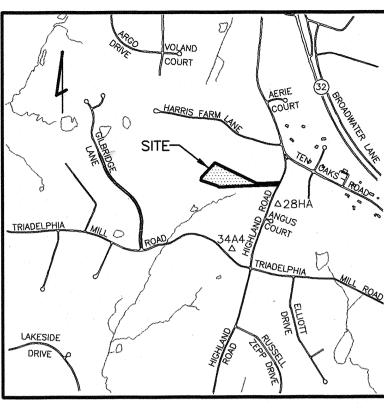
MINIMUM LOT AREA TABULATION			
LOT	TOTAL AREA	PIPE STEM AREA	MINIMUM LOT AREA
5 6	3.5840 AC. 3.9883 AC.	0.5632 AC 0.2117 AC.	3.0208 AC. 3.7766 AC.

#### GENERAL NOTES

- 1. SUBJECT PROPERTY ZONED RR-DEO AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 28HA AND 34A4 SHOWN ON THE PLAT OF THALER ESTATES, RECORDED AS PLAT NO. 14436.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 29. 1999 BY FITZROY BERTRAND AND REAL ESTATE SURVEYORS, L.L.C.
- DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- 8. NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- 9. ALL AREAS ARE SHOWN MORE OR LESS (±).
- 10. THE SUBDIVISION IS NOT IN THE METROPOLITAN DISTRICT.
- 11. ALL SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF
- 12. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS OR FOREST CONSERVATION AREAS, EXCEPT AS AUTHORIZED FOR CONSTRUCTION OF RESIDENTIAL USE-IN-COMMON DRIVEWAY, PER WP-00-65.
- 13. THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- 14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
- B) SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
- C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING
- D) STRUCTURES (CULVERTS/BRIDGES) MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
- E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
- F) STRUCTURE CLEARANCES MINIMUM 12 FEET
- G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE
- 15. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT OF WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- 16. DRIVEWAY MAINTENANCE AGREEMENTS FOR USE IN COMMON DRIVEWAY AS INDICATED ON THIS PLAT IS RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND IN LIBER 5215 FOLIO 253.
- THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF 10000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL, IMPROVEMENT OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION OF THE PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR THE ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.



## VICINITY MAP

SCALE 1"= 2000'

- 18. STORM WATER MANAGEMENT IS NOT REQUIRED DUE TO THE LOT SIZE CLASSIFICATION PER HOWARD COUNTY DESIGN MANUAL VOL. 1 CHAPTER 5.
- 19. PREVIOUS DPZ FILE NOS.
  - A) F 00-59
  - B) WP-00-65 PROVIDES APPROVAL FOR A WAIVER TO SECTIONS 16.119(F)(3) AND 16.120(A)(1) ONTO A RESTRICTED ACCESS ROADWAY (HIGHLAND ROAD) ADDITIONALLY, WP-00-65 PROVIDES APPROVAL TO SECTION 16.116(A) TO ALLOW GRADING AND REMOVAL OF VEGETATION WITHIN 50 FEET OF A STREAM FOR THE PURPOSE OF CONSTRUCTION A USE IN COMMON DRIVEWAY. APPROVAL IS SUBJECT TO THE FOLLOWING:
    - 1) PROVIDE A GRADING PLAN FOR THE USE IN COMMON DRIVEWAY.
  - 2) THE EXISTING DRIVEWAY TO LOT 1 CANNOT BE USED TO ACCOMMODATE ADDITIONAL USERS. 3) PROVIDE AN EXECUTED COPY OF THE AGREEMENT WITH TRANSCONTENENTAL PIPELINE AND WILLIAMS COMMUNICATION REGARDING THE CONSTRUCTION OF THE USE IN COMMON DRIVEWAY OVER THE UTILITY EASEMENTS.
- 20. A FEE IN LIEU OF OPEN SPACE HAS BEEN PROVIDED IN THE AMOUNT OF \$1500.00.
- 21. THE THALER ESTATES FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET BY RETENTION AREAS AND REFORESTATION UNDER F-00-59.
- 22. NO STRUCTURES EXIST ON LOTS 5 AND 6.
- 23. WP-00-65 PROVIDES APPROVAL FOR A WAIVER TO SECTIONS 16.119(F)(3) AND 16.120(A)(1) ONTO A RESTRICTED ACCESS ROADWAY (HIGHLAND ROAD). ADDITIONALLY WP-00-65 PROVIDES APPROVAL TO SECTION 16.116(A) TO ALLOW GRADING AND REMOVAL OF VEGETATION WITHIN 50 FEET OF A STREAM FOR THE PURPOSE OF CONSTRUCTING A USE IN COMMON DRIVEWAY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

  - A) PROVIDE A GRADING PLAN FOR THE USE IN COMMON DRIVEWAY.

    B) THE EXISTING DRIVEWAY TO LOT 1 CANNOT BE USED TO ACCOMMODATE ADDITIONAL USERS.

    C) PROVIDE AN EXECUTED COPY OF THE AGREEMENT WITH TRANSCONTINENTAL PIPELINE AND WILLIAMS COMMUNICATION REGARDING THE CONSTRUCTION OF THE USE IN COMMON DRIVEWAY OVER UTILITY
- 24. PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED BY THE RETENTION OF EXISTING VEGETATION ON LOTS 5 AND 6 PER THE PREVIOUSLY APPROVED LANDSCAPE PLAN ON FILE WITH THE FINAL PLAT, F 00-59. SURETY FOR THE REQUIRED 16 PINE TREES ON LOT 5 IN THE AMOUNT OF \$2400.00 AND FOR THE REQUIRED 5 SHADE TREES ON LOT 6 IN THE AMOUNT OF \$1500.00 SHALL BE POSTED WITH THE GRADING PERMIT APPLICATION FOR THIS SUBDIVISION.

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 HAVE BEEN COMPLIED WITH.

PROFESSIONAL LAND/SURVEYOR NO. 10884

MANAGING MEMBER PANIELA'S DREAM, LLC

3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043 Tel 410.461.5828 Fax 410.465.3966

AREA TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED. 7.5723 ACRES TOTAL AREA OF LOTS TO BE RECORDED TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS .O ACRES 7.5723 ACRES TOTAL AREA OF SUBDIVISION TOBE RECORDED

OWNER DANIELA'S DREAM, LLC 13550 TRIADELPHIA MILL ROAD CLARKSVILLE, MARYLAND 21029

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 3 AS SHOWN ON THE PLAT OF THALER ESTATES, LOTS 1 TO 3 AND CEMETERY LOT 4 (F 00-59, PLAT NOS. 14436 AND 14437) INTO TWO NEW LOTS, LOTS 5 AND 6.

MICHAEL S. LONDNER

DANIELA S. MESHKAT DANIELA'S DREAM, LLC

MEMBER, DANIELA'S DREAM, LLC

DANIELA'S DREAM, LLC

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

1/02/2001 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND

#### OWNER'S CERTIFICATE

WE, DANIELA'S DREAM, LLC BY MICHAEL S. LONDNER AND DANIELA S. MESHKAT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, 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 STREET RIGHTS—OF—WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHTS—OF—WAY.

DAY OF December WITNESS OUR WANDS THIS 20 MICHAEL S. LONDNER MANAGING MEMBER, DANIELA'S DREAM, LLC DANIELA S. MESHKAT MEMBER, DANIELA'S DREAM, LLC

### SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MARY O. THALER AND RAYMOND SCZUDLO, TRUSTEES UNDER THE TRUST CREATED UNDER THE WILL OF MARTIN S. THALER TO DANIELA'S DREAM, LLC BY DEED DATED AUGUST 27, 1999 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4870 FOLIO 159.

FURTHER CERTIFY 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, AND THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 1465 ON 1/350 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

# THALER ESTATES

LOTS 5 AND 6

ZONED RR-DEO

A RESUBDIVISION OF THALER ESTATES LOT 3 (F 00-59 PLAT NOS. 14436 AND 14437)

TAX MAP NO 28, BLOCK 20, PARCEL NO. 61 FIFTH ELECTION DISTRICT, HOWARCD COUNTY, MARYLAND SCALE 1"= 50' DATE: DECEMBER 26, 2000

SHEET 1 OF 2

F-01-81

