

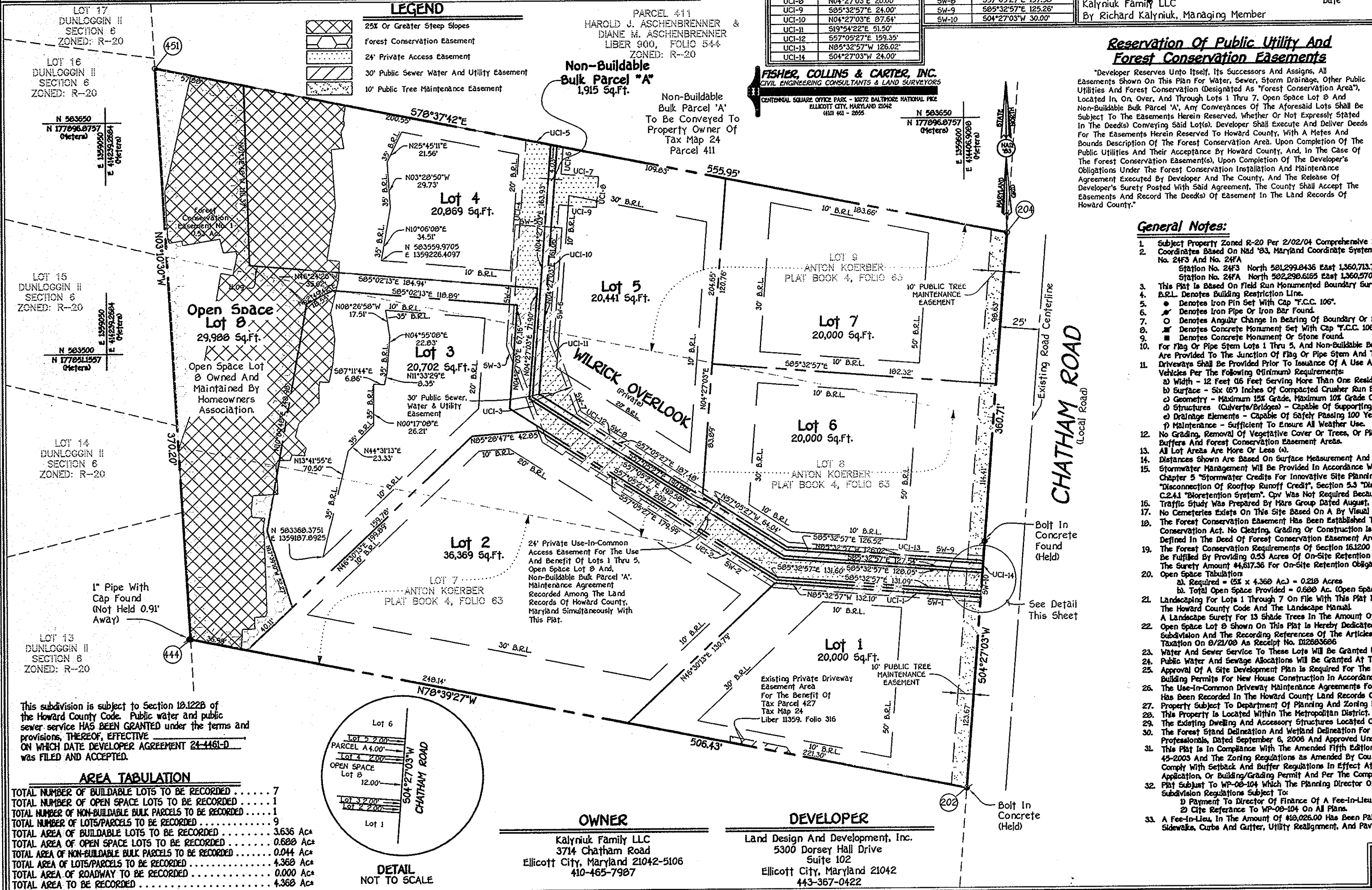
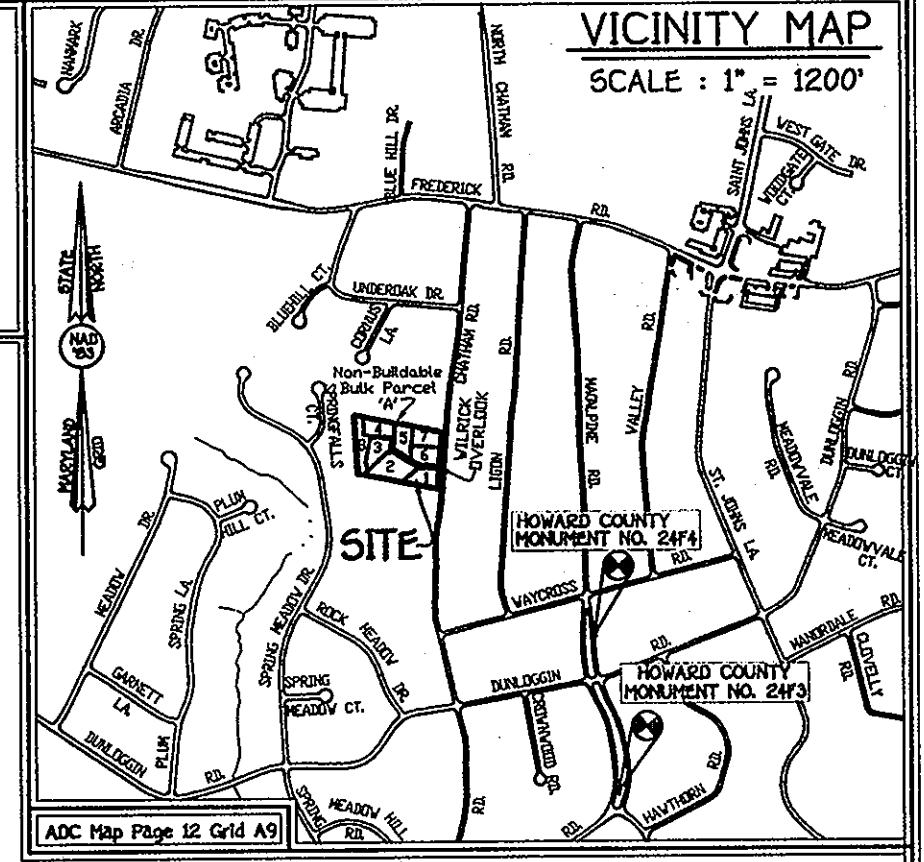
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
202	583215.7636	1359599.1606	202	177764.520301	414406.653010
204	583575.3912	1359627.1533	204	177874.131955	414415.185199
444	583315.3644	1359102.6210	444	177794.878671	414255.307433
451	583685.0003	1359082.1167	451	177907.543933	414249.057714

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 2	36,369 Sq.Ft.	264 Sq.Ft.	36,105 Sq.Ft.
LOT 3	20,702 Sq.Ft.	622 Sq.Ft.	20,080 Sq.Ft.
LOT 4	20,869 Sq.Ft.	782 Sq.Ft.	20,087 Sq.Ft.
LOT 5	20,441 Sq.Ft.	381 Sq.Ft.	20,060 Sq.Ft.

Private Use-In-Common Access Easement		30' Public Sewer, Water & Utility Easement	
Sym	Bearing & Distance	Sym	Bearing & Distance
UCI-1	N85°32'57"W 132.10'	SW-1	N85°32'57"W 132.86'
UCI-2	S57°05'27"E 179.51'	SW-2	N57°02'27"W 175.28'
UCI-3	S19°54'22"E 64.73'	SW-3	N19°54'22"W 66.40'
UCI-4	N04°27'03"E 133.16'	SW-4	N04°27'03"E 78.71'
UCI-5	S78°37'42"E 24.18'	SW-5	S85°32'57"E 30.00'
UCI-6	N04°27'03"E 17.44'	SW-6	S04°27'03"W 72.24'
UCI-7	N85°32'57"W 24.00'	SW-7	S19°54'22"E 49.84'
UCI-8	N04°27'03"E 20.00'	SW-8	S57°05'27"E 157.58'
UCI-9	S85°32'57"E 24.00'	SW-9	S85°32'57"E 125.28'
UCI-10	N04°27'03"E 87.84'	SW-10	S04°27'03"W 30.00'
UCI-11	S19°54'22"E 61.50'		
UCI-12	S57°05'27"E 159.35'		
UCI-13	N85°32'57"W 126.02'		
UCI-14	S04°27'03"W 24.00'		

The Requirements S3-108, 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

Terrell A. Fisher 9/28/08
 (Registered Land Surveyor)
 Terrell A. Fisher, L.S. #10692
 Kalyniuk Family LLC
 By Richard Kalyniuk, Managing Member
 9/30/08
 Date



- ### General Notes:
- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And Comp Lite Zoning Regulations Effective 7/28/06.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 24F3 And No. 24F4.
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September 23, 2005, By Fisher, Collins & Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set With Cap T.C.C. 106°.
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Cap T.C.C. 106°.
 - Denotes Concrete Monument Or Stone Found.
 - For Flag Or Pipe Stem Lots 1 Thru 5, And Non-Buildable Bulk Parcel 'A' Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not To The Flag Or Pipe Stem Lot Driveway.
 - Driveways 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:
 - Width - 12 Feet 06 Feet Serving More Than One Residence;
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1 - 1/2" Minimum;
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Gutters/Bridges) - Capable Of Supporting 25 Gross Tons 0-25-Loadings;
 - Drainage Elements - Capable Of Safely Flaring 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Easement Areas.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - Stormwater Management Will Be Provided In Accordance With The Criteria Contained In The 2000 Maryland Stormwater Design Manual, Volumes I & II.
 - Check "Stormwater Credits For Innovative Site Planning", Way And Rev Will Be Provided And Maintained By Utilizing The Credits Found In Section 5.2 "Disconnection Of Rooftop Runoff Credit", Section 5.3 "Disconnection Of Non Rooftop Runoff Credit" Along With The Criteria Found In Appendix C.2 Section C.2.4.1 "Bioretention System". Cpv Was Not Required Because The 1 Year Storm Is Less Than The 2.0cfs Mandated By The Aforementioned Manual.
 - Traffic Studies Was Prepared By Hars Group Dated August, 2006 And Was Approved Under SP-07-003.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement However, Forest Management Practices As Defined In The Code Of Forest Conservation Easement Are Allowed.
 - The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act Requiring 0.85 For This Subdivision Will Be Fulfilled By Providing 0.53 Acres Of On-Site Retention And A Fee-In-Lieu Payment Of \$10,454.40 Based On 0.32 Ac. x \$3,560 Sq.Ft./Ac. x \$0.75/Sq.Ft. The Surety Amount \$4,617.36 For On-Site Retention Obligation Is 0.53 Ac. x \$3,560 Sq.Ft./Ac. x \$0.20/Sq.Ft.
 - Open Space Tabulation
 - Required = 0.53 x 3,560 Ac. = 0.219 Acres
 - Total Open Space Provided = 0.680 Ac. (Open Space Lot B)
 - Landscape For Lots 1 Through 7 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.
 - A Landscape Surety For 13 Shade Trees In The Amount Of \$3,900.00 Is Provided As Part Of The Developer's Agreement.
 - Open Space Lot B Shown On This Plat Is Herby Dedicated To The Enclave At Dunloggin Homeowners' Association, Inc. For The Residents Of This Subdivision And The Recording Reference Of The Articles Of Incorporation For The HOA Was Recorded With The State Department Of Assessments And Taxation On 8/21/08 As Receipt No. 1122883606
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122B Of The Howard County Code.
 - Public Water And Sewer Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
 - Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.125 Of The Subdivision And Land Development Regulations.
 - The Use-In-Common Driveway Maintenance Agreements For Lots 1 Thru 5, Open Space Lot B And Non-Buildable Bulk Parcel 'A' Has Been Recorded In The Howard County Land Records Office With Recording Of This Subdivision Plat.
 - Property Subject To Department Of Planning And Zoning File No. SP-07-003, WP-07-110, And WP-08-104.
 - This Property Is Located Within The Metropolitan District.
 - The Existing Dwelling And Accessory Structures Located On Lot 2 Are To Be Retain.
 - The Forest Strand Designation And Wetland Designation For This Project Was Prepared By Eco-science Professionals, Dated September 6, 2008 And Approved Under SP-07-003.
 - This Plat Is In Compliance With 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 And Per The Comp-Lite Zoning Regulations Dated July 23, 2006.
 - Plat Subject To WP-08-104 Which The Planning Director On June 3, 2008 Approved A Waiver Of Section 16.132(a)(2)(D)(b), 16.134(a)(2)(D)(b) And 16.135(a) Of The Subdivision Regulations Subject To:
 - Director Of Finance Of A Fee-In-Lieu Of Sidewalk Construction.
 - Cite Reference To WP-08-104 On All Plans.
 - A Fee-In-Lieu, In The Amount Of \$10,026.00 Has Been Paid To Howard County For The Required Frontage Improvements (Which Includes The Construction Of Sidewalks, Curbs And Gutter, Utility Realignment, And Pavement Widening).

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department.

Richard P. Petersen 10/20/2008
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Terrell A. Fisher 10/20/08
 Director Date

OWNER'S CERTIFICATE

Kalyniuk Family LLC By Richard Kalyniuk, Managing Member, Owner Of The Property Shown And Described Hereon, Herby 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 The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby 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 Rights-Of-Way.

Witness My Hand This 30th Day Of September, 2008.

R. Kalyniuk
 Kalyniuk Family LLC
 By Richard Kalyniuk, Managing Member

Cheresa Kane
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of All Of The Lands Conveyed By Richard M. Kalyniuk To Kalyniuk Family LLC By Deed Dated September 13, 2006 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 10249 At Folio 432, 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.

Terrell A. Fisher 9/28/08
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 20304 ON 10/30/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

The Enclave At Dunloggin

Lots 1 Thru 7, Open Space Lot B
 And Non-Buildable Bulk Parcel 'A'
 A Resubdivision Of Anton Koerber Property,
 Lots 7-9, Plat Book 4, Folio 63

Zoned: R-20
 Tax Map: 24 Parcels: 412 & 413 Grid: 10
 Second Election District
 Howard County, Maryland

Scale: 1" = 50'
 Date: September 12, 2008
 Sheet 1 of 1

SP-07-003

I:\2005\05069\dwg\05069 Record Plat Lots 1 Thru 7.dwg, 9/29/2008 8:21:03 AM, \FC067124.Mxd

F-08-135