

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF PRESERVATION LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Acres
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Acres
TOTAL AREA OF PARCELS TO BE RECORDED	26.6945 Acres
TOTAL AREA OF PRESERVATION LOTS/PARCELS TO BE RECORDED	26.6945 Acres
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Acres
TOTAL AREA TO BE RECORDED	26.6945 Acres

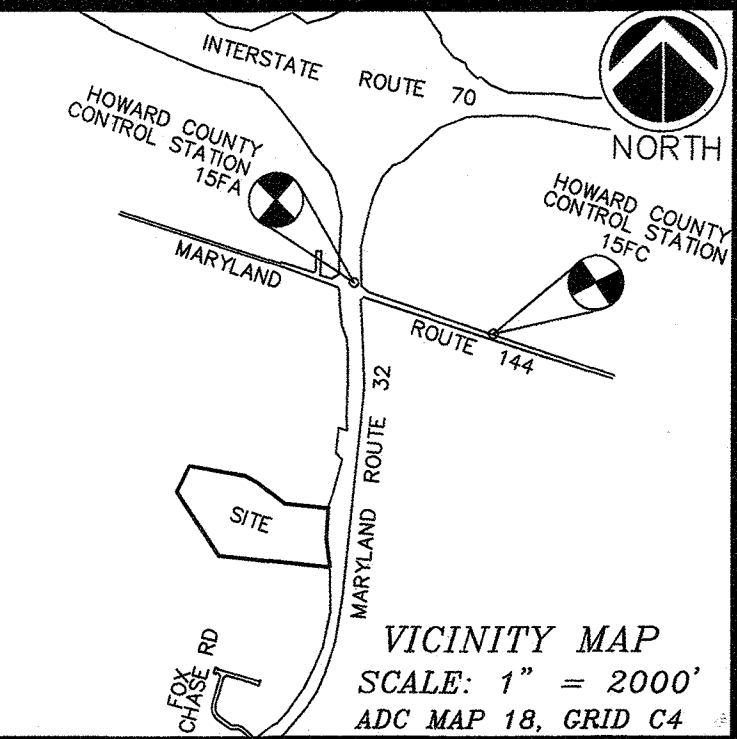
THE REQUIREMENTS SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

(SURVEYOR) *M. Williams* DATE 1/30/19  
 (OWNER) *M. Williams* DATE 1/30/19  
 (OWNER) *June* DATE 1/30/19

DENSITY EXCHANGE TABULATION

SENDING PARCEL INFORMATION	INITIAL EXCHANGE, RE-16-004(S1)(FC1)	SECOND EXCHANGE, F-18-094(S1)
TOTAL PARCEL COMPUTED ACREAGE	26.69 Ac.±	26.69 Ac.±
PRESERVATION PARCEL ACREAGE	26.69 Ac.±	26.69 Ac.±
DEO UNITS CREATED (1:3)	8 (26.69 Ac./3 = 8.9)	8 (26.69 Ac./3 = 8.9)
DEO UNITS SENT (1:3)	6	0
CEO UNITS CREATED (1:4.25)	6 (26.69 / 4.25 = 6.28)	6 (26.69 / 4.25 = 6.28)
CEO UNITS SENT (1:4.25)	0	1
RECEIVING PARCEL INFORMATION	BRIGHTON MILL II, F-17-054, TAX MAP 34, PARCEL 17	THE WOODLANDS, F-18-094, TAX MAP 28, PARCEL 15
REMAINING ACREAGE	8.69	4.44*

\*OF THE 4.44 ACRES THAT REMAIN, 1 UNIT AT A RATE OF 4.25 SHALL BE RESERVED FOR EXISTING RESIDENCE WITH THE PRESERVATION EASEMENT AREA.



- GENERAL NOTES:
- SUBJECT PROPERTY IS ZONED: RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
  - PROPERTY ADDRESS: 2770 ROUTE 32, WEST FRIENDSHIP, MARYLAND 21794.
  - TOTAL AREA OF PROPERTY: 26.6945 ACRES.
  - REFERENCE NO.: LIBER 16573, FOLIO 338.
  - THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY OF 2015 BY NJR & ASSOCIATES, LLC.
  - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 15FA AND 15FC WERE USED FOR THIS PROJECT.
  - THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY OF 2004.
  - THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
  - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - BRL DENOTES BUILDING RESTRICTION LINE.
  - ALL AREAS ARE MORE OR LESS.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOOD PLAINS, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS.
  - THE ENTIRE 26.6945 ACRES OF THIS PARCEL IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY MARYLAND. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED IN A DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH RE-16-004-S3(FC1).
  - FOREST STAND DELINEATION WILL BE PROVIDED UNDER SDP-16-041 IN ASSOCIATION WITH THE FOREST CONSERVATION BANK.
  - THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT SINCE THERE IS NO RETENTION CREDIT IN THE FLOODPLAIN AREA, AND THE NEAREST RETENTION AREA IS OVER 400' AWAY FROM THE FLOODPLAIN AREA, A 100-YEAR FLOOD PLAIN DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
  - PER SECTION 16.116 (a)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A WETLAND DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
  - ECO-SCIENCE PROFESSIONALS, INC. HAS PERFORMED AN APPROXIMATE DELINEATION OF THE WETLANDS AND ASSOCIATED BUFFERS ON-SITE. THE WETLANDS AND BUFFERS WILL NOT BE IMPACTED BY THIS PROJECT BECAUSE NO DEVELOPMENT IS PROPOSED. THE DELINEATION SHOWN HEREON SHALL NOT BE UTILIZED IN SUPPORT OF ANY LAND DEVELOPMENT, OR IN SUPPORT OF ANY LAND DISTURBANCE ACTIVITY.
  - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
  - NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
  - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED UNDER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - THERE IS AN EXISTING DWELLING (ORCA DATE 1975), BANK BARN AND STRUCTURES LOCATED ON PARCEL 18 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THERE IS ALSO A BANK BARN ON THIS PROPERTY TO REMAIN.
  - THIS PLAT DENOTES THE AREA OF PRESERVATION EASEMENT WITH HOWARD COUNTY, MARYLAND AND M. NAJIB AND FANILA ROSHAN. THE EASEMENT AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
  - THIS FOREST MITIGATION BANK IS REMOVED FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE NO NEW LOTS ARE BEING CREATED. REFERENCE FILE NUMBER SDP-16-041.
  - ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-315-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - WATER AND SEWER ARE PRIVATE.
  - NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS PROJECT.
  - EXISTING UTILITIES ARE BASED ON FIELD LOCATION.
  - THIS PLAT IS EXEMPT FROM REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(B)(1)(VII) OF HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS BECAUSE THE PROPERTY IS A PLAN OF EASEMENT AND NO NEW LOTS ARE BEING CREATED.
  - THE LOT SHOWN HEREON COMPLES WITH THE MINIMUM OWNERSHIP WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
  - ONE DEVELOPMENT RIGHT MUST BE RETAINED FOR THIS PROPERTY (4.25 ACRES) FOR AN EXISTING DWELLING.
  - THE PRESERVATION PARCEL AND THE FOREST CONSERVATION EASEMENT WERE ESTABLISHED BY PREVIOUSLY RECORDED "PLAT OF EASEMENT, DENSITY SENDING AND FOREST CONSERVATION MITIGATION BANK" RECORDED AS PLAT NUMBER 24468.
- PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO TRANSFER ONE DEVELOPMENT RIGHT TO THE WOODLANDS, TAX MAP 28, PARCEL 15, PLANNING AND ZONING FILE F-18-094.

COORDINATE LIST

No.	NORTHING	EASTING
1	593458.6675	1325354.1958
2	593409.0006	1325342.4863
3	593366.4802	1325344.7256
4	593034.2053	1325337.4282
5	592874.3730	1325352.5138
6	592808.4446	1325358.7364
7	592939.7070	1324162.4020
8	593628.5746	1323712.8812
9	593924.6616	1323857.3990
10	593813.6721	1324465.0258
11	593763.2953	1324562.7567
12	593509.9931	1324882.1154

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C-1	1435.00'	333.10'	13°18'00"	S 01°15'29" W	332.36'

LINE TABLE

LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	S 38°25'12" W	57.89'	L14	S 42°03'02" E	41.90'	L27	S 83°40'46" E	300.69'
L2	N 51°34'48" W	167.18'	L15	S 08°46'53" E	50.94'	L28	N 08°50'06" E	560.95'
L3	S 76°09'40" W	158.84'	L16	S 36°31'24" E	73.24'	L29	S 83°16'25" E	289.63'
L4	S 64°43'54" W	75.41'	L17	S 46°38'42" E	75.14'	L30	S 50°28'45" E	5.65'
L5	N 77°25'58" W	100.38'	L18	S 09°25'11" E	48.06'	L31	S 00°57'28" W	63.56'
L6	S 57°16'59" W	122.38'	L19	S 14°33'47" W	228.99'	L32	S 00°09'42" E	258.98'
L7	N 87°45'42" W	22.32'	L20	S 16°20'49" W	50.40'	L33	S 05°20'43" E	10.72'
L8	N 47°57'59" W	41.44'	L21	N 83°44'22" W	213.78'	L34	S 83°45'48" W	48.46'
L9	N 01°56'33" W	35.61'	L22	N 83°52'58" W	957.76'	L35	S 06°14'12" E	20.00'
L10	N 35°08'49" E	235.31'	L23	N 16°20'49" E	47.14'	L36	N 83°45'48" E	48.15'
L11	S 08°53'02" E	240.21'	L24	N 14°33'47" E	196.98'	L37	S 05°20'43" E	47.63'
L12	N 79°25'02" E	123.04'	L25	S 37°04'43" E	242.37'	L38	S 05°10'23" W	125.21'
L13	N 49°02'39" E	78.58'	L26	S 65°16'07" E	69.97'			

SEWAGE EASEMENT NOTE:

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION OF PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEPTIC SYSTEM.

*Dr. Nixon for Mauro Rossman* 4/26/2019  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chief, Development Engineering Division* 5-28-19  
 DATE

*Director* 6-13-19  
 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT, THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 26.6945 ACRES ON ALL OF THE LAND CONVEYED BY DANIEL AND KIMBERLY VALINTI TO MOHAMMAD N. AND FANILA ROSHAN BY DEED DATED NOVEMBER 20, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16573 AT FOLIO 338.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

*Mohammad N. Roshan* 1/30/19  
 MOHAMMAD NAJIB ROSHAN MARYLAND REGISTERED SURVEYOR #11049 DATE

OWNER'S CERTIFICATE

WE, MOHAMMAD N. AND FANILA ROSHAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS, THE MINIMUM BUILDING RESTRICTION LINES AND ALL OTHER EASEMENT OR RIGHT-OF-WAY AFFECTING THE PROPERTY THAT ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HAND/S THIS THE 30 DAY OF Jan 2019.

*M. Roshan* 1/30/19 *F. Roshan* 1/30/19  
 MOHAMMAD N. ROSHAN DATE WITNESS DATE

*June* 1/30/19 *Fanila Roshan* 1/30/19  
 FANILA ROSHAN DATE WITNESS DATE

HOLDERS OF EXCHANGE OPTIONS/DENSITY DEVELOPMENT AND PARTIAL FOREST CONSERVATION RIGHTS:

*DAV* 1-27-19 *Sophia Valenti* 1-27-19  
 DANIEL VALENTI DATE WITNESS DATE

*J. Valenti* 1-27-19 *Sophia Valenti* 1-27-19  
 KIMBERLY VALENTI DATE WITNESS DATE

RECORDED AS PLAT NUMBER 25053 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 4/13/19 2019

PLAT OF EASEMENT, DENSITY SENDING AND FOREST CONSERVATION MITIGATION BANK A REVISION TO PLAT NUMBER 24468

ROSHAN PROPERTY  
 TAX PARCEL 18  
 TAX MAP 15, GRID 17  
 L. 16573, F. 338  
 ZONED: RC-DEO  
 THIRD ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SHEET 1 OF 1  
 SCALE: 1" = 100' JANUARY 12, 2019 REF. SDP-16-041

PREPARED BY: *NJR & ASSOCIATES, LLC.*  
 LAND SURVEYING AND PLANNING  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 TEL: (240) 508-3200