

COORDINATES TABLE

POINT #	NORTHING	EASTING
106	562487.8340	1335607.0210
118	562437.0870	1335781.3110
142	562498.8667	1335415.0547
143	562587.4637	1335437.6521
144	562613.8281	1335443.8454
146	562433.3151	1335879.5554
147	562592.6334	1335873.1610

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

LEGEND

- PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT
- DENOTES EXISTING BG&E EASEMENT

CURVE TABLE

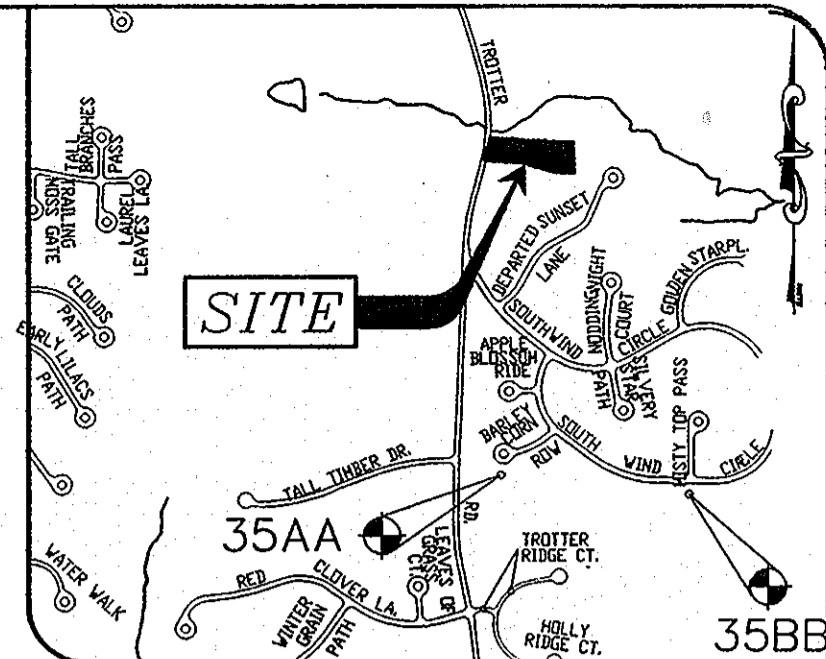
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	712.54'	27.08'	13.54'	02°10'40"	N13°13'11"E 27.08'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	30,304 SQ.FT.	5,646 SQ.FT.	24,658 SQ.FT.

LINE TABLE

LINE	LENGTH	BEARING
L1	176.23	N83°05'55"W
L2	46.91	S14°18'31"W
L3	192.28	S86°42'39"E
L4	85.31	S73°45'59"E
L5	31.35	N28°35'31"E
L6	107.11	N72°49'32"W

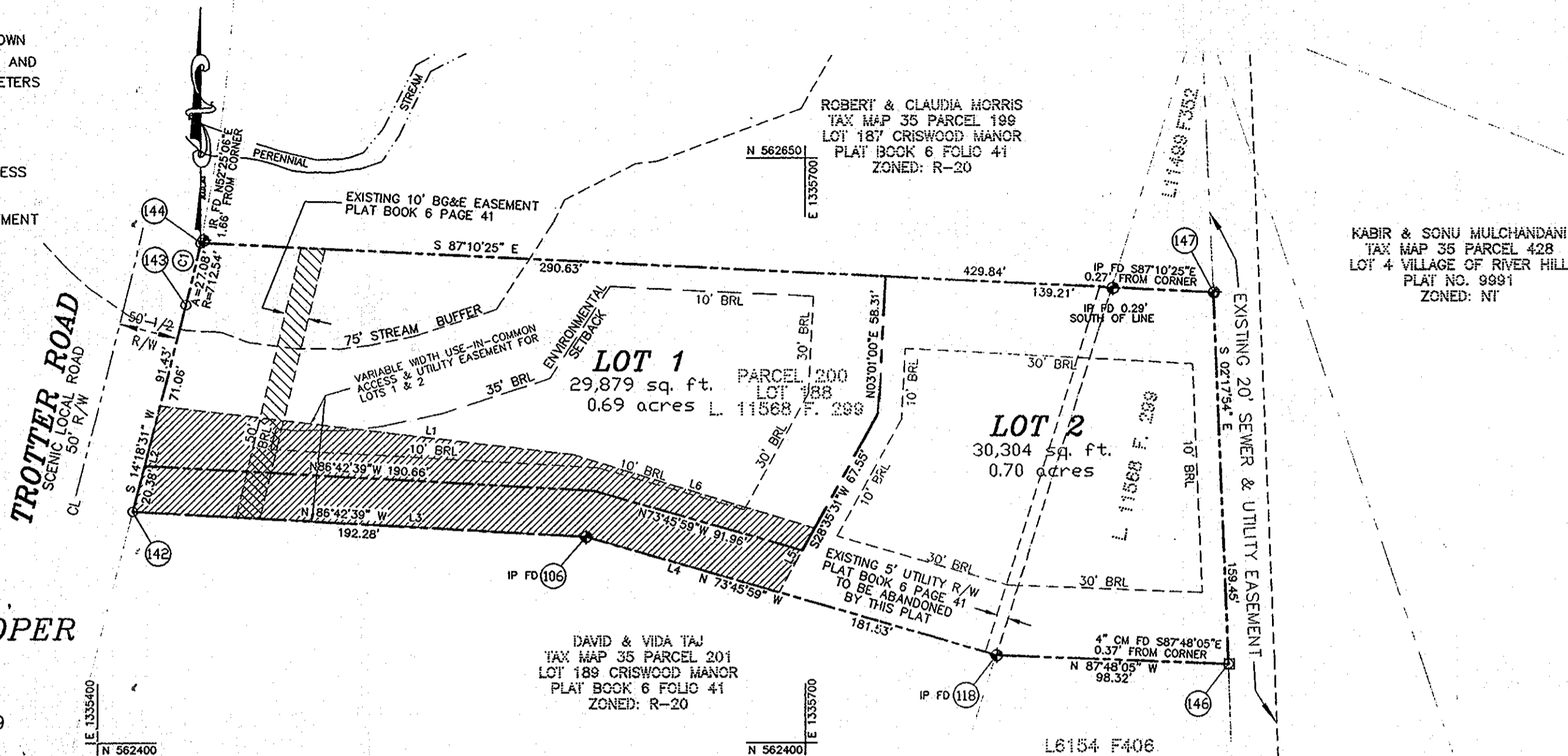


VICINITY MAP

SCALE: 1"=1000'
ADC MAP 44-47
4934-D-7

OWNER / DEVELOPER

SHAWN MICHAEL NICKLE
MELISSA S. NICKLE
5813 TROTTER ROAD
CLARKSVILLE, MD 21029
(301) 854-3301



KABIR & SONU MULCHANDANI
TAX MAP 35 PARCEL 428
LOT 4 VILLAGE OF RIVER HILL
PLAT NO. 9891
ZONED: NT

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/2006.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT JULY 2009.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
35AA - N 560767.7330 E 1335483.8390 ELEV- 430.91
35BB - N 560790.4160 E 1335637.2670 ELEV- 394.28
- ⊙ DENOTES AN IRON PIN, OR IRON PIPE FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
 - DENOTES CONCRETE MONUMENT FOUND
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 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 APPLICATION.
- NO WETLANDS EXIST ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., INC.
- LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING OF 12 SHADE TREES IN THE AMOUNT OF \$3,600.00 IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - C) GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF 1 NEW LOT, HAS BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU FOR THE AMOUNT OF \$1,500.00.

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.

Scott Shanaberger 12/28/09
G. SCOTT SHANABERGER, SURVEYOR DATE

Shawn Michael Nickle _____
SHAWN MICHAEL NICKLE, OWNER DATE

Melissa S. Nickle _____
MELISSA S. NICKLE, OWNER DATE

AREA TABULATION CHART

TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	1.382 AC±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED	
TOTAL AREA OF SUBDIVISION	1.382 AC. ±

- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 18.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.21 ACRES (9,147.60 SQ.FT.) IN THE AMOUNT OF \$6,860.70.
- WATER AND SEWER SERVICE TO LOT 2 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) 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 REGULATIONS ALLOW.
- NO FOREST EXISTS ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 07/10/09.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENTS AREAS.
- 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.
- THE EXISTING RESIDENCE ON LOT 1 WAS REQUIRED TO CONNECT TO PUBLIC WATER AND SEWER FACILITIES PRIOR TO RECORD PLAT SUBMITTAL.
- THE FORMER WELL WAS SEALED BY A LICENSED WELL DRILLER, AND THE STATE WELL ABANDONMENT FORM SUBMITTED, PRIOR TO RECORD PLAT SUBMITTAL. *RB per JS*
- THE FORMER SEPTIC TANK AND DRY WELL WERE PUMPED AND PROPERLY ABANDONED, AND THE DOCUMENTATION PROVIDED TO THE HEALTH DEPARTMENT, PRIOR TO RECORD PLAT SUBMITTAL.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE CRISWOOD MANOR LOT 188 (PLAT BOOK 6 PAGE 41) INTO NICKLE PROPERTY LOTS 1 & 2, AND TO REDUCE THE FRONT BUILDING RESTRICTION LINE AS SHOWN ON THE ABOVE MENTIONED PLAT FROM 60' TO 50' FOR LOT 1.

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

Nylon for Peter Beilensen 5/10/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Shawn Michael Nickle 4/27/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Steinhilber 5/17/10
DIRECTOR DATE

OWNER'S STATEMENT

WE, SHAWN MICHAEL NICKLE AND MELISSA S. NICKLE, OWNERS 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 SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 20 DAY OF APRIL, 2010.

Shawn Michael Nickle
SHAWN MICHAEL NICKLE, OWNER

Melissa S. Nickle
MELISSA S. NICKLE, OWNER

Susan R. Stup
WITNESS

Susan R. Stup
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY ANNE B. BUMGARDNER AND BY ALISA KOBIRNETZ CHERNACK, PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY THOMAS BUMGARDNER, DECEASED, TO SHAWN MICHAEL NICKLE AND MELISSA S. NICKLE BY DEED DATED MARCH 2, 2009 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11568 FOLIO 239, 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.

Scott Shanaberger 12/28/09
G. SCOTT SHANABERGER, PROF. L.S., NO. 10849 DATE

RECORDED AS PLAT 21148 ON 5/21/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

NICKLE PROPERTY
LOTS 1 & 2
A RESUBDIVISION OF CRISWOOD MANOR
SECTION 3, PARCEL 200, LOT 188
PLAT BOOK 6 PLAT 41

TAX MAP 35
PARCEL 200 - LOT 188
GRID 2
DPZ FILE#S: NONE

5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: 1"=50'
DATE: DECEMBER 2009

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpark Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Ball. (410) 997-0298 Fax.