

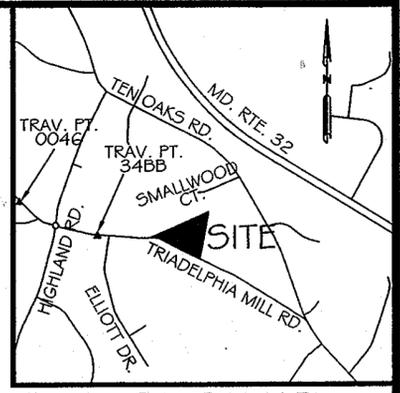
NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0066 & 2485.
- SUBJECT PROPERTY IS ZONED RR-DEO (RURAL RESIDENTIAL - DENSITY EXCHANGE OPTION) PER THE 2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THE REQUIREMENTS OF SUBSECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1995 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN AUGUST, 2010.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS OR HISTORIC SITES AND STRUCTURES ON THIS SITE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IT IS A SUBDIVISION THAT CREATES 1 ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL IN ACCORDANCE WITH SECTION 16.120(b)(1)(iii) OF THE HOWARD COUNTY CODE.
- 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.
- LANDSCAPING SURETY FOR THE REQUIRED PERIMETER LANDSCAPING FOR LOT 2 IN THE AMOUNT OF \$18,000.00 (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.
- 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.
- PREVIOUS COUNTY FILES: WP-10-075, ECP-11-042, WP-12-074.
- SITE IS SERVED BY PRIVATE WATER AND PRIVATE SEWER. PERCOLATION CERTIFICATION PLAN WAS SIGNED BY THE HEALTH DEPARTMENT ON JUNE 29, 2011.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS SITE BY MEANS OF A MICRO-BIORETENTION FACILITY WHICH WILL BE OWNED AND MAINTAINED BY THE OWNER(S) OF LOT 2. A D.O.C. IS BEING RECORDED FOR THIS FACILITY.
- WETLANDS ON THIS SITE WERE MARKED BY EXPLORATION RESEARCH ON 9/29/2009. SEE WETLANDS REPORT DATED 9/11/2009. STREAMS AND WETLAND MARKINGS WERE FIELD LOCATED BY SHANABERGER & LANE.
- THERE ARE NO WETLANDS ON THIS SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 404 AND 404A 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).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:
 - WIDTH - 12 FEET (6 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 TONLOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.6061 ACRES).
- ON FEBRUARY 10, 2010, WP-10-075 WAS APPROVED, WAIVING SECTION 16.116(a)(3), SECTION 16.120(b)(4)(iii), (b), SECTION 16.120(b)(6)(iv), AND SECTION 16.120(c)(2) 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 1 FOR THE USE OF 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:
 - COMPLIANCE WITH ALL SRC COMMENTS DURING REVIEW OF FINAL PLAT.
 - WIDENING THE EXISTING DRIVEWAY TO 16 FEET WITHIN THE STREAM BUFFER.
 - 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.
 - 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.
 - 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.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY CIVIL DESIGN SERVICES, LC, DATED 6/4/2010 AND WAS APPROVED ON 5/3/2011.

COORDINATE LIST		
PT #	NORTHING	EASTING
22	563862.4429	1320436.0693
36	563511.4048	1321264.9304
151	563542.0779	1321270.8880
152	563740.0677	1320885.5961
153	563784.0341	1320802.1256
154	563784.0341	1320802.1256
155	563851.9643	1320676.2619
156	563891.1106	1320533.5853
158	563892.3445	1320503.2420
159	563862.8518	1320454.7187
160	563862.4205	1320500.7490
161	563861.1347	1320532.3675
162	563825.5633	1320662.0146
163	563757.6330	1320787.8784
164	563713.3841	1320871.8855
165	564299.5495	1321418.0106

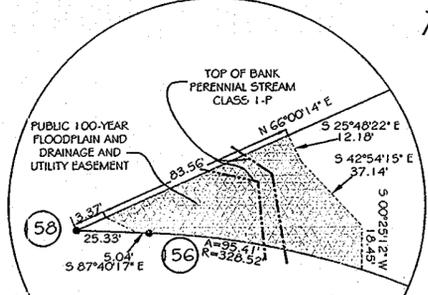
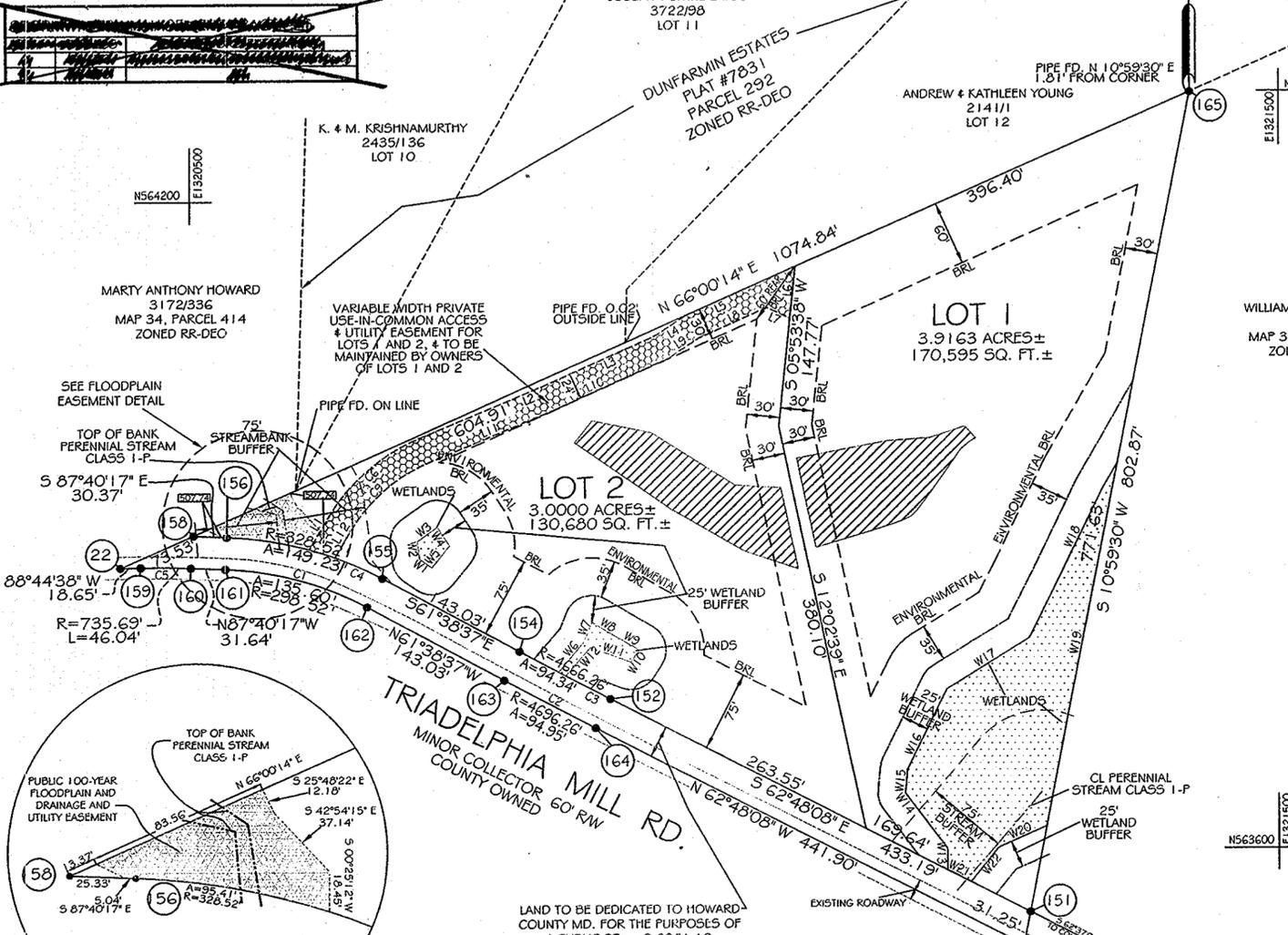
CURVE DATA						
CURVE	RADIUS	ARC	DELTA	TAN	CHORD BEARING	CHORD
C1	298.52'	135.60'	26°01'36"	68.99'	N 74°39'26"W	134.44'
C2	4696.26'	94.95'	01°09'30"	47.48'	N 62°13'22"W	94.95'
C3	4666.26'	94.34'	01°09'30"	47.17'	N 62°13'22"W	94.34'
C4	328.52'	149.23'	26°01'36"	75.92'	N 74°39'26"W	147.95'
C5	735.63'	46.04'	03°35'08"	23.03'	N 89°27'47"W	46.03'
C6	174.29'	112.68'	37°02'28"	58.39'	S 48°57'02"W	110.73'
C7	46.88'	26.58'	32°29'10"	13.66'	S 80°14'12"W	26.23'
C8	134.12'	43.74'	18°41'10"	22.07'	N 75°17'29"E	43.55'
C9	150.29'	97.16'	37°02'28"	50.35'	N 48°57'02"E	95.48'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°25'48"W	34.64'
L2	N 67°28'16"E	125.24'
L3	S 65°56'53"W	110.82'
L4	N 56°29'11"E	34.36'
L5	S 66°00'14"W	109.52'
L6	S 05°53'38"W	48.21'
L7	N 64°31'42"W	23.42'
L8	N 66°00'14"E	68.28'
L9	N 56°29'11"E	34.35'
L10	S 65°56'53"W	113.13'
L11	S 67°28'16"W	125.56'
L12	S 30°25'48"W	29.29'



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4933, GRIDS E6 & F6

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
W1	N 54°13'42"W	13.88'
W2	S 06°40'31"E	16.63'
W3	S 53°55'21"W	22.50'
W4	S 33°18'14"E	20.70'
W5	N 38°29'45"E	26.29'
W6	N 40°19'32"E	35.93'
W7	N 22°03'05"E	19.64'
W8	N 59°13'09"W	28.51'
W9	N 60°03'30"W	21.75'
W10	S 32°53'31"W	13.53'
W11	S 69°39'34"E	39.64'
W12	N 41°16'01"E	34.65'
W13	S 00°44'47"E	20.01'
W14	N 37°00'54"W	64.16'
W15	N 05°17'53"E	21.54'
W16	S 28°14'25"W	83.10'
W17	N 58°22'06"E	88.73'
W18	S 25°42'02"W	102.30'
W19	N 10°59'30"E	341.09'
W20	N 65°56'58"E	48.51'
W21	S 62°48'10"E	24.13'
W22	N 38°50'25"E	40.48'



AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	0.9163 AC.
BUILDABLE	0.9163 AC.
NON-BUILDABLE	0.0000 AC.
OPEN SPACE	0.0000 AC.
PRESERVATION PARCELS	0.0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.6061 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.5225 AC.

OWNER
NADU A. TUAKLI
13603 GILBRIDE LANE
CLARKSVILLE, MD 21029
(443)-414-3883

SURVEYOR
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD 21043
(410)-461-9563

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

By: Peter Zsilewsky 8/21/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Shel Edwards 6-29-12
CHIEF, DEVELOPMENT ENGINEERING DATE

Kat Sealander 8/21/12
DIRECTOR DATE

OWNERS CERTIFICATE

I, NADU A. TUAKLI, OWNER 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 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 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS 20th DAY OF MAY, 2012.

Nadu A. Tuakli 5/20/2012
NADU A. TUAKLI, OWNER DATE

Robert Sancluz 5/20/2012
WITNESS DATE

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

RECORDED AS PLAT NUMBER **22060**
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

0 100 200 300