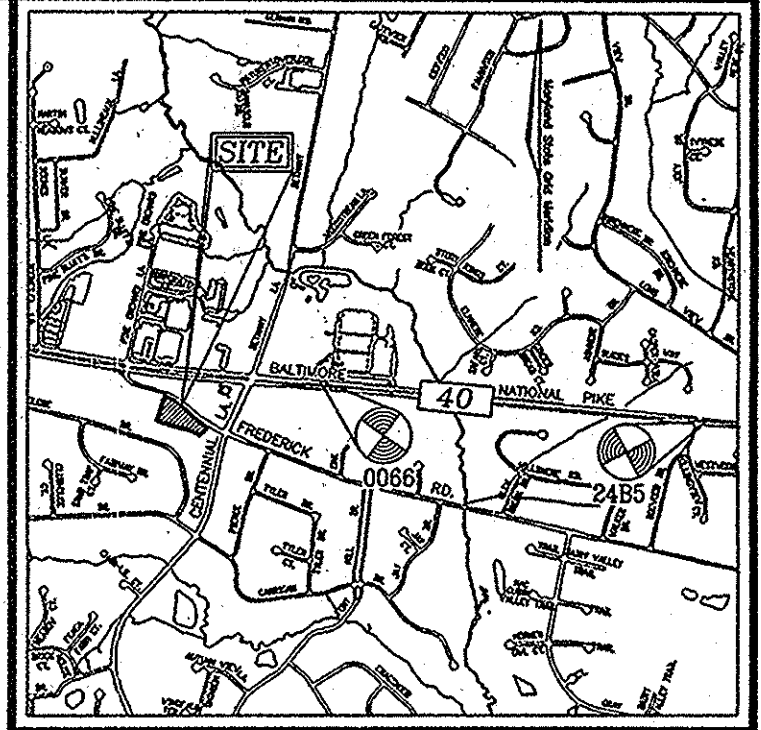


GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 0066 AND 24B5.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ASSOCIATES, INC. DATED SEPTEMBER 2011.
- Ø DENOTES REBAR WITH CAP SET MARKED (PROP. MARK 21204).
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊙ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED (OFFICE TRANSITION) PER THE 10/06/13 COMPREHENSIVE ZONING PLAN (REFER TO ZB10684).
- THERE ARE NO FLOODPLAIN, WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR STEEP SLOPES WITHIN THE SUBJECT PROPERTY.
- THERE ARE NO WETLANDS OR STREAMS ON THIS SITE AS DETERMINED BY ECO-SCIENCE PROFESSIONALS, INC.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER IS AVAILABLE UNDER CONTRACT NO. 27-W. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 186-S.
- THE FOREST STAND DELINEATION WAS PREPARED FOR SDP-13-077 BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 2013.
- IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION, THE TOTAL FOREST CONSERVATION OBLIGATION OF 0.30 ACRES (13,068 x 0.75 = \$ 9,801.00) WILL BE FULFILLED UNDER SDP-13-077 BY PAYMENT OF A FEE-IN-LIEU.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS A AND B. ANY CONVEYANCES OF AFORESAID PARCELS A AND B SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCELS A AND B. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT APPLICATIONS.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS DPZ FILES: F-14-084, L 11399 F 313, PLAT 4/9, PLAT 6878, SDP-13-077, & WP-14-085.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, BUT THERE IS AN HISTORIC STRUCTURE ON SITE (STRUCTURE # H0-843). THE HISTORIC DISTRICT COMMISSION HEARD THE APPLICATION ON 9-12-2013 AND HAD NO OBJECTION TO DEMOLITION OF THE STRUCTURE PER LETTER DATED 10-3-2013.
- THERE ARE EXISTING STRUCTURES LOCATED ON SITE TO BE REMOVED AS PART OF SDP-13-077.
- AN AFFO TRAFFIC STUDY HAS BEEN PREPARED BY MARS GROUP, JULY 2013.
- THIS PORTION OF FREDERICK ROAD IS NOT A SCENIC ROAD.
- THIS PROJECT IS SUBJECT TO WP-14-085. ON FEBRUARY 25, 2014, THE PLANNING DIRECTOR ISSUED NO ACTION TO THE REQUEST, TO WAIVE SECTION 16.1205(A)(7) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES HAVING A DIAMETER OF 30" OR MORE. NO ACTION WAS TAKEN UNTIL COMMENTS WERE ADDRESSED.
- IN APRIL 2014, A REQUEST FOR RECONSIDERATION WAS SUBMITTED AND ON APRIL 16, 2014, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.1205(A)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL ALLOWS FOR THE REMOVAL OF FOUR SPECIMEN TREES AS PROPOSED BY THE SITE DEVELOPMENT PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL PROVIDE A 1:1 REPLACEMENT PLANTING ON SITE TO MITIGATE REMOVAL OF THE FOUR SPECIMEN TREES. THE REPLACEMENT PLANTINGS SHALL BE MADE PART OF THE LANDSCAPE PLAN AND SHALL CONSIST OF SPECIES SIMILAR TO THE TREES REMOVED AND EQUAL TO OR GREATER THAN THE SIZES AND SPECIFICATIONS FOUND FOR SUCH PLANTINGS IN THE HOWARD COUNTY LANDSCAPE MANUAL. THE PETITIONER SHALL INDICATE AND IDENTIFY THE REPLACEMENT PLANTINGS ON THE LANDSCAPE PLAN.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE PERMETER LANDSCAPING IN THE AMOUNT OF \$ 20,490.00 FOR THE PROVIDED 16 SHADE TREES (\$4,800), 56 EVERGREENS (\$8,400), 26 SMALL TREES (\$3,900), 4 SHADE TREES / SPECIMEN TREE REPLACEMENT (\$1,200) AND SHRUBS (\$2,190) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT UNDER SDP-13-077.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED (UNDER SDP-13-077) BY THE USE OF ALTERNATIVE SURFACES (POROUS CONCRETE/ PERMEABLE SURFACE) AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIOTRETENTION. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE HOWARD COUNTY PLANNING BOARD, AT ITS MEETING HELD ON JULY 17, 2014, CONSIDERED THIS SITE DEVELOPMENT PLAN SDP-13-077, CONSISTING OF THE CONSTRUCTION OF FIVE TWO-STORY MIXED-USE BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS ON 2.00 ACRES OF LAND LOCATED ON FREDERICK ROAD IN ELLICOTT CITY, MARYLAND.
- THIS PROJECT IS SUBJECT TO WP-15-020. ON FEBRUARY 26, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.124(b), 16.156(a), AND 16.156(d) WHICH ALLOWS THE PETITIONER TO REQUEST THE DEPARTMENT OF PLANNING AND ZONING TO APPROVE THE PROJECT OF FEES AND SUBMISSION OF PLAN ORIGINALS ASSOCIATED WITH SITE DEVELOPMENT PLAN SDP-13-077. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - PETITIONER SHALL EXECUTE DEVELOPER AGREEMENTS POST SURETIES AND PAY ALL REQUIRED FEES TO DEPARTMENT OF PUBLIC WORKS, REAL ESTATE SERVICES DIVISION ON OR BEFORE AUGUST 20, 2015.
 - PETITIONER SHALL SUBMIT THE SITE DEVELOPMENT PLAN ORIGINAL FOR SIGNATURE APPROVAL TO THE DEPARTMENT OF PLANNING AND ZONING, DIVISION OF LAND DEVELOPMENT AND SHALL ADDRESS OTHER ITEMS LISTED IN OUR LETTER OF JULY 25, 2014, ON OR BEFORE AUGUST 20, 2015.



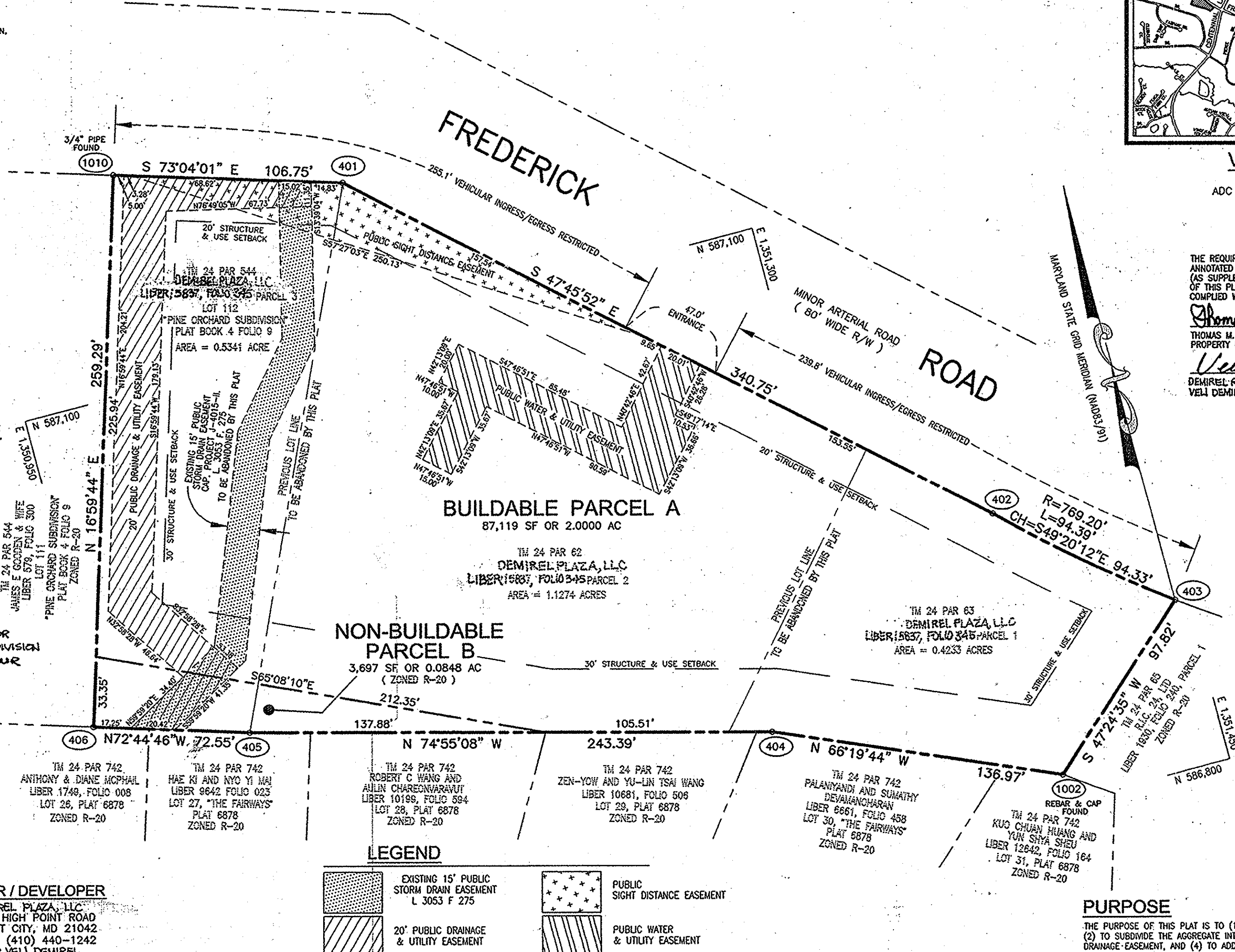
VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 11 67

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman 11.10.14
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

Veli Demirel 10/21/14
VELI DEMIREL
DATE

COORDINATE TABLE		
NO.	NORTH	EAST
401	587169.8650	1351121.3150
402	586940.8211	1351373.6006
403	586879.3545	1351445.1548
404	586868.1444	1351247.6964
405	586931.4711	1351012.6891
406	586952.9900	1350943.4034
1002	586813.1547	1351373.1385
1010	587200.9564	1351019.1930

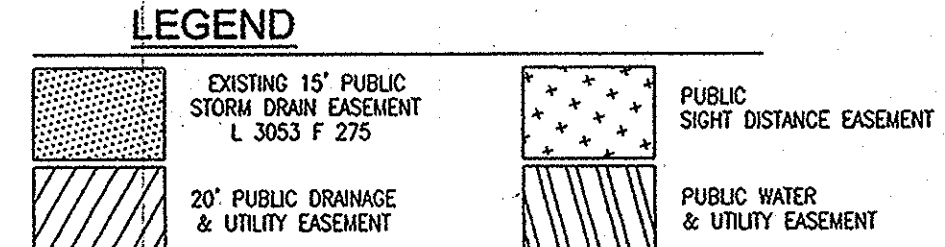


AREA TABULATION

NUMBER OF PARCELS TO BE RECORDED	2
AREA OF PARCELS TO BE RECORDED	2.0848 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	2.0848 AC

OWNER / DEVELOPER

DEMIREL PLAZA, LLC
44087 HIGH POINT ROAD
ELLICOTT CITY, MD 21042
PHONE: (410) 440-1242
ATTN: VELI DEMIREL



PURPOSE

THE PURPOSE OF THIS PLAT IS TO (1) CONSOLIDATE PARCELS 62, 63, & 544 (LOT 112), (2) TO SUBDIVIDE THE AGGREGATE INTO PARCELS A & B, (3) TO ABANDON EXISTING DRAINAGE EASEMENT, AND (4) TO ADD VARIOUS EASEMENTS.

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

Balbon for Mauna Rossman 12/16/2014
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 12.19.14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Veli Demirel 6.08.15
DIRECTOR DATE

OWNER'S CERTIFICATE

DEMIREL PLAZA, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 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 2ND DAY OF DECEMBER 2015.

Veli Demirel
DEMIREL PLAZA, LLC
VELI DEMIREL

Maura Rossman
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY VELI DEMIREL AND EYLEM DEMIREL TO DEMIREL PLAZA, LLC BY DEED DATED OCTOBER 14, 2014 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15837, FOLIO 345.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

Thomas M. Hoffman 11.10.14
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

RECORDED AS PLAT No. 23380 ON 6/10/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION
DEMIREL PLAZA
BUILDABLE PARCEL PARCEL A AND
NON-BUILDABLE PARCEL B**

A SUBDIVISION OF
TAX MAP 24, PARCELS 62, 63 AND P/O 544 (LOT 112)
LIBER 11399, FOLIO 313
ZONED OT

TAX MAP 24, BLOCK 1, PARCELS 62, 63 AND P/O 544 (LOT 112)
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 40' NOVEMBER 10, 2014

SHEET 1 OF 1

K:\PROJECTS\11-01 SURVEY\DWG\PLAT\PLAT.1.DWG