

Point#	Coordinates	Northing	Easting
159	58999.9050	129322.4930	
162	58634.4320	129315.7970	
319	58600.7667	1292873.5634	
1001	597750.3163	1293259.2950	
1002	597770.2180	1293242.6814	
1003	597802.0676	1293248.6599	
1004	597783.8313	1293264.5426	
1005	598357.7083	1293352.9595	
1007	598990.0343	1293000.5328	
1012	598417.6636	1293389.5678	
1013	598353.2791	1293372.4774	

General Notes Continued:
 29. Waiver Petition WP-12-093 for a waiver from Sect. 16.144g was approved by DPZ on 1/10/12, subject to the following conditions:
 1) The Dept. will grant a one year extension by which to submit final originals. New deadline 12/10/12

General Note 29 Continued:
 2) Any further extensions beyond the established due dates will require submission of a waiver petition plan.
 3) Any increase of processing fees previously indicated in the technically complete letter must be paid at the time of submission of originals.

LINE	BEARING	DISTANCE
FP1	S70°34'50"E	213.93'
FP2	S63°01'22"E	204.06'
FP3	S66°11'56"E	70.07'
FP4	S27°52'30"E	159.94'
FP5	S30°12'50"W	86.53'
FP6	N61°11'30"W	193.59'
FP7	N52°19'13"W	196.63'
FP8	N72°14'33"W	206.50'
FP9	N18°04'20"E	138.50'

LOT NO.	MINIMUM LOT AREA	PIFESTEM AREA	TOTAL AREA
1	3.0488 Ac.	0.1369 Ac.	3.1858 Ac.
2	3.0005 Ac.	0.2666 Ac.	3.2670 Ac.

SUBJECT PROPERTY IS ZONED RC-DEO. MINIMUM LOT SIZE, EXCLUDING PIFESTEM, IS 3.0000 Ac..

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 L. Frazier, Jr. 1/10/12
 THOMAS L. FRAZIER, JR., Prof.L.S. NO. 21097 DATE
Pasquale & Josephine A. Tata 1-25-12
 PASQUALE L. TATA, OWNER DATE
Josephine A. Tata 1-25-12
 JOSEPHINE A. TATA, OWNER DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

Buildable	2
Non-Buildable	0
Open Space	0
Preservation Parcels	0

b. Total area of lots and/or parcels

Buildable	6.4628 Ac.±
Non-Buildable	0
Open Space	0
Preservation Parcels	0

c. Total area of roadway to be recorded including widening strips 0.0149 Ac.±

d. Total area of subdivision to be recorded 6.4677 Ac.±

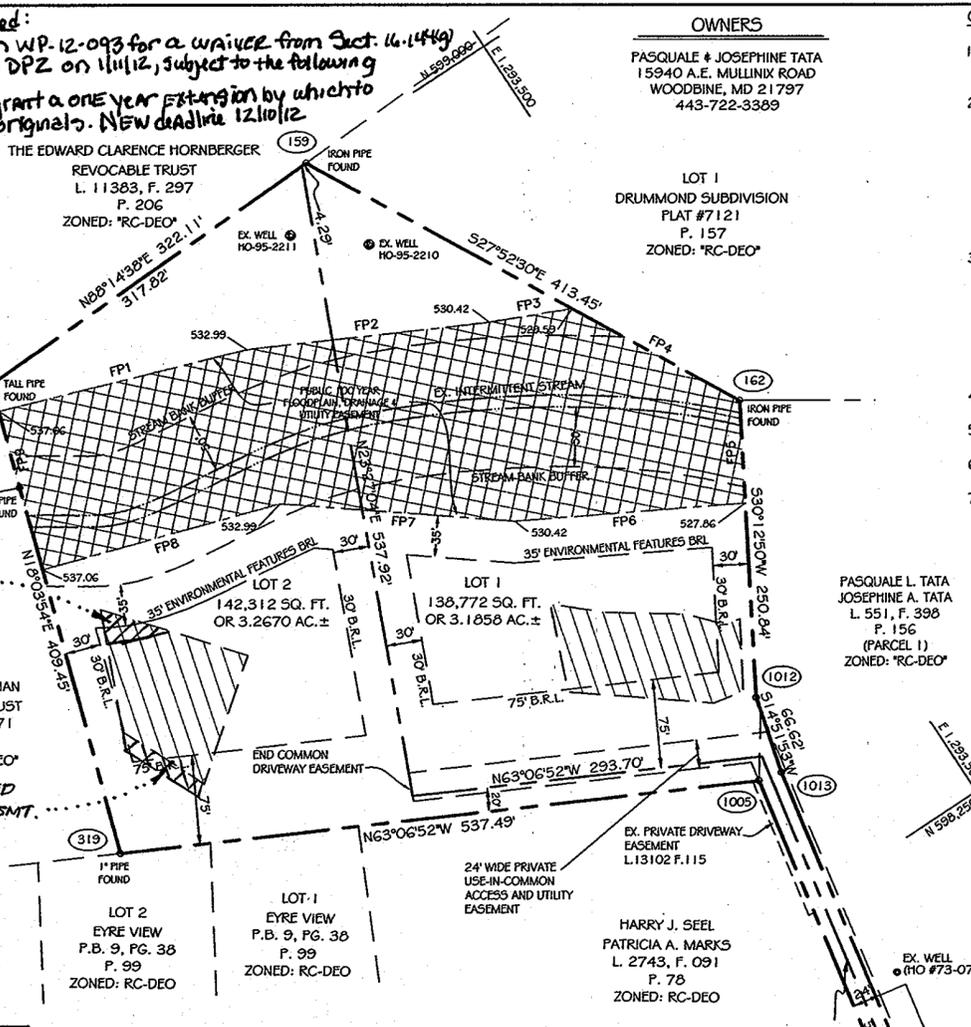
APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 4-2-12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Schindler 4-10-12
 DIRECTOR DATE

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

Brignon for Peter Beilenson 3/28/2012
 HOWARD COUNTY HEALTH OFFICER DATE



DECLARATION OF COVENANTS CHART

LOT	ADDRESS	FACILITIES
1	15960 AE MULLINX RD	INFILTRATION BERM (2)
2	15970 AE MULLINX RD	INFILTRATION BERM (1)

GENERAL NOTES (CONT.)

- 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, over and through Lots 1 and 2. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver 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 easement in the Land Records of Howard County.
- Stormwater management will be provided by utilizing the nonstructural practice, N-3: Sheetflow to conservation areas. This conservation area consists of the area within the stream buffer and floodplain easement. Being 100' in total width, this area qualifies for the 1.0' of stormwater treatment, which satisfies the required ESDv and replicates the RCN for woods in good condition for the proposed lots. Infiltration berms may be utilized to ensure sheetflow into the conservation area.
- The approved well sites for Lots 1 & 2 are located on the north side of the floodplain. Installation of the water line connecting the wells of the proposed houses shall be installed by a trenching machine. Any disturbance caused by the necessary trenching installation of the well lines is considered necessary under Section 16.11(C) and shall be minimized by the use of a trenching machine with no regrading of any area within the buffer limits.

OWNER'S CERTIFICATE

WE, PASQUALE L. TATA AND JOSEPHINE A. TATA, OWNERS OF 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 TO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AN 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 25th DAY OF JANUARY, 2012

Pasquale L. Tata
 PASQUALE L. TATA, OWNER

Josephine A. Tata
 JOSEPHINE A. TATA, OWNER

T.M. Vallet
 WITNESSES

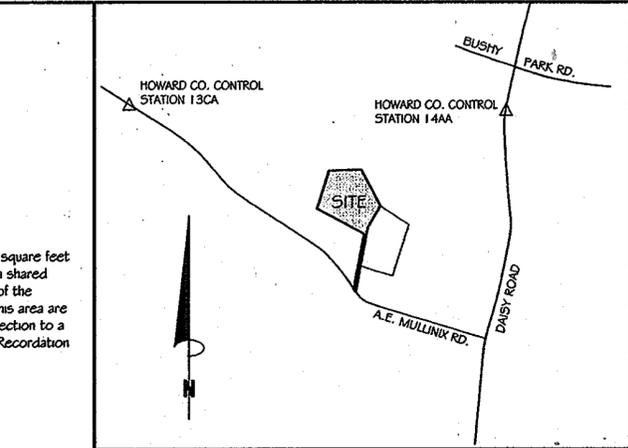
- OWNERS**
- PASQUALE & JOSEPHINE TATA
 15940 A.E. MULLINX ROAD
 WOODBINE, MD 21797
 443-722-3389
- LOT 1**
 DRUMMOND SUBDIVISION
 PLAT #7121
 P. 157
 ZONED: "RC-DEO"
- LOT 2**
 142,312 SQ. FT.
 OR 3.2670 AC.±
- LOT 1**
 138,772 SQ. FT.
 OR 3.1858 AC.±
- GENERAL NOTES**
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
 - Coordinates are based on the Maryland Coordinate System (NAD 83/07) as projected by Howard County Geodetic Control Stations No. 0005, 0039, 07FD & 14AA.
 0005 N. 598,454.5446 E. 1,281,750.8937 (sFT.)
 0039 N. 592,525.7438 E. 1,292,640.0862 (sFT.)
 07FD N. 604,365.1500 E. 1,288,038.6996 (sFT.)
 14AA N. 599,438.2716 E. 1,294,025.9263 (sFT.)
 13CA N. 599,676.0401 E. 1,290,946.5643 (sFT.)
 - This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in any nature in this area are 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. Recordation of a modified sewage easement shall not be necessary.
 - B.R.L. - Represents building restriction line.
 - Represents concrete monument set (unless otherwise noted).
 - Represents iron rebar set (unless otherwise noted).
 - Public water and sewer are not available to this site. Private on-lot water and sewer will be provided until public utilities are available.
 - The subject property is zoned "RCDEO" per O2/O2/O4 Comprehensive Zoning Plan and the "Comp. Lite" Zoning Amendments effective 7/28/06.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following minimum requirements:
 a) Width - 12' (16' serving more than one residence);
 b) Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
 c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius;
 d) Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 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 ensure all weather use.
 - This plat is based on a field run monumented boundary survey performed on or about September 22, 2010 by Thomas L. Frazier, Jr., VanMar Associates, Inc.
 - Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
 - There are no known wetlands located on this site per a wetland delineation performed by Hills-Cames Engineering Associates, Inc. in October 2010.
 - 100-year floodplain shown hereon based on a floodplain study by VanMar Associates, November 2010.
 - This plan is subject to the amended 5th Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003 and the Zoning Regulations as amended by Council Bill 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of the submission of the site development plan, waiver application or building/grading permit application.
 - This plan is exempt from Forest Conservation obligations in accordance with Section 16.1202(b)(1)(viii) of the Forest Conservation Manual since it is a minor subdivision creating one additional lot with no further subdivision potential.
 - 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 indicated thereon.
 - No grading, removal of vegetative cover or trees, paving or new structures shall be permitted within the limits of wetlands, stream(s) or their required buffers, floodplain and forest conservation easement areas.
 - Landscaping for Lots 1 & 2 is provided in accordance with a certified Landscape Plan on file with this plat, in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Landscape surety in the amount of \$6,000 for 20 shade trees (at \$300 each, \$3,000 per lot) will be posted with the builder's grading permit.
 - There are no known cemeteries or historic structures on the subject property.
 - Waiver Petition WP-11-091 for a waiver from Section 16.1202(b)(4)(ii)(b) was approved by the Department of Planning and Zoning on April 4, 2011, subject to the following conditions:
 1) Compliance with all comments generated with review of the subdivision plat F-11-042.
 2) Compliance with comments from DED dated 1/31/11.
 3) The building envelope must maintain a min. 35' setback from the edge of the existing 50' stream bank buffer as shown on the waiver plan.
 4) No grading, removal of vegetative cover and trees, paving and new structures are permitted within the stream and 50' stream buffer except for the required water line connections to the wells located on the north side of the property.
 - An Environmental Concept Plan (ECP-11-048) was approved by the Department of Planning and Zoning on April 7, 2011. No further waivers are required.
 - Per Section 16.121(a)(2), Open Space requires a fee-in-lieu for non-cluster subdivisions of \$1,500.00 for the one new lot. The fee was paid with the submission of the final plat mylars to the Department of Planning and Zoning.
 - The 40' common driveway easement shown hereon will serve Lots 1, 2 and the adjoining Tata parcel. A use-in-common driveway maintenance agreement for Lots 1, 2 and adjoining Tata parcel was recorded with the recordation of this final plat. **Letter-18299 F010523**
 - All wells must be drilled prior to final plat recordation. It is the developer's responsibility to schedule the well drilling prior to the final plat original submission. It will not be considered government delay by the Health Department if the wells are not drilled prior to signature approval of the final plat originals.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHARLES W. SLAGLE UNTO PASQUALE L. TATA AND JOSEPHINE A. TATA BY DEED DATED APRIL 28, 1971 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 556 AT FOLIO 555; 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 AMENDED.

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21097, EXPIRATION DATE 7/26/13.

Thomas L. Frazier, Jr.
 THOMAS L. FRAZIER, JR., Prof.L.S. NO. 21097
 PROFESSIONAL LAND SURVEYOR
 Date



VICINITY MAP
 SCALE: 1" = 1200' TAX MAP 13 PARCEL 156 ADC MAP 4611 GRID K1

RECORDED AS PLAT NO. 2187 ON 4/10/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT
TATA SUBDIVISION
 LOTS 1 AND 2

TAX MAP: 13 GRID NO: 6 PARCEL NO: 156 ELECTION DISTRICT: No. 4 HOWARD COUNTY, MARYLAND EX. ZONING: RCDEO SCALE: 1" = 100' DATE: OCTOBER, 2010 SHEET 1 OF 1

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 County File # F-11-042 BO-5202

F-11-042