

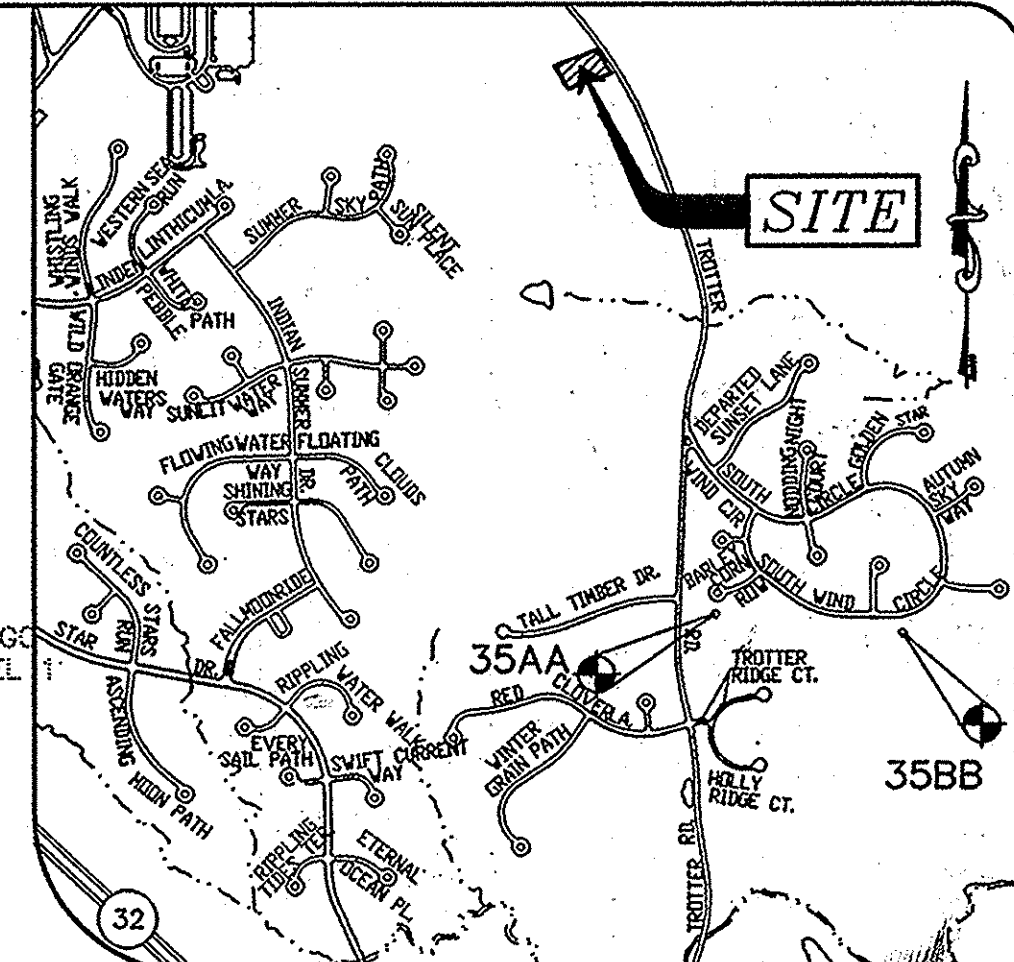
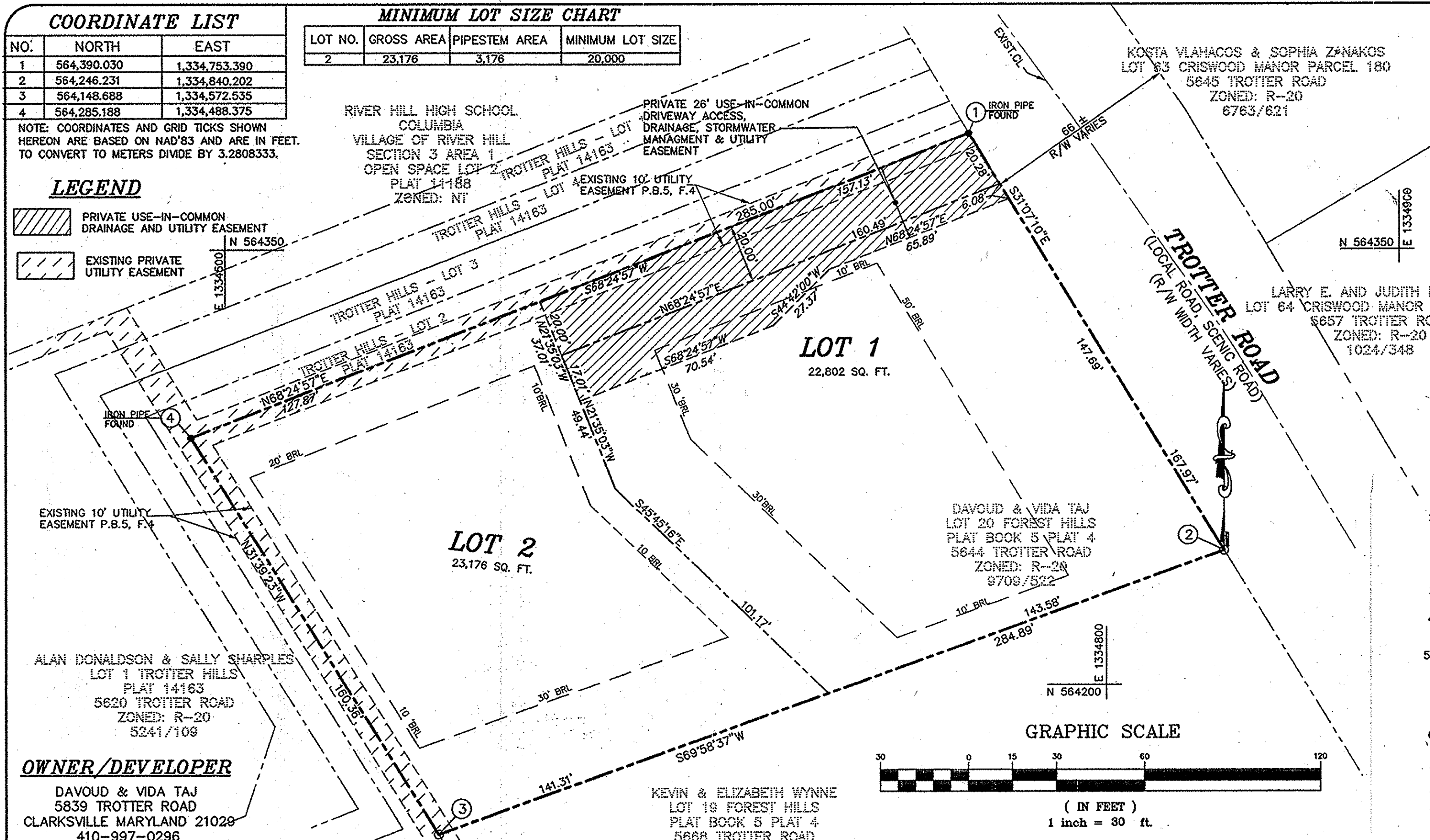
COORDINATE LIST		
NO.	NORTH	EAST
1	564,390.030	1,334,753.390
2	564,246.231	1,334,840.202
3	564,148.688	1,334,572.535
4	564,285.188	1,334,488.375

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

**LEGEND**

- PRIVATE USE-IN-COMMON DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE UTILITY EASEMENT

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	23,176	3,176	20,000

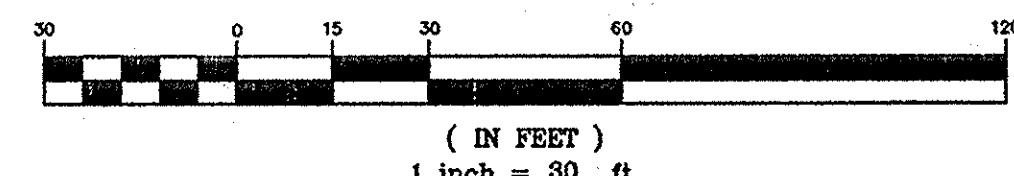


**GENERAL NOTES**

- TAX MAP: 35, PARCEL: 5, BLOCK: 2.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 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.
- SUBJECT PROPERTY ZONED R-20 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2013.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 35AA & 35BB.
 

STA. No. 35AA	N 560,767.733	E 1,335,483.839	EL. 431.609
STA. No. 35BB	N 560,790.416	E 1,336,537.267	EL. 394.975
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET.
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS (±)
- NO WETLANDS OR FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED MAY, 2013.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 34-4805).
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS RESUBDIVISION IS PROVIDED BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$5,227.20 FOR 0.16 ACRES (6,969.60 SQ. FT.) OF AFFORESTATION.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICROBIORETENTION FACILITIES (M-6), ROOFTOP (N-1) AND NON-ROOFTOP (N-2) DISCONNECTIONS. STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING FOR THIS SUBDIVISION WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE. LANDSCAPING FOR LOT 2 WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 2.
- NO HISTORIC STRUCTURES EXIST ON SITE AND THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT.

**GRAPHIC SCALE**



**OWNER/DEVELOPER**

DAVOUD & VIDA TAJ  
5839 TROTTER ROAD  
CLARKSVILLE MARYLAND 21029  
410-997-0296

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* 07/01/14  
GARY E. LANE, PROF. LS DATE

*David Taj* 07/08/14  
DAVOUD TAJ, OWNER DATE

*Vida Taj* 07/08/14  
VIDA TAJ, OWNED 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	1.05AC±
AREA OF ROADWAY	0AC±
AREA	1.05AC±

- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-22B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ONSITE.
- NO FOREST EXISTS ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOC., INC. IN MAY, 2013.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 108.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE DEVELOPER WILL EXECUTE A MIHU AGREEMENT AND COVENANTS WITH THE HOWARD COUNTY HOUSING DEPARTMENT BEFORE THE FINAL PLAT RECEIVES SIGNATURE APPROVAL. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED WITH THE FINAL PLAT AT THE LAND RECORDS OFFICE.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 WILL BE RECORDED WITH THE RECORDING OF THIS PLAT IN THE LAND RECORD OFFICE.
- 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").
  - GOMETRY - MAX. 15% 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 FEET.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING ON LOT 2.
- 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.
- THIS PLAN IS SUBJECT TO W.P. 14-074, WRITING SECTION 16.1205 (C) (1) OF THE 10/06/13 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES TREES 30" IN DIAMETER OR LARGER BE LEFT IN AN UNDISTURBED CONDITION UPON SUBDIVISION, SITE DEVELOPMENT AND GRADING TO REMAIN 15 FEET FROM LOTS 1 AND 2. THIS WAIVER WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING ON JAN 27, 2014. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. A REVISED WAIVER EXHIBIT SHALL BE SUBMITTED SHOWING GREEN GIANT ARBORVITAE (OR A QUALITY TREE PLANTED EVERY 10' ON CENTER ALONG THE PROPERTY LINE, INSTEAD OF THE FOUR (4) ROSESHADE TREES A MIN. OF 20' GREEN GIANT ARBORVITAE SHALL BE PLANTED. 2. W.P. 14-039 SHALL BE UPDATED TO REFLECT THE ARBORVITAE ALONG WITH AN UPDATED PLANTING SCHEDULE. 3. THE OTHER LARGER EX. TREES SHOWN ON LOTS 1 AND 2 SHALL BE MAINTAINED (TWO SPECIMEN DINGS 28" AND 63" DIAMETER, 22" OAK, ETC.).

**OWNER'S STATEMENT**

WE, DAVOUD AND VIDA TAJ 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 11 DAY OF July, 2014.

*David Taj*  
DAVOUD TAJ, OWNER

*Vida Taj*  
VIDA TAJ, OWNER

*Masha Pury*  
WITNESS

*Masha Pury*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY ETHEL NOVOTNY TO DAVOUD AND VIDA TAJ, IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 9709 FOLIO 522; 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.

*Gary E. Lane*  
GARY E. LANE, PROF. LS MD REG. NO. 574  
EXPIRATION 03/21/15

STATE OF MARYLAND  
PROPERTY LINE SURVEYOR  
No. 574  
DATE 07/01/14

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 20 OF FOREST HILLS, PLAT BOOK 5 PAGE 4, INTO TAJ PROPERTY LOTS 1 AND 2.

RECORDED AS PLAT 2325 ON 12/11/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**TAJ PROPERTY**  
LOTS 1 AND 2  
A RESUBDIVISION OF LOT 20 OF THE FOREST HILLS SUBDIVISION  
SHEET 1 OF 1

TAX MAP 35  
PARCEL NO. 5  
GRID 2

5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING R-20

SCALE: 1"=30'  
DATE: JUNE 2014  
DPZ FILE NOS. ECP-13-070

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7850-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0286 Ball. (410) 997-0298 Fax.