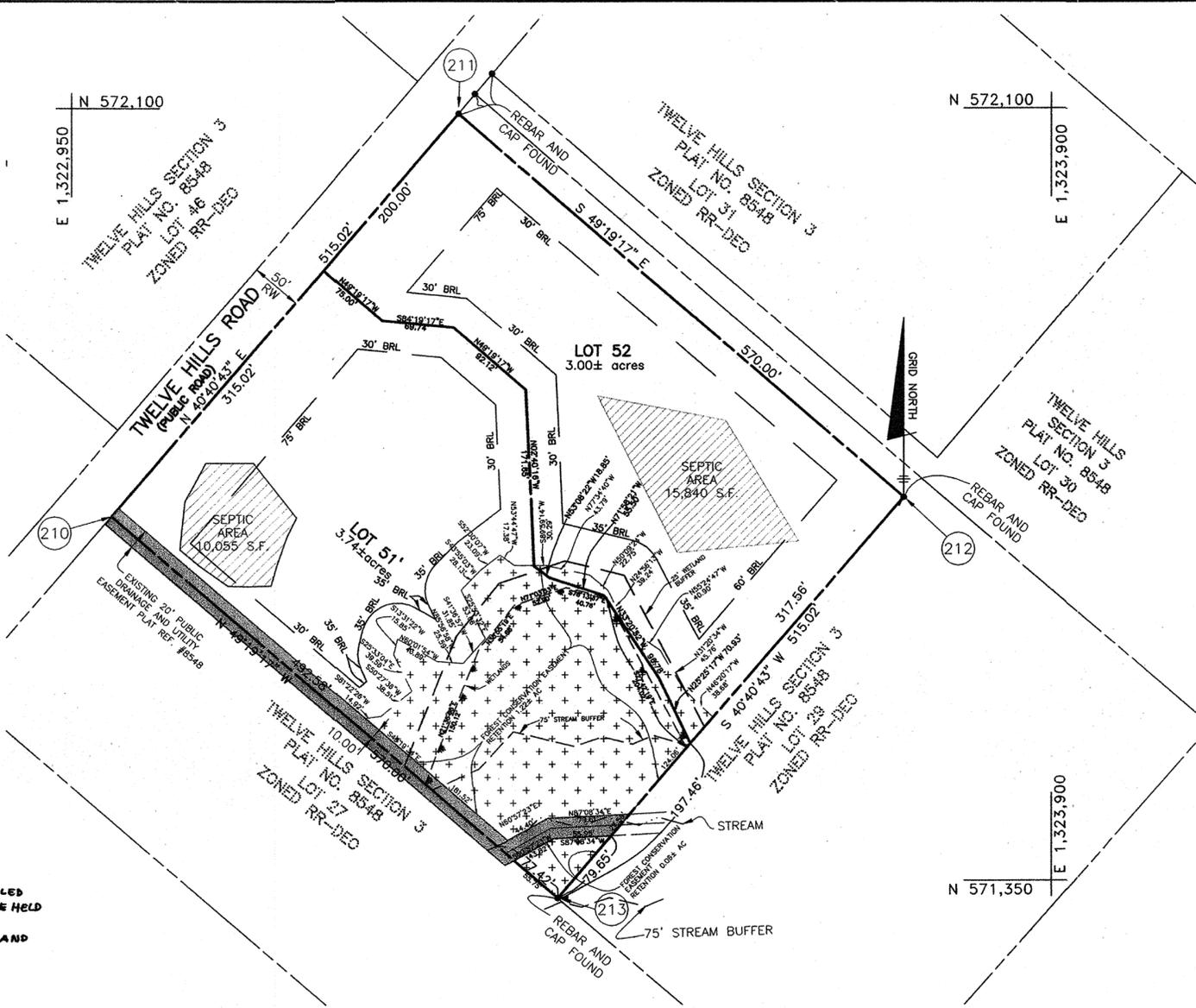
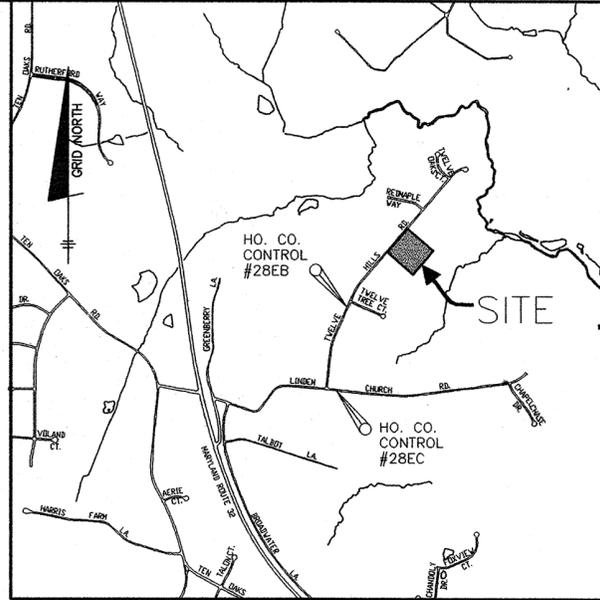


NOTES:

1. ○ DENOTES REBAR AND CAP TO BE SET
● DENOTES REBAR AND CAP FOUND
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS No. 28EB AND No. 28EC.
3. BRL INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED RR-DEO PER 02-02-04 COMPREHENSIVE ZONING PLAN.
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2003 BY BENCHMARK ENGINEERING, INC.
7. NO GRADING OR REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE LIMITS OF WETLAND, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING).
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 51 AND 52 AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
10. STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS.
11. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. SURETY REQUIRED FOR FOREST RETENTION IN THE AMOUNT OF \$11,151.36 SHALL BE REQUIRED FOR THIS PROJECT.
12. THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
13. THERE IS AN EXISTING DWELLING LOCATED ON LOT 51 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
14. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
15. LANDSCAPE FOR LOT 52 IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. SURETY IN THE AMOUNT OF \$3,600 WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 52.
16. WAIVER PETITION WP-04-104 WAS REVIEWED AND APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JUNE 9, 2004 TO WAIVE SECTION 16.120(b)(4)(iii) TO ALLOW STREAMS, WETLANDS, THEIR BUFFERS AND A FOREST CONSERVATION EASEMENT ON PROPOSED LOTS LESS THAN 10 ACRES IN SIZE.
17. **Prior to use and occupancy for lot 52, lot 51 must have the 660TK system installed and approved by the approving authority. Lot 51's building permit will not be held up and may begin before the installation of lot 51's new septic system.**
18. **The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.**



PLAN
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #28EB
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE.
N 569357.334 E 1322113.590

HO. CO. #28EC
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE.
N 570757.101 E 1322274.737

NAD'88 VERTICAL

HO. CO. #28EC
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE.
ELEV. 533.954

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		
No.	NORTH	EAST
210	571704.5826	1322988.6648
211	572095.1619	1323324.3631
212	571723.6268	1323756.6381
213	571333.0474	1323420.9398

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 • fax: 410-465-6644
www.bei-civilengineering.com

AREA TABULATION CHART - (THIS SUBMISSION)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	6.74 AC.±
BUILDABLE	6.74 AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.74 AC.±

OWNER:
SAMIR B. HISHMEH AND MARY WELDON HISHMEH
13058 TWELVE HILLS RD.
CLARKSVILLE, MD 21029

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 28 OF TWELVE HILLS - SECTION 3 SUBDIVISION, RECORDED AS PLAT No. 8548, INTO 2 BUILDABLE LOTS.

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.

David M. Harris 09/29/04
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Samir B. Hishme 9/29/04
SAMIR B. HISHMEH
OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY ALTOGETHER LIMITED PARTNERSHIP TO SAMIR B. HISHMEH AND MARY WELDON HISHMEH, T/E, BY DEED DATED JUNE 20, 1989 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 2015, AT FOLIO 290 AND 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 NOW AMENDED.

David M. Harris 09/29/04
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNER'S DEDICATION

"SAMIR B. HISHMEH AND MARY WELDON HISHMEH, T/E, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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, AND (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 27 DAY OF SEPTEMBER, 2004."

Samir B. Hishme 9/29/04
SAMIR B. HISHMEH
DATE

Mary Weldon Hishme 9/29/04
MARY WELDON HISHMEH
DATE

Robert A. Stumpe 9/29/04
ROBERT A. STUMPE
WITNESS DATE

John W. Stumpe 9/29/04
JOHN W. STUMPE
WITNESS DATE

RECORDED AS PLAT NO. 17197
ON 12/10/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Robert J. Weber 12/23/04
ROBERT J. WEBER
HOWARD COUNTY HEALTH OFFICER KN DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Walter D. ... 4/7/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank ... 1/19/05
DIRECTOR DATE

TWELVE HILLS SECTION 3
LOTS 51 AND 52
A RESUBDIVISION OF LOT 28
PREVIOUSLY RECORDED UNDER PLAT NO. 8548

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 28 SCALE: AS SHOWN
GRID: 10 DATE: JUNE, 2004
PARCEL: 381 ZONED: RR-DEO SHEET: 1 OF 1
PREVIOUS FILE NO.'S S-88-38, P-88-64, F-89-39