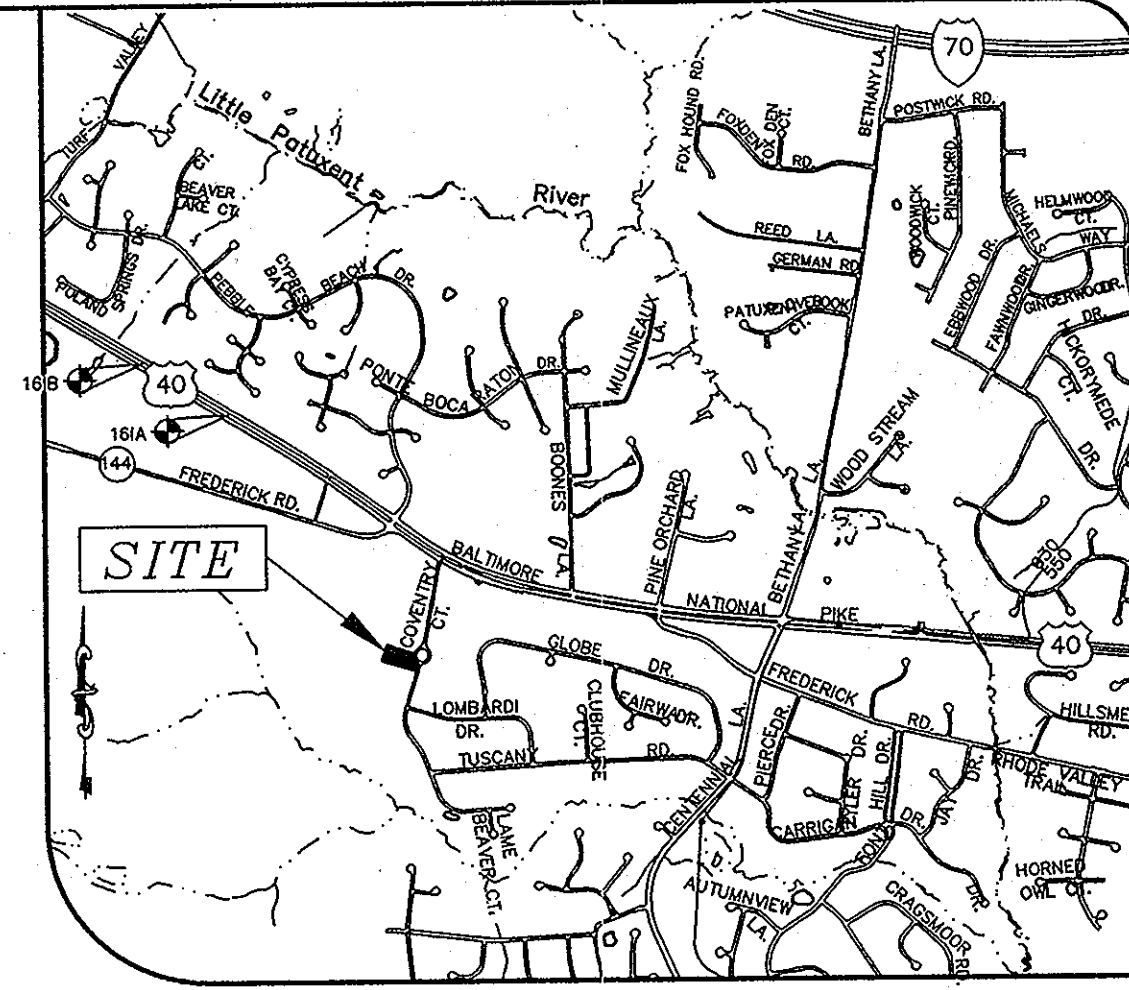


COORDINATE LIST			CURVE TABLE						
NO.	NORTH	EAST	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE	
1	587,178.3779	1,347,802.4553	C1	100.00	45.35	23.07	25°58'59"	S07°48'20"E 44.96	
2	587,089.6487	1,348,064.7638	C2	100.00	46.25	23.54	26°29'51"	S34°02'45"E 45.84	
3	587,007.1245	1,348,096.5317	C3	25.00	27.95	15.64	64°03'52"	S15°15'45"E 26.52	
4	586,981.5400	1,348,103.5129							
5	586,930.8706	1,348,088.2441							
6	587,030.6284	1,347,757.6214							

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

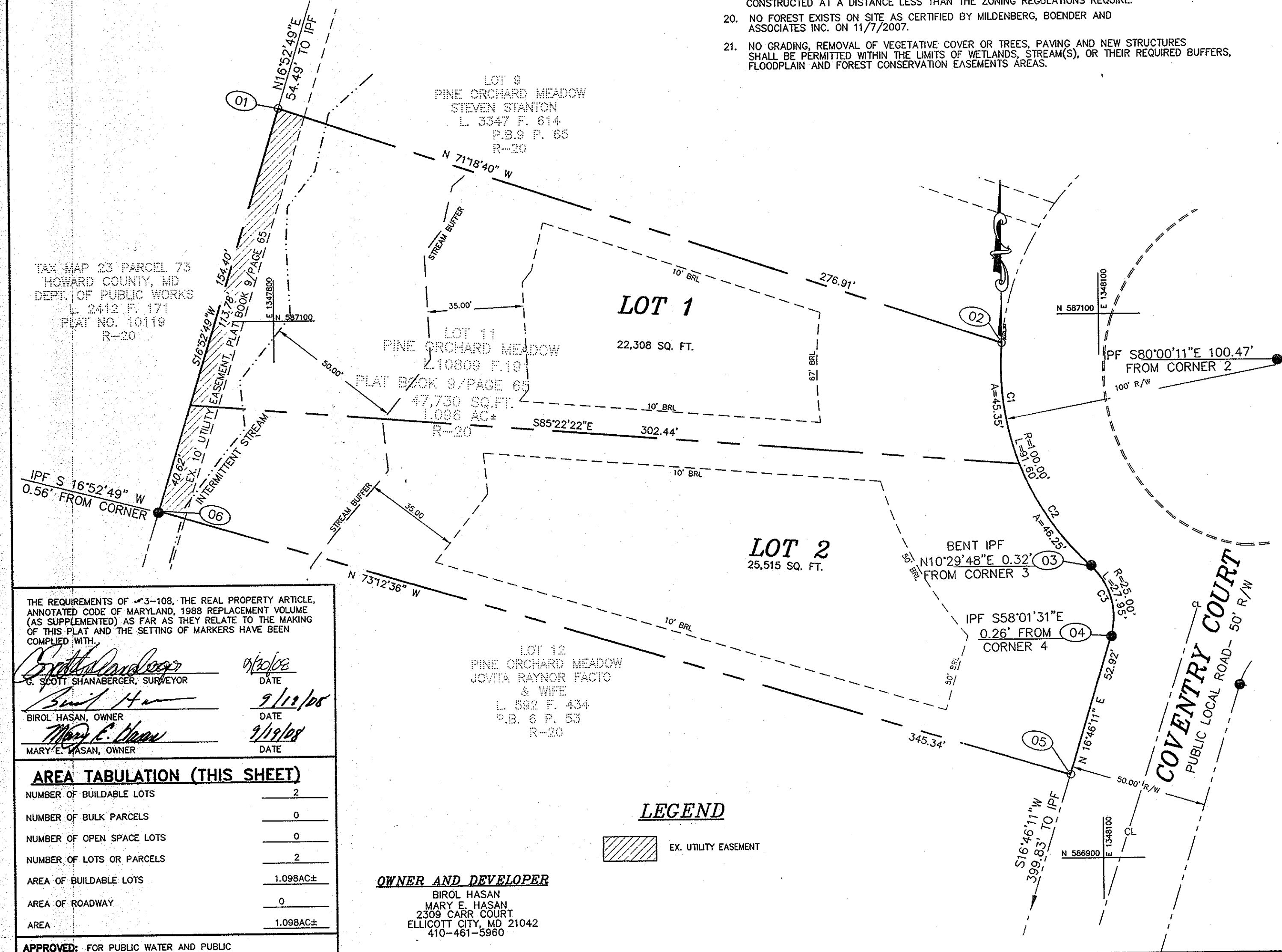
- THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF 1 NEW LOT, WILL BE SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU FOR THE AMOUNT OF \$1,500.00.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.2 ACRES (8,712 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$6,534.00 TO THE FOREST CONSERVATION FUND.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- NO FOREST EXISTS ON SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 11/7/2007.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENTS AREAS.



GENERAL NOTES SCALE: 1"=2000' ADC MAP: 11-7E

- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/2006.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT OCTOBER 2007.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 161A AND 161B.

STATION	161A	STATION	161B
NORTHING	589,509.366	NORTHING	590,475.256
EASTING	1,346,343.63	EASTING	1,344,753.94
ELEVATION	463.09	ELEVATION	469.99
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- 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. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT, NET DISTURBANCE IS LESS THAN 5000 SQ. FT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. 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 APPLICATION.
- NO WETLANDS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., INC. ON 11/7/2007.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (5 SHADE TREES) WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 1 IN THE AMOUNT OF \$1,500.00.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.



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.

Scott Shanaberger 9/20/08
G. SCOTT SHANABERGER, SURVEYOR DATE

Biroul Hasan 9/19/08
BIROUL HASAN, OWNER DATE

Mary E. Hasan 9/19/08
MARY E. HASAN, OWNER DATE

AREA TABULATION (THIS SHEET)	
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	1.098AC±
AREA OF ROADWAY	0
AREA	1.098AC±

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

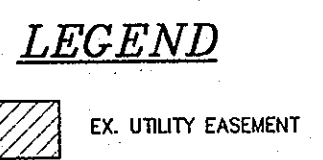
B. Nelson for Peter Psileman 10/25/08
HOWARD COUNTY HEALTH OFFICER 50 DATE 2008

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark de Loyll 10/21/08
DIRECTOR DATE

Mark de Loyll 10/21/08
DEVELOPMENT ENGINEERING DIVISION DATE

OWNER AND DEVELOPER
BIROUL HASAN
MARY E. HASAN
2309 CARR COURT
ELLCOTT CITY, MD 21042
410-461-5960



OWNER'S STATEMENT

WE, BIROUL AND MARY E. HASAN, 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-WAYS 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 22 DAY OF Sept, 2008.

Biroul Hasan
BIROUL HASAN, OWNER

Mary E. Hasan
MARY E. HASAN, OWNER

James
WITNESS

James
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF LOT 11, PINE ORCHARD MEADOW, AS RECORDED ON JANUARY 20, 1984 AMONG THE LAND RECORDS FOR HOWARD COUNTY AS PLAT BOOK 9/ FOLIO 65, 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.

Scott Shanaberger 9/20/08
G. SCOTT SHANABERGER, L.S. No. 10849 LAND SURVEYOR DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PINE ORCHARD MEADOW LOT 11 (PLAT BOOK 9 PAGE 65) INTO HASAN PROPERTY LOTS 1 & 2, AND TO REDUCE THE FRONT BUILDING RESTRICTION LINE AS SHOWN ON THE ABOVE MENTIONED PLAT FROM 100' TO 67' FOR LOT 1 AND 50' FOR LOT 2 AS PER CURRENT ZONING.

RECORDED AS PLAT 20238 ON 10/24/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HASAN PROPERTY
LOTS 1 & 2
A RESUBDIVISION OF
PINE ORCHARD MEADOW, LOT 11
SHEET 1 OF 1

TAX MAP 23 2ND ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 60 HOWARD COUNTY, MARYLAND DATE: JULY, 2008
GRID 6 EX. ZONING R-20 DPZ FILE NOS.
STREET ADDRESS: 3338 COVENTRY COURT PLAT BOOK 9 PAGE 65

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.