

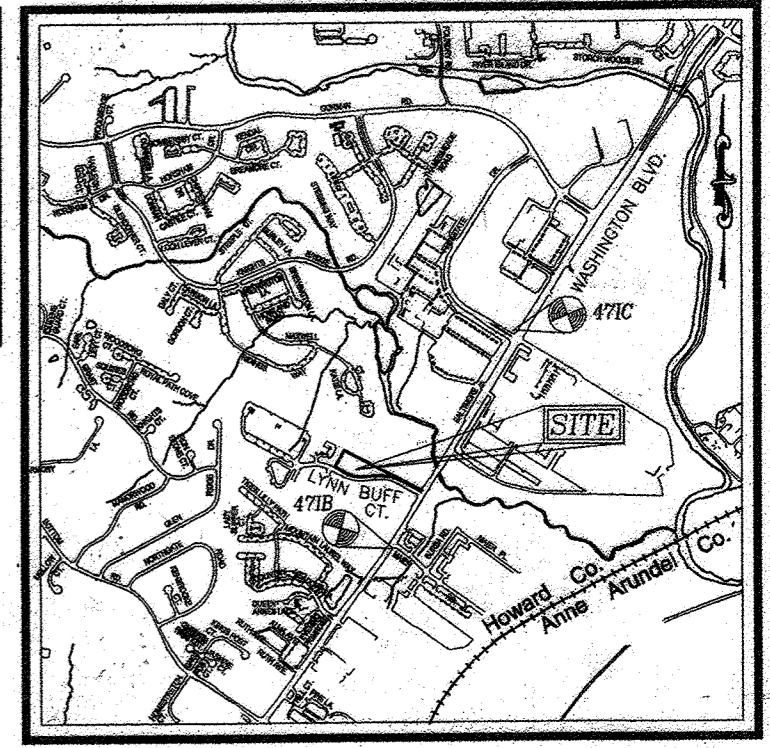
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	DISTANCE
C1	506.69'	362.29'	189.28'	40°58'00"	N81°33'47"W	354.62'
C2	340.00'	235.65'	122.78'	39°42'39"	N82°11'10"W	230.96'

WETLANDS LINE TABLE		
LINE	BEARING	DIST.
W1	S69°41'18"W	65.63'
W2	S84°47'06"W	44.08'
W3	S86°33'14"W	36.05'
W4	S74°33'06"W	32.17'
W5	N71°17'32"W	27.30'
W6	S71°08'01"W	13.92'
W7	S67°29'16"W	19.56'
W8	S38°46'39"W	17.03'
W9	S53°18'53"W	16.35'
W10	R=340.00' L=31.72' Ch=N82°09'05"E 31.71'	
W11	N03°46'16"E	11.64'
W12	N57°49'59"W	14.27'
W13	N33°36'18"W	13.05'
W14	N76°59'24"W	32.57'
W15	N63°08'03"W	14.42'

WETLANDS LINE TABLE		
LINE	BEARING	DIST.
W16	N70°50'01"W	28.27'
W17	N72°44'11"W	38.32'
W18	N57°43'39"E	12.90'
W19	S85°37'04"E	14.60'
W20	S62°06'47"E	12.04'
W21	N49°28'37"E	28.36'
W22	S86°04'17"E	28.80'
W23	S73°11'46"E	25.90'
W24	N26°38'47"E	22.29'
W25	S52°42'20"E	10.34'
W26	S21°36'37"W	57.55'
W27	S36°33'32"E	9.59'
W28	S68°05'36"E	12.61'
W29	N60°54'04"E	9.01'
W30	S88°04'01"E	20.08'
W31	N33°03'46"E	17.43'
W32	S66°03'36"E	24.46'
W33	N76°32'11"E	8.92'
W34	N58°45'26"E	26.04'
W35	N39°59'16"E	21.88'
W36	N59°21'44"E	22.33'
W37	N89°31'38"E	54.86'
W38	N31°59'44"E	36.77'

COORDINATE TABLE		
NO.	NORTH	EAST
12	530381.9205	1361801.0254
13	530485.0762	1361614.4138
14	530537.1062	1361263.6335
15	530568.5070	1361034.8170
23	530389.9900	1361805.9850
44	530635.8390	1360906.4210
45	530812.9627	1360999.2926

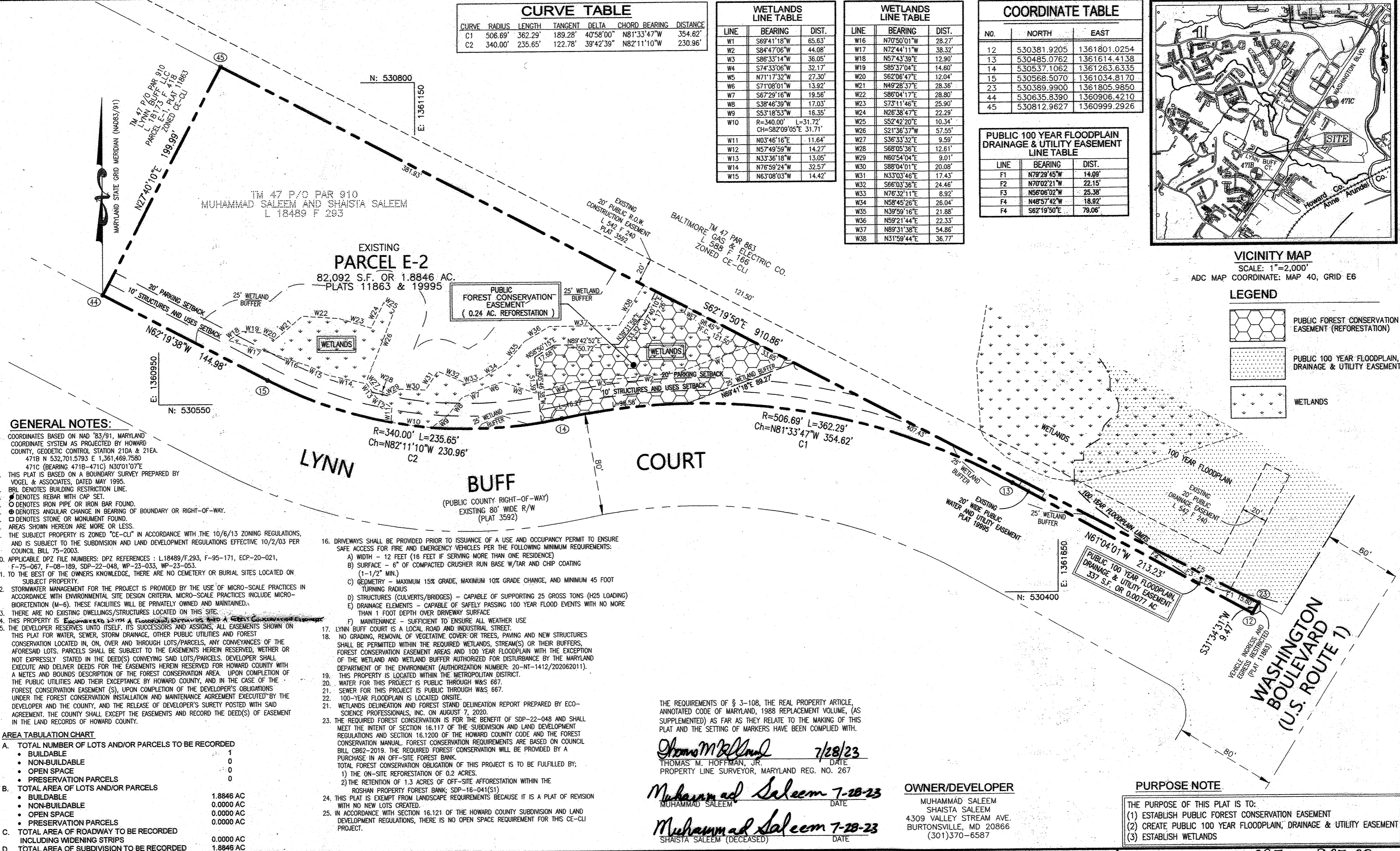
PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DIST.
F1	N79°29'45"W	14.09'
F2	N70°02'21"W	22.15'
F3	N56°06'02"W	25.38'
F4	N48°57'42"W	18.92'
F4	S62°19'50"E	79.06'



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: MAP 40, GRID E6

LEGEND

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- WETLANDS



- GENERAL NOTES:**
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION 21DA & 21EA. 471B N 532,701.5793 E 1,361,469.7580 471C (BEARING 471B-471C) N30°01'07"E
 - THIS PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES, DATED MAY 1995.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - DENOTES REBAR WITH CAP SET.
 - DENOTES IRON PIPE OR IRON BAR FOUND.
 - ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - DENOTES STONE OR MONUMENT FOUND.
 - AREAS SHOWN HEREON ARE MORE OR LESS.
 - THE SUBJECT PROPERTY IS ZONED "CE-CL1" IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
 - APPLICABLE DPZ FILE NUMBERS: DPZ REFERENCES: L18489/F.293, F-95-171, ECP-20-021, F-75-067, F-08-189, SDP-22-048, WP-23-033, WP-23-053.
 - TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
 - STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTION (M-6). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
 - THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON THIS SITE.
 - THIS PROPERTY IS EXEMPT FROM A FOREST CONSERVATION EASEMENT AND A PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT.
 - THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS, PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED FOR HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT (S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL EXCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (18 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- LYNN BUFF COURT IS A LOCAL ROAD AND INDUSTRIAL STREET. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN WITH THE EXCEPTION OF THE WETLAND AND WETLAND BUFFER AUTHORIZED FOR DISTURBANCE BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (AUTHORIZATION NUMBER: 20-NT-1412/202062011).
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS PUBLIC THROUGH W&S 667.
- SEWER FOR THIS PROJECT IS PUBLIC THROUGH W&S 667.
- 100-YEAR FLOODPLAIN IS LOCATED ON-SITE.
- WETLANDS DELINEATION AND FOREST STAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON AUGUST 7, 2020.
- THE REQUIRED FOREST CONSERVATION IS FOR THE BENEFIT OF SDP-22-048 AND SHALL MEET THE INTENT OF SECTION 16.117 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. FOREST CONSERVATION REQUIREMENTS ARE BASED ON COUNCIL BILL CB62-2019. THE REQUIRED FOREST CONSERVATION WILL BE PROVIDED BY A PURCHASE IN AN OFF-SITE FOREST BANK. TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT IS TO BE FULFILLED BY:
 - THE ON-SITE REFORESTATION OF 0.2 ACRES.
 - THE RETENTION OF 1.3 ACRES OF OFF-SITE AFFORESTATION WITHIN THE ROSHAN PROPERTY FOREST BANK, SDP-16-041(S1).
- THIS PLAT IS EXEMPT FROM LANDSCAPE REQUIREMENTS BECAUSE IT IS A PLAT OF REVISION WITH NO NEW LOTS CREATED.
- IN ACCORDANCE WITH SECTION 16.121 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THERE IS NO OPEN SPACE REQUIREMENT FOR THIS CE-CL1 PROJECT.

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.

Thomas M. Hoffman 7/28/23
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Muhammad Saleem 7-28-23
MUHAMMAD SALEEM DATE

Muhammad Saleem 7-28-23
SHAISTA SALEEM (DECEASED) DATE

OWNER/DEVELOPER
MUHAMMAD SALEEM
SHAISTA SALEEM
4309 VALLEY STREAM AVE.
BURTONSVILLE, MD 20866
(301)370-6587

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO:
(1) ESTABLISH PUBLIC FOREST CONSERVATION EASEMENT
(2) CREATE PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
(3) ESTABLISH WETLANDS

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

B. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.8846 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	0.0000 AC
PRESERVATION PARCELS	0.0000 AC

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0000 AC

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	1.8846 AC

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

Michael J. Quinn 8/9/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chubb 8-16-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Julia Sauer 8/22/23
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MUHAMMAD SALEEM AND SHAISTA SALEEM, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

ALL EASEMENTS AFFECTING THE PROPERTY ARE INCLUDED IN THIS REVISION PLAT.

WITNESS OUR HANDS THIS 20TH DAY OF JULY, 2023.

Muhammad Saleem
MUHAMMAD SALEEM
WITNESS

Muhammad Saleem
SHAISTA SALEEM (DECEASED)
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT DEFINES A PUBLIC FOREST CONSERVATION EASEMENT ON A PORTION OF THE LAND CONVEYED FROM LYNN BUFF, LLC TO MUHAMMAD SALEEM AND SHAISTA SALEEM BY DEED DATED DECEMBER 17, 2018 AND RECORDED IN LIBER 18489 AT FOLIO 293 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. ALL MONUMENTS ARE IN PLACE.

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.

Thomas M. Hoffman 7/28/23
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7566 F: 410.461.5951 www.timmons.com

RECORDED AS PLAT No. 20397 ON 8-25-23
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
U.S. #1 JOINT VENTURE
PARCEL E-2

A REVISION OF PARCEL E-2
PLAT OF "U.S. #1 JOINT VENTURE PARCEL E-2"
PLAT NO. 19995

ZONED: CE-CL1

TAX MAP 47 - GRID 23 - P/O PARCEL 910
SIXTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
GRAPHIC SCALE JULY 28, 2023
50' 0 50' 100' 150'

SHEET 1 OF 1

L:\PROJECTS\43634 - LYNN BUFF COURT SURVEY\DWG\PLAT OF REV\PLAT Acad.2004.dwg

F-24-011