

GENERAL NOTES

- DEED REFERENCE: L3368 / F.438
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RR-DEO PER THE COMPREHENSIVE ZONING PLAN DATED 02/10/04
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. ON OR ABOUT DECEMBER 2000
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (MAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
34EA (N) 402,497.743 (E) 1,320,528.011
34ES (N) 403,109.725 (E) 1,322,535.822
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND 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 BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL UTILIZING SAND MOUND SEWAGE SYSTEMS ONLY. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 1-3 TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE EXISTING RIGHT OF WAY OF BRIGHTON DAM ROAD.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2B-LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-3 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT. CVD IS NOT REQUIRED DUE TO THE RUNOFF FROM THE 1-YEAR STORM EVENT BEING LESS THAN THE MOE 2 OF THRESHOLD.
- IN ACCORDANCE WITH SECTION 16.124(C) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH RETENTION OF EXISTING VEGETATION ALONG THE PROPERTY BOUNDARIES AND SUPPLEMENTAL PLANTING. LANDSCAPE SURETY IN THE AMOUNT OF \$50,000 FOR 3 TREES WILL BE MADE A PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 3.
- THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY EXPLORATION RESEARCH INC.
- 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY VOGEL & ASSOCIATES, INC.
- THE EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$3,000.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH A) THE FOREST RETENTION CREDIT OF 1.5 ACRES LOCATED ON LOTS 2 AND 3 IN ACCORDANCE WITH THE ADOPTED DPZ POLICY DATED MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET AND B.) A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$2,175.00 TO THE FOREST CONSERVATION FUND FOR THE REMAINING 0.10 ACRES OF THE FOREST CONSERVATION OBLIGATION. THIS OBLIGATION WAS FULLFILLED UNDER P-01-134.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN ANY FLOODPLAIN AREA, WETLAND, WETLAND BUFFER, STREAM OR-STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.

THE REQUIREMENTS § 3-10B, 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.

Bryan J. Haynie 11/16/04
BRYAN J. HAYNIE DATE
PROFESSIONAL LAND SURVEYOR #21139

Kamdin Shakoorzadeh 10/22/04
KAMDIN SHAKOORZADEH DATE

Mahnaz Boloori 10/22/04
MAHNAZ BOLOORI DATE

Vida Taj 10/22/04
VIDA TAJ DATE

PURPOSE NOTE

THE PURPOSE OF THIS PLAT OF REVISION IS TO MOVE THE LOCATION OF THE USE-IN-COMMON ACCESS EASEMENT FROM LOT 2 TO LOT 1

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
32 WEST ROAD
TOWSON, MD 21284
Phone: 410.823.8070 Fax: 410.823.2184

COORDINATE TABLE

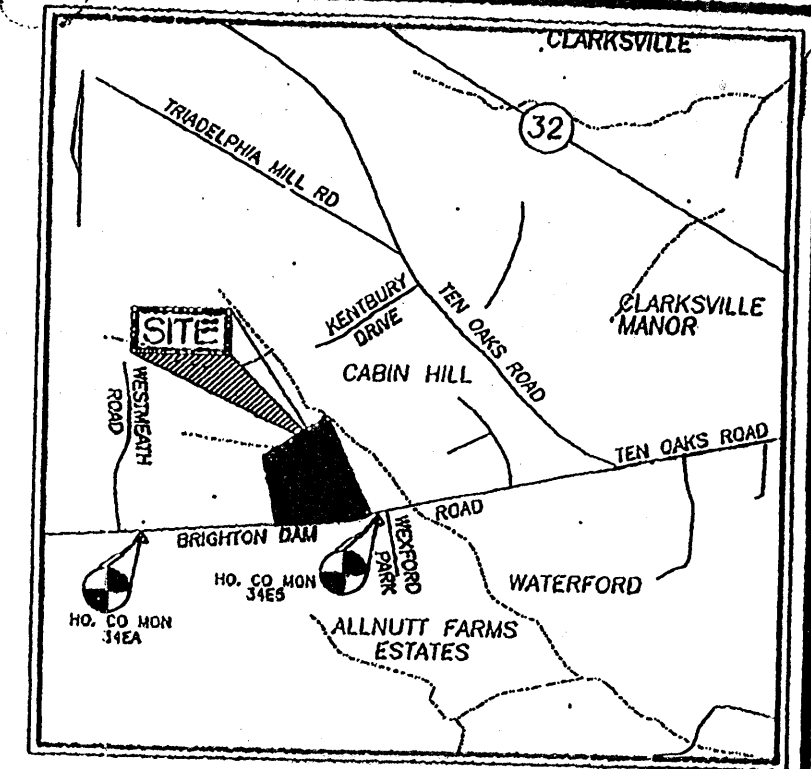
POINT	NORTH	EAST
1	N 559612.4966	E 1322716.0867
2	N 559582.6529	E 1322580.1166
3	N 559555.1812	E 1322182.7134
4	N 559550.2974	E 1322060.0196
5	N 560019.6637	E 1321941.3582
6	N 560361.2034	E 1322371.4441
7	N 560409.2825	E 1322418.7747

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
3	3.4392 Ac	0.1378 Ac	3.3016 Ac

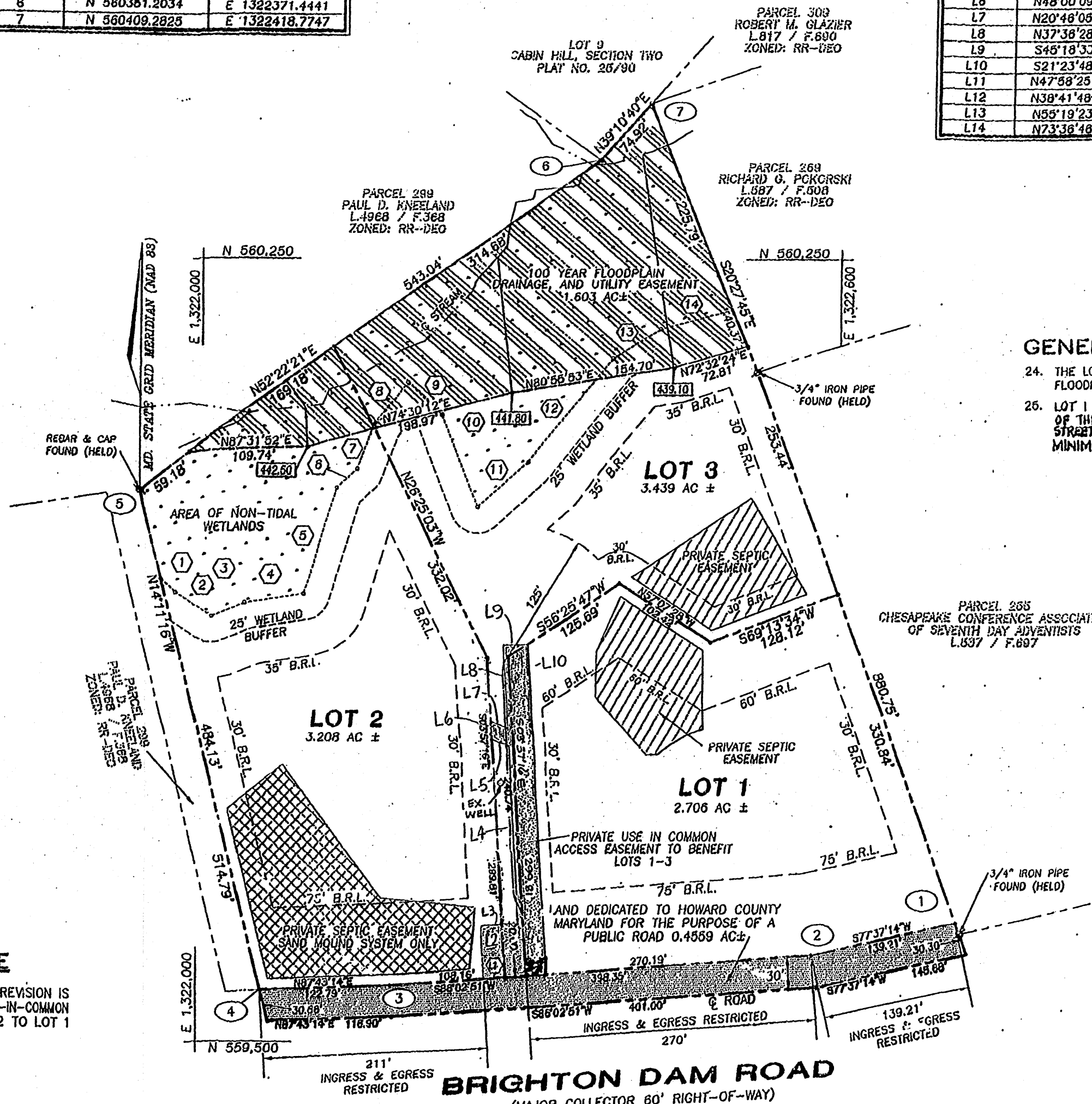
WETLAND AREA LINE TABLE

LINE NO.	DIRECTION	DISTANCE
L1	S47°36'30"E	18.86'
L2	S55°48'44"E	41.34'
L3	N67°57'55"E	32.98'
L4	N80°18'48"E	55.95'
L5	N16°49'25"E	104.29'
L6	N48°00'09"E	26.83'
L7	N20°46'05"E	46.42'
L8	N37°38'28"E	50.07'
L9	S45°18'33"E	45.02'
L10	S21°23'48"E	93.13'
L11	N47°58'25"E	62.78'
L12	N38°41'48"E	129.73'
L13	N55°19'23"E	53.77'
L14	N73°36'46"E	70.17'



GENERAL NOTES (CONT.)

- THE LOWEST LEVEL BUILDING ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE PLATED FLOODPLAIN ELEVATION.
- LOT 1 IS BELOW THE MINIMUM LOT SIZE BECAUSE IN ACCORDANCE WITH SECTION 16.120(4)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, LAND DEDICATED OR RESERVED FOR STREET WIDENING IN A MINOR SUBDIVISION MAY BE COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENT



PRIVATE USE-IN COMMON ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°02'51" W	60.00'
L2	N 03°57'16" W	40.00'
L3	N 86°02'44" E	36.00'
L4	N 03°57'16" W	173.37'
L5	N 87°03'18" W	17.94'
L6	N 03°57'16" W	16.82'
L7	S 67°03'18" E	17.94'
L8	N 03°57'16" W	80.99'
L9	N 86°02'44" E	24.00'
L10	S 03°57'16" E	311.18'

LEGEND

- PUBLIC 100 YEAR-FLOODPLAIN DRAINAGE, & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- AREA OF NON-TIDAL WETLANDS
- PRIVATE SEPTIC EASEMENT SAND MOUND SYSTEM ONLY

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	9.3528 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.4559 AC
TOTAL AREA TO BE RECORDED:	9.8087 AC

OWNERS/DEVELOPERS

KAMDIN SHAKOORZADEH
MAHNAZ BOLOORI
12970 BRIGHTON DAM ROAD
CLARKSVILLE, MD. 21029-1411

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Robert J. Wabner 11/15/04
DR. HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

William D. ... 12/7/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David R. ... 12/7/04
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, KAMDIN SHAKOORZADEH AND MAHNAZ BOLOORI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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 OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 22nd DAY OF October, 2004.

Kamdin Shakoorzadeh 10/22/04
KAMDIN SHAKOORZADEH (Lots 1 & 2) DATE
Dorey 10/22/04
VIDA TAJ (Lot 3) witness DATE

Mahnaz Boloori 10/22/04
MAHNAZ BOLOORI (Lots 1 & 2) witness DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JOHN T. GIBSON AND MARY A. GIBSON TO KAMDIN SHAKOORZADEH AND MAHNAZ BOLOORI BY DEED DATED OCTOBER 6, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3388 AT FOLIO 438 AND THE LAND CONVEYED BY DAVID H. KAMDIN TAJ TO VIDA TAJ BY DEED DATED APRIL 25, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6131 FOLIO 592.

I FURTHER CERTIFY 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 MARYLAND, AS AMENDED, AND THIS SUBDIVISION IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Bryan J. Haynie 11/16/04
BRYAN J. HAYNIE DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21139

RECORDED AS PLAT NO. 17116 ON 12/10/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION SHAKOORZADEH PROPERTY

LOTS 1-3
ZONED: RR-DEO
TAX MAP NO:34 BLOCK:10 PARCEL NO:14
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE 30, 2001
GRAPHIC SCALE
SCALE: 1"=100'
SHEET 1 OF 1
F 01-134

F-05-065

GENERAL NOTES

- DEED REFERENCE: L.3368 / F.438
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RR-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES INC., ON OR ABOUT DECEMBER 2000.
- THE BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
34EA (N) 402,497.743 (E) 1,320,528.011
34E5 (N) 403,109.725 (E) 1,322,535.822
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- DENOTES IRON PIN W/CAP SET
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- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND 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 TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL UTILIZING SAND MOUND SEWAGE SYSTEM ONLY. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
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- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-3 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT. Cpv IS NOT REQUIRED DUE TO THE RUNOFF FROM THE 1-YEAR STORM EVENT BEING LESS THAN THE MDE 2 cfs THRESHOLD.
- IN ACCORDANCE WITH SECTION 16.124(C) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH RETENTION OF EXISTING VEGETATION ALONG THE PROPERTY BOUNDARIES AND SUPPLEMENTAL PLANTING. LANDSCAPE SURETY IN THE AMOUNT OF \$600.00 FOR 3 TREES WILL BE MADE A PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 3.
- THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY EXPLOATION RESEARCH INC.
- 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY VOGEL & ASSOCIATES, INC.
- THE EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$3,000.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH A.) THE FOREST RETENTION CREDIT OF 1.5 ACRES LOCATED ON LOTS 2 AND 3 IN ACCORDANCE WITH THE ADOPTED DPZ POLICY DATED MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET AND B.) A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$2,178.00 TO THE FOREST CONSERVATION FUND FOR THE REMAINING 0.10 ACRES OF THE FOREST CONSERVATION OBLIGATION.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN ANY FLOODPLAIN AREA, WETLAND, WETLAND BUFFER, STREAM OR STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.

THE REQUIREMENTS § 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 R. Stark 7/5/2001
THOMAS R. STARK DATE
PROFESSIONAL LAND SURVEYOR #7230

Kamdin Shakoorzadeh 7/5/2001
KAMDIN SHAKOORZADEH DATE

Mahnaz Boloori 7/5/2001
MAHNAZ BOLOORI DATE

COORDINATE TABLE

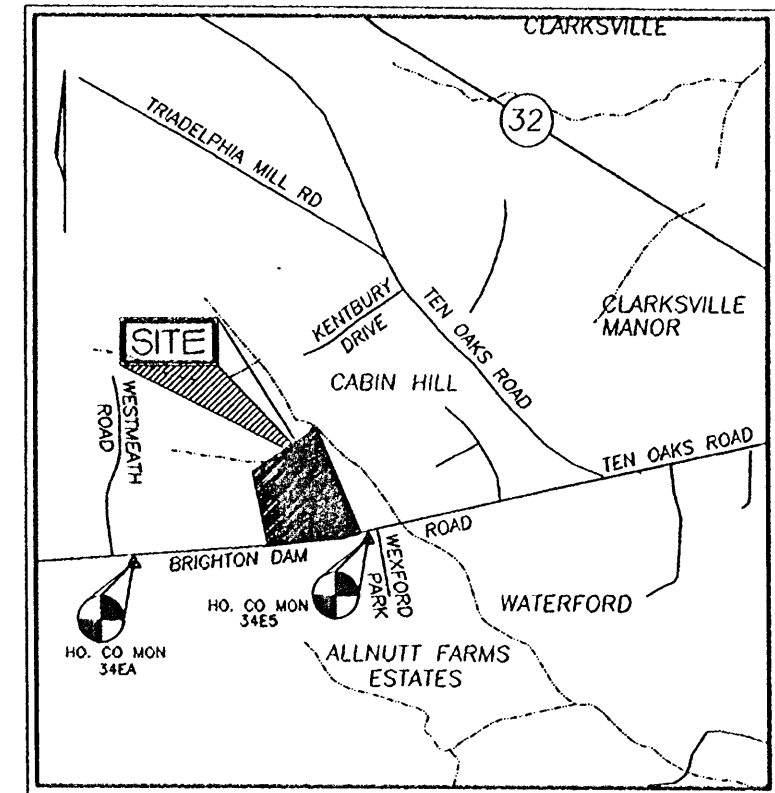
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2	N 559582.6529	E 1322580.1168
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4	N 559550.2974	E 1322060.0196
5	N 560019.6637	E 1321941.3582
6	N 560351.2034	E 1322371.4441
7	N 560409.2825	E 1322418.7747

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
3	3.4392 Ac	0.1376 Ac	3.3016 Ac

WETLAND AREA LINE TABLE

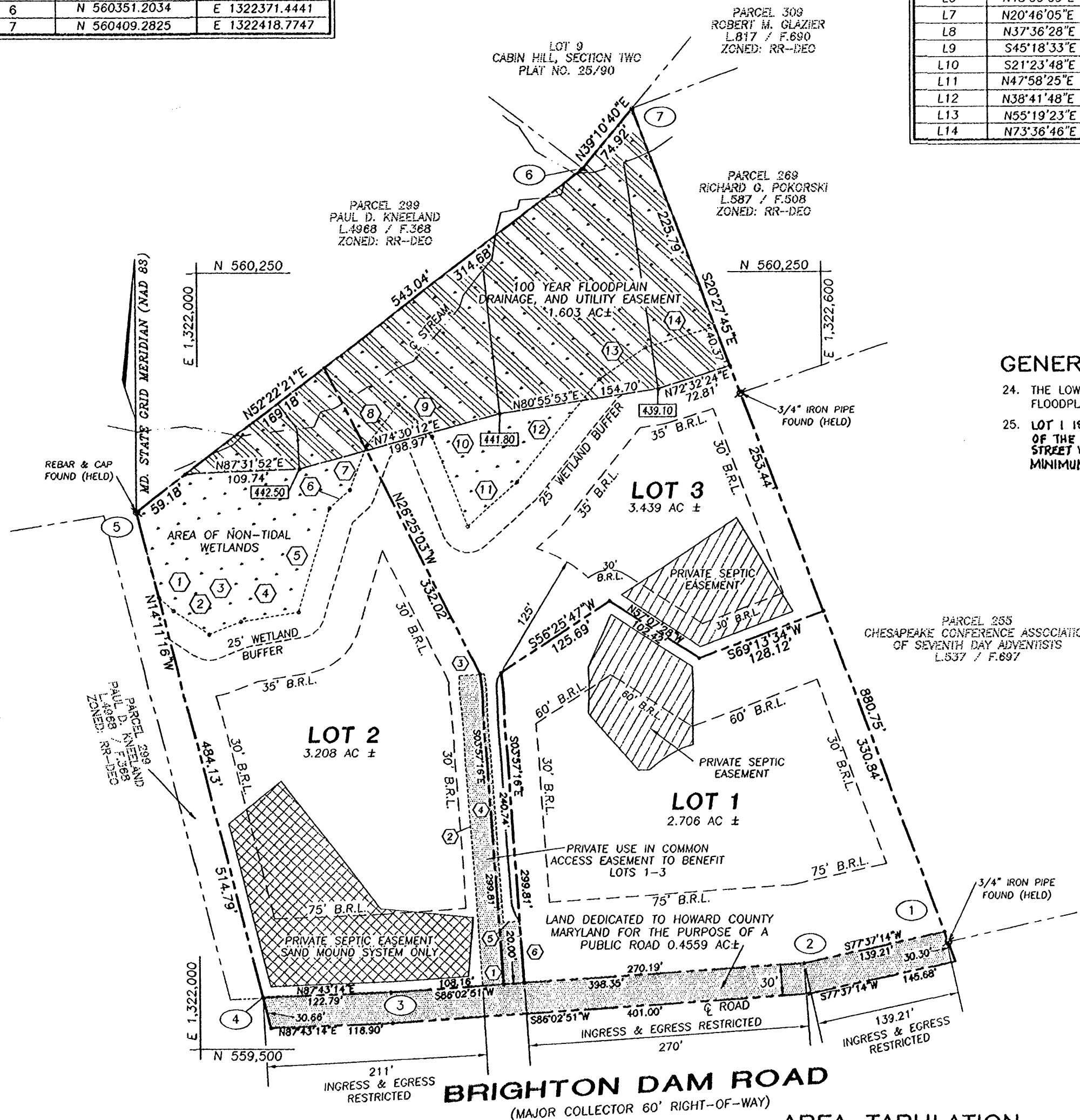
LINE NO.	DIRECTION	DISTANCE
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L4	N80°18'48"E	55.95'
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L6	N48°00'09"E	26.53'
L7	N20°46'05"E	46.42'
L8	N37°36'28"E	50.07'
L9	S45°18'33"E	45.02'
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L12	N38°41'48"E	128.73'
L13	N55°19'23"E	53.77'
L14	N73°36'46"E	70.17'



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES (CONT.)

- THE LOWEST LEVEL BUILDING ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE PLATTED FLOODPLAIN ELEVATION.
- LOT 1 IS BELOW THE MINIMUM LOT SIZE BECAUSE IN ACCORDANCE WITH SECTION 16.120(b)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, LAND DEDICATED OR RESERVED FOR STREET WIDENING IN A MINOR SUBDIVISION MAY BE COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENT



PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S86°02'51"W	40.00'
2	N03°57'16"W	299.81'
3	N86°02'44"E	24.00'
4	S03°57'16"E	240.74'
5	N86°02'44"E	16.00'
6	S03°57'16"E	59.08'

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN DRAINAGE, & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- AREA OF NON-TIDAL WETLANDS
- PRIVATE SEPTIC EASEMENT SAND MOUND SYSTEM ONLY

OWNERS/DEVELOPERS

KAMDIN SHAKOORZADEH
MAHNAZ BOLOORI
12970 BRIGHTON DAM ROAD
CLARKSVILLE, MD. 21029-1411

FREDERICK WARD ASSOCIATES, INC.

7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	9.3528 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.4559 AC
TOTAL AREA TO BE RECORDED:	9.8087 AC

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Dwight Masterson 7/19/01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Alfred D. ... 7/21/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James S. Keith 8/1/01
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, KAMDIN SHAKOORZADEH AND MAHNAZ BOLOORI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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 OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 5th DAY OF July, 2001.

Kamdin Shakoorzadeh
KAMDIN SHAKOORZADEH
Mahnaz Boloori
MAHNAZ BOLOORI

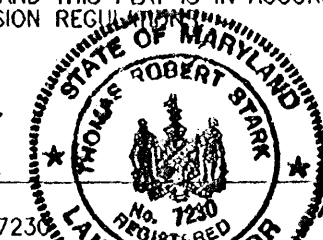
Michael D. Ward
WITNESS
Michael D. Ward
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JOHN T. GIBSON AND MARY A. GIBSON TO KAMDIN SHAKOORZADEH AND MAHNAZ BOLOORI BY DEED DATED OCTOBER 6, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3368 AT FOLIO 438.

I FURTHER CERTIFY 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 MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas R. Stark 7/5/2001
THOMAS R. STARK DATE
PROFESSIONAL LAND SURVEYOR #7230

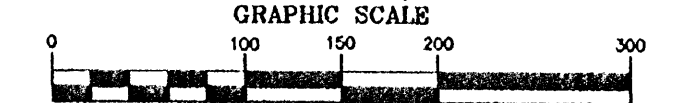


RECORDED AS PLAT NO. 14889 ON 8/2/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHAKOORZADEH PROPERTY

LOTS 1-3
ZONED: RR-DEO

TAX MAP NO:34 BLOCK:10 PARCEL NO:14
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE 30, 2001
GRAPHIC SCALE



SCALE: 1"=100'
SHEET 1 OF 1
F 01-134

F-01-134

GENERAL NOTES

- DEED REFERENCE: L.3368 / F.438
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RR-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES INC., ON OR ABOUT DECEMBER 2000.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
34EA (N) 402,497.743 (E) 1,320,528.011
34E5 (N) 403,109.725 (E) 1,322,535.822
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND 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 TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL UTILIZING SAND MOUND SEWAGE SYSTEMS ONLY. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 1-3 TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE EXISTING RIGHT OF WAY OF BRIGHTON DAM ROAD.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (25-LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-3 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT BASED ON AVERAGE LOT SIZE BEING GREATER THAN TWO ACRES. WATER QUALITY (DRYWELL) TO BE PROVIDED FOR LOTS 2 & 3.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH RETENTION OF EXISTING VEGETATION ALONG THE PROPERTY BOUNDARIES AND SUPPLEMENTAL PLANTING.
- THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY EXPLORATION RESEARCH INC.
- 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY VOGEL & ASSOCIATES, INC.
- THE EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$3,000.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THE FOREST CONSERVATION OBLIGATIONS OF 1.6 ACRES OF AFFORESTATION HAVE BEEN FULFILLED THROUGH 1.5 ACRES OF RETENTION CREDIT AND A FEE-IN-LIEU OF PAYMENT OF 0.1 ACRES OF AFFORESTATION IN THE AMOUNT OF \$1,308.80 INTO THE FOREST CONSERVATION FUND.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN ANY FLOODPLAIN AREA, WETLAND, WETLAND BUFFER, STREAM OR STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE LOWEST LEVEL BUILDING ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE PLATTED FLOODPLAIN ELEVATION.

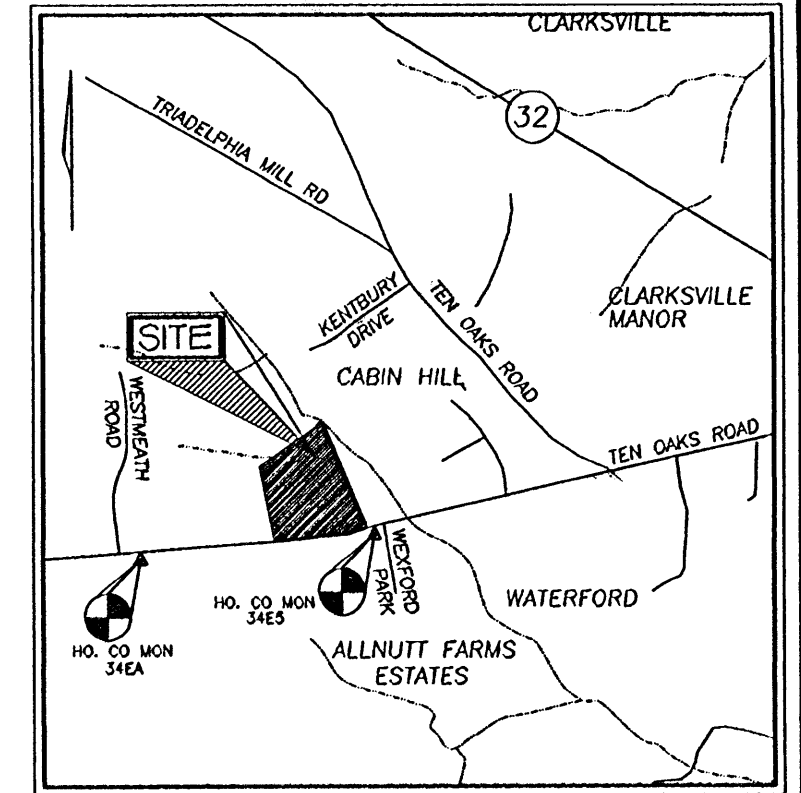
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR #10884

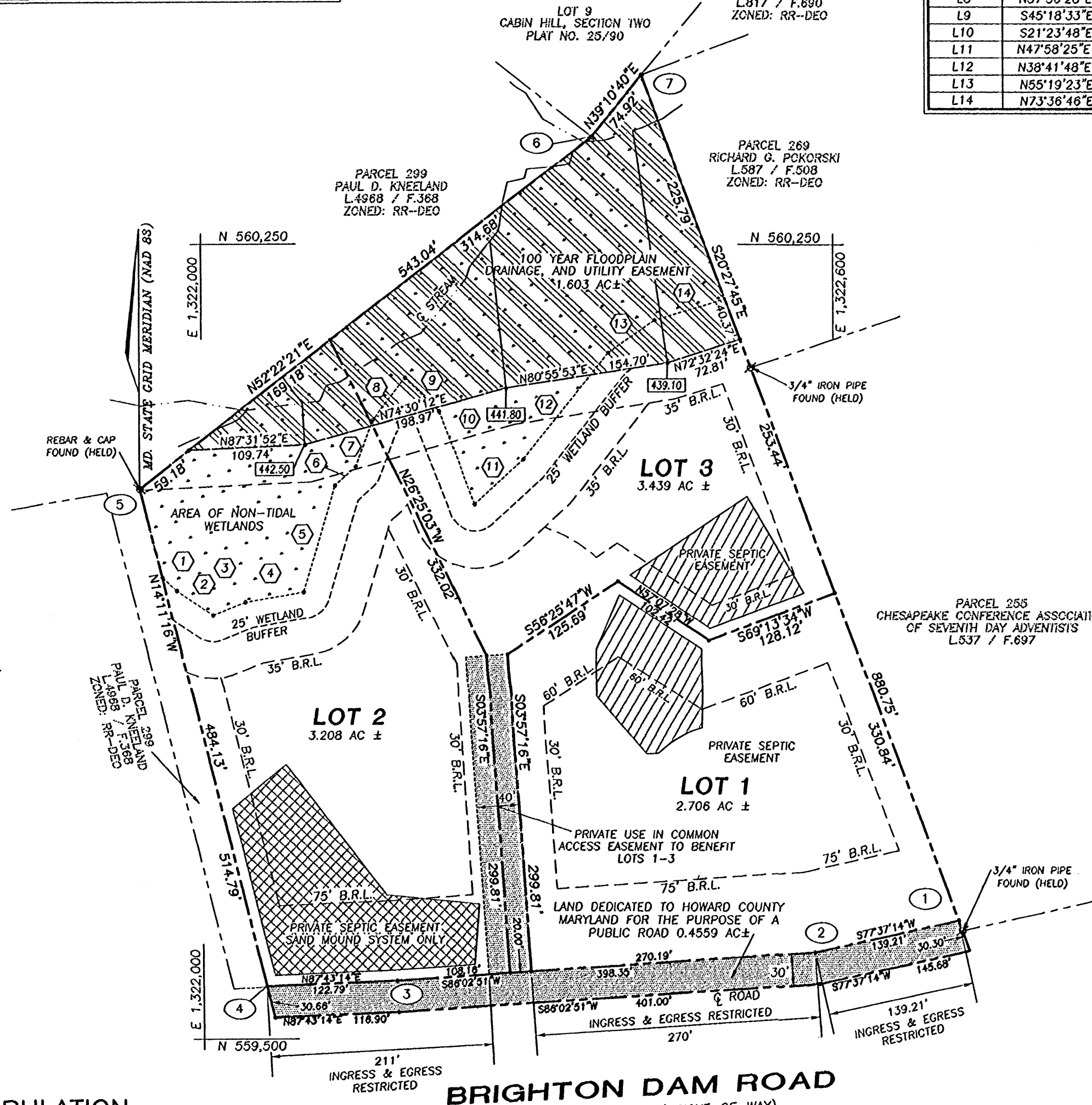
COORDINATE TABLE		
POINT	NORTH	EAST
1	N 559612.4966	E 1322716.0867
2	N 559582.6529	E 1322580.1168
3	N 559555.1812	E 1322182.7134
4	N 559550.2974	E 1322060.0196
5	N 560019.6637	E 1321941.3582
6	N 560351.2034	E 1322371.4441
7	N 560409.2825	E 1322418.7747

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
3	3.4392 Ac	0.1376 Ac	3.3016 Ac

WETLAND AREA LINE TABLE		
LINE NO.	DIRECTION	DISTANCE
L1	S47°36'30"E	18.95'
L2	S55°46'44"E	41.34'
L3	N67°57'55"E	32.95'
L4	N80°18'48"E	55.95'
L5	N16°49'25"E	104.29'
L6	N48°00'09"E	26.53'
L7	N20°46'05"E	46.42'
L8	N37°36'28"E	50.07'
L9	S45°18'33"E	45.02'
L10	S21°23'48"E	93.13'
L11	N47°58'25"E	62.78'
L12	N38°41'48"E	128.73'
L13	N55°19'23"E	53.77'
L14	N73°36'46"E	70.17'



VICINITY MAP
SCALE: 1"=2000'



AREA TABULATION

KAMDIN SHAKOORZADEH	DATE	TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 3
		TOTAL NUMBER OF LOTS TO BE RECORDED: 3
		TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 9.3528 AC
		TOTAL AREA OF ROADWAY TO BE RECORDED: 0.4559 AC
MAHNAZ BOLOORI	DATE	TOTAL AREA TO BE RECORDED: 9.8087 AC

OWNER'S CERTIFICATE

WE, KAMDIN SHAKOORZADEH AND MAHNAZ BOLOORI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS _____ DAY OF _____, 2001.

KAMDIN SHAKOORZADEH _____ WITNESS
MAHNAZ BOLOORI _____ WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JOHN T. GIBSON AND MARY A. GIBSON TO KAMDIN SHAKOORZADEH AND MAHNAZ BOLOORI BY DEED DATED OCTOBER 6, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3368 AT FOLIO 438.

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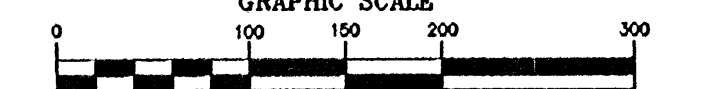
Mark C. Martin
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR #10884

RECORDED AS PLAT NO _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHAKOORZADEH PROPERTY

LOTS 1-3
ZONED: RR-DEO

TAX MAP NO:34 BLOCK:10 PARCEL NO:14
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 21, 2001
GRAPHIC SCALE



SCALE: 1"=100'
SHEET 1 OF 1
F 01-