NO.	NORTH	EAST		
1 .	537,995.1900	1,342,799.9070		
2	537,810.9850	1,342,754.9050		
3	537,783.4005	1,342,911.1930		
4	537,705.0870	1,342,890.9000		
5	537,667.9664	1,343,012.8460		
6	537,193.2582	1,342,842.0314		
7	537,292.8141	1,342,602.5614		
8	537,997.9463	1,342,772.8743		

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

MIN. LOT SIZE CHART

LOT#	MIN. LOT SIZE	PIPESTEM AREA	GROSS AREA
1	20,003 S.F.	1,264 S.F.	21,267 S.F.
- 2	20,001 S.F.	1,064 S.F.	21,065 S.F.
3	20,000S.F.	1,391 S.F.	21,391 S,F,
4	20,000 S.F.	1,989 S.F.	21,989 S.F.
5	45,186 S.F.	2,447 S.F.	47,633 S.F.
6	22,630 S.F.	1,694 S.F.	24,324 S.F.

OWNER/DEVELOPER

5550 STERRETT PLACE #103 COLUMBIA, MD. 21044 443-538-9547

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

OB HIKMAT, MEMBER

	and the second s
AREA TABULATION (TOTAL)	
NUMBER OF BUILDABLE LOTS	6
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	<u> </u>
NUMBER OF LOTS OR PARCELS	6
AREA OF BUILDABLE LOTS	3.62AC±
AREA OF OPEN SPACE LOTS	OAC±
AREA OF ROADWAY	0AC±
TOTAL AREA	3.62AC±

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

9/6/23

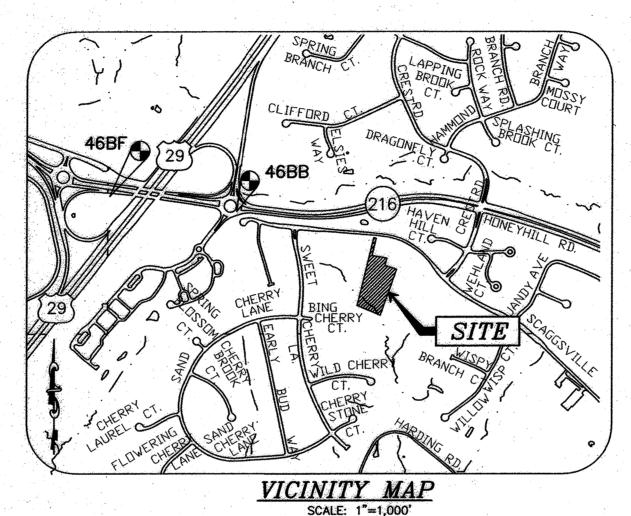
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

96.23

9/7/23 DIRECTORAL

- 30. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 1-6. ANY CONVEYANCE OF AFORESAID PARCEL 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 WITH A METES AND BOUNDS DESCRIPTION. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 31. A SIMPLIFIED FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST 1, 2017.
- 32. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY A PAYMENT OF FEE-IN-LIEU FOR 0.50 ACRES OF AFFORESTATION. FEE-IN-LIEU FOR 0.50 ACRES (21,780 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$ 16,335.00 WILL BE POSTED WITH THIS
- 33. DISTURBANCE TO THE 35' ENVIRONMENTAL BUFFER IS CONSIDERED ESSENTIAL FOR THE STORMWATER MANAGEMENT COMPLIANCE BASED ON DEPARTMENT OF ENGINEERING DIVISION DECISION.
- PER SECTION 108.0.E. OF THE ZONING REGULATIONS, 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNIT WHICH WILL BE FULFILLED BY THE PAYMENT OF A FEE-IN-LIEU.



- ADC MAP-39, GRID-C3
- 16.1205(a)(7) WHICH STATES THAT STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES AND TREES 30" IN DIAMETER OR LARGER SHALL BE LEFT IN AN UNDISTURBED CONDITION DURING CONSTRUCTION. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON NOVEMBER 28, 2018, SUBJECT TO THE FOLLOWING CONDITIONS: THE ALTERNATIVE COMPLIANCE PETITION NUMBER (WP-19-038) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS AND FINAL PLAT, F-18-079.

35. THIS PLAN IS SUBJECT TO WP-19-038, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTIONS

- THE DEVELOPER SHALL PLANT FOUR (4) 3" MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE SPECIMEN TREES. INCLUDE THE ADDITIONAL TREES ON THE FINAL PLAN. THESE TREES WILL BE BONDED WITH THE DEVELOPER'S AGREEMENT UNDER THE FINAL SUBDIVISION PLAN.
- THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO THE 2 SPECIMEN TREES TO BE REMOVED AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREES ON THE PROPERTY IS NOT PERMITTED UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.

THIS SUBDIVISION IS 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.

OWNER'S STATEMENT

WE, RAFAT LLC 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

0

WITNESS MY HAND THIS ZO DAY OF AUGUST

MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS

NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)

NUMBER OF APPO ALLOCATION REQUIRED

er of minu regu

(REMAINING LOTS/UNITS)

(INDICATED LOT/UNIT NUMBERS

MIHU FEE-IN-LIEU

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 FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION BY BWW LAW GROUP, LLC FKA BIERMAN, GEESING & WARD, LLC TO RAFAT LLC., IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 17179 FOLIO 63; 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 MARKAND AS AMENDED.

GARY E. LANE, PROP. LS MD REG. NO. EXPIRATION 03/21/25

GENERAL NOTES

- 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.
- 2. 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. IN FEBRUARY 2016.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. NO. 4688 & 468F.

N 538,306.5015 E 1,341,329.1564 EL 422.637 STA. No. 46BF N 538,448.152 E 1,340,010.492 EL. 446.607

- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$7,500.00.
- 6. B.R.L. DENOTES BUILDING RESTRICTION LINE.
- 7. DENOTES IRON PIPE OR IRON BAR FOUND
- 8. O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- 9. ALL AREAS SHOWN ARE MORE OR LESS (±)
- 10. ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD'83' GRID MEASUREMENT.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES, F-84-182,
- F-86-187 AND ECP-18-004. WETLANDS AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND AND FSD LETTER
- PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2017.
- 13. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- 14. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 15. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS AND A MAINTENANCE AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES. STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- 16. NO 100 YEAR FLOODPLAIN EXISTS ON THIS SITE. DRAINAGE AREA IS LESS THAN 30 ACRES.
- 17. NO HISTORIC STRUCTURES EXIST ON SITE AND THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF HOWARD COUNTY CODE.
- 19. USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 6 WILL BE RECORDED
- 20. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JUNE 5, 2017 AT SAVAGE LIBRARY.
- 21. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 22. 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
- 23. 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.
- 24. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- 25. PER COUNCIL BILL CB1-2018 NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT. NO INTERSECTIONS OF MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROAD WITH A MAJOR COLLECTOR OR A HIGHER CLASSIFICATION ROAD IS WITHIN 1.5 MILES IN ALL DIRECTIONS FROM THE PROJECT
- 26. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- 27. 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 AN MIHU AGREEMENT 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 WILL BE RECORDED WITH THE FINAL PLAT AT THE LAND RECORDS OFFICE.
- 28. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM
 - WIDTH 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
- SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP
- GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS
- STRUCTURES (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS
- DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH
- NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- 29. LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR THE REQUIRED 34 SHADE, 43 EVERGREEN TREES AND 250 LF OF PRIVACY FENCE IN THE AMOUNT OF \$18,850 WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 6 OF THE PONDEROSA SUBDIVISION, PLAT 6998 INTO LOTS 1 THRU 6 OF ISLA'S WOODS

recorded as plat 20,40% on 91,5123 among the land records of howard county, md. ISLAS WOODS

LOTS 1 THRU 6

A RESUBDIVISION OF LOT 6 OF THE PONDEROSA SUBDIVISION PLATS 6998 AND 5890 SHEET 1 OF 2

TAX MAP 46 PARCEL NO. 263 GRID 5

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE : 1"=50" DATE : AUGUST 2023 DPZ FILE NOS. F-84-182, F-86-187, ECP-18-004 WP-19-038

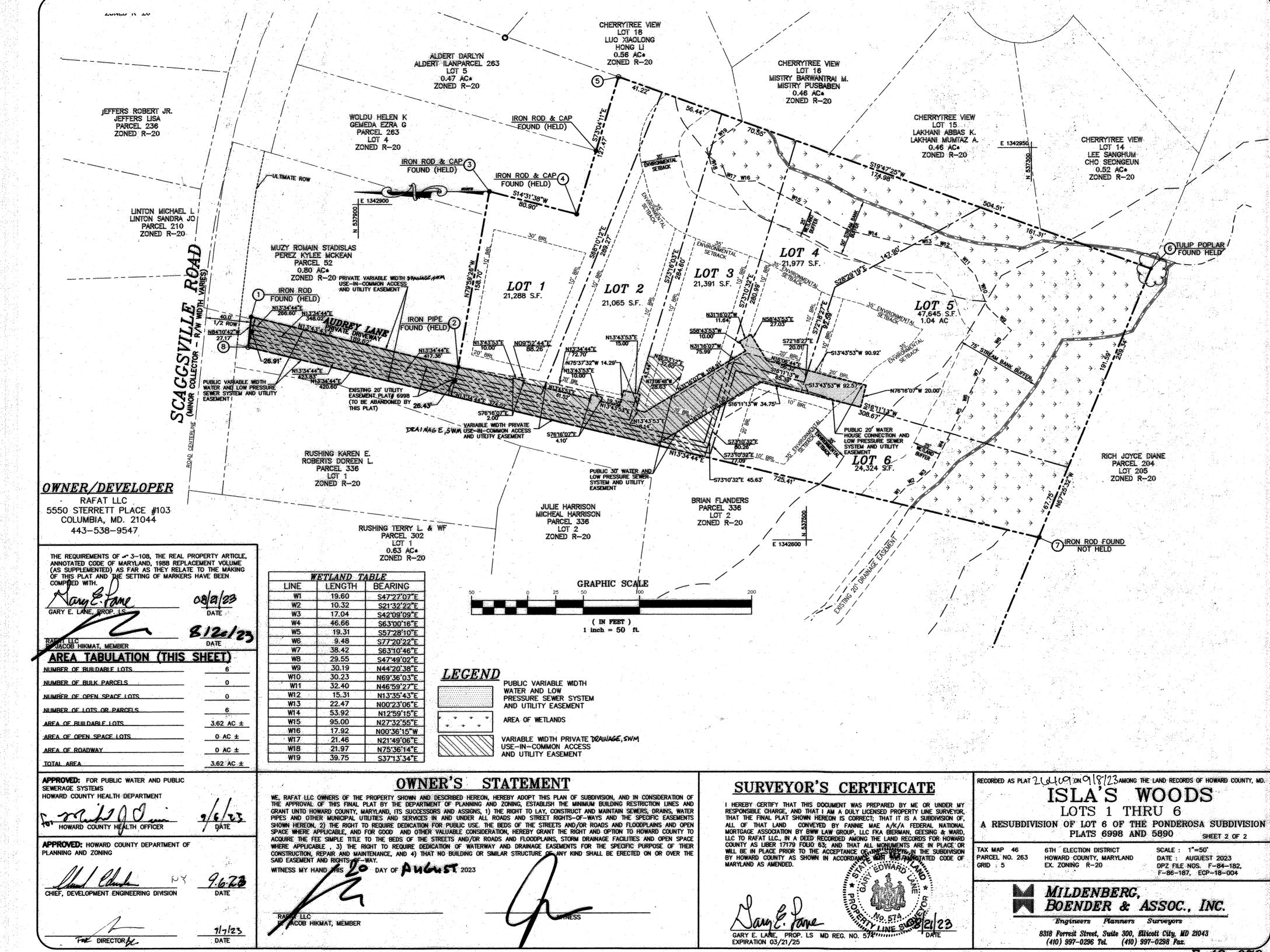


MILDENBERG. BOENDER & ASSOC., INC.

Engineers Planners Surveyors

8318 Forrest Street, Suite 300, Ellicott City, MD 21043

(410) 997-0296 Tel. (410) 997-0298 Fax. F-18-07



Web. 2018 16.018 ISI AIS WOODS DWGENIAT Dawissa DI AT. inna 2003 day. 971/7003 11

F-18-079