

MODERATE INCOME HOUSING CHART (MIHU) APPLICATION EXEMPTION

TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	4 PROPOSED
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM AFPO ALLOCATIONS)	0
NUMBER OF AFPO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	4
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	LOTS 2, 3, 4, & 5

M.I.H.U. NOTE: PLEASE NOTE THAT LOTS 2 THRU 5 IN THIS SUBDIVISION ARE SUBJECT TO SECTION 13.402(c)(e) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR THE MODERATE INCOME HOUSING UNIT (M.I.H.U.) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING ISSUANCE BY THE PERMIT APPLICANT.

U.S. EQUIVALENT COORDINATE TABLE

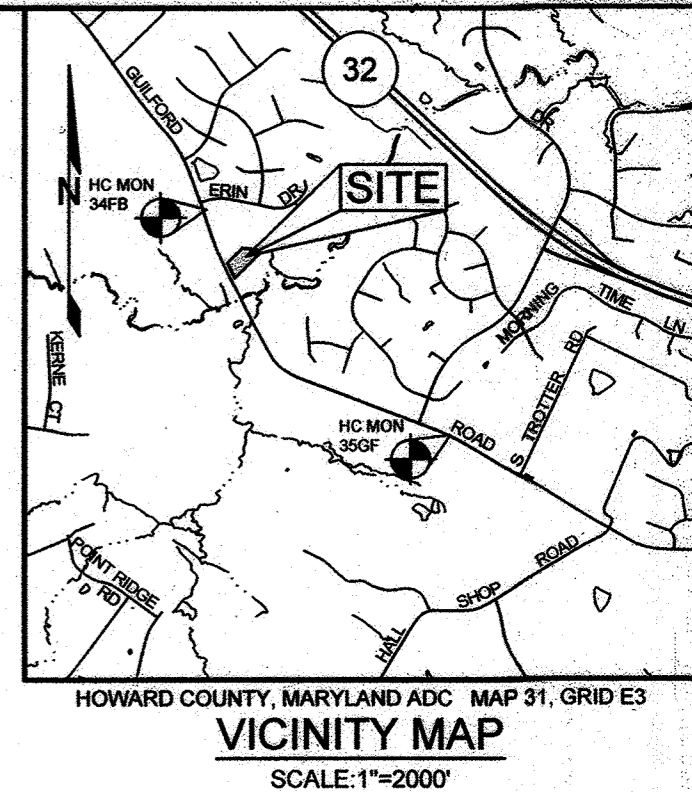
POINT	NORTHING	EASTING	DESCRIPTION
101	557,143.0920	1,330,646.8260	REBAR/CAP (FD)
102	557,129.0020	1,330,723.2290	REBAR/CAP (FD)
246	556,949.3644	1,330,740.1092	CORNER
247	556,695.5009	1,330,485.9714	CORNER
248	556,730.4783	1,330,468.2241	CORNER
252	556,853.9237	1,330,407.8851	CORNER
253	557,010.9756	1,330,563.2176	CORNER
254	556,987.9171	1,330,721.5228	CORNER

BASED ON THE DATA AND ANALYSIS PRESENTED IN THE TRAFFIC STUDY IT WAS DETERMINED THAT THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE SURROUNDING AREA ROAD SYSTEM.

REPORT COMPILED ON	MAY 6, 2016
PLAN NUMBER THE REPORT WAS SUBMITTED UNDER	SP-18-002
KEY INTERSECTION IDENTIFIED FOR THE STUDY	MD 108 @ GUILFORD ROAD.....(1) 2-GUILFORD ROAD @ GREAT STAR DRIVE.....(2)
JURISDICTION OVER THE KEY INTERSECTIONS	MDOT-SHA.....(1) 2-HOWARD COUNTY.....(2)
KEY INTERSECTION VOLUME COUNT COLLECTED ON	APRIL 27, 2016.....(1) APRIL 28, 2016.....(2)
KEY INTERSECTION COUNT WERE COLLECTED WHILE	HOWARD COUNTY PUBLIC SCHOOLS 2015-2016 WERE IN SESSION
DESIGN YEAR LEVEL-OF-SERVICE AT KEY INTERSECTION	AM PEAK HOUR "A", PM PEAK HOUR "B".....(1) AM PEAK HOUR "A", PM PEAK HOUR "A".....(2)
MITIGATION REQUIREMENT	MITIGATION MEASURES WERE NOT REQUIRED FOR THIS STUDY

LEGEND

BUILDING RESTRICTION LINE	BRL
EXISTING FOREST CONSERVATION EASEMENT PER RECORD PLAT 24145	
EXISTING PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 1 THROUGH 5 PER RECORD PLAT 26221, LIBER 21821 FOLIO 402	
EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PER PLAT 26221	
PRIVATE DRAINAGE, UTILITY AND STORMWATER MANAGEMENT EASEMENT	



MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	13,748 SF ±	1,232 SF ±	12,516 SF ±
3	12,635 SF ±	808 SF ±	11,827 SF ±
4	12,152 SF ±	367 SF ±	11,785 SF ±
5	13,109 SF ±	0 SF ±	13,109 SF ±

GENERAL NOTES (CONTINUED)

- A DESIGN MANUAL WAIVER FOR AN ALTERNATIVE TEE-TURN AROUND OF HOWARD COUNTY DESIGN MANUAL IV, STANDARD DETAIL R-3.05 TO ALLOW FOR A NON-STANDARD TEE-TURN AROUND AT THE END OF THE USE-IN-COMMON DRIVEWAY WAS APPROVED UNDER F-21-021 IN MAY OF 2019.
- A FEE-IN-LIEU OF \$6,000.00 FOR THE OPEN SPACE REQUIREMENT WAS PAID WITH THE FINAL SUBMISSION OF F-21-021.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL TEN (10) SHADE TREES AT \$300.00 EACH AND FOUR (4) EVERGREEN TREES AT \$150.00 EACH FOR A TOTAL OF \$3,600.00. THIS SURETY WILL BE PAID WITH A GRADING PERMIT APPLICATION.
- THE FOREST CONSERVATION ACT REQUIREMENTS WERE MET UNDER THE APPROVED F-21-021 PLAN.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$4,115.00, FOR PUBLIC SIDEWALK ALONG GUILFORD ROAD, WAS PAID AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-21-021 PLAN. THE FEE-IN-LIEU PAYMENT WILL BE CREDITED TO CAPITAL PROJECT NO. K-5061.
- THE FORMER PRIVATE WELL AND SEPTIC HAVE BEEN PROPERLY ABANDONED AND APPROVED BY HOWARD COUNTY HEALTH DEPARTMENT FOR DEMOLITION OF THE EXISTING HOUSE.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 09/15/2024 INCORPORATION # 560000001274435.

PRIVATE DRAINAGE, UTILITY & STORMWATER MANAGEMENT LINE EASEMENT TABLE CHART

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
DE1	N 42°05'28" E	17.77'	DE9	N 30°40'28" W	15.44'
DE2	S 32°27'38" E	24.69'	DE10	S 44°58'08" E	30.18'
DE3	N 42°18'50" E	70.00'	DE11	S 69°05'17" E	14.97'
DE4	N 36°43'59" E	72.36'	DE12	S 44°58'08" E	24.33'
DE5	S 49°23'52" E	20.04'	DE13	S 45°01'52" W	57.12'
DE6	S 36°43'59" W	71.98'	DE14	N 26°54'38" W	39.27'
DE7	S 42°18'50" W	76.11'	DE15	RADIUS	ARC
DE8	S 33°43'19" E	28.54'			4,560.00'

CURVE TABLE

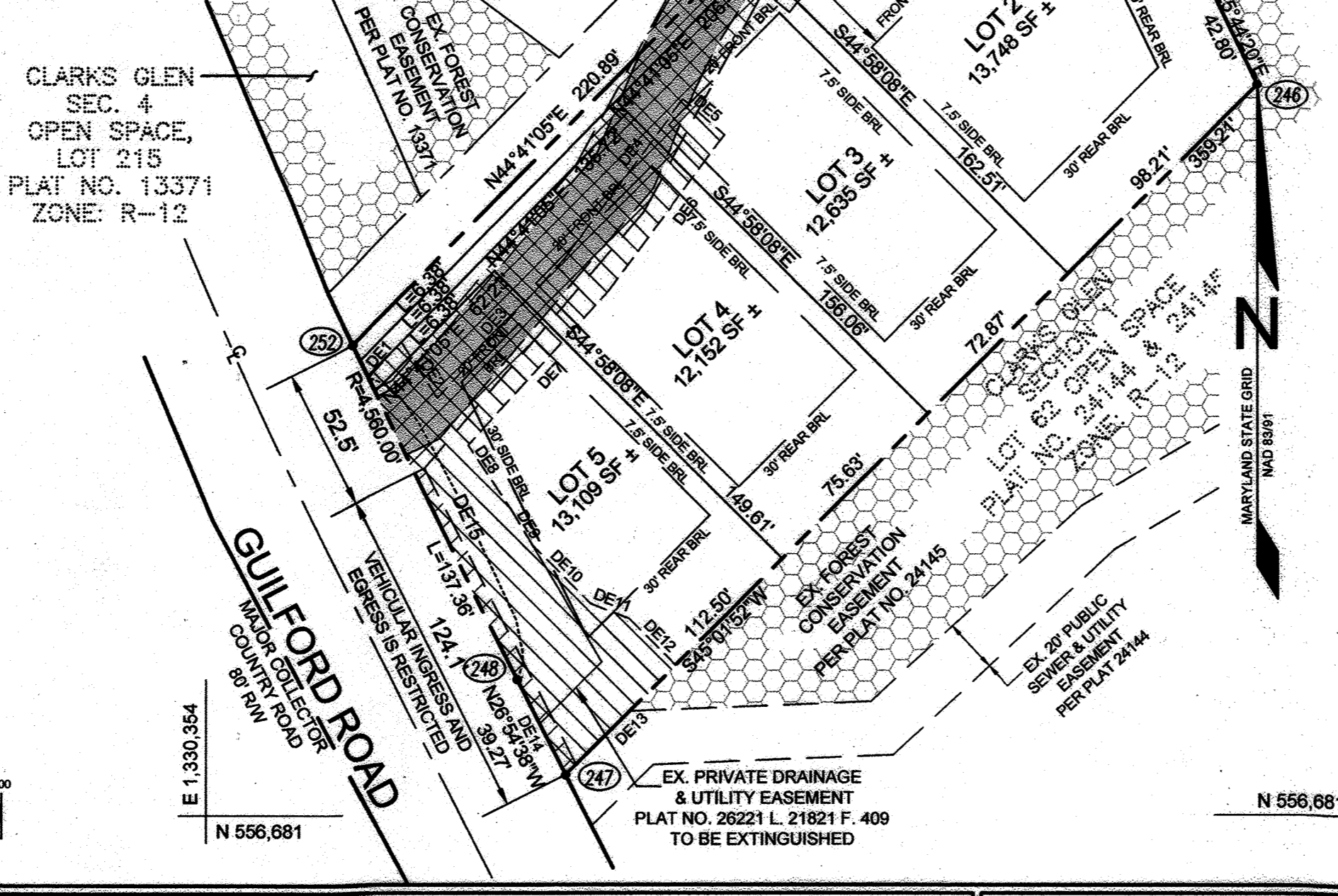
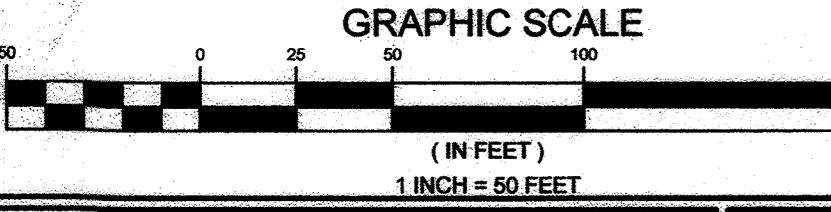
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	4560.00	137.36'	1°43'33"	68.69'	N 26°02'47" W	137.36'

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Joel Ellis Brengle
 JOEL ELLIS BRENGLE, PROFESSIONAL LAND SURVEYOR
 DATE: 8/30/2024
 LLU, LLC
 BY: LEVENT MUSLA, MANAGING MEMBER
 DATE: 9/4/24

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - BUILDABLE: 4
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - BUILDABLE: 1.1856 AC
 - NON-BUILDABLE: 0.0000 AC
 - OPEN SPACE: 0.0000 AC
 - PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.1856 AC



GENERAL NOTES

- SUBJECT PROPERTY ZONED R-12 PER 10/06/2018 COMPREHENSIVE ZONING PLAN.
- THE COORDINATE SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODESIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 (2011), AS DETERMINED BY RTN OBSERVATIONS (SMARTNET NORTH AMERICA) ON 7/28/2021.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SEG LAND SURVEYING, LLC IN SEPTEMBER OF 2023.
- BRL INDICATED BUILDING RESTRICTION LINE.
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- 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 EASEMENT AREAS.
- 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.
- NO HISTORIC STRUCTURES OR CEMETERIES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- 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 2 THROUGH 5. 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN.)
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 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 ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- A GEO-TECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES, ENGINEERING ASSOCIATE INC. DATED SEPTEMBER 13, 2018, UNDER THE APPROVED SP-18-002 PLAN.
- THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. AND WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DEVELOPMENT ENGINEERING DIVISION ON DECEMBER 16, 2018. SEE CHART FOR MORE INFORMATION.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MARCH 2017, AND APPROVED UNDER F-21-021 IN OCTOBER OF 2022. THERE ARE NO WETLANDS ON-SITE.
- 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-SITE.
- A PRESUBMISSION COMMUNITY MEETING FOR THE LUTFI PROPERTY, LOTS 1 THROUGH 5, WAS HELD ON OCTOBER 23, 2018. THIS HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION WAS MET UNDER THE APPROVED F-21-021 PLAN.

OWNER/DEVELOPER
 LLU, LLC
 12143 CLARKSVILLE PIKE
 CLARKSVILLE, MARYLAND 21029
 c/o RON BAQUOL
 443-250-7272

SILL ENGINEERING GROUP, LLC
 16005 Frederick Road, 2nd Floor Phone: 443.325.5076
 Woodbine, Maryland 21797 Fax: 410.696.2022
 Email: info@seglandsurveying.com

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

Michael J. Jairo
 HOWARD COUNTY HEALTH OFFICER
 DATE: 9/24/24

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Edmondson
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 9/30/24
 DIRECTOR
 DATE: 10/24/24

DEDICATION FOR INDIVIDUALS

WE, LLU, LLC, 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 SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 14 DAY OF AUG, 2024.

LLU, LLC
 BY: LEVENT MUSLA, MANAGING MEMBER
 DATE: 8/27/24
 WITNESS
Ron Baquol
 DATE: 8/27/24
 DATE: 8/27/24

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LUTFI ON, LEVENT MUSLU, AND UNAL TULUOGLU TO LLU, LLC BY DEED DATED JANUARY 4, 2022 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 21336, FOLIO 435; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY, MARYLAND SUBDIVISION REGULATIONS.

Joel Ellis Brengle
 JOEL ELLIS BRENGLE, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21334 EXPIRATION DATE JANUARY 7, 2025
 DATE: 8/21/2024

RECORDED AS PLAT NUMBER 216705 ON 10-28-24
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

A RE-SUBDIVISION PLAT
LUTFI PROPERTY
 LUTFI PROPERTY LOTS 2 THRU 5,
 A RESUBDIVISION OF NON-BUILDABLE
 BULK PARCEL 'A' AS SHOWN ON
 PLAT NUMBER 26221 LUTFI PROPERTY LOT 1
 AND NON-BUILDABLE BULK PARCEL 'A'
 DEED LIBER 21336 FOLIO 435
 TAX MAP 35; GRID 13; PARCEL 56
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: R-12
 SCALE: 1"=50'
 DATE: AUGUST 12, 2024
 SHEET 1 OF 1