

**COORDINATE LIST**

NO.	NORTH	EAST
1	534,088.059	1,338,244.363
2	534,029.591	1,338,253.528
3	533,713.894	1,338,329.612
4	533,669.853	1,338,126.199
5	534,012.232	1,338,009.313
6	533,970.845	1,338,023.441

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.280833.

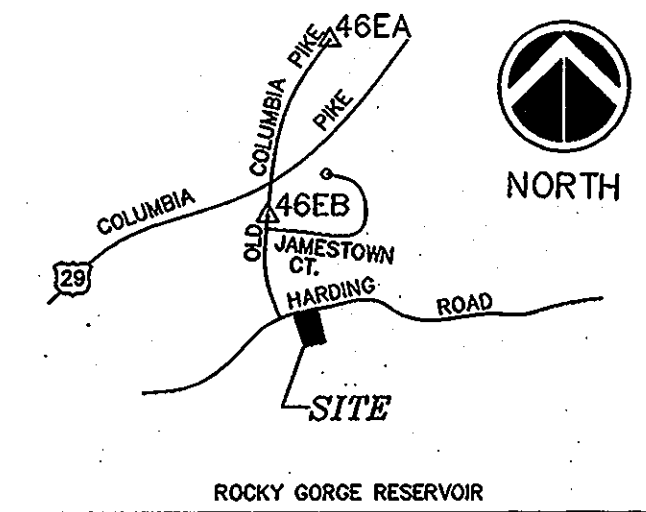
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 2. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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.

**MINIMUM LOT SIZE CHART**

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	28,742 SF	3,862 SF	32,624 SF

46EA  
NORTHING: 538,185.4088 EASTING: 1,338,091.7315  
ELEVATION: 414.609'

46EB  
NORTHING: 534,750.2199 EASTING: 1,337,742.8108  
ELEVATION: 412.647'



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP PAGE 16 GRID K3

**GENERAL NOTES:**

- TAX MAP: 46, PARCEL: R-20, BLOCK: 15
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND COMP. LITE ZONING AMENDMENTS EFFECTIVE 07/23/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED APRIL 2006 BY N.R. ASSOCIATES, INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
- DENOTES AND IRON PIN OR IRON PIPE FOUND.
- # DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE, NO HISTORICAL STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE.
- NO STEEP SLOPES OR FLOODPLAINS EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN AUGUST, 2006.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(B)(1)(4)(b), OF THE HOWARD COUNTY CODE FOR A MINOR SUBDIVISION THAT CREATES ONLY ONE LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$1,500.00.
- DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD.
- DENOTES AN EX. 16.5' WIDE AT&T EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, OR REMOVAL OF UNDERGROUND TELEPHONE OR TELEGRAPH CABLES, MANHOLES, ETC. (LIBER 167, FOLIO 160)
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MANUAM REQUIREMENTS:
  - WIDTH - 14 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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 TO THE PIPESTEM LOT DRIVEWAY.
- AREA OF SUBDIVISION - 1.638 AC. +-  
a. AREA OF SMALLEST LOT = 28,743 SQ. FT.
- WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122B OF THE HOWARD COUNTY CODE. SHC & WHC CONNECTIONS SHALL BE PROVIDED BY EXISTING PUBLIC WATER (24-4076) & PUBLIC SEWER (24-3905) ALONG HARDING ROAD.
- LOT 1 IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS SINCE IT CONTAINS AN EXISTING HOUSE WHICH IS TO REMAIN AND NO DISTURBANCE IS PROPOSED. SWM FOR LOTS 2 SHALL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II, BY THE USE OF ROOFTOP DISCONNECT CREDIT AND NON-ROOFTOP DISCONNECT CREDIT.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THIS PLAT. POSTING OF SURETY FOR THE REQUIRED PLANTING OF EVERGREEN TREES IN THE AMOUNT OF \$2,400.00 ON LOT 2 SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL. LOT 1 IS EXEMPT SINCE IT CONTAINS AN EXISTING HOUSE.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN, KNOWN AS 11451 HARDING ROAD, LAUREL, MARYLAND, 20723. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

**LEGEND:**

• DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD.

• DENOTES AN EX. 16.5' WIDE AT&T EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, OR REMOVAL OF UNDERGROUND TELEPHONE OR TELEGRAPH CABLES, MANHOLES, ETC. (LIBER 167, FOLIO 160)

THE REQUIREMENTS OF §3-108, REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

SURVEYOR: *M.N. Roshan* DATE: 07/23/07

OWNER: *Vinod Takair* DATE: 7/24/2007

OWNER: *Neeru Takair* DATE: 7/24/2007

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.6371 AC
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY DEDICATION	0.2285 AC
TOTAL AREA	1.8656 AC

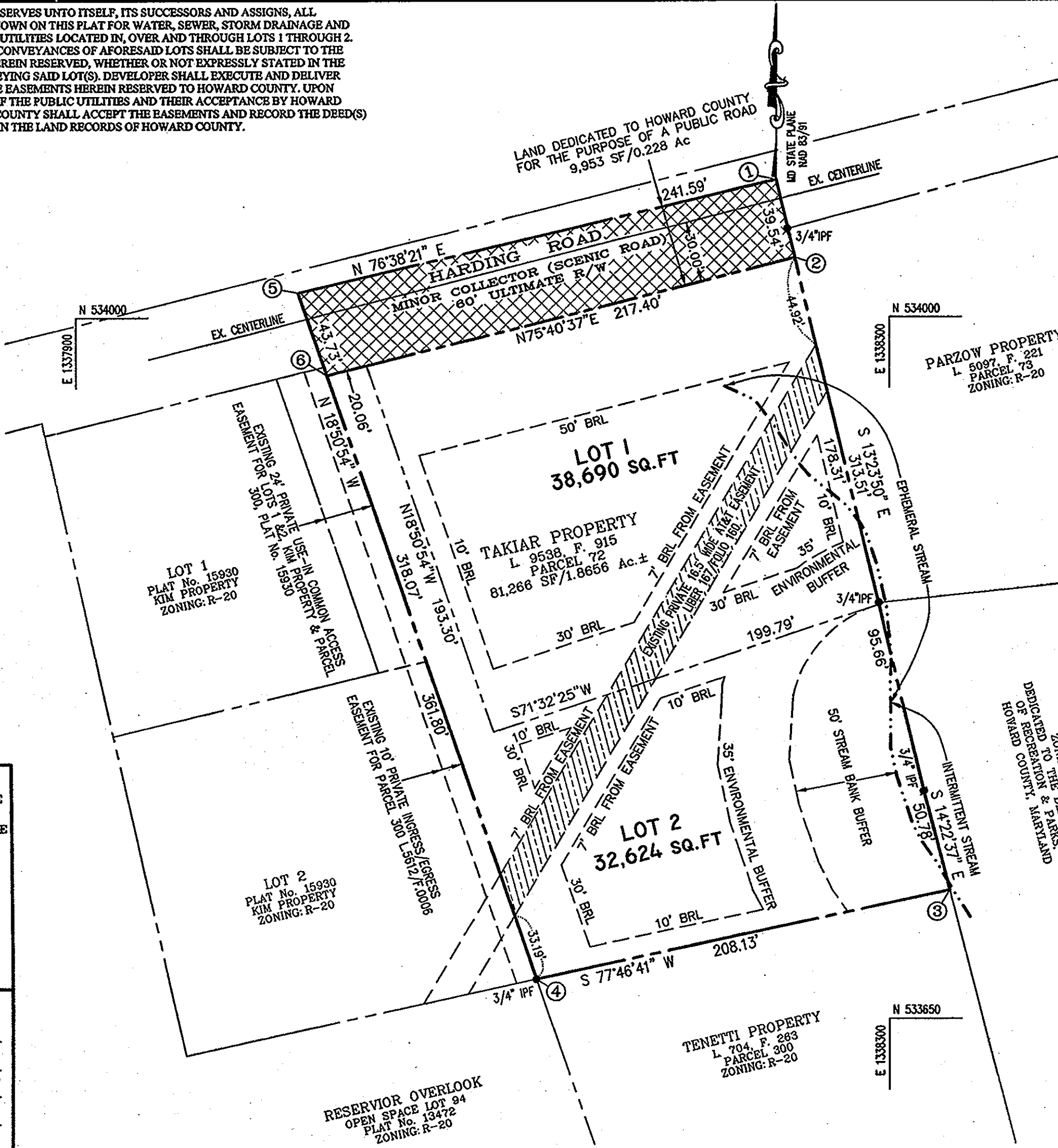
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Bryon P. Bileman* 2/2/2009  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 1-21-9  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hunter* 2/5/09  
DIRECTOR DATE



**OWNER/DEVELOPER**  
VINOD TAKAIR & NEERU TAKAIR  
11451 HARDING ROAD  
LAUREL, MARYLAND 20723

**SURVEYOR**  
NJR & ASSOCIATES, LLC.  
8015-B DORSEY RUN ROAD,  
JESSUP, MARYLAND 20794

**OWNER'S STATEMENT**

WE, VINOD TAKAIR AND NEERU TAKAIR, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LANES 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE 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 WATERWAY 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 MY HAND THIS 24 DAY OF July 2007

*Vinod Takair* VINOD TAKAIR  
*Neeru Takair* NEERU TAKAIR

*M.N. Roshan* WITNESS M.N. BANK  
*M.N. Roshan* WITNESS M.N. BANK

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY JAMES S. NICHOLS, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY E. SISSOM TO VINOD K. TAKAIR AND NEERU B. TAKAIR BY DEED DATED AUGUST 26, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 9538 AT FOLIO 518 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*M.N. Roshan* M.N. ROSHAN, L.S. NO. 11049  
DATE: 07/23/07

RECORDED AS PLAT 20453 ON 2/13/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

**TAKIAR PROPERTY**  
LOTS 1 & 2

SHEET 1 OF 1

TAX MAP 46 SIXTH ELECTION DISTRICT SCALE 1"=50'  
PARCEL NO. 72 HOWARD COUNTY, MARYLAND DATE: JULY 2007  
GRID NO. 15 EX ZONING R-20 DPZ FILE NOS. N/A

**BLV**  
Engineering Associates Inc.  
320 Meadowcroft Lane  
Timonium, Maryland  
Tel: 410.296.7125  
Fax: 410.296.6906