

GENERAL NOTES

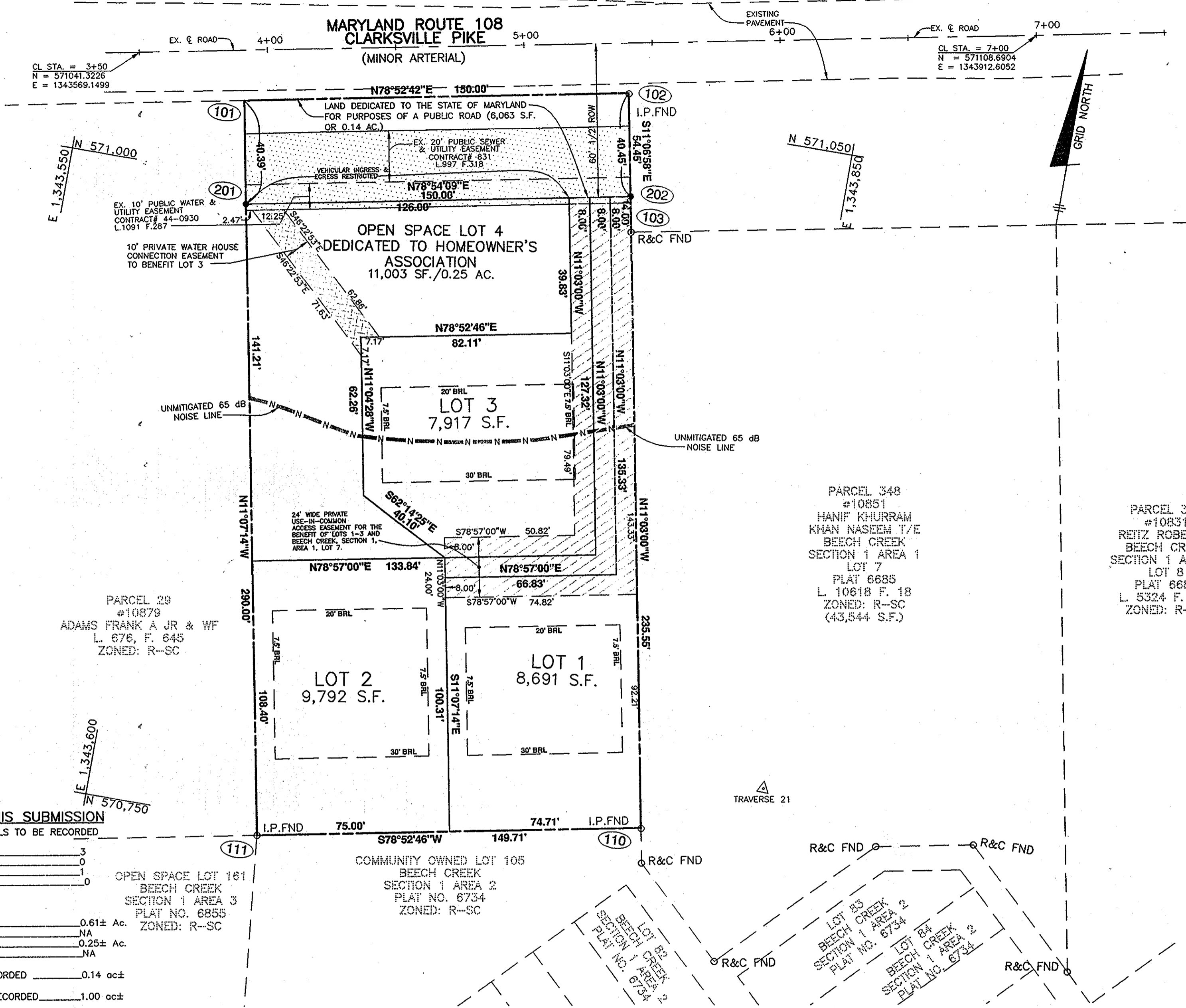
- DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
- DENOTES IRON PIPE FOUND (IP) OR REBAR & CAP (R & C) FOUND.
- △ DENOTES TRAVERSE POINT.
- THE SUBJECT PROPERTY IS ZONED R-SC PER 2/2/04 COMPREHENSIVE ZONING PLAN AND PER "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 2910 & 0064 WERE USED FOR THIS PROJECT.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED APRIL, 2009, BY BENCHMARK ENGINEERING, INC.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE MIDDLE PATUXENT WATERSHED. 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 ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC WATER AND SEWER CONTRACT NOS. ARE 44-0930 AND 831.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN APRIL, 2009.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES (25% OR GREATER THAN) LOCATED ON THIS SITE.
- NOISE STUDY WAS PREPARED BY BENCHMARK ENGINEERING, INC. AND APPROVED ON DATED AUGUST 18TH, 2009.
- AN AFPO TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT IS A MINOR SUBDIVISION.
- THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 3 TO BE REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- BRL INDICATES BUILDING RESTRICTION LINE.
- THIS PLAT IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
- FOR FLAG OR 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSE OF A PUBLIC ROAD (0.14 ACRES).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

20. RESERVATION OF PUBLIC UTILITY EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES. LOTS 1 AND 2, 3 AND 4, 5 AND 6, 7 AND 8, 9 AND 10, 11 AND 12, 13 AND 14, 15 AND 16, 17 AND 18, 19 AND 20, 21 AND 22, 23 AND 24, 25 AND 26, 27 AND 28, 29 AND 30, 31 AND 32, 33 AND 34, 35 AND 36, 37 AND 38, 39 AND 40, 41 AND 42, 43 AND 44, 45 AND 46, 47 AND 48, 49 AND 50, 51 AND 52, 53 AND 54, 55 AND 56, 57 AND 58, 59 AND 60, 61 AND 62, 63 AND 64, 65 AND 66, 67 AND 68, 69 AND 70, 71 AND 72, 73 AND 74, 75 AND 76, 77 AND 78, 79 AND 80, 81 AND 82, 83 AND 84, 85 AND 86, 87 AND 88, 89 AND 90, 91 AND 92, 93 AND 94, 95 AND 96, 97 AND 98, 99 AND 100, 101 AND 102, 103 AND 104, 105 AND 106, 107 AND 108, 109 AND 110, 111 AND 112, 113 AND 114, 115 AND 116, 117 AND 118, 119 AND 120, 121 AND 122, 123 AND 124, 125 AND 126, 127 AND 128, 129 AND 130, 131 AND 132, 133 AND 134, 135 AND 136, 137 AND 138, 139 AND 140, 141 AND 142, 143 AND 144, 145 AND 146, 147 AND 148, 149 AND 150, 151 AND 152, 153 AND 154, 155 AND 156, 157 AND 158, 159 AND 160, 161 AND 162, 163 AND 164, 165 AND 166, 167 AND 168, 169 AND 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2015 AND 2016, 2017 AND 2018, 2019 AND 2020, 20

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	8,691 S.F.	1,195 S.F.	7,496 S.F.
2	9,792 S.F.	1,666 S.F.	8,126 S.F.
3	7,917 S.F.	431 S.F.	7,486 S.F.

COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
101	571029.8956	1343612.7948
102	571058.8294	1343759.9773
103	571005.3986	1343770.4756
110	570774.2178	1343815.6223
111	570745.3434	1343668.7281
201	570990.2680	1343620.5842
202	571019.1392	1343767.7758



LEGEND

- (105) BOUNDARY COORDINATE DESIGNATION
- [Dotted Pattern] EXISTING PUBLIC UTILITY EASEMENTS
- [Diagonal Lines] PRIVATE USE-IN-COMMON ACCESS EASEMENT
- [Cross-hatch Pattern] PRIVATE UTILITY EASEMENTS
- IRON PIPE/REBAR & CAP FOUND
- 3/8" X 30" PIPE OR STEEL MARKER TO BE SET
- BRL INDICATES "BUILDING RESTRICTION LINE"

THE REQUIREMENTS § 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 12-28-09
 DONALD A. MASON DATE:
 PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

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OWNER/DEVELOPER NASEEM KHAN KHURRAM HANIF PO BOX 6004 ELLICOTT CITY, MARYLAND 21042 410-461-6111	ENGINEER BENCHMARK ENGINEERING INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043 410-456-6105
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SITE DATA TABULATION - THIS SUBMISSION

- a) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- * BUILDABLE _____ 3
 - * NON-BUILDABLE PARCELS _____ 0
 - * OPEN SPACE _____ 1
 - * PRESERVATION PARCELS _____ 0
- b) TOTAL AREA OF LOTS AND/OR PARCELS
- * BUILDABLE _____ 0.61± Ac.
 - * NON-BUILDABLE PARCELS _____ NA
 - * OPEN SPACE _____ 0.25± Ac.
 - * PRESERVATION PARCELS _____ NA
- c) TOTAL AREA OF ROADWAY TO BE RECORDED _____ 0.14 ac±
- d) TOTAL AREA OF SUBDIVISION TO BE RECORDED _____ 1.00 ac±

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

Richard J. Davis 4-8-10
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 3/25/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert ... 4-14-10
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY NASEEM KHAN TO NASEEM KHAN AND KHURRAM HANIF BY DEED DATED JANUARY 22, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8077 AT FOLIO 114 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 12-28-09
 DONALD MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

"WE, NASEEM KHAN AND KHURRAM HANIF, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 30th DAY OF DECEMBER, 2009."

Naseem Khan 12/30/09
 NASEEM KHAN DATE

Khurram Hanif 12/30/09
 KHURRAM HANIF DATE

John M. ... 12/30/09
 WITNESS DATE

John M. ... 12/30/09
 WITNESS DATE

RECORDED AS PLAT 21070
 ON 4/19/10 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

CEDAR VILLAGE
 LOTS 1 THRU 3, AND
 OPEN SPACE LOT 4 A SUBDIVISION OF
 PARCEL 30 (L. 8077 F. 114)

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 29 - GRID: 11 - PARCEL: 30

ZONED: R-SC DATE: OCTOBER, 2009
 SCALE: 1" = 30' SHEET: 2 OF 2