

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	556042.0590	1330367.7333	169725.799274	405496.896100
101	557130.1275	1330652.8255	169813.602500	405583.792365
102	556949.3130	1330739.9270	169758.490119	405610.340970
103	556665.8328	1330455.9614	169672.085172	405523.780072
104	556695.5300	1330485.7094	169681.136902	405532.855301
105	556730.5505	1330467.9401	169691.811187	405527.441630
106	556073.2965	1330398.6473	169735.320239	405506.318719

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Mailing Of This Plat And The Setting Of Markers Have Been Complied With.

*Frank John Manalansan II* 9/21/22  
 Frank John Manalansan II, L.S. #21476  
 (Professional Land Surveyor)  
 Date

*Levent Muslu* 9/27/22  
 Levent Muslu, Managing Member  
 L.L.U. LLC  
 Date

Curve Data Tabulation					
PIVOT	RADIUS	ARC LENGTH	DELTA	TANGENT	BEARING & DISTANCE
105-106	4560.00'	150.69'	01°59'38"	79.35'	N 25°53'45" W 150.69'

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	16,291 Sq. Ft.*	4,344 Sq. Ft.*	11,947 Sq. Ft.*

Private Drainage & Utility Easement Line Table Chart	
Line	Bearing And Distance
DE1	N 42°06'33" E 17.76'
DE2	S 32°26'33" E 24.69'
DE3	N 42°19'55" E 70.00'
DE4	N 36°45'04" E 72.36'
DE5	S 49°22'47" E 20.04'
DE6	S 36°45'04" W 71.98'
DE7	S 42°19'55" W 76.11'
DE8	S 33°42'14" E 28.54'
DE9	S 30°39'23" E 65.16'
DE10	S 45°02'56" W 32.20'

**General Notes Continued:**

- This Plat is Subject to Water Petition WP-23-006 For An Alternative Compliance of Section 16.144(p) And Section 16.144(q) To Extend The Deadlines To Execute The Developers Agreement, Payment Of Fees And Submission Of Final Development Plat. The New Deadlines Are:
  - September 30, 2022 To Complete Filing Of The Developers Agreement And Fees.
  - September 30, 2022 To Submit Final Plat Originals For Signature Approval.
- This Plat is Subject to Water Petition WP-19-092 For An Alternative Compliance of Section 16.1205(a)(10), Which Identifies Specimen Trees As A Forest Retention Priority. This Water Has Been Approved By The Director Of The Department Of Planning And Zoning On May 28, 2019. Subject To The Following Conditions:
  - The Removal Of Specimen Tree #1 Must Be Mitigated With A 3:1 Replacement Of A Native Species Measuring At Least 2" Caliper At Planting. If Possible, It Should Be Replaced With A Species Of Maple.
  - The Removal Of Specimen Tree #5 Must Be Mitigated With A 2:1 Replacement Of A Native Species Measuring At Least 1 1/2" To 2" Caliper At Planting. If Possible, It Should Be Replaced With A Red Oak Or Other Species Of Oak.
  - The Removal Of Specimen Trees #2 And #3 Must Be Mitigated With A 2:1 Replacement Of A Native Species Measuring At Least 2 1/2"-3" Caliper At The Time Of Planting. If Possible, They Should Be Replaced With A Red Maple Species Of Maple.
- This Plat is Subject To A Reconsideration Of WP-19-092 For An Alternative Compliance of Section 16.144(d)(2) Of The Subdivision And Land Development Regulations To Extend The Deadline For The Resubmission Of Plans 30 Days From The Original Deadline Date.
  - The Revised Plans For SP-18-002 Must Be Submitted To The Department Of Planning And Zoning Within 30-Days Of The Original May 16, 2019 Deadline (On Or Before June 16, 2019).
  - In Accordance With The Department Of Planning And Zoning Section 16.144(d)(2) States That If The Department Of Planning And Zoning Or The Review Committee Indicates That Additional Information Is Needed In Order To Decide Whether To Approve The Preliminary Plan, The Developer Shall Provide The Information Within 45 Days Of Receiving Such Indication.
- This Plat is Subject To Design Manual Water For An Alternative Tee-Turn Around Of Howard County Design Manual M Standard Detail E-3.05 To Allow For A Non-Standard Tee-Turn Around At The End Of The Use-In-Common Driveway. This Water Has Been Approved By The Development Engineering Division On May 30, 2019.
- This Plat is Subject to Water Petition WP-18-080 For An Alternative Compliance of Section 16.1205(a)(10), Which Identifies Specimen Trees As A Forest Retention Priority. This Water Has Been Approved By The Director Of The Department Of Planning And Zoning On April 12, 2018. Subject To The Following Conditions:
  - The Removal Of Specimen Tree #1 Must Be Mitigated With A 3:1 Replacement Of A Native Species Measuring At Least 2" Caliper At Planting. If Possible, It Should Be Replaced With A Species Of Maple. Silver Maples Are Prohibited For Planting Per A Policy Memo Dated July 1, 2010.
  - The Removal Of Specimen Tree #5 Must Be Mitigated With A 2:1 Replacement Of A Native Species Measuring At Least 1 1/2" To 2" Caliper At Planting. If Possible, It Should Be Replaced With A Red Oak Or Other Species Of Oak.
- This Alternative Compliance Does Not Permit Removal Of Any Other Specimen Trees. Additional Approval Will Be Required If Additional Specimen Trees On-Site Are Removed During The Development Of This Property.
  - Provide A Detailed Note On All Subsequent Plans Detailing This Alternative Compliance Request, Including Sections, Date And Conditions Of Approval.
- Lot 1 is Subject To Section 109.0.2.E. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Detail How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.
 

Moderate Income Housing Unit (M.I.H.U.) Definition:

  - M.I.H.U. Required = (1 Lot x 10%) = 0.1 M.I.H.U.
  - M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Department.
  - An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
- Existing Private Septic System To Be Properly Abandoned In Accordance With The Howard County Health Department Requirements.
- The Lots Created By This Subdivision Plat Are Subject To A Fee Or A Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
- A Community Meeting Was Conducted On October 23, 2016 At 6:00 PM At The Clarksville Volunteer Fire Department, 3002 Central Bell Lane, Clarksville, Maryland 21031 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d) Of The Subdivision Regulations.
- H.O.A. Documents Are Being Deferred To The Future Luffi Property Subdivision (Lots 2 Thru 5). Therefore Lot 1 Will Be Subject To A Future H.O.A.
- Open Space Requirements:
  - Area Of Open Space Required = 1.56 X 8% = 0.125 Acres
  - Area Of Open Space Provided = 0.200 Acres. A Fee-In-Lieu Payment Of \$6000.00 (4 Lots X \$1500.00) Is Proposed To Be Paid With The Final Plat Submission.
- This Plat is Subject To WP-22-003 Which On August 30, 2021 The Planning Director Denied A Request For Alternative Compliance With Respect To Section 16.132(a)(3)(i)(c).1 Of The Subdivision And Land Development Regulations For Road Construction. Alternative Compliance Action Is Not Required To Collect A Fee-In-Lieu For Sidewalks According To Section 16.134(a)(1)(i). Street Lighting Is Not Required Under Section 16.135. A Separate Approval Through The Alternative Compliance Process Is Not Necessary For This Action.

**Reservation of Public Utility Easements**

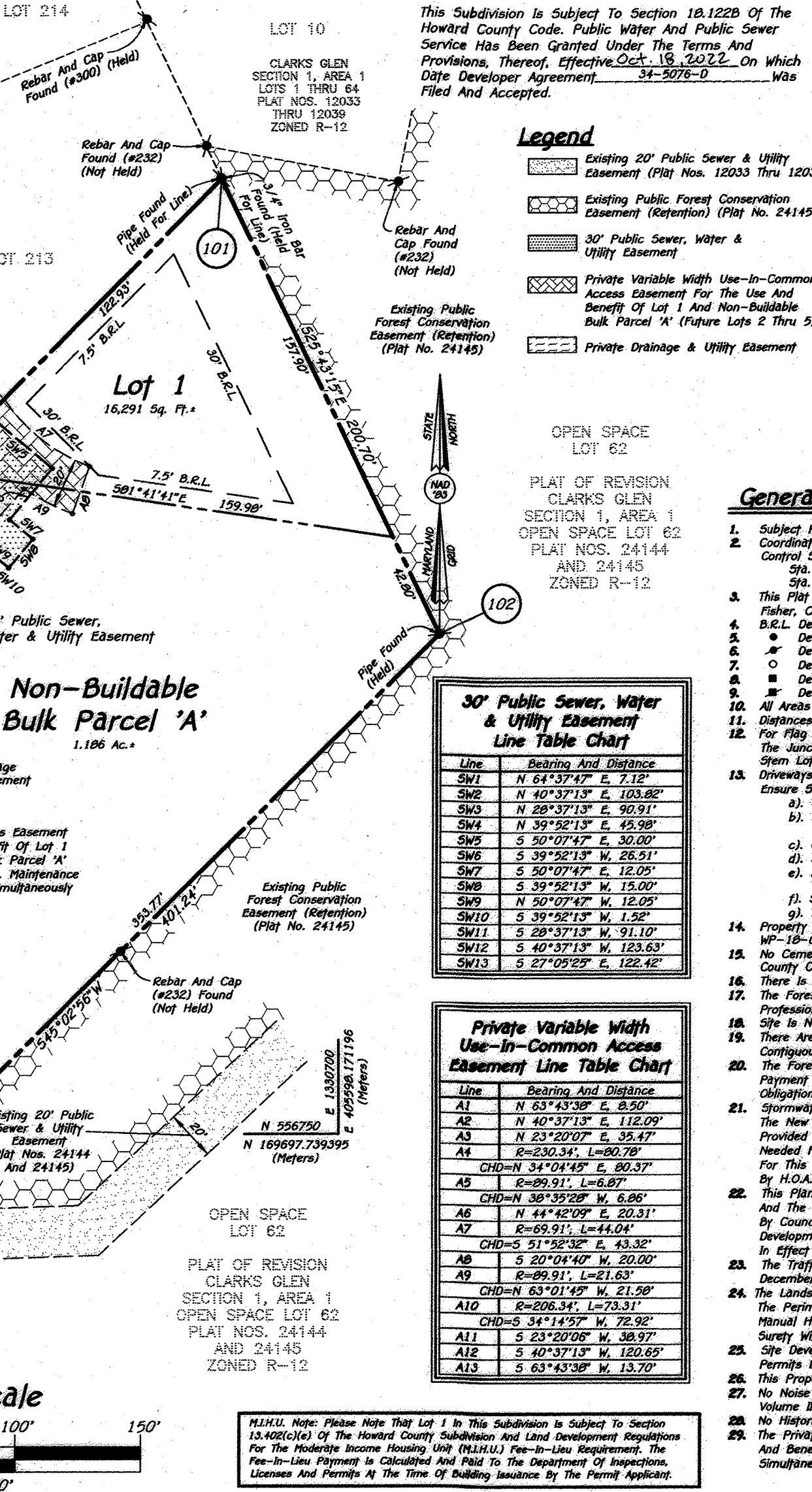
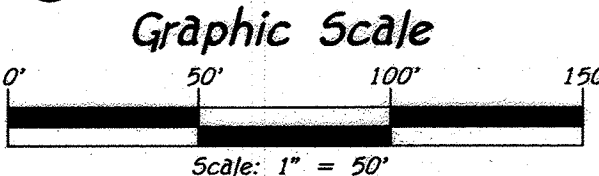
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 1 And Non-Buildable Bulk Parcel 'A'. Any Conveyances Of The Aforesaid Lot/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying said Lot/Parcel. 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."

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.374 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1.186 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.560 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.181 Ac.*
TOTAL AREA TO BE RECORDED	1.741 Ac.*

**Owner/Developer**  
 L.L.U. LLC  
 c/o Mr. Levent Muslu  
 8434 High Ridge Road  
 Ellicott City, Maryland 21043  
 Ph# 410-531-3300

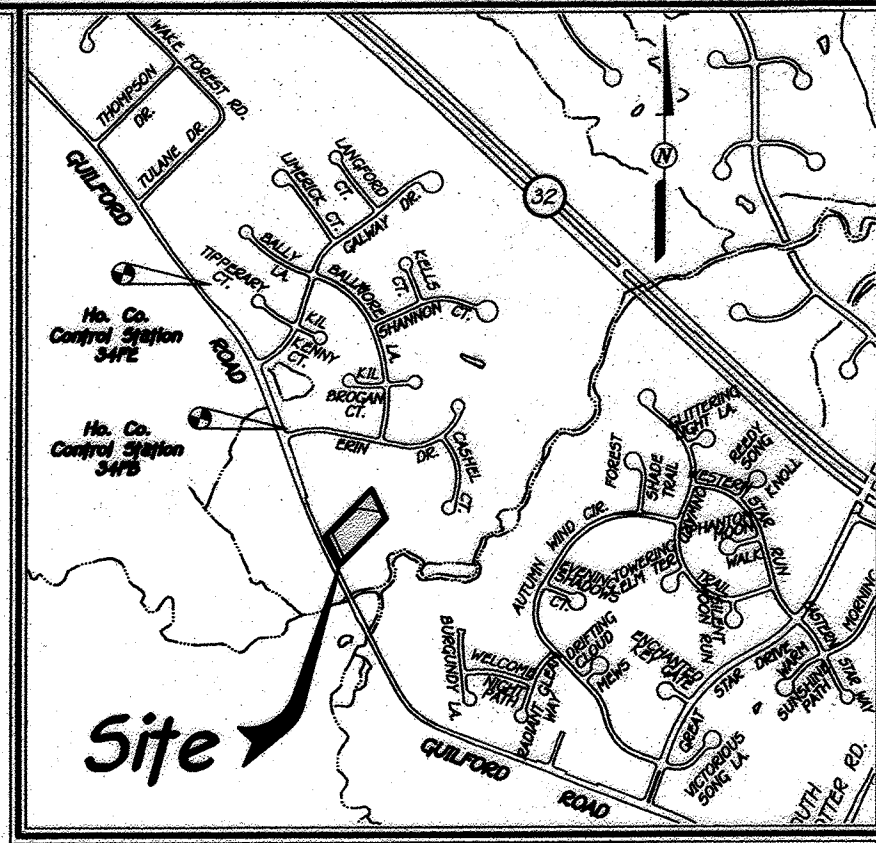
**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855



30' Public Sewer, Water & Utility Easement Line Table Chart	
Line	Bearing And Distance
SW1	N 64°37'47" E 7.12'
SW2	N 40°37'13" E 103.82'
SW3	N 28°37'13" E 99.91'
SW4	N 30°52'13" E 48.98'
SW5	S 20°07'47" E 30.00'
SW6	S 39°52'13" W 26.51'
SW7	S 50°07'47" E 12.05'
SW8	S 39°52'13" W 15.00'
SW9	N 50°07'47" W 12.05'
SW10	S 39°52'13" W 1.52'
SW11	S 28°37'13" W 91.10'
SW12	S 40°37'13" W 123.63'
SW13	S 27°05'25" E 122.42'

Private Variable Width Use-In-Common Access Easement Line Table Chart	
Line	Bearing And Distance
A1	N 65°43'38" E 8.50'
A2	N 40°37'13" E 112.09'
A3	N 23°20'07" E 35.47'
A4	R=230.34', L=80.78'
A5	CHD=N 34°04'45" E, 80.37'
A6	R=89.91', L=6.87'
A7	CHD=N 38°59'28" W, 6.86'
A8	N 44°42'09" E 20.31'
A9	R=69.91', L=44.04'
A10	CHD=51°52'32" E, 43.32'
A11	S 20°04'40" W, 20.00'
A12	R=89.91', L=21.63'
A13	CHD=N 63°01'45" W, 21.58'
A14	R=206.34', L=73.31'
A15	CHD=54°14'57" W, 72.92'
A16	S 23°20'05" W, 38.97'
A17	S 40°37'13" W, 120.65'
A18	S 63°43'38" W, 13.70'

M.I.H.U. Note: Please Note That Lot 1 In This Subdivision Is Subject To Section 13.402(c)(6) Of The Howard County Subdivision And Land Development Regulations For The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement. The Fee-In-Lieu Payment Is Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Issuance By The Permit Applicant.



**General Notes:**

- Subject Property Zoned R-12 Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 34FE And No. 34FB.
- This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About July, 2017 By Fisher, Collins And Carter, Inc.
- B.C.L. Denotes Building Restriction Line
- Denotes Iron Pin Set Capped "F.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 Aluminum Plate "F.C.C. 106"
- Denotes Concrete Monument Or Stone Found.
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And Road Right-Of-Way Line Only And Not Onto 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 (16 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;
  - Structure - Capable Of Supporting 25 Cps/sf (122.24 Kpa);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearance - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: ECP-17-038, SP-18-002, WP-18-080, WP-19-092, SDP-20-075, WP-22-003 And WP-23-006.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Is An Existing Dwelling On This Site To Be Removed Prior To Final Plat Recordation.
- The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated March, 2017. There Are No Wetlands On-Site.
- Site Is Not Adjacent To A Scenic Road.
- There Are No 100 Year Floodplain, Wetlands, Stream(s) And/OR Their Buffers, And Steep Slopes Having A Contiguous Area Greater Than 20,000 Square Feet That Exist On This Site.
- The Forest Conservation Act Requirements For This Subdivision Will Be Met Through A Fee-In-Lieu Payment Of \$16,335.00 Based On \$1.25 Sq. Ft. x 0.30 Acres To Fulfill The 0.30 Acre Forestation Obligation.
- Stormwater Management Will Be Provided In Accordance With The New MDE, Chapter 5 Regulations And The New Howard County SWM Manual Adopted On Or Around May 4, 2010. Recharge Volume Will Be Provided Through The Use Of A Stone Reservoir. Water Quality And Channel Protection Volume Will Not Be Needed For This Project. Overbank Flood Protection Volume And Extreme Flood Volumes Are Not Required For This Site. The Stormwater Management Facility Will Be Privately Owned By H.O.A. And Jointly Maintained By H.O.A. And Howard County. A Maintenance Agreement Is Recorded Simultaneously With This Plat.
- This Plat is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 2004 Zoning Regulations Per Council Bill No. 45-2003 And The Zoning Regulations As Amended By Council Bill No. 75-2003 And The Comp-Life Zoning Regulation Amendments Effective 7/28/06. Development Or Construction On These Lots Or Parcels Must Comply With Setbacks And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- The Traffic Study For This Project Was Prepared By Hars Group Dated May, 2016 And Approved On December 28, 2018.
- The Landscape Surety In The Amount Of \$7,800.00 (21 Shade Trees, 9 Evergreen Trees & 5 Shrubs) For The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And Landscape Manual Have Been Posted With The Developer's Agreement For This Subdivision. Additional Landscaping And Surety Will Be Required With The Resubmission Of Non-Buildable Bulk Parcel 'A'.
- Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To Building Permits Being Issued For The Construction Of Residential Dwellings On These Lots.
- This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
- No Historic Structures Exist Within The Limits Of This Plat Submission.
- The Private Variable Width Use-In-Common Access Easement And Maintenance Agreement For The Use And Benefit Of Lot 1 And Non-Buildable Bulk Parcel 'A' (Future Lots 2 Thru 5) Is Recorded Simultaneously With This Plat.

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

*John J. Davis* 10/14/22  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*David Chen* 10-19-22  
 Chief, Development Engineering Division Date

*Levent Muslu* 10/27/22  
 Director Date

**Owner's Certificate**

LLU, LLC By Levent Muslu, Managing Member, Owner 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 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, 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 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 27 Day of September, 2022.

*Levent Muslu*  
 Levent Muslu  
 L.L.U. LLC  
 By: Levent Muslu, Managing Member

*Ron Bogard*  
 Ron Bogard  
 Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Luffi On, Levent Muslu And Unal Tulogluo To L.L.U. LLC By Deed Dated January 4, 2022 And Recorded Among The Land Records Of Howard County, Maryland In Liber 21336 At Folio 435; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Frank John Manalansan II* 9/21/22  
 Frank John Manalansan II, L.S. #21476  
 Professional Land Surveyor No. 21476  
 Expiration Date: July 14, 2023 Date

RECORDED AS PLAT No. 26221 ON 12-9-22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Luffi Property**  
 Lot 1 And Non-Buildable Bulk Parcel 'A'  
 (Being A Subdivision Of Tax Map 35, Tax Parcel 56, Liber 13535 At Folio 492)

Zoned: R-12  
 Tax Map: 35, Grid: 13, Parcel: 56  
 Fifth Election District - Howard County, Maryland  
 Date: September 21, 2022 Scale: As Shown Sheet 1 Of 1