

THE REQUIREMENTS OF 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.

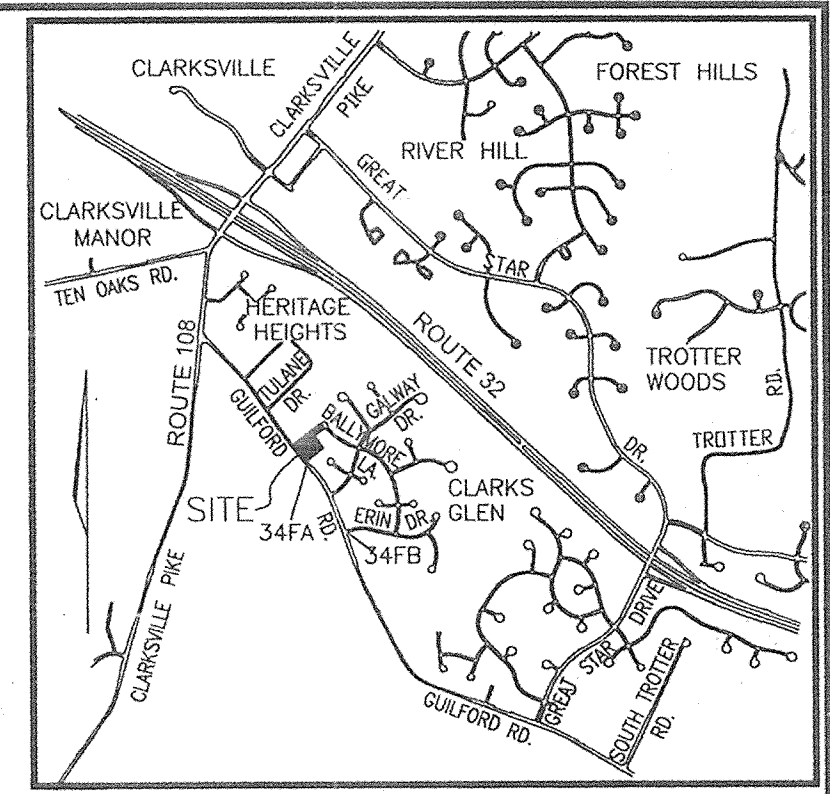
Mark C. Martin 6/12/06
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884

Levent Muslu 06-12-06
 LEVENT MUSLU DATE

Kezban Muslu 06-12-06
 KEZBAN MUSLU DATE

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	24.72'	50.00'	12.62'	28°20'06"	S10°14'46"E 24.47'

COORDINATE LIST		
POINT	NORTH	EAST
209	558542.46083	1329548.90411
210	558766.53324	1329841.27484
231	558766.24931	1329845.43973
236	558653.81751	1329734.47778
238	558742.16380	1329849.79340
903	558382.18421	1329676.39708
905	558510.96358	1329844.05495



VICINITY MAP
 SCALE: 1"=200'

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-12 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. STATION 34FA N 558334.7911 E 1329705.6990 STATION 34FB N 557439.9153 E 1330191.3723
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- BRL 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.
- THERE ARE NO STEEP SLOPES ON SITE.
- NO BURIAL OR CEMETERY OR HISTORICAL SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS NOT IN THE METROPOLITAN DISTRICT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- A USE IN COMMON ACCESS EASEMENT AND MAINTENANCE AGREEMENT HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDATION OF THIS PLAT.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN PROVIDED UNDER F-97-92.
- FOREST STAND DELINEATION HAS BEEN PROVIDED UNDER F-97-92.
- PERIMETER LANDSCAPING HAS BEEN PROVIDED FOR THE CLARKS GLEN, SECTION 3 SUBDIVISION UNDER DPZ FILE # F-97-92 IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. HOWEVER, ADDITIONAL PERIMETER LANDSCAPING IS REQUIRED FOR THE RESUBDIVISION OF LOT 203 AND HAS BEEN APPROVED WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. THE REQUIRED SURETY IN THE AMOUNT OF \$4,500 FOR THE REQUIRED TWELVE(12) SHADE TREES AND SIX(6) EVERGREEN TREES WILL BE DEFERRED FOR FURTHER REVIEW UNDER THE SITE DEVELOPMENT PLAN AND SURETY WILL BE POSTED AT THE TIME OF ISSUANCE OF THE BUILDERS GRADING PERMIT.
- STORMWATER MANAGEMENT FOR QUANTITY AND QUALITY (EXTENDED DETENTION POND) HAS BEEN PROVIDED POSTED AT UNDER F-95-83, CLARKS GLEN SECTION 1 AND CONFIRMED BY F-97-92, CLARKS GLEN SECTION 3. Rev IS PROVIDED BY GRASS SWALES.
- EXISTING STRUCTURES ON LOT 203 TO BE REMOVED.
- OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED UNDER F-97-92 AND RECORDED ON PLAT 12879. OPEN SPACE REQUIRED FOR SECTION 3: 4.954AC X 10% = 0.4954AC OPEN SPACE PROVIDED FOR SECTION 3(F-97-92): 0.561AC(LOT 204) THE CLARKS GLEN HOMEOWNER'S ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR MAINTENANCE OF ADJACENT OPEN SPACE LOT 204. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION HAVE BEEN RECORDED IN LIBER 3590 FOLIO 513.
- ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 44-3522-D AND PUBLIC SEWER PROVIDED UNDER CONTRACT NO. 30-3690-D.
- THE FOREST CONSERVATION EASEMENT ON ADJACENT OPEN SPACE LOT 204 WAS ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEANING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH 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 SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- THERE ARE NO WETLANDS PRESENT ON SITE IN ACCORDANCE WITH WETLANDS INVESTIGATION PERFORMED JAN. 2006 BY ROBERT H. VOGEL ENG.
- REFERENCE PREVIOUS DPZ FILE NUMBERS S-96-03, F-96-21, F-97-92 AND WP-96-54.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
206	15138.59 SF	1196.60 SF	13941.99 SF
207	16650.26 SF	2467.56 SF	14182.70 SF
208	15530.60 SF	1375.92 SF	14154.68 SF

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED _____ 3
 TOTAL AREA OF LOTS AND/OR PARCELS _____ 1.0863 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS _____ 0.0000 AC.
 TOTAL FOREST CONSERVATION EASEMENT TO BE RECORDED _____ 0.0000 AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED _____ 1.0863 AC.

OWNER/DEVELOPER
 LEVENT MUSLU & KEZBAN MUSLU
 3161 PINE ORCHARD LANE, APT. 40
 ELLICOTT CITY, MD. 21042

- WAIVER PETITION WP-96-54 (ASSOCIATED WITH S-96-003) WAS APPROVED BY THE PLANNING DIRECTOR ON JANUARY 22, 1996 TO WAIVE SECTION 16.119(A),(8) TO REQUIRE A PUBLIC ROAD TO BE EXTENDED TO ADJACENT LANDLOCKED PARCELS 163 AND 226; AND SECTION 16.120(A),(1) TO PERMIT DIRECT RESIDENTIAL DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROAD (GUILFORD ROAD) FOR THE EXISTING DWELLING UNIT ON PROPOSED LOT 10 (LOT203), SUBJECT TO COMMENTS WHICH INCLUDED: ANY FURTHER SUBDIVISION OF LOT 10 (LOT203) WILL REQUIRE DELETION OF THIS ACCESS AND ACCESS BEING PROVIDED TO BALLYMORE LANE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 203 CLARKS GLEN, SECTION 3, PLAT NO 12878-12879 INTO 3 NEW LOTS.

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

Robert J. Weber 8/2/06
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. ... 6/22/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert H. Vogel 6/22/06
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LEVENT MUSLU AND KEZBAN MUSLU OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHT OF WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF 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 FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF THE 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 RIGHT OF WAYS. WITNESS OUR HANDS THIS 12th DAY OF JUNE, 2006.

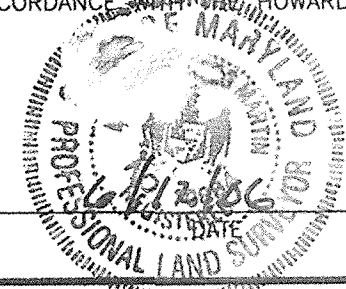
Levent Muslu
 LEVENT MUSLU
Kezban Muslu
 KEZBAN MUSLU
Stephen Davis
 WITNESS
Stephen Davis
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY WILLIS T. THOMPSON AND EDNA W. THOMPSON TO LEVENT MUSLU AND KEZBAN MUSLU BY DEED DATED DECEMBER 16, 2004 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8866 FOLIO 18.

I 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.

Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884



RECORDED AS PLAT No. 18517 ON 8-24-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 1 OF 1
**CLARKS GLEN, SECTION 3
 LOTS 206, 207 & 208**

A RESUBDIVISION OF LOT 203 CLARKS GLEN, SECTION 3 PLAT NOS. 12878-12879

ZONED R-12
 DPZ FILE NO. F-97-92
 TAX MAP 34, GRID 18, PARCEL 400
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1"= 50' JUNE 12, 2006

