

NOTES:

1. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS COG6 2 2485...

2. SUBJECT PROPERTY IS ZONED RR-DEO (RURAL RESIDENTIAL - DENSITY EXCHANGE OPTION) PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE 'COMP LITE' ZONING AMENDMENTS EFFECTIVE 7/2/06.

3. THE REQUIREMENTS OF SUBSECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 158B (RELATING TO YOUR RIGHTS AS SUPPLEMENTED BY THE 'FAS' AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN AUGUST, 2010.

5. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.

6. THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS OR HISTORIC SITES AND STRUCTURES ON THIS SITE.

7. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST OR OPEN SPACE AS IT IS A SUBDIVISION THAT CREATES 1 ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL IN ACCORDANCE WITH SECTION 16.120(b)(1)(viii) OF THE HOWARD COUNTY CODE.

8. THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.

9. LANDSCAPING SURETY FOR THE REQUIRED PERIMETER LANDSCAPING FOR LOT 2 IN THE AMOUNT OF \$1200.00 (FOR 6 SHADE TREES) SHALL BE PROVIDED AT THE TIME OF ISSUANCE OF THE GRADING PERMIT. LANDSCAPING IS NOT REQUIRED FOR LOT 1 SINCE IT HAS AN EXISTING HOUSE WHICH WILL REMAIN.

10. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

11. PREVIOUS COUNTY FILES: WP-10-075, ECP-11-042, WP-12-074.

12. SITE IS SERVED BY PRIVATE WATER AND PRIVATE SEWER. PERCOLATION CERTIFICATION PLAN WAS SIGNED BY THE HEALTH DEPARTMENT ON JUNE 24, 2011.

13. STORMWATER MANAGEMENT IS PROVIDED FOR THIS SITE BY MEANS OF A MICRO-BIOTREATMENT FACILITY TO BE OWNED AND MAINTAINED BY THE OWNER(S) OF LOT 2. A D.O.C. IS BEING RECORDED FOR THIS FACILITY.

14. WETLANDS ON THIS SITE WERE MARKED BY EXPLORATION RESEARCH ON 9/8/2009. SEE WETLANDS REPORT DATED 9/11/2009. STREAMS AND WETLAND MARKINGS WERE FIELD LOCATED BY SHANABERGER & LANE.

15. THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN EASEMENT AREA EXCEPT AS ALLOWED BY WP-10-075. (SEE NOTE 18).

16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:

- 1) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
2) SURFACE - SIX (6) INCHES OF COMPACTED 'CRUSHER RUN' BASE WITH TAR AND CHIP COATING
3) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 25 TURNING RADIUS
4) STRUCTURES - CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADINGS)
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

17. LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.6061 ACRES).

18. ON FEBRUARY 10, 2010, WP-10-075 WAS APPROVED, WAIVING SECTION 16.116 (a) (3), SECTION 16.120 (a) (4), SECTION 16.120 (b) (4) (i), AND SECTION 16.120 (b) (4) (ii) OF THE LAND DEVELOPMENT AND SUBDIVISION REGULATIONS TO ALLOW ENVIRONMENTAL FEATURES TO BE INCLUDED ON RESIDENTIAL LOTS UNDER 10 ACRES IN SIZE TO ALLOW A DRIVEWAY THROUGH LOT 2 TO IMPROVE THE EXISTING DRIVEWAY TO 16 FEET IN WIDTH WITHOUT DISTURBING WETLAND AND STREAM BUFFERS EXCEPT AS ALLOWED BY THE DEVELOPMENT ENGINEERING DIVISION AS NECESSARY DISTURBANCE, AND TO NOT RELOCATE PARTS OF THE EXISTING DRIVEWAY IN ORDER TO ALLOW A FULL 10-FOOT LANDSCAPE EDGE ALONG THE WESTERN PERIMETER OF THE SITE. THIS WAIVER IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. COMPLIANCE WITH ALL SRC COMMENTS DURING REVIEW OF FINAL PLAT
2. WIDENING THE EXISTING DRIVEWAY TO 16 FEET WITHIN THE STREAM BUFFER
3. GRADING, REMOVAL OF EXISTING VEGETATIVE COVER AND TREES IS ONLY ALLOWED FOR CONSTRUCTION OF THE DRIVEWAY IMPROVEMENTS TO THE EXTENT REQUIRED TO MEET THE 16 MINIMUM WIDTH
4. PERIMETER LANDSCAPING WILL BE PLANTED WITHIN THE VARIABLE-WIDTH LANDSCAPE EDGE LOCATED BETWEEN THE SHARED DRIVEWAY AND THE WESTERN PROJECT BOUNDARY, AND WILL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND LANDSCAPE MANUAL
5. NO CLEARING, GRADING, OR CONSTRUCTION WILL BE PERMITTED WITHIN THE WETLANDS AND STREAMS OR THEIR REQUIRED BUFFERS EXCEPT FOR THE NECESSARY WIDENING OF THE USE-IN-COMMON DRIVEWAY.

19. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY CIVIL DESIGN SERVICES, LC, DATED 6/4/2010 AND WAS APPROVED ON 5/3/2011.

AREA TABULATION CHART

Table with 2 columns: Description and Area. Includes rows for Total Number of Lots, Total Area of Lots, and Total Area of Roadway.

COORDINATE LIST

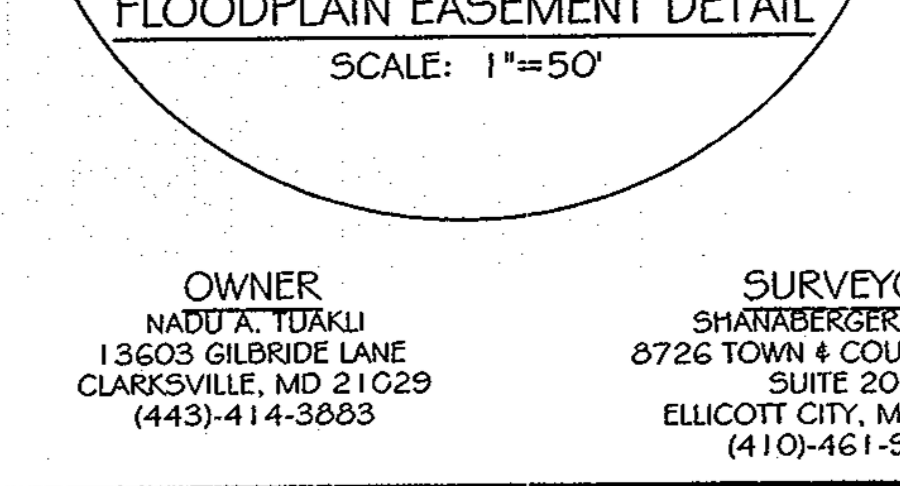
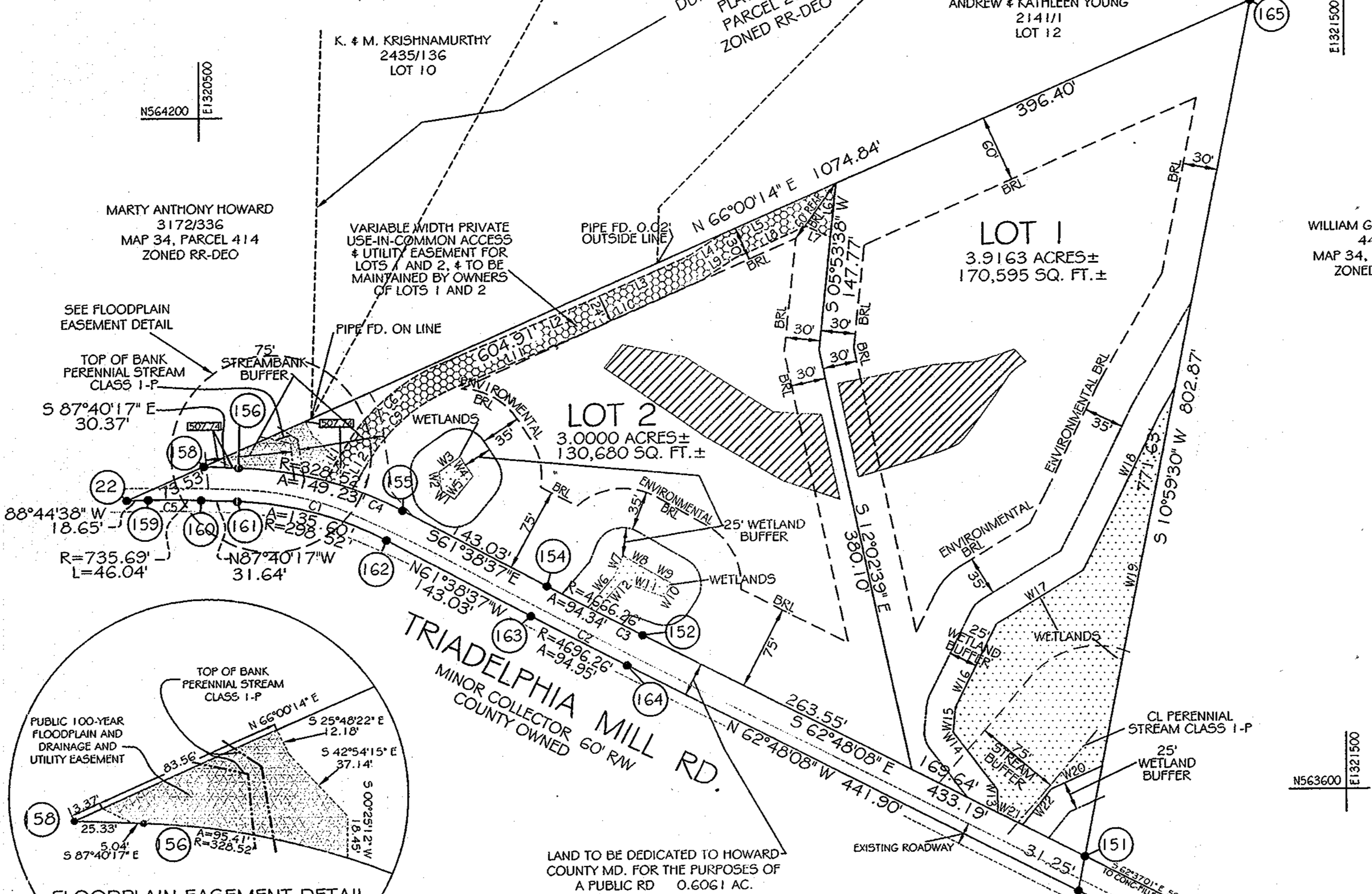
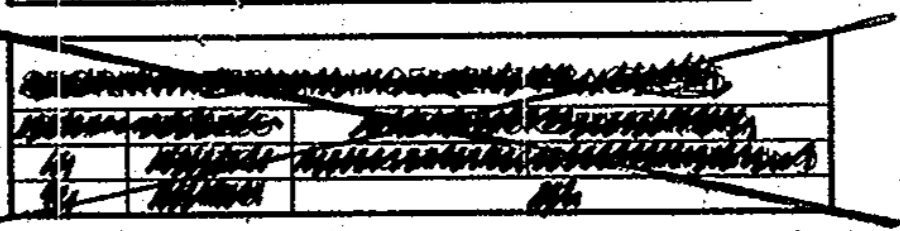
Table with 3 columns: PT #, NORTHING, EASTING. Lists coordinates for points 22 through 165.

CURVE DATA

Table with 8 columns: CURVE, RADIUS, ARC, DELTA, TAN, CHORD BEARING, CHORD LINE, BEARING, DISTANCE. Lists data for curves C1 through C9.

EASEMENT LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists data for lines L1 through L12.



LEGEND

- Diagonal hatching: THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET...
Dotted pattern: THIS AREA DESIGNATES THE LIMITS OF NON-TIDAL WETLANDS
Cross-hatching: THIS AREA DESIGNATES A PRIVATE ACCESS EASEMENT...
Stippled pattern: THIS AREA DESIGNATES A PUBLIC 100-YEAR FLOODPLAIN AND DRAINAGE AND UTILITY EASEMENT

NOTES: (CONT.)

- 20. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
21. THE MAINTENANCE AGREEMENT FOR THE 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 AND 2 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDING OF THIS PLAT.
22. PORTIONS OF THE FRONT BRLS SHOWN ON LOTS 1 & 2 AND THE SIDE BRL SHOWN ON LOT 2 CONCLUDE WITH THE BOUNDARY OF THE 35' ENVIRONMENTAL SETBACK ESTABLISHED FROM THE EDGE OF THE 25' WETLAND BUFFER...
23. THE REQUIREMENTS OF SECTION 16.121 (b)(2) FOR OPEN SPACE FOR NON-CLUSTER LOT 1 HAVE BEEN SATISFIED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 WHICH HAS BEEN DEPOSITED INTO ACCOUNT #403090010-1300-422000.

OWNERS CERTIFICATE

I, NADU A. TUAKLI, OWNER OF THE THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES...

NADU A. TUAKLI, OWNER DATE 5/20/2012
WITNESS Robert Sanchez DATE 5/20/2012

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE LAND CONVEYED NADU A. TUAKLI, TRUSTEE OF THE DR. NADU A. TUAKLI REVOCABLE TRUST TO NADU A. TUAKLI BY A DEED DATED JANUARY 10, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 13704 AT FOLIO 109, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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.

G. SCOTT SHANABERGER PROFESSIONAL L.S. #10849 LICENSE EXPIRATION DATE 4/2/2014
DATE 5/17/2012

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Approved for Peter Beilenson 8/21/2012 HOWARD COUNTY HEALTH OFFICER DATE 8/21/2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division DATE 6-29-12
Director DATE 8/22/12

RECORDED AS PLAT NUMBER 82060 ON 8/31/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL PLAT LOTS 1 & 2 PROPERTY OF NADU A. TUAKLI SHEET 1 OF 1
TAX MAP 34, GRID 3, PARCEL 8
5TH ELECTION DISTRICT HOWARD COUNTY, MD
ZONED: RR-DEO
DATE: 2/15/2012 SCALE: 1"=100'
DPZ FILES: WP-10-075, ECP-11-042, WP-12-074