

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, April 29, 2024 1:50 PM
To: Manion, Jill; Mostafa Izadi
Cc: Jonathan Triandafilou; Olegario Ramirez; Silvast, Zackary
Subject: RE: Shams W & S Plans

Hi Jill. Yes, way in the beginning, they were showing a septic tank for lot 1 that might have interfered with the easements, but we've confirmed that was in error. So, we can sign a revision plat for lots 2-5. Thanks
Jeff

From: Manion, Jill <jmanion@howardcountymd.gov>
Sent: Monday, April 29, 2024 12:19 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Mostafa Izadi <mizadi@aec-engineers.biz>
Cc: Jonathan Triandafilou <jt@coakleyrealty.com>; Olegario Ramirez <ole@rfcframing.com>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: Shams W & S Plans

Jeff – The plat could be revised to remove the reference to Lot 1. There are no changes to the easements on Lot 1 that require that lot to be part of the revision plat. So, as proffered a while back, if Health Dept will sign the revision plat if Lot 1 is not part of it, that is what I suggest we do.

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Monday, April 15, 2024 9:40 AM
To: Mostafa Izadi <mizadi@aec-engineers.biz>
Cc: Jonathan Triandafilou <jt@coakleyrealty.com>; Olegario Ramirez <ole@rfcframing.com>; Manion, Jill <jmanion@howardcountymd.gov>; Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: Shams W & S Plans

Hello. I'm still confused at the whole situation with lot 1. When we saw this revision plat, it was for lots 1-5. If lot 1 is now owned by a different owner than lots 2-5, why is the lot 1 owner not signing an owner's certificate on this plat that involves their property? If they are signing it, then they are involved in the process and need to comply with requirements. If they are not involved, why not have the plan just be for lots 2-5. If lot 1 is not part of the revision plat at all (and is a neighboring parcel), then we would not be able to enforce requirements on it (especially with the OSDS being on the lot).

Regarding the sewer in the street, that is the sewer extension that was made in 1992 specifically to serve this house. I confirmed with utilities that the sewer connection is at 474' elevation, 12-13' below grade. That should be sufficient for gravity service, at least from the first floor if not also the basement.

Either way, our director indicated that if lot 1 is involved with this plat, then lot 1 owner should be connecting to public sewer and abandoning the well and septic as required.

Jeff Williams
Deputy Director
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
410-313-4261

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, April 11, 2024 12:38 PM
To: Mostafa Izadi
Cc: Jonathan Triandafilou; Olegario Ramirez; Manion, Jill; Silvast, Zackary
Subject: RE: Shams W & S Plans

Hello. I did discuss the issue with our director. He was reluctant to perpetuate the situation by signing off on another plat involving lot 1 when we know they have an undersized interim septic system and a public sewer connection currently available to them. He suggested we try to reach out to the owners of lot 1. A member of our office visited the site today and spoke with the daughter of the owner. She seemed open to the idea of the developer reaching out to get them connected to public sewer now. As a reminder, if the developer gets lot 1 connected to public sewer and properly abandons the septic system and well (they are already connected to public water), we could sign off on the plat immediately.

It is our position that before we kick the can down the road by signed another subdivision plat involving lot 1, that the developer work with lot 1 to get connected.

From: Mostafa Izadi <mizadi@aec-engineers.biz>
Sent: Monday, April 8, 2024 4:30 PM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Jonathan Triandafilou <jt@coakleyrealty.com>; Olegario Ramirez <ole@rfcframing.com>; Manion, Jill <jmanion@howardcountymd.gov>
Subject: Re: Shams W & S Plans

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Jeff,
Could you please give us an update on the Director's decision?
Regards,
Mostafa

[Sent from Yahoo Mail for iPhone](#)

On Monday, April 1, 2024, 5:48 PM, Mostafa Izadi <mizadi@aec-engineers.biz> wrote:

Dear Jeff,

Did you get a chance to talk to your Director?

Thanks,
Mostafa

On Monday, March 25, 2024 at 11:36:28 AM EDT, Mostafa Izadi <mizadi@aec-engineers.biz> wrote:

Jeff,
Thanks for your follow up with your the director and hopefully he agrees with our justification and verification that for sure the tank is on Lot 1.

Have a wonderful day.

Regards,
Mostafa

On Monday, March 25, 2024 at 10:33:06 AM EDT, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Got it. Let me take this evidence to our director to see if we can sign the plat with this. I understand the challenge of doing more on lot 1 without cooperation from the owner. It looks like we at least verified that the talk is not in conflict with the road and utilities on this revision. I'll let you know as soon as possible.
Thanks

Jeff

From: Mostafa Izadi <mizadi@aec-engineers.biz>
Sent: Sunday, March 24, 2024 10:58 AM
To: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Manion, Jill <jmanion@howardcountymd.gov>; Olegario Ramirez <ole@rfcframing.com>; Jonathan Triandafilou <jt@coakleyrealty.com>; Gogolski, Maury <mgogolski@howardcountymd.gov>; Mike Adcock <mike@adcocksurveying.com>
Subject: Re: Shams W & S Plans

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Jeff,

The septic cleanout has been field verified and certified by Adcock and Associates (the only component above ground). It is exactly where it is shown on the plan. We cannot locate the 60' drain line underground unless a septic company performs test pitting on the drain field for verification, which would be impossible based on the past behaviors of the owner of Lot #1 (they won't allow any activities on their property).

My final thought is that if the Health Department Inspector has done his job professionally and was present at the site during installation of septic system, or if the certified septic installer, certified by your department, is an experienced, licensed, qualified, and skillful company, then he has completed his job according to the sketch. Therefore, the drain field length and location must be as shown on the plan md entirety located on Lot #1.

Please feel free to contact me if you have any questions.

Sincerely,

Mostafa Izadi, PE

On Friday, March 22, 2024 at 11:12:01 AM EDT, Williams, Jeffrey <jewilliams@howardcountymd.gov> wrote:

Hello. I'm confused by the plan. It says approximate location per Health Dept records. Did the surveyor field locate these components? I thought that is what they would be doing to show their true location and try to prove that they are on lot 1. Please advise. Thanks
Jeff

From: Mostafa Izadi <mizadi@aec-engineers.biz>
Sent: Wednesday, March 20, 2024 12:52 PM
To: Manion, Jill <jmanion@howardcountymd.gov>; Williams, Jeffrey <jewilliams@howardcountymd.gov>
Cc: Silvast, Zackary <zsilvast@howardcountymd.gov>; Gogolski, Maury <mgogolski@howardcountymd.gov>; Olegario Ramirez <ole@rfcframing.com>; Katenkamp, Carl <ckatenkamp@howardcountymd.gov>; Angela Quintero <angela@rfcframing.com>; Jonathan Triandafilou <jt@coakleyrealty.com>
Subject: Re: Shams W & S Plans

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Subject: Certified Survey of Septic System for Lot #1

Dear Jill and William,

I am writing to provide you with the certified survey of the existing septic system for Lot #1, as prepared by our subconsultant, Adcock and Associates.

Upon review of the attached plan, it is evident that the septic tank and drainfield, updated in 2009, are entirely situated within Lot #1. Importantly, the development of the property does not impinge upon the sewerage system of Lot #1 nor does it affect the occupancy of the existing house.

Based on this assessment, we foresee no obstacles that would prevent the County from signing off on the Record Plat.

Should you have any inquiries or require further clarification, please do not hesitate to contact me at 410-382-9180.

Best regards,

Mostafa Izadi, PE

On Wednesday, February 21, 2024 at 10:58:44 AM EST, Mostafa Izadi <mizadi@aec-engineers.biz> wrote:

Dear Jill,

I hope this email finds you well.

A few weeks ago, I reached out to Mr. Jeff Williams. Mr. Williams provided me the 2009 Septic upgrade plan, which includes a new septic tank and new drainfield. Upon reviewing the plan, it seems that the upgrade falls within the perimeter of Lot #1. To ensure accuracy, I have arranged for my surveyor to visit the site and confirm the exact location of the septic system.

Once the survey is completed, which should be within the next few days, I will promptly furnish you and the Health Department with the updated plan detailing the precise location of the septic system. With any luck, this will prevent any disruption to their septic system during the construction phase.

Thank you once again for your continued assistance and attention to this matter.

Warm regards, Mostafa

On Wednesday, February 21, 2024 at 09:32:59 AM EST, Manion, Jill <jmanion@howardcountymd.gov> wrote:

Have there been any updates to this?

Jill Manion
(410) 313-4338
jmanion@howardcountymd.gov

Howard County Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21771

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>
Sent: Monday, January 22, 2024 2:30:23 PM
To: Mostafa Izadi <mizadi@aec-engineers.biz>
Cc: Manion, Jill <jmanion@howardcountymd.gov>; Silvast, Zackary <zsilvast@howardcountymd.gov>; Gogolski, Maury <mgogolski@howardcountymd.gov>; Jonathan Triandafilou <jt@coakleyrealty.com>; Olegario Ramirez <ole@rfcframing.com>
Subject: RE: Shams W & S Plans

Hello. As we discussed over the phone, I will discuss the issue with our director about the possibility for signing the plat if lot 1 is not involved and clearly indicated to not be a part of this revision plat. In the meantime, you will visit the site to locate the septic tank and possibly the drainfield trench from the 1992 repair to see if the entire system is within the lot 1 boundaries and hopefully not near the proposed

driveway and utility easements. Attached is our Health Dept records for the property. If you need to connect lot 1 now, you can talk to county DPW about whether a grinder would be needed to connect to the existing sewer line in the street that ends at the corner of lot 1. Thanks

Jeff Williams

Deputy Director

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

410-313-4261

www.hchealth.org

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From: Mostafa Izadi <mizadi@aec-engineers.biz>

Sent: Thursday, January 18, 2024 5:02 PM

To: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Cc: Manion, Jill <jmanion@howardcountymd.gov>; Silvast, Zackary <zsilvast@howardcountymd.gov>; Gogolski, Maury <mgogolski@howardcountymd.gov>; Jonathan Triandafilou <jt@coakleyrealty.com>; Olegario Ramirez <ole@rfcframing.com>

Subject: Re: Shams W & S Plans

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Jeff,

I left you a voicemail today regarding the question you raised regarding the Ex. septic system serving Lot 1 during construction. Lot #1 has been sold by previous developer. Could you please either call me at 410-382-9180 or Mr. John Triandafilou, JT,

(Owner Rep.) at 301-938-9096 to find a reasonable solution to serve the house during construction (John has been copied on this email).

I must emphasize that the owner of Lot #1 has been uncooperative and giving us a lot of unnecessary problems during the redesign of Subdivision's W & S system.

You have my many thanks in advance.

Regards,

Mostafa Izadi, PE

On Monday, November 20, 2023 at 01:40:06 PM EST, Manion, Jill <jmanion@howardcountymd.gov> wrote:

Hi Mostafa and Maury: this issue came up when the Revision Plat. Please note that Health does not receive originals only reviews prior to the mylars. Could you provide some insight regarding sewer service or septic abandonment for Lot 1.

Jill Manion

(410) 313-4338

jmanion@howardcountymd.gov

Howard County Planning and Zoning

3430 Courthouse Drive

Ellicott City, MD 21771

From: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Sent: Monday, November 20, 2023 10:32:07 AM

To: Manion, Jill <jmanion@howardcountymd.gov>; Silvast, Zackary <zsilvast@howardcountymd.gov>

Cc: Cataldo, Anthony <acataldo@howardcountymd.gov>

Subject: RE: Shams W & S Plans

Hello all. We confirmed with utilities that the existing house at 8219 is already connected to public water. We don't have an abandonment report to show the well was sealed, but it is apparently not in use. The bigger issue is the septic. According to F-10-081 supplemental plan sheet 2, they show an approximate septic tank location right where the shared driveway and utility easement runs. Regardless of what decisions were made in 2013 to sign the original plat, I don't see how they can construct the road or utility lines without potentially hitting the existing septic serving that house. The only two ways I can think to avoid that situation would be for them to abandon the septic now and connect to the sewer line in Church Lane Rd at the corner of their lot or abandon the septic, vacate the house and leave it vacant until the new line is built and connected. Neither of those are great options, but chopping up their septic system in use to construct this infrastructure is also not a good option.

Is this revision plat changing any easement locations on lot 1 or is all the revision happening elsewhere?

Jeff

From: Manion, Jill <jmanion@howardcountymd.gov>

Sent: Friday, November 17, 2023 12:13 PM

To: Silvast, Zackary <zsilvast@howardcountymd.gov>

Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>; Cataldo, Anthony <acataldo@howardcountymd.gov>

Subject: RE: Shams W & S Plans

Importance: High

I don't know how we could enforce this now on a revision plat when the original plat was approved, and no new lots are currently being created. Further, the purpose of the revision plat was to reflect changes to water and sewer easements and is being done concurrently with the revised water and sewer drawings for the site. The developer has not constructed the utilities and the existing house still does not have access to utilities until the water and sewer lines can be constructed...which requires approval of this plat. Jeff, or maybe even Mike, may have additional information on original F-10-081.

From: Silvast, Zackary <zsilvast@howardcountymd.gov>

Sent: Thursday, November 16, 2023 5:04 PM

To: Manion, Jill <jmanion@howardcountymd.gov>

Cc: Williams, Jeffrey <jewilliams@howardcountymd.gov>

Subject: RE: Shams W & S Plans

Jill,

I will double-check with Jeff & get back to you tomorrow on this. There was Public Water & Public Sewer constructed under contract#: 24-45740 (according to note #36 on F-10-081). Also note 44, and a special note on sheet 3 describe that this process will have to take place.

We have no other way of ensuring that these things will be abandoned once we give our final signature approval. The house at 8219 is connected to Public Water as I called utilities, but they are not connected to Public Sewer. I looked on HoCo GIS and there are lines extended to where that house could connect to public sewer.

The one phrase that may help with this particular project is the line "During the construction process." But this would go against our typical norms and practices that we hold to today with these new subdivisions & old private components of existing houses with a "to remain or to be demo'd" description. The fact this is a "house to remain" is where the documentation & proper procedure can tend to slip up.

- ZS

From: Manion, Jill <jmanion@howardcountymd.gov>
Sent: Thursday, November 16, 2023 1:28 PM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: RE: Shams W & S Plans

This is a revision plat of F-10-081. He is not touching the lot with the existing lot on this plat, which was already resold. The owners are not signatories on the plat. I am not sure why this wouldn't have come up with the existing plat. There is currently no out there; it has to get built with the property

From: Silvast, Zackary <zsilvast@howardcountymd.gov>
Sent: Tuesday, November 14, 2023 8:55 AM
To: Manion, Jill <jmanion@howardcountymd.gov>
Subject: RE: Shams W & S Plans

Jill,

We sent it back with notes. Unfortunately the existing house that is to remain has not connected to public sewer and is still on private septic. They need to connect to public and abandon the private septic.

Sorry for the delay, but it took some digging and no documentation was sent to Health. Thank you.

- ZS

From: Manion, Jill <jmanion@howardcountymd.gov>
Sent: Monday, November 13, 2023 3:05 PM
To: Silvast, Zackary <zsilvast@howardcountymd.gov>
Subject: FW: Shams W & S Plans

Hi Zach – Can you check if the revision plat for Shams (F-24-026) was signed by Health and sent back?

From: Bolton, Kathryn <kbolton@howardcountymd.gov>
Sent: Monday, November 13, 2023 2:04 PM
To: Manion, Jill <jmanion@howardcountymd.gov>
Subject: RE: Shams W & S Plans

Oh sorry. I didn't realize. I have F-24-026 and the database is showing that it is still with Health since 10/25.

Kat

From: Manion, Jill <jmanion@howardcountymd.gov>
Sent: Monday, November 13, 2023 2:01 PM
To: Bolton, Kathryn <kbolton@howardcountymd.gov>
Subject: Re: Shams W & S Plans

No; I meant for a plat

Jill Manion

(410) 313-4338

jmanion@howardcountymd.gov

Howard County Planning and Zoning

3430 Courthouse Drive

Ellicott City, MD 21771

From: Bolton, Kathryn <kbolton@howardcountymd.gov>
Sent: Monday, November 13, 2023 1:52:26 PM
To: Manion, Jill <jmanion@howardcountymd.gov>
Subject: RE: Shams W & S Plans

Sorry I'm not sure if I can. We don't track W&S Plans.

From: Manion, Jill <jmanion@howardcountymd.gov>
Sent: Monday, November 13, 2023 11:46 AM
To: Bolton, Kathryn <kbolton@howardcountymd.gov>
Subject: Fwd: Shams W & S Plans

Hey Kat - can you check the status of these mylars. It's an is omit and air can't remember the file number

Jill Manion

(410) 313-4338

jmanion@howardcountymd.gov

Howard County Planning and Zoning

3430 Courthouse Drive

Ellicott City, MD 21771

From: Mostafa Izadi <mizadi@aec-engineers.biz>
Sent: Monday, November 13, 2023 10:02:48 AM
To: Gogolski, Maury <mgogolski@howardcountymd.gov>
Cc: Manion, Jill <jmanion@howardcountymd.gov>; Olegario Ramirez <ole@rfcframing.com>; Jonathan Triandafilou <jt@coakleyrealty.com>; Angela Quintero <angela@rfcframing.com>
Subject: Re: Shams W & S Plans

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Maury,

Would you please let me know, if everything is good from your side? We need to wrap this project and be done with it.

Best Regards,

Mostafa

On Thursday, October 26, 2023 at 04:13:42 PM EDT, Mostafa Izadi <mizadi@aec-engineers.biz> wrote:

Dear Maury,

We were finally able to twig out the Record Plat and submitted the Mylars for approval. Please let me know, if everything is good from your side? I need to finish this project before I retire soon.

Best,

Mostafa

Silvast, Zackary

From: Silvast, Zackary
Sent: Thursday, November 9, 2023 11:32 AM
To: mike@adcocksurveying.com
Cc: mizadi@aec-engineers.com; Williams, Jeffrey; Wolf, Kevin; Eshenbaugh, Melanie
Subject: regarding mylar plat for Shams Subdivision (F-24-026) -----Revised Plat for F-10-081

To Whom It May Concern,

Health cannot sign off on this mylar until we have records showing that the old drilled well has been properly abandoned & that the property connects to public sewer & concordantly abandons their existing private sewer system.

The house is currently connected to public water but it is NOT connected to public sewer.

On the original F plat (F-10-081) there are specific notes on sheet 1 & sheet 3 that these requirements would be facilitated & necessary documents would be submitted to the Howard County Health Department. We do not have any of those documentations as of today.

We are sending the mylar back to DPZ until these issues have been resolved. Thank you.

- ZS

Zack Silvast (LEHS)

Plan Review Supervisor - Water & Sewer Division

410-313-1777

Environmental Health Bureau

Howard County Health Department

WATER INSTALLATION RECORD

Quote 5093884

Application No. 1-21-155

Type of Installation :

Date Applied 10/16/2020

Future _____ Capital Project _____ Utilities _____ Dev. Agreement _____
 ADO No. 691044SURETY

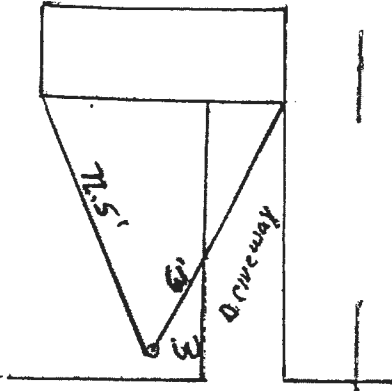
Water Only
 74244878 S/N 87872917

W.H.C 1"
 Size Meter : 3/4"

Date of Tap _____
 Length of Connection _____
 Diameter _____
 Kind of Pipe _____
 Size of Corp. Cork
 Meter Size 3/4" wc Make SUBA
 Serial Number 87872917
 ERT Number 74244878
 Date of Meter Setting 11-6-2020
 Meter Location pit In _____
 Location 8' bk of RD
8' L of DW

12.23.20
 Date
P20004047
 W/S Plumbing Permit No.

* SKETCH *
TRIANGULATION



Reading :
 Meter 0- Remote WE
 Installed By
BJ

WATER ONLY
8219 CHURCH LANE ROAD
 Site Address
HEIC PLUMBING
 Plumbing Company

SEWER INSTALLATION RECORD

Premise 5101009374

Application No.

Connection Object 7101080374

Date Applied

Sewer Add _____ Water Add _____

W&S Contract No. 70

Size S H C : MR Unit 02001810

W&S Contract No.

Street	House No.	Lot No.	Subdivision
CHURCH LANE RD	8219	LOT 1	SHAMS SUB

Type of Property	Town/Vicinity & Zip	Applicant Name & Address
	ELLCOTT CITY 21043	JAY & MICHAEL BERWANGE 3229 GREEN FOREST C ELLCOTT CITY MD 21042

Type of Installation:
 Future _____ Capital Project _____ Utilities _____ Dev. Agreement _____
 ADO No.

Depth of Sewer _____ Lateral _____

Length of Conn. From DH MH
 Plugged Sewer information

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITION
3	SUBDIVISION PLAN
4	SUBDIVISION UTILITIES & LAYOUT
5	DRY SWALE CROSS SEC. & DETAILS
6	BIORETENTION BASIN & DETAILS
7	BIORETENTION BASIN & DRY SWALE SPECIFICATIONS
8	GRADING PLAN
9	CHURCH LANE RD IMPROVEMENTS
10	ROADWAY SECTIONS & PROFILE
11	LANDSCAPING PLAN AND DETAILS
12	FOREST CONSERVATION PLAN
13	SEDIMENT & EROSION CONTROL PHASE I
14	SEDIMENT & EROSION CONTROL PHASE II

PRELIMINARY EQUIVALENT SKETCH PLANS

SHAMS SUBDIVISION

LOTS 1 THRU 5, OPEN SPACE LOTS 6 & 7
(A SUBDIVISION OF PARCEL 237)

DISTRICT TWO, TAX MAP #18, GRID 14, PARCEL 237

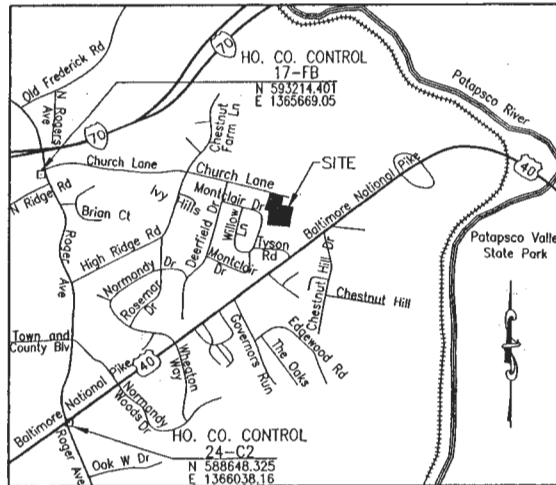
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS DATED 01/28/2006. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/23/03 PER COUNCIL BILL 75-2003.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS NEPA STANDARD AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (7) 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.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- COORDINATES AND NORTH SHOWN HEREON REFER TO THE NAD83/91 HORIZONTAL DATUM. BASED ON GPS OBSERVATION ON MAY 10, 2005 USING THE FOLLOWING PROVIDED BY HOWARD COUNTY:

DESIGNATION	NORTHING(±FT)	EASTING(±FT)	ELEVATION(±FT)
24-C2	508648.325	1366038.16	354.089
17-FB	503214.401	1355669.05	456.318
- FILE NO. WP-09-083 IS AN ASSOCIATED FILE.
- SEWER IS PUBLIC BY CONTRACT NUMBER: 70-W
- SEWER IS PUBLIC BY CONTRACT NUMBER: 20-W & S
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE WASHINGTON DISTRICT.
- EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY BY AS CONSULTANTS ON OR ABOUT MAY 10, 2005.
- THE STEEP SLOPES WITH CONTIGUOUS AREAS OF 81,830 SQ. FT. EXISTS ON THIS SITE, THE AREA OF DISTURBED STEEP SLOPES = 28,610 SQ. FT.
- METALS AND FOREST STAND DELINEATION INFORMATION WAS TAKEN FROM REPORTS PREPARED BY JEFFREY A. WELSH CONSULTING ECOLOGIST ON 1/27/06 & 1/25/07.
- SOILS INFORMATION TAKEN FROM SOILS MAP NO.18, "SOILS SURVEY", HOWARD COUNTY, MARYLAND JULY 1988 ISSUE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE SECTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT AND WAS PERFORMED BY MARS GROUP.
- NOISE STUDY IS REQUIRED FOR THE DEVELOPMENT AND WAS PERFORMED BY MARS GROUP.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY MAFI ASSOCIATES, INC. ON JUNE 2007.
- OPEN SPACE CALCULATIONS:
 - BASED ON ZONING R-20, AND MINIMUM LOT SIZE OF 20,000 SQ. FT., SIX OPEN SPACE REQUIRED.
 - 4.82 ACRES ± SIX = 0.277 ACRES REQUIRED.
 - 07,122 SQ. FT. ± 1.31 ACRES PROVIDED.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF DRY SWALE AND BIORETENTION BASIN. WATER QUALITY VOLUME WILL BE PROVIDED BY DRY SWALE & BIORETENTION BASIN, ACCORDING TO MDC SUB REGION MANUAL, SINCE COW IS LESS THAN 2 CFS, CHANNEL PROTECTION IS NOT REQUIRED. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE.
- THE OPEN SPACE LOT 6 AND LOT 7 ARE BEING DEDICATED TO HOMEOWNERS ASSOCIATION.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAMS OR REQUIRED BUFFERS.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THERE SHALL BE SIX COMPACTOR PER ASHOTO T-180 SPECIFICATIONS UNDER ALL IMPROVEMENTS.
- LANDSCAPE IS PROVIDED IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL, SEE LANDSCAPING PLAN, SHEET 11.
- FOREST CONSERVATION PLAN WAS PREPARED BY JEFFREY A. WELSH CONSULTING ECOLOGIST ON 1/27/06 & 1/25/07, AND REVISED ON 01/28/2006. SUFFICIENT FOREST HAS BEEN RETAINED, NO REFORESTATION IS REQUIRED.
- PER SECTION 18.134(a)(1)(D) OF THE SUBDIVISION REGULATIONS, A FEE-IN-LIEU OF \$3,840 (115 SQ. FT. ± 0.27(37) WILL BE PAID BY THE DEVELOPER FOR NOT CONSTRUCTING BIOWALLS.
- THE FOREST CONSERVATION OBLIGATION INCURRED BY THIS PROJECT HAS BEEN SATISFIED WITH THE METRIC OF 1.10 ACRES CREDITED EASEMENT AND 0.15 ACRE OF NON-CREDITED EASEMENT WHICH MEETS THE BREAK-EVEN POINT OBLIGATION OF 1.10 ACRES FOR THIS SITE. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$8,363 WILL BE POSTED FOR THIS PROJECT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE LANDSCAPING SURETY AMOUNT OF \$ 8,000 FOR TOTAL OF 47 TREES (SEE LANDSCAPING PLANT LIST ON SHEET 11) WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT AT THE FINAL PLAN STAGE.
- NO GRASSY SEWER SERVICE IS PROVIDED FOR LOT 4 COLLAR (CHS).
- PRIVATE USE-IN-COMMON DRIVEWAY SHALL BE FOR THE BENEFIT OF LOTS 2,4,5, OPEN SPACE LOTS 6,7, AND THE POTENTIAL FUTURE USE FOR PARCEL 291.

SITE ANALYSIS DATA CHART			
TOTAL PROJECT AREA 201,256 SF (4.62 AC)	AREA OF PLAN SUBMISSION 201,256 SF (4.62 AC)	LIMIT OF DISTURBED AREA 128458.44 SF	PRESERT ZONING R-20
PROPOSED USE RESIDENTIAL	TYPE OF UNIT SINGLE FAMILY DETACHED	TOTAL UNITS ALLOWED 9	PROPOSED USE RESIDENTIAL
OPEN SPACE REQUIRED 12.075 SF (0.277 AC)	OPEN SPACE PROVIDED 83,376 SF (1.91 AC)	RECREATION OPEN SPACE REQUIRED N/A	RECREATION OPEN SPACE PROVIDED N/A
DPZ FILE REF: 740/251		DEED REF: 740/251	
PERMIT INFORMATION CHART			
SUBDIVISION NAME SHAMS SUBDIVISION	SECTION / AREA N/A	PARCEL NUMBER 371	
LAYER / FOLD 740/251	TAX MAP 18	GRID NO. 14	ZONING R-20
WATER CODE F02		SEWER CODE: 145150	

LOT TABULATION			
LOT NO	NET LOT AREA (SQ)	FFESTION AREA (SQ)	TOTAL AREA (SQ)
1	20,019.80	N/A	20,019.80
2	20,116.86	857.92	20,774.78
3	21,054.01	N/A	21,054.01
4	24,818.33	2,038.10	26,856.43
5	20,580.89	1,831.98	22,512.87
6 (OPEN SPACE)	69,181.00	842.81	70,023.81
7 (OPEN SPACE)	10,881.81	884.68	11,576.49
DEDICATION AREA		8,600.71	
	TOTAL AREA		201,256.00



VICINITY MAP
ADC MAP NO.12 - 5G
SCALE: 1" = 1000'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David L. Uggler
PLANNING DIRECTOR *DU* 11/20/14 DATE

"PROFESSIONAL CERTIFICATION"

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 17286, EXPIRATION DATE: 02/11/2028

SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

STORMWATER MANAGEMENT FACILITY: (PRIVATE)
TYPE - DRY SWALE & BIORETENTION BASIN
OWNER - HOMEOWNERS ASSOCIATION
MAINTENANCE - HOMEOWNER'S ASSOCIATION

OWNER/DEVELOPER
PARZADISH A. SHAMS
GITHI SHAMS
801 STAGES HEAD ROAD
TOWSON, MD 21286
(410) 419-9772

Advanced Engineering Consultants, PC
Engineers & Planners
P.O. BOX 1179 BIRDWOOD MD 21159
TEL: 410-999-9180
www.aec-engineers.com

AEC

REVISIONS	DESCRIPTION	BY	DATE

TITLE: COVER SHEET
PRELIMINARY EQUIVALENT SKETCH PLANS
SHAMS SUBDIVISION
PARCEL NO. 237
ELECTION DISTRICT 02
TAX MAP #18, GRID 14
HOWARD COUNTY, MARYLAND.



DRAWN BY: TH
CHECKED BY: MI
SCALE: AS SHOWN

DATE: 09-18-2008

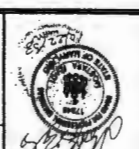
SHEET 1 OF 14
HOWARD CO. FILE NO. SP-08-007

Advanced Engineering Consultants, PC
 Engineers & Planners
 P.O. BOX 119 BIRCHWOOD MD 21139
 TEL: 410-996-0180 FAX: 410-996-0709

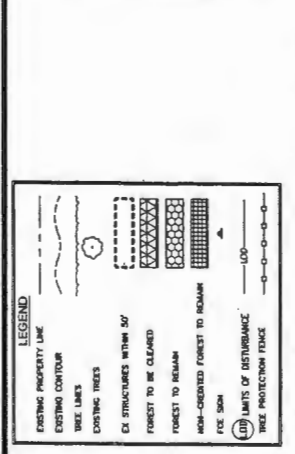
REVISIONS

NO.	DESCRIPTION	DATE

TITLE: SUBDIVISION PLAN
 PRELIMINARY EQUIVALENT SKETCH PLANS
 SHAMS SUBDIVISION
 PARCEL NO 237
 ELECTION DISTRICT 02
 TAX MAP #18, GRID 14
 HOWARD COUNTY, MARYLAND



DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1"=40'
 DATE: 06-18-2008
 SHEET 3 OF 14
 HOWARD CO. FILE NO. SP-08-007



LINE TABLE

NO.	DESCRIPTION	LENGTH	BEARING
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

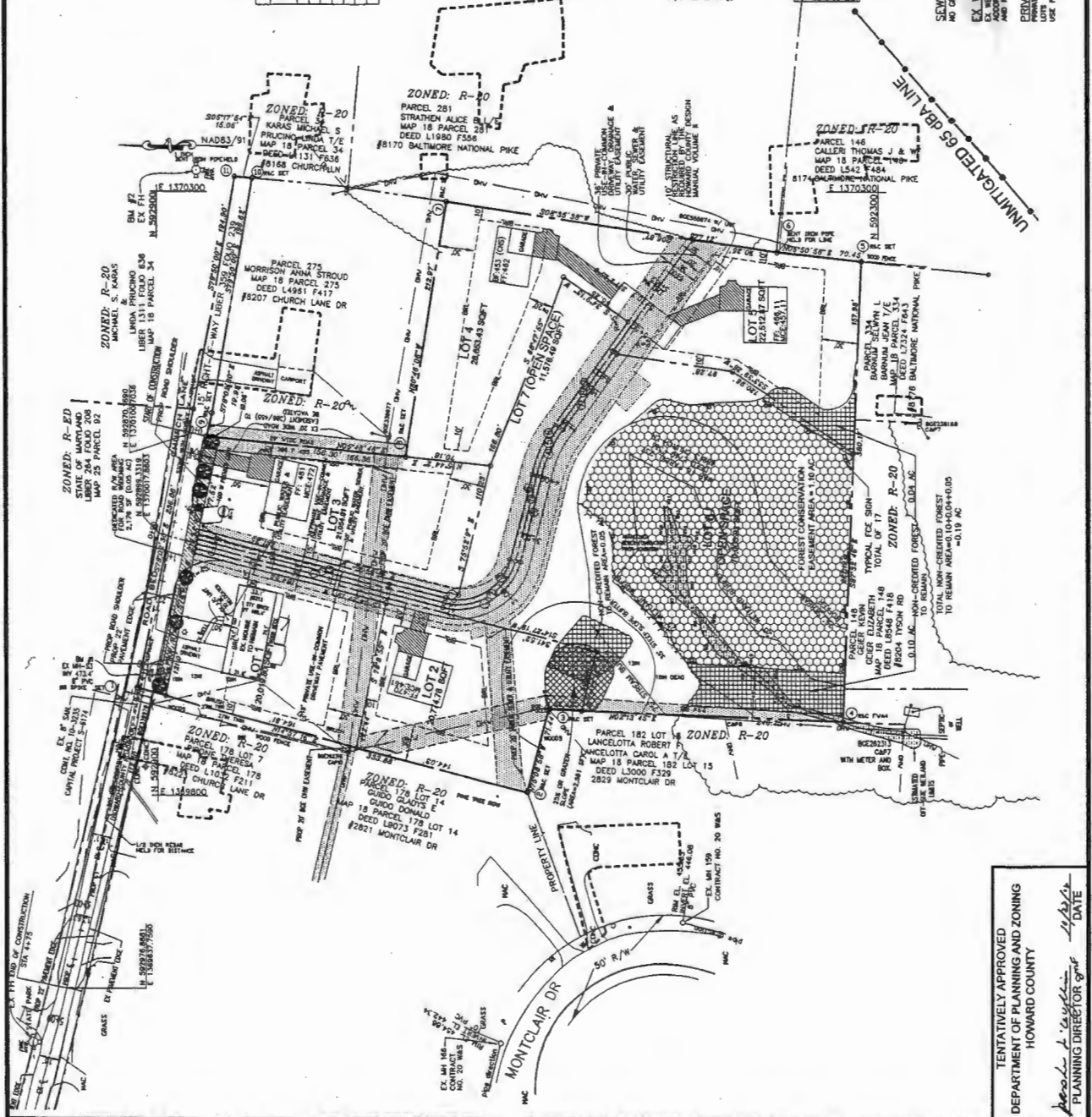
LOT TABLE

LOT NO.	NET LOT AREA (SQ FT)	PROPOSED AREA (SQ FT)	TOTAL AREA (SQ FT)
1	20,018.00	N/A	20,018.00
2	20,774.78	8,073.92	28,848.70
3	24,818.53	2,026.10	26,844.63
4	20,500.00	1,031.18	21,531.18
5 (OPEN SPACE)	66,181.00	842.81	67,023.81
6 (OPEN SPACE)	10,881.31	884.88	11,766.19
7 (OPEN SPACE)			
8 (OPEN SPACE)			
9 (OPEN SPACE)			
10 (OPEN SPACE)			
TOTAL AREA			201,224.00

STREET TREE SCHEDULE

QTY.	SYMBOL	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
6	(Symbol)	ACER RUBRA (OCTOBER RED MAPLE)	2 1/2" DBH TALL	50' APART OR PUBLIC 1/4" R/W

FINANCIAL SURETY FOR THE 6 REQUIRED STREET TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S PERFORMANCE IN THE AMOUNT OF \$10,000.



EXISTING PROPERTY LINE
 EXISTING CONTOUR
 TREE LINES
 EXISTING TREES
 EASEMENTS WITHIN 50'
 FOREST TO BE CLEARED
 FOREST TO REMAIN
 HIGH-CREDITED FOREST TO REMAIN
 FEE SIGN
 TREE PROTECTION FENCE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	LENGTH	BEARING
1	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'
2	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'
3	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'
4	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'
5	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'
6	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'
7	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'
8	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'
9	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'
10	41.87'	29.32'	18.100'	121°00'42"	82.50'	41.87'

LOT TABLE

LOT NO.	NET LOT AREA (SQ FT)	PROPOSED AREA (SQ FT)	TOTAL AREA (SQ FT)
1	20,018.00	N/A	20,018.00
2	20,774.78	8,073.92	28,848.70
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5 (OPEN SPACE)	66,181.00	842.81	67,023.81
6 (OPEN SPACE)	10,881.31	884.88	11,766.19
7 (OPEN SPACE)			
8 (OPEN SPACE)			
9 (OPEN SPACE)			
10 (OPEN SPACE)			
TOTAL AREA			201,224.00

ZONING LABEL/OWNER
 ZONED LOTS: 20,000 SF
 FRONT SET BACK: 40'
 REAR SET BACK: 50'
 SIDE SET BACK: 10'

SEWER NOTE:
 NO GROUND SEWER SERVICE IS PROVIDED FOR LOT 4 COLLAR (ONS).
 EX WELL AND SEPTIC SYSTEMS MUST BE APPROVED/PERMITTED BY HOWARD COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH CARE LINES AND REGULATIONS.

PRIVATE USE-IN-COMMON NOTE:
 THE ENTIRE TRACT OF THE SHAMS SUBDIVISION, INCLUDING LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR gmf
 DATE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITION
3	SUBDIVISION PLAN
4	SUBDIVISION UTILITIES & LAYOUT
5	STORMWATER MANAGEMENT PLAN
6	MICRO-BIoretENTION (M-6) PLAN & SECTIONS
7	TRAFFIC CONTROL & MAINTENANCE
8	GRADING PLAN
9	CHURCH LANE RD IMPROVEMENTS & SECTIONS
10	ROADWAY SECTIONS & PROFILE
11	LANDSCAPING PLAN AND DETAILS
12	FOREST CONSERVATION PLAN
13	SEDIMENT & EROSION CONTROL PHASE I
14	SEDIMENT & EROSION CONTROL PHASE II
15	SEDIMENT & EROSION CONTROL DETAILS
16	SEDIMENT & EROSION CONTROL NOTES

FINAL CONSTRUCTION PLANS

ROAD CONSTRUCTION, GRADING, SEDIMENT & EROSION CONTROL, AND STORMWATER MANAGEMENT PLANS

SHAMS SUBDIVISION

LOTS 1 THRU 5, OPEN SPACE LOTS 6 & 7
(A SUBDIVISION OF PARCEL 237)
DISTRICT TWO, TAX MAP #18, GRID 14, PARCEL 237

△ SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA	AREA OF PLAN SUBDIVISION	LIMIT OF DISTURBED AREA	PRESENT ZONING
201,251.14 SF (4.6201 AC)	20,201.14 SF (4.6201 AC)	114,008.40 SF	R-20

PROPOSED USE: RESIDENTIAL
TYPE OF UNIT: SINGLE FAMILY DETACHED
TOTAL LOTS ALLOWED: 5
PROPOSED USE: RESIDENTIAL

OPEN SPACE REQUIRED: 12,075.36 SF (0.28 AC)
OPEN SPACE PROVIDED: 81,574.93 SF (1.87 AC)
RECREATION OPEN SPACE REQUIRED: N/A
RECREATION OPEN SPACE PROVIDED: N/A

DPZ FILE REF: SP-08-07
DEED REF: 740/351

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION / AREA	PARCEL NUMBER
SHAMS SUBDIVISION	N/A	371

LABOR / FOLIO: SET INDIVIDUAL LOTS
TAX MAP: 18
GRID NO.: 14
ZONE: R-20
ELECT. DIST.: 2nd
CENSUS TR.: 6038
WATER CODE: F02
SEWER CODE: 14S1500

STREET LIGHT CHART

OWN. NO.	STREET NAME	STATION	OFFSET	MAINTENANCE	FIXTURE/POLE TYPE
10	USE-IN-COMMON DRIVEWAY	CL STA. 04:20	26' L	PUBLIC	100-WATT H.P.S. VAPOR PREMIER POST-ROOF FUTURE MOUNTED ON A 14-FOOT BLACK IRONGLASS POLE
10	USE-IN-COMMON DRIVEWAY	CL STA. 04:57	12' R	PRIVATE	150-WATT H.P.S. VAPOR PREMIER POST-ROOF FUTURE MOUNTED ON A 14-FOOT BLACK IRONGLASS POLE

TRAFFIC CONTROL SIGN

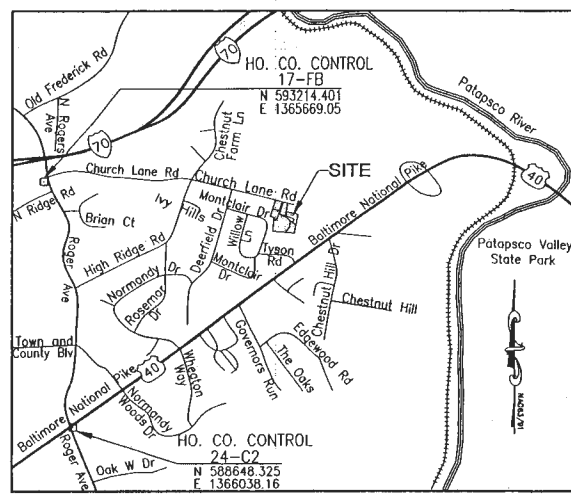
STREET NAME	STATION	OFFSET	POSTED SIGN	MAINTENANCE	SIGN CODE
USE-IN-COMMON DRIVEWAY	CL STA. 04:55	15' L	STOP	PRIVATE	RI-1
USE-IN-COMMON DRIVEWAY	CL STA. 04:57	11' R	DEAD END ST.	PRIVATE	RI-1
USE-IN-COMMON DRIVEWAY	CL STA. 04:57	-	NO PARKING TOW AWAY ZONE	PRIVATE	RI-1

ROAD CLASSIFICATION

STREET NAME	CLASSIFICATION	R/F#
USE-IN-COMMON DRIVEWAY	USE-IN-COMMON DRIVEWAY	3*

AREA TABULATION CHART

USE NO.	USE	AREA (SQ. FT.)	AREA (AC.)	TOTAL AREA
1	BUILDABLE LOTS	114,008.40	2.61	114,008.40
2	NON-BUILDABLE LOTS	0	0	0
3	OPEN SPACE	81,574.93	1.87	81,574.93
4	PRESERVATION PARCELS	0	0	0
5	TOTAL AREA OF LOTS TO BE RECORDED	114,008.40	2.61	114,008.40
6	BUILDABLE LOTS	114,008.40	2.61	114,008.40
7	NON-BUILDABLE LOTS	0	0	0
8	OPEN SPACE	81,574.93	1.87	81,574.93
9	PRESERVATION PARCELS	0	0	0
10	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0	0	0
11	TOTAL AREA OF SUBDIVISION TO BE RECORDED	114,008.40	2.61	114,008.40



VICINITY MAP
ADC MAP #4861
GRIDS C3 & C4
SCALE: 1" = 1000'

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS DATED 07/28/2008. THIS PLAN IS SUBJECT TO THE APPLICABLE CITY AND COUNTY ORDINANCES AND REGULATIONS. EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS ILLUMINANCE AND SPECIFICATIONS IF APPLICABLE.
- THE CONSTRUCTION SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTOR DIVISION AT (410) 313-1800 AT LEAST (7) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY "WISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL SIGNS, WARNING SIGNS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- COORDINATES AND HEIGHTS SHOWN HEREON REFER TO THE HORIZONTAL DATUM ESTABLISHED BY HOWARD COUNTY BASED ON GPS OBSERVATION ON MAY 10, 2005 USING THE FOLLOWING PROVIDED BY HOWARD COUNTY:

DESCRIPTION	NORTHING (N)	EASTING (E)	ELEVATION (FT)
24-C2	1368214.401	1365868.005	458.318
17-FB	1368214.401	1365868.005	458.318
- THIS SUBDIVISION PLAN IS SUBJECT TO PREVIOUS DPZ FILES SP-08-007, WP-08-044, WP-08-124, WP-10-032.
- ALL PUBLIC WATER AND SEWER ARE CONTRACTS # 70-W & 20 WAS RESPECTIVELY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY BY AS CONSULTANTS ON OR ABOUT MAY 10, 2005.
- THE STEEP SLOPES WITH CONTIGUOUS AREAS OF 43,836.30 SQ. FT. EXISTS ON THIS SITE. THE AREA OF DISTURBED STEEP SLOPES = 23,104.10 SQ. FT.
- MELANGES AND FOREST STAND DELINEATION INFORMATION WAS TAKEN FROM REPORTS PREPARED BY JEFFREY A. WILSON, CONSULTING ECOLOGIST ON 1/27/08 & 1/20/07.
- SOILS INFORMATION TAKEN FROM SOILS MAP #018. "SOILS SURVEY", HOWARD COUNTY, MARYLAND.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JOINTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THESE ARE THE EXISTING UTILITIES LOCATED WITHIN THE SUBJECT PROPERTY.
- TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT AND WAS PERFORMED BY MARS GROUP DATED FEBRUARY 2008.
- NOISE STUDY IS REQUIRED FOR THE DEVELOPMENT AND WAS PERFORMED BY MARS GROUP ON FEBRUARY, 2008. THE UNWEIGHTED 65 DBA NOISE CONTOUR LINE IS DRAWN ON THIS SUBDIVISION PLAN IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL, SECTION 16.114 OF THE HOWARD COUNTY CODE, ON JUNE 2007.
- THE GEOLOGICAL REPORT FOR THIS PROJECT WAS PREPARED BY MAM ASSOCIATES, INC. ON JUNE 2007.
- BASED ON ZONING R-20, AND MINIMUM LOT SIZE OF 20,000 SQ. FT., 6% OPEN SPACE REQUIRED.
- 1.87 ACRES (81,574.93 SQ. FT.) PROVIDED WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF DRYWELLS (M-5) AND MICRO-BIoretENTION (M-6) PRACTICES. PRIVATELY OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- 2 MICRO-BIoretENTION (M-6) PRACTICES AND NON-ROOFTOP DISCONNECT (N-3).
- DRYWELLS (M-5), TWO MICRO-BIoretENTION (M-6) PRACTICES AND NON-ROOFTOP DISCONNECT (N-3).
- THE OPEN SPACE LOT 6 AND LOT 7 ARE BEING DEDEDICATED TO HOMEOWNERS ASSOCIATION.
- THESE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAMS OR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL INFORMATION REFER TO THE SPECIFICATIONS UNDER ALL APPROPRIATE SECTIONS.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.114 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SEE LANDSCAPING PLAN SHEET 11.
- FOREST CONSERVATION PLAN WAS PREPARED BY JEFFREY A. WILSON, CONSULTING ECOLOGIST ON 1/27/08 & 1/20/07, AND REVISED ON 07/28/2008. THE FOREST CONSERVATION OBLIGATION INCURRED BY THIS PROJECT HAS BEEN SATISFIED WITH THE RETENTION OF 8,833 ACRES PROTECTED EASEMENT AND 0.14 ACRES OF NON-CREATED EASEMENT AND A FEE-IN-LIEU OF \$8,104 FOR THE BALANCE OF 0.26 ACRES WILL BE PAID WHICH MEETS THE GREAT-ER-OR-EQUAL REQUIREMENT FOR THIS PROJECT. THE FOREST CONSERVATION SURVEY IN THE AMOUNT OF \$8,102 WILL BE POSTED FOR THIS PROJECT.
- PER SECTION 16.134(1)(1)(ii) OF THE SUBDIVISION REGULATIONS, A FEE-IN-LIEU OF \$3,600 (115.37 x \$32/207) WILL BE PAID BY THE DEVELOPER FOR CONSERVATING SERVICIAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.100 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS SET FORTH IN THE FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE LANDSCAPING SURVEY AMOUNT OF 8,7800 FOR TOTAL OF 44 TREES (SEE LANDSCAPING PLAN LIST ON SHEET 11) WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT TO THE PLANNING STATE.
- NO GRADY SEWER SERVICE IS PROVIDED FOR LOTS 4 & 5 CELLAR (CDS) DESIGN MANUAL NUMBER 800-22-018 WAS APPROVED BY CIVIL BUREAU OF ENGINEERING/UTILITY DESIGN DIVISION ON MARCH 25, 2002.
- PRIVATE USE-IN-COMMON DRIVEWAY SHALL BE FOR THE BENEFIT OF LOTS 2,4,5, OPEN SPACE LOTS 6,7, AND THE POTENTIAL FUTURE USE FOR PARCEL 281.
- LAND DEDICATION TO HOWARD COUNTY FOR PURPOSES OF A PUBLIC ROAD 8061.00 SQ. FT. (10.18 ACRES).
- PUBLIC WATER AND SEWERAGE TO SERVE LOTS 1-5 WERE CONSTRUCTED UNDER CONTRACT NUMBER 24-45740. PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 16.122B OF THE HOWARD COUNTY CODE AND THE LATEST STANDARDS AND SPECIFICATIONS. IF CAPACITY IS AVAILABLE AT THAT TIME.
- IF THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 THAT IS TO REMAIN, NO NEW BUILDINGS, EXPANSION OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1) 10'-12' FEET (11 FEET SERVING MORE THAN ONE RESIDENCE)
 - 2) SURFACE-8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - 3) GEOMETRY-WAS, USE GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 40-FOOT TURNING RADIUS.
 - 4) STRUCTURE(CULVERT/BIDGE)-CAPABLE OF SUPPORTING 25 GROSS TONS (R25 LOADING).
 - 5) DRAINAGE ELEVATION-CAPABLE OF SAFELY PAVING 100-YEAR FLOOD WITH NO MORE THAT 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 3-1/2" DIA. GALVANIZED STEEL PERFORATED, SQUARE TUBE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME II (2008), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - 1) OBTAINING NECESSARY PERMITS AS APPROVED ON APRIL 7, 2008 PER SECTIONS 86.14492 & 16.14448 OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - 2) MAINTAINING NEIGHBORHOOD AND DEVELOPER'S RESPONSIBILITY FOR THE SUBMISSION DEADLINE FOR PLANS & PLAT WERE APPROVED ON MARCH 11, 2009 AND SEPTEMBER 16, 2009 RESPECTIVELY. APPROVALS WERE BASED ON SECTION 16.100 (1)(ii) OF THE HOWARD COUNTY CODE AND DEVELOPMENT REGULATIONS.
 - 3) DURING THE CONSTRUCTION PROCESS AND AT THE TIME OF CONNECTION TO PUBLIC WATER AND SEWER, THE EXISTING WELL SHALL BE PROPERLY ABANDONED AND A LICENSED WELL DRILLER, THE EXISTING SEPTIC TANK SHALL BE PUMPED OUT BY A LICENSED SEPTIC ANALYSIS TANK SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO SEPTIC SYSTEM REMOVAL.
 - 4) THE EXISTING WELLS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT TO THE ENCRUSTATION INTO THE FRONT SETBACK, BUT IS PERMITTED AS AN EXISTING NON-COMPLIANT STRUCTURE SHALL PRIOR TO THE DELINEATION OF THE S/B'S ON THIS PLAT.
- STORMWATER MANAGEMENT FACILITY: (PRIVATE)
 - 1) TYPE:
 - 4 DRYWELLS (M-5)
 - 2 MICRO-BIoretENTION (M-6) PRACTICES
 - NON-ROOFTOP DISCONNECT (N-3)
 - 2) OTHER MAINTENANCE: HOMEOWNERS ASSOCIATION

PURPOSE NOTE:
REPLACEMENT SHEET 01 OF 16

REMOVED W & S LOCATIONS, PLAN & PROFILE ALIGNMENT THAT MEETS HOWARD CO. DESIGN REQUIREMENTS.
2 MICRO-BIoretentions (M-6),
4 DRYWELLS (M-5) &
NON-ROOFTOP DISCONNECTS (N-3)

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
WESTMAY SHAH PE
LICENSE NO. 12238, EXPIRATION DATE 02/11/2023

OWNER/DEVELOPER:
OLEGARIO RAMIREZ, PRESIDENT
WEST ONE INVESTMENTS LLC
8170 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MD 21043
EMAIL: OLE@OPFRAMING.COM
TELEPHONE: 301-748-1010

Advanced Engineering Consultants, PC
Engineers & Planners
P.O. BOX 129 BIDDINGWOOD MD 21139
TEL: 410-862-0160
masc@engr-consultants.com
FAX: 410-286-0505

REVISIONS

NO.	DESCRIPTION	DATE
1	DATE	12/11/13
2	DATE	04/04/22
3	DATE	08/18/22

COVER SHEET

FINAL CONSTRUCTION PLANS
SHAMS SUBDIVISION
PARCEL NO. 237
ELECTION DISTRICT 02
TAX MAP #18, GRID 14
HOWARD COUNTY, MARYLAND

DRAWN BY: TH
CHECKED BY: MI
SCALE: AS SHOWN
DATE: 08-19-2022

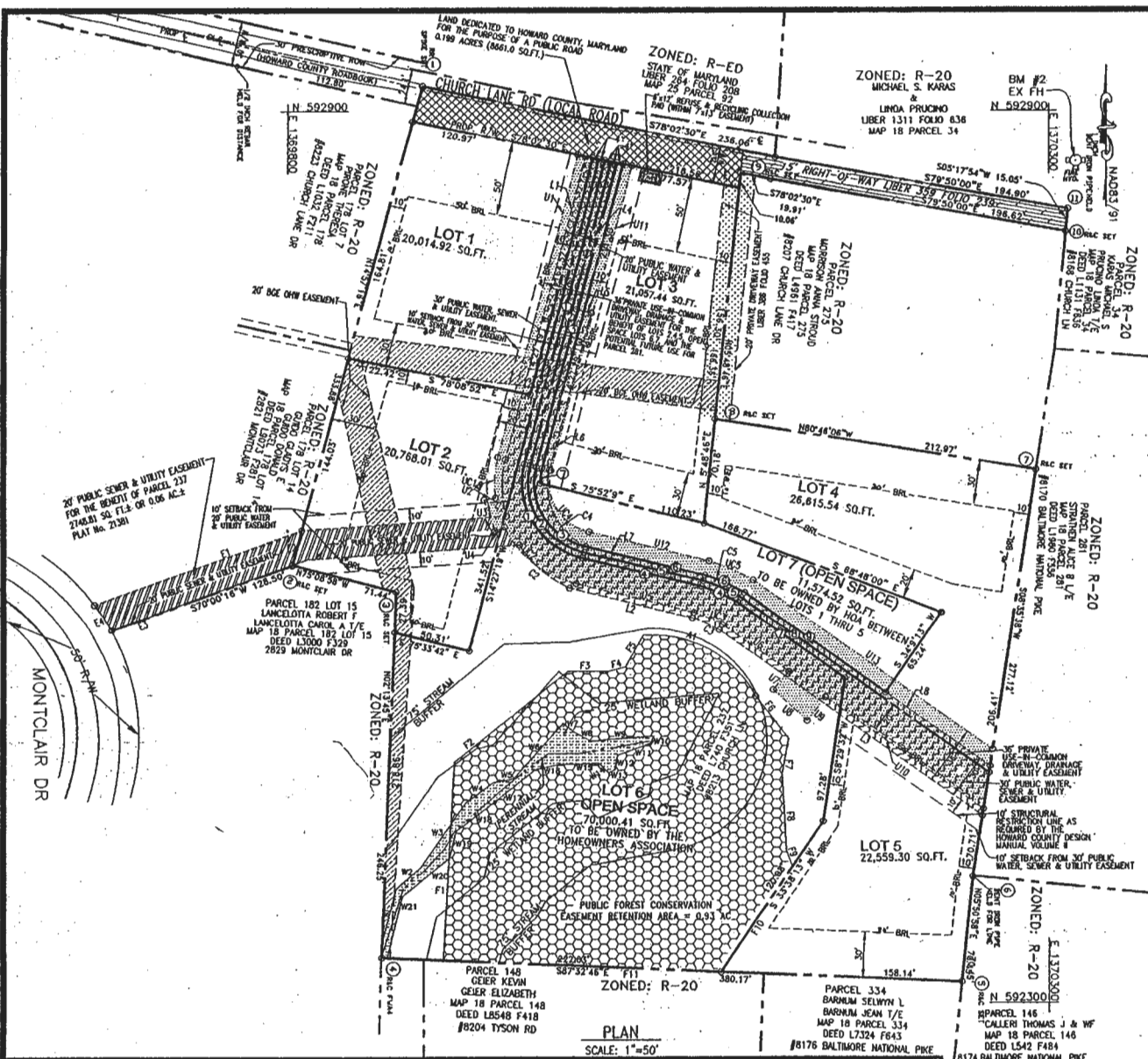
SHEET 1 OF 16
HOWARD CO. FILE NO. F-10-061

APPROVED: DEPARTMENT OF PUBLIC WORKS
CHIEF, BUREAU OF HIGHWAYS THK
DATE: 09/08/2022

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 09-22-22

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 08/17/22

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD



LEGEND

EXISTING R/W AREA	[Symbol]
DEDICATED R/W AREA	[Symbol]
20' BGE CHW EASEMENT	[Symbol]
30' PRIVATE USE-IN-COMMON EASEMENT, DRAINAGE & UTILITY	[Symbol]
20' PUBLIC SEWER & UTILITY EASEMENT	[Symbol]
20' PUBLIC WATER & UTILITY EASEMENT	[Symbol]
30' PUBLIC WATER, SEWER & UTILITY EASEMENT	[Symbol]
20' PRIVATE DRIVEWAY EASEMENT (LIBER 1311 FOLIO 210)	[Symbol]
PUBLIC FOREST CONSERVATION EASEMENT	[Symbol]
WETLANDS	[Symbol]

AREA TABULATION CHART

TOTAL NUMBER OF LOTS TO BE RECORDED:	7
BUILDABLE LOTS	5
NON-BUILDABLE LOTS	2
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	4,4213 AC.±
BUILDABLE LOTS	2,5485 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	1,8727 AC.±
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.1988 AC.±
TOTAL AREA OF SUBMISSION TO BE RECORDED	4,6201 AC.±

OWNER/DEVELOPER
A. SHAMS PRIZADEH
 GITY SHAMS PRIZADEH
 805 STAGES HEAD ROAD
 TOWSON, MD 21286
 (410) 419-9229

OWNER'S CERTIFICATE

WE, A. SHAMS PRIZADEH AND GITY SHAMS PRIZADEH, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON ADOPT THIS PLAN OF SUBMISSION 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 (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREETS RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREA SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS AND OPEN SPACES 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 BED OF THE STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACES WHERE APPLICABLE. (3) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 15th DAY OF October 2013

A. Shams Prizadeh
 A. SHAMS PRIZADEH
 GITY SHAMS PRIZADEH
 WITNESS
[Signature]

RECORDED AS PLAT 22054 ON 6/26/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

Advanced Engineering Consultants, DC
 Engineers & Planners
 P.O. BOX 129 RIDERWOOD, MD 21150
 TEL: 410-822-8180 FAX: 410-298-0505
 mizad@aec-engineers.biz

SHAMS SUBDIVISION
 LOTS 1 THRU 5,
 OPEN SPACE LOTS 6 & 7
 SP-06-007, WP-06-053, WP-06-124, WP-10-082
 PARCEL NO. 237 ZONED: R-20
 GRID NO. 14 TAX MAP NO. 18
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: 10-23-2013 SCALE: 1"=50' SHEET 02 OF 02

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 11-20-13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE
[Signature] 6/25/14
 DIRECTOR
 DATE
 APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 11/21/13
 HOWARD COUNTY HEALTH OFFICER
 DATE

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

John C. Melleha 10-25-13
 (PLANNING SURVEYOR)
 DATE
Gity Shams Prizadeh
 (OWNER)
 DATE
A. Shams Prizadeh 10-25-13
 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED, BY GEORGE F. BECKER AND HELEN M. BECKER TO A. SHAMS PRIZADEH AND GITY SHAMS PRIZADEH BY DEED, DATED 02/08/11, 1975 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND (2010) 350, 351, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE. I ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY'S SHOWING ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

John C. Melleha Expires 10/12/14
 JOHN C. MELLEHA JR. MD REG. NO. 406
 PROPERTY LINE SURVEYOR
 4909 EAST DR., BALTIMORE, MD 21227
 PH: 410-247-7488 FAX: 410-247-2507

UNMITIGATED 65 DBA LINE.