

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	15,364 SF	195 SF	15,169 SF
2	14,520 SF	1,131 SF	13,389 SF
3	15,228 SF	1,992	13,236 SF

28. THIS PLAN IS SUBJECT TO WAIVER PETITION WP-15-018, WAIVING SECTION 16.1205(a)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES TREES 30" IN DIAMETER OR LARGER BE LEFT IN AN UNDISTURBED CONDITION UPON SUBDIVISION. WAIVER PETITION WAS APPROVED ON SEPTEMBER 9, 2014. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

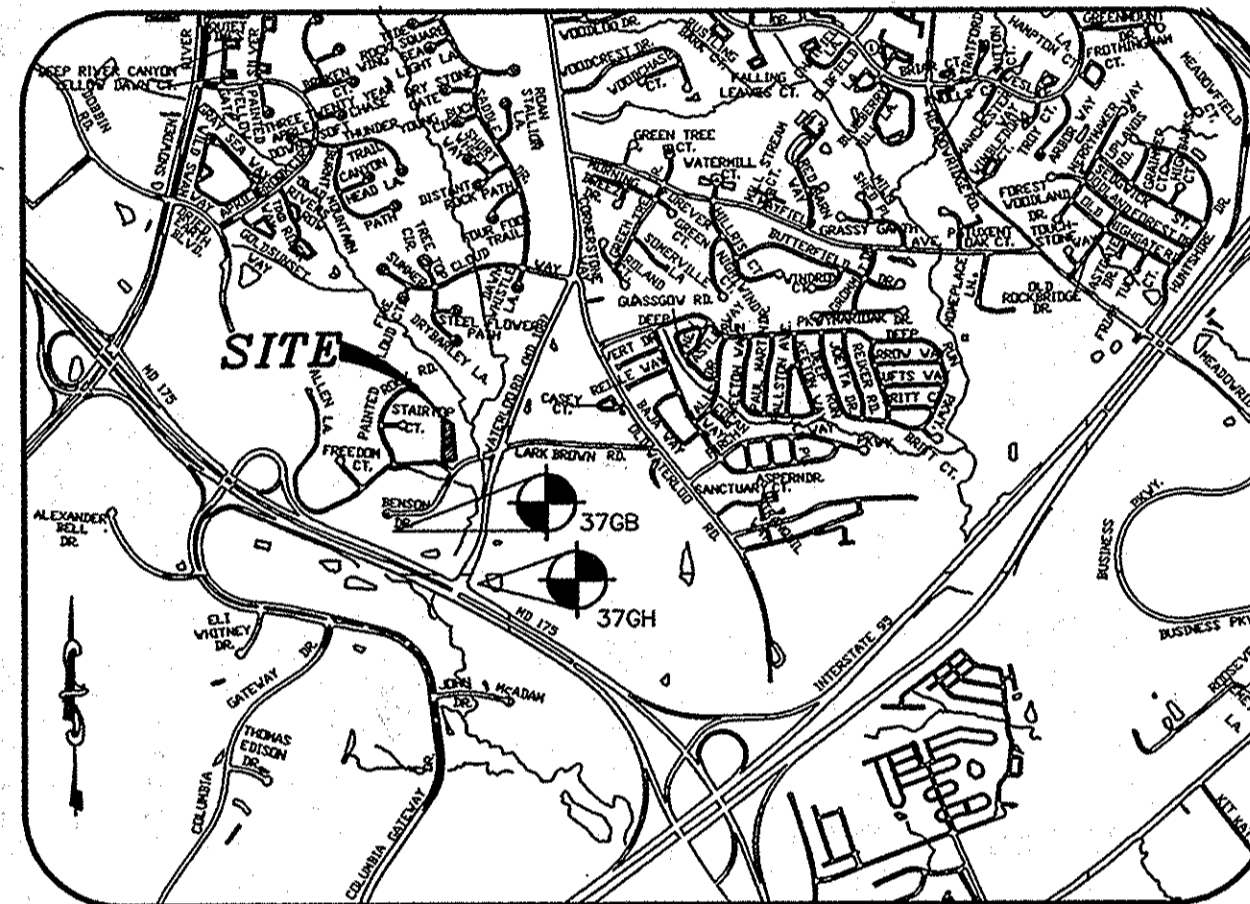
- PROVIDE TWO (2) ADDITIONAL REPLACEMENT TREES OF 3" TO 4" CALIPER ON SITE IN PLACE OF THE REMOVED TREE. THE MITIGATED PLANTINGS WILL BE INCLUDED AS PART OF THE REQUIRED LANDSCAPING AND SHALL BE BONDED WITH LANDSCAPING OBLIGATION.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENT SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THOROUGH LOTS 1 THROUGH 3. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON MARCH 24, 2014 AT 6:00 PM AT THE EAST COLUMBIA LIBRARY.

GENERAL NOTES

- TAX MAP 37, PARCEL 508, BLOCK 20
- 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-12 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 MARCH, 2014.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37GB & 37GH
STA. No. 37GB N 553,452.821 E 1,368,503.169 EL. 325.209
STA. No. 37GH N 552,861.799 E 1,369,532.680 EL. 283.769
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.
- 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 A "NO WETLAND" CERTIFICATION LETTER DATED APRIL 3, 2014.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER (CONTRACT 671-W) AND SEWER (CONTRACT 20-1264) ARE PUBLIC.
- THE FOREST CONSERVATION OBLIGATION FOR THIS RESUBDIVISION IS PROVIDED BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$6,880.70 FOR 0.21 ACRES (9,147.60 SQ. FT.) OF AFFORESTATION.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-SCALE FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT AT THE SDP STAGE.
- NO HISTORIC STRUCTURES EXIST ON SITE AND THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE WAS AN EXISTING FRAME GARAGE BUILDING ON THE SITE THAT WAS REMOVED ON APRIL 25, 2015.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1, 2 AND 3 WILL BE RECORDED WITH THE RECORDING OF THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) 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 DWELLINGS ON LOTS 1, 2, AND 3.
- 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.
- 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 SEWAGE 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 ON SITE.
- NO FOREST EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN A "NO WETLAND" CERTIFICATION LETTER DATED APRIL 3, 2014.
- 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 DECLARATION OF COVENANTS WILL BE RECORDED TOGETHER WITH THE FINAL PLAT AT THE LAND RECORDS OFFICE.

LEGEND

- PROPOSED USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1, 2 & 3
- PUBLIC WATER AND UTILITY EASEMENT



VICINITY MAP

SCALE: 1"=200'
ADC MAP: 34 GRID: B4, B5

OWNER / DEVELOPER

FARAMARZ SADEGHI-BAJIRAN
6043 MAJORS LANE, APT 5
COLUMBIA, MARYLAND 21045
(443)825-8507

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] 5/07/2015
TODD M. HILL, PROF. L.S. DATE

[Signature] 5/08/2015
FARAMARZ SADEGHI-BAJIRAN, OWNER DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.03AC±
AREA OF ROADWAY	0AC±
AREA TO BE RECORDED	1.03AC±

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.

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

[Signature] 5/26/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5.29.15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6-11-15
DIRECTOR DATE

OWNER'S STATEMENT

I, FARAMARZ SADEGHI-BAJIRAN 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 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 8th DAY OF MAY, 2015

[Signature]
FARAMARZ SADEGHI-BAJIRAN, OWNER

[Signature]
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 PROFESSIONAL LAND SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY CARROLL SCHWING TO FARAMARZ SADEGHI-BAJIRAN, IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 15428 FOLIO 409; 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.

[Signature] 5/27/2015
TODD M. HILL, PROF. L.S. MD REG. NO. 21951 DATE
EXPIRATION 07/05/15

RECORDED AS PLAT 23381 ON 6/12/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FAZ PROPERTY
LOTS 1, 2, AND 3

SHEET 1 OF 2

TAX MAP 37 6TH ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 508 HOWARD COUNTY, MARYLAND DATE: MAY 2015
GRID 20 EX. ZONING R-12 DPZ FILE NOS. ECP-14-075

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

7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0286 Balt. (410) 997-0288 Fax.

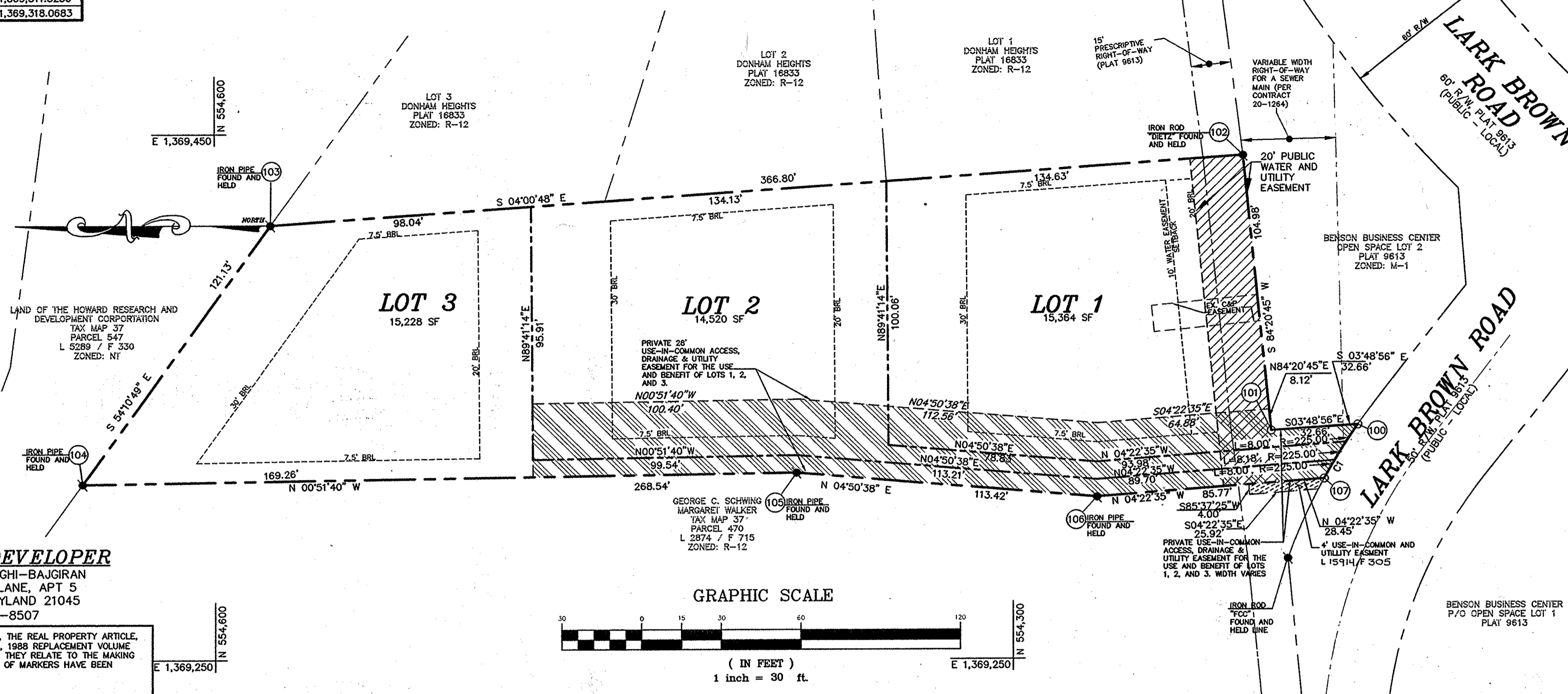
14-005 DWG/008-MINOR-REV-MINOR SUB

COORDINATE TABLE

NO.	NORTHING	EASTING
100	554,170.1490	1,369,338.6553
101	554,202.7316	1,369,336.4823
102	554,213.0748	1,369,440.9531
103	554,578.9715	1,369,415.2816
104	554,649.8600	1,369,317.0640
105	554,381.3540	1,369,321.1000
106	554,268.3410	1,369,311.5230
107	554,182.8177	1,369,318.0683

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	24.18'	225.00'	6°09'31"	24.17'	N58°23'35"W



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

[Signature] 5/26/2015
Howard County Health Officer DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5-29-15
Chief, Development Engineering Division DATE

[Signature] 6-11-15
Director DATE

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[Signature] 5/07/2015
TODD M. HILL, PROF. LS MD REG. NO. 21531 DATE

RECORDED AS PLAT 23382 ON 6/12/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FAZ PROPERTY
LOTS 1, 2, AND 3.

SHEET 2 OF 2

TAX MAP 37 6TH ELECTION DISTRICT SCALE: 1"=30'
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