

POINT	U.S. Equivalent Coordinate Table		Metric Coordinate Table	
	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	564196.3127	1395331.8203	171967.380057	425298.007701
101	564133.3605	1395371.6395	171948.192183	425310.126330
102	563909.6991	1395099.0145	171880.018467	425227.031865
103	563908.8180	1395048.6766	171904.135529	425211.687051
104	564149.1443	1395259.9265	171953.003085	425276.076145
105	564180.1806	1395307.2713	171962.462987	425290.506887
106	564114.2341	1395348.3270	171942.362442	425303.020671

The Requirements S-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Todd M. Hill 3/06/18
 Todd M. Hill, Prof. Land Surveyor #21351
 Date

Abdur Rahim 3/2/18
 Abdur Rahim Choudhary
 Date

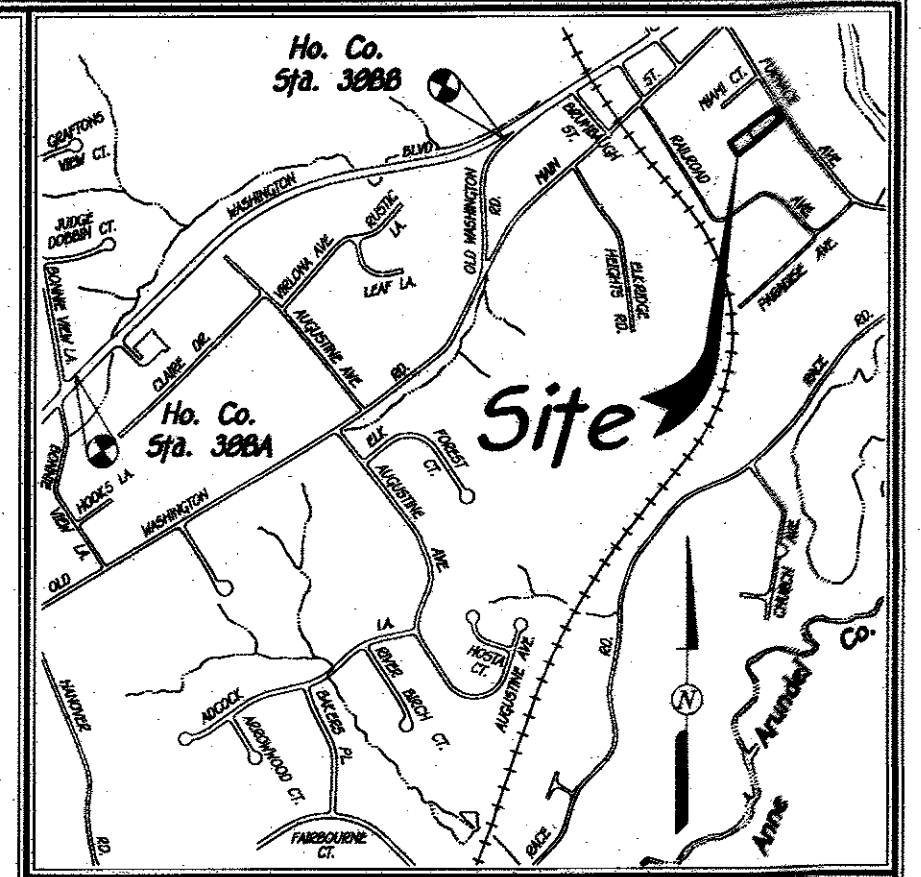
Legend

Existing Public Storm Drainage & Utility Easement (L. 2493, F. 647)

24' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 And 2

Minimum Lot Size Tabulation

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	15,982 Sq. Ft.	3,786 Sq. Ft.	12,196 Sq. Ft.



General Notes Continued:

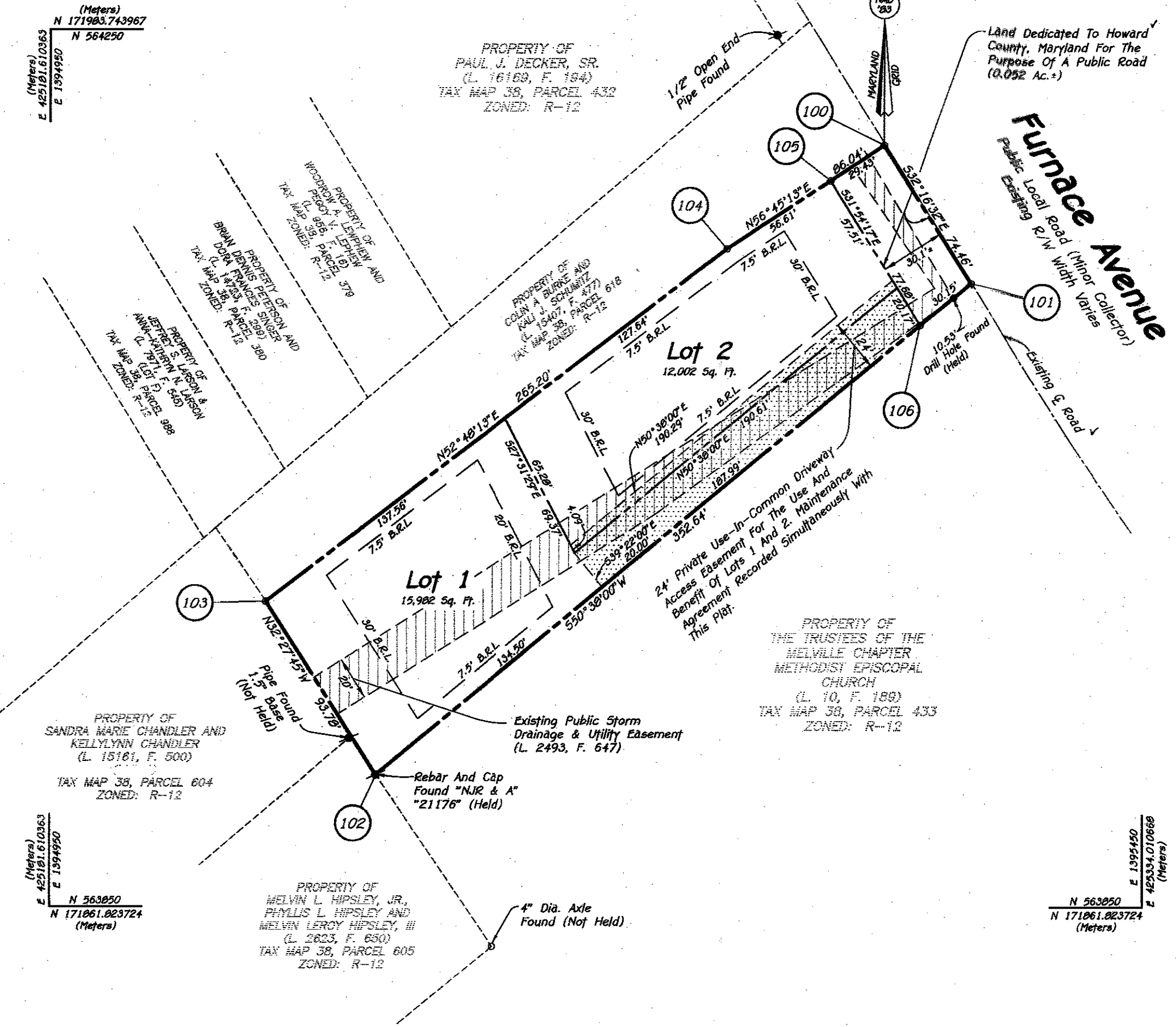
- Landscaping For Lot 1 Is Provided In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. A Landscape Study In The Amount Of \$8,700.00 For Lot 1 Based On (12) Shade Trees @ \$300/Tree And (32) Evergreen Trees @ \$150/Tree And (10) Shrubs @ \$30/Shrub Will Be Completed With The SDP And Bonded With The Building/Grading Permit.
- 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 These Lots.
- This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development Of The Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed House. The Enhanced Landscape Buffer Has Been Provided On Lots To Mitigate Views And To Address Privacy And Compatibility Concerns Expressed By The Adjacent Lot Owners At The Pre-Submission Community Meeting.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.
- A Community Meeting Was Conducted February 22, 2017 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d) Of The Subdivision Regulations.
- The Speed Study For This Project Prepared By Hars Group Is Dated February, 2017.
- Subdivision Is Subject To Section 109.02.E. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 - M.I.H.U. Required = (1 Lot x 10%) = 0.1 M.I.H.U.
 - M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
 - An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
- The 24' Private Use-In-Common Driveway Access Easement And Maintenance Agreement For The Use And Benefit Of Lots 1 And 2 Is Recorded Simultaneously With This Plat.
- No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume II: Roads, Bridges, Section 5.2.F.2.
- No Historic Structures Exist Within The Limits Of This Plat Submission.
- A Traffic Study Is Not Required For This Project Since This Is A Minor Subdivision.
- No Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers, Floodplain, And Forest Conservation Easement Areas.

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 Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

Area Tabulation This Submission

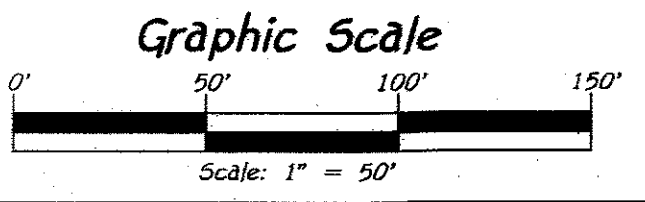
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.642 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.642 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.052 Ac.±
TOTAL AREA TO BE RECORDED	0.694 Ac.±



General Notes:

- Subject Property Zoned R-12 Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 388A And No. 388B.
 - Sfa. 388A N 562,553.2950 E 1,390,967.9000 Elev. = 166.26
 - Sfa. 388B N 564,007.6590 E 1,393,649.9900 Elev. = 63.67
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About February, 2017 By Fisher, Collins And Carter, Inc.
- S.R.L. Denotes Building Restriction Line
- Denotes Iron Pin Set Capped "F.C.C. 106"
- ⊙ Denotes Iron Pipe Or Iron Bar Found
- ⊕ Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way
- ⊙ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106"
- ⊙ Denotes Concrete Monument Or Stone Found
- All Areas Are More Or Less (±)
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings 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 - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating; (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot 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 Surface;
 - Structure Clearance - Minimum 12 Feet;
- Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: ECP-17-045.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Is An Existing Dwelling And Shed On Lot 2 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- There Are No Forest Stands Or Wetlands Existing On-Site. See Environmental Findings Letters Prepared By Eco-Science Professionals, Inc. Dated February 17, 2017.
- Site Is Not Adjacent To A Scenic Road.
- 100 Year Floodplain, Wetlands, Stream(s) And/Or Their Buffers, And Steep Slopes Do Not Exist On-Site.
- This Subdivision Is Exempt From The Requirements Of Section 15.1202.(b)(viii) For Forest Conservation Since It Is A Subdivision With No Further Subdivision Potential.
- 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 Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes I & II. Revised 2009. Stormwater Management Is Being Provided By The Use Of Two (2) Micro-Bioretenation (H-6) To Meet And Exceed The Required 250 Volume.
- This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. 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.
- This Property Is Located Within The Metropolitan District And Is Served By Public Water And Public Sewer.

M.I.H.U. Note: The Subdivision Will Create One (1) New Lot That Will Be Subject To Payment Of The Fee-In-Lieu. One (1) Existing Lot, Lot #2 Is Not Subject To The Fee-In-Lieu.



Owner And Developer

Abdur Rahim Choudhary
 12719 Hillmeade Station Drive
 Bowie, Maryland 20720
 Ph# 301-775-9555

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2933

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Bullion for Maureen Roseman 3/16/2018
 Howard County Health Officer H.O. 9w Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Chamber 3-20-18
 Chief, Development Engineering Division Date

Y. Manoharan 3-22-18
 Director Date

Owner's Certificate

Abdur Rahim Choudhary, 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 Easement Areas 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 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2nd Day Of MARCH, 2018.

Abdur Rahim
 Abdur Rahim Choudhary

Amrhami Jute
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was 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; That It Is All Of The Lands Conveyed By Gordon E. Royer And Joan B. Royer To Abdur Rahim Choudhary By Deed Dated May 20, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16874 At Folio 433; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Todd M. Hill 3/06/18
 Todd M. Hill, Professional Land Surveyor #21351 Date
 Expiration Date: July 15, 2019

RECORDED AS PLAT No. 24595 ON 3/24/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Khadija Ali Mohammad
 Property
 Lots 1 And 2

(Being A Subdivision Of Tax Map 38, Tax Parcel 619
 Liber 16874 At Folio 433)

Zoned: R-12
 Tax Map: 38, Parcel: 619, Grid: 4
 First Election District - Howard County, Maryland
 Date: February 27, 2018 Scale: As Shown Sheet 1 Of 1

