

GENERAL NOTES:

- 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 NO. 241A AND 241B WAS USED FOR THIS PROJECT. ELEVATIONS SHOWN HEREON ARE TIED TO NAVD88 VERTICAL DATUM.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN MARCH, 2016 BY NJR & ASSOCIATES.
- B.R.L. INDICATES BUILDING RESTRICTION LINE.
 - DENOTES REBAR WITH FWA4 CAP SET IRON PIPE FOUND.
 - DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN HEREON HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
- 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.
 - A) WIDTH = 12', (16' SERVING MORE THAN ONE RESIDENCE);
 - B) SURFACE = 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - C) GEOMETRY = MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - D) STRUCTURES (CULVERTS/BRIDGES) = CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - E) DRAINAGE ELEMENTS = CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
 - F) STRUCTURE CLEARANCES MINIMUM 12 FEET.
 - G) MAINTENANCE = SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VIII) OF THE SUBDIVISION REGULATIONS BECAUSE IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- POSTING OF SURETY FOR REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL IN THE AMOUNT OF \$600 FOR TWO (2) SHADE TREES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT. LANDSCAPING WILL BE PROVIDED FOR LOT 2 IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AT THE SITE DEVELOPMENT PLAN STAGE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 EFFECTIVE 10/2/03 AND THE ZONING REGULATIONS AMENDED BY COUNCIL BILL 75-2003.
- THE SUBJECT PROPERTY IS ZONED "R-20" PER THE 10/06/13 OF THE COMPREHENSIVE ZONING PLAN.
- STORMWATER MANAGEMENT FOR LOTS 2 IS PROVIDED THROUGH ONE RAIN GARDEN (M-7) AND ONE RAIN BARREL (M-1). OWNERS OF LOTS 2 WILL OWN AND MAINTAIN THE PROPOSED RAIN GARDEN AND RAIN BARREL FACILITIES ON LOTS 2. SWM FOR LOT 1 IS NOT REQUIRED SINCE THERE IS AN EXISTING DWELLING ON THE LOT, WHICH IS TO REMAIN. A DECLARATION OF COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF RESIDENTIAL LOTS 2 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.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO SPECIMEN TREE, FLOODPLAINS, WETLANDS, STREAMS OR THEIR BUFFERS AND NO STEEP SLOPES LOCATED ON-SITE.
- ENVIRONMENTAL CONCEPT PLAN (ECP-16-057) FOR THIS SUBDIVISION WAS APPROVED ON AUGUST 24, 2016
- EXISTING HOUSE ON LOT 1 WAS CONSTRUCTED IN COMPLIANCE WITH MINIMUM SETBACK REQUIREMENT IN EFFECT AT THE TIME OF CONSTRUCTION. THE EXISTING HOUSE IS IN NON-COMPLIANCE WITH THE CURRENT MINIMUM SETBACK REQUIREMENTS FOR ZONE R-20. THE REAR SETBACK LINE ON LOT 1 IS SHOWN AS PER CURRENT SETBACK REQUIREMENTS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- AS PER SECTION 16.128, PRE-SUBMISSION COMMUNITY MEETING WAS HELD IN THE MEETING ROOM OF MILLER

AREA TABULATION	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	1.3239 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
AREA OF LOTS TO BE RECORDED	1.3239 AC
AREA OF ROADWAY TO BE RECORDED	0.0158 AC
AREA TO BE RECORDED	1.3397 AC

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

Michael J. Davis 6/15/2021
HOWARD COUNTY HEALTH OFFICER u.s. 92 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David Schmalz 6-24-21 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION. NS

For 6/20/21 DATE
DIRECTOR JS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 270, CONVEYED BY PAYNE-MAERTEN, LLC TO ABHIJIT P. HONRAO AND SHAMAL SHETE BY DEED DATED 9TH OF FEBRUARY 2016, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16686, FOLIO 164, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

M. Najib Roshan 09/26/2020 DATE
M. NAJIB ROSHAN
PROFESSIONAL LAND SURVEYOR #11049

OWNER'S CERTIFICATE

WE, ABHIJIT P. HONRAO AND SHAMAL SHETE (OWNER) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE 18th DAY OF September, 2020.

Abhijit P. Honrao 09/18/2020 DATE
ABHIJIT P. HONRAO (OWNER)

Shamal Shete 09/18/2020 DATE
SHAMAL SHETE (OWNER)

Witness 09/18/2020 DATE
WITNESS

RECORDED AS PLAT NUMBER 25791 ON 7-21-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

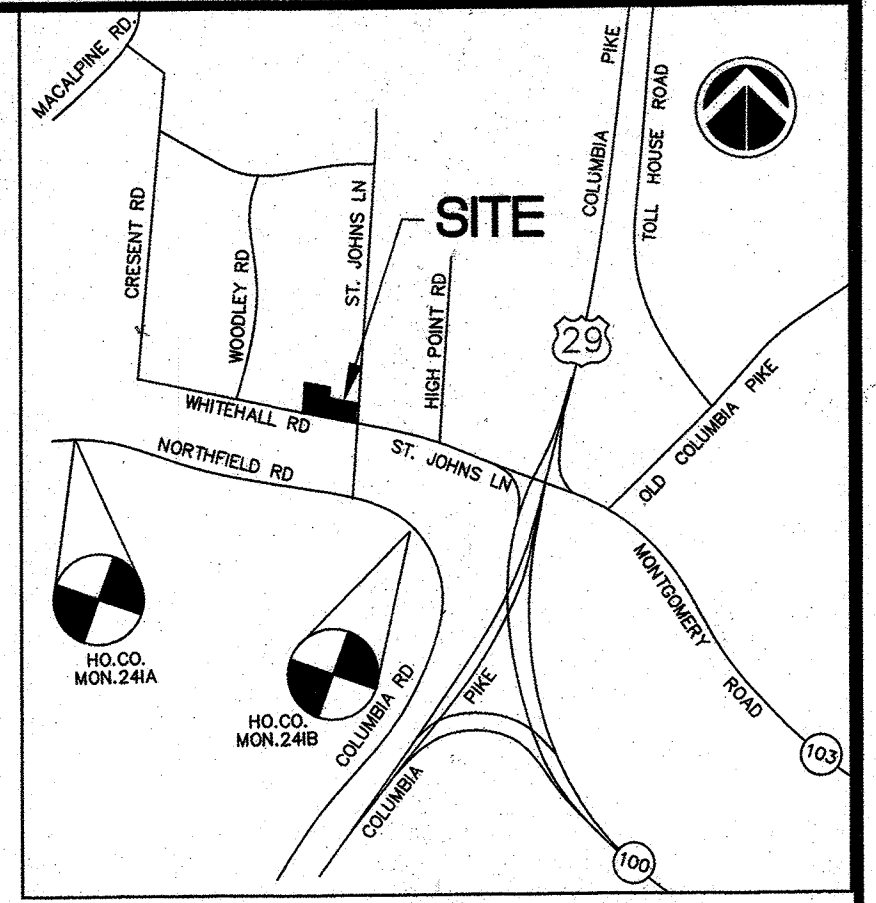
PLAT OF SUBDIVISION
HONRAO'S PROPERTY
LOTS 1-2
A SUBDIVISION OF PARCEL 270
(L. 16686, F. 164)
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED: R-20, TAX MAP 24, GRID 23
MAY 24, 2017 SCALE: 1" = 50' SHEET 1 OF 1

NJR ASSOCIATES, LLC
2770 ROUTE 32
WEST FRIENDSHIP, MARYLAND 21794
TEL: (240)508-3200 EMAIL: roshannj@aol.com

- LIBRARY IN ELLICOTT CITY, ON SATURDAY, JUNE 18, 2016 BETWEEN 10.00 A.M. AND 12.00 P.M.
 - PUBLIC ROADWAY DEDICATION CREDIT OF 454 SF ALONG ST. JOHNS LANE USED TOWARDS LOT 1 MINIMUM LOT SIZE REQUIREMENT.
 - A FEE-IN-LIEU FOR OPEN SPACE FOR 1 LOT IN THE AMOUNT OF \$1,500.00 WILL BE PAID WITH THE SUBMISSION OF THE PLAT MYLARS
 - ALTERNATIVE COMPLIANCE REQUEST WP-17-057 WAS APPROVED ON JANUARY 25, 2017 TO WAIVE FOLLOWING SECTIONS,
 - A. SECTION 16.127(C)(4)(I), WHICH REQUIRES A LIMIT ON ADJOINING DRIVEWAYS: A SHARED USE-IN-COMMON DRIVEWAY MUST BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL WITHIN A MINIMUM 24-FOOT-WIDE ACCESS EASEMENT FOR ALL PROPOSED RESIDENTIAL INFILL DEVELOPMENT LOTS. ANY EXISTING DRIVEWAY ENTRANCES ONTO THE PUBLIC ROAD RIGHT-OF-WAY MUST BE CONNECTED TO A SINGLE USE-IN-COMMON DRIVEWAY OR ABANDONED.
- APPROVAL OF WAIVER IS SUBJECT TO FOLLOWING CONDITIONS.
- COMPLIANCE WITH THE SRC AGENCY COMMENTS FOR PROCESSING OF FINAL PLAN, F-17-021.
 - THIS PROJECT IS CONSIDERED RESIDENTIAL INFILL AND IS SUBJECT TO SECTION 16.127 OF THE SUBDIVISION REGULATIONS.
 - PER SECTION 16.134 OF THE SUBDIVISION REGULATIONS, THE DEVELOPER SHALL PAY A FEE-IN-LIEU IN THE AMOUNT OF \$3,500 FOR SIDEWALK CONSTRUCTION.
- 28. THE SITE IS LOCATED IN PLUMTREE BRANCH WATERSHED. STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE MDE STORMWATER DESIGN MANUAL, VOLUME I & II, REVISED 2009. ESD PRACTICES IN ACCORDANCE WITH CHAPTER 5 AND QUANTITY MANAGEMENT IN ACCORDANCE WITH CHAPTER 3 ARE BEING UTILIZED. ALL SWM FACILITIES ARE PRIVATELY OWNED & MAINTAINED.**

COORDINATE LIST

No.	NORTH	EAST
1	579,265.193	1,361,902.565
2	579,387.535	1,361,922.723
3	579,426.457	1,361,726.547
4	579,501.300	1,361,731.394
5	579,535.356	1,361,559.739
6	579,335.774	1,361,546.815



VICINITY MAP
SCALE: 1" = 1000'

BENCHMARKS

#	ELEVATION	NORTHING	EASTING
241A	357.152'	N 579,167.044	E 1,360,260.252
241B	390.560'	N 578,753.501	E 1,362,302.987

SURVEYOR'S CERTIFICATE

"Professional Certification. I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 11049, Expiration Date 2/10/2021."

M. Najib Roshan 09/26/2020 DATE
(SURVEYOR)

THE REQUIREMENTS SECTION 9-108, 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.

Abhijit P. Honrao 09/18/2020 DATE
ABHIJIT P. HONRAO (OWNER)

Shamal Shete 09/18/2020 DATE
SHAMAL SHETE (OWNER)

OWNER/DEVELOPER
ABHIJIT HONRAO
4060 ST. JOHNS LANE
ELLICOTT CITY, MD 21042
PHONE: 443-535-3018