

NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0066 & 2485. POINT 0046 NORTING 564,468.2685 EASTING 131,825.1126 ELEVATION 560.36 3485 563,699.2313 1,319,560.9729 559.29
- SUBJECT PROPERTY IS ZONED RR-DEO (RURAL RESIDENTIAL - DENSITY EXCHANGE OPTION) PER THE 2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMF LITE" ZONING AMENDMENTS EFFECTIVE 7/20/06.
- THE REQUIREMENTS OF SUBSECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

G. Scott Shanaberger 5/17/2012 DATE
G. SCOTT SHANABERGER
OWNER 5/20/2012 DATE

- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN AUGUST, 2010.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS OR HISTORIC SITES AND STRUCTURES ON THIS SITE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IT IS A SUBDIVISION THAT CREATES 1 ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL IN ACCORDANCE WITH SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE.
- THERE IS AN EXISTING DWELLING 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 REGULATION REQUIREMENTS.
- LANDSCAPING SURETY FOR THE REQUIRED PERIMETER LANDSCAPING FOR LOT 2 IN THE AMOUNT OF \$1800.00 (FOR 6 SHADE TREES) SHALL BE PROVIDED AT THE TIME OF ISSUANCE OF THE GRADING PERMIT. LANDSCAPING IS NOT REQUIRED FOR LOT 1 SINCE IT HAS AN EXISTING HOUSE WHICH WILL REMAIN.
- 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.
- PREVIOUS COUNTY FILES: WP-10-075, ECP-11-042, WP-12-074.
- SITE IS SERVED BY PRIVATE WATER AND PRIVATE SEWER. PERCOLATION CERTIFICATION PLAN WAS SIGNED BY THE HEALTH DEPARTMENT ON JUNE 24, 2011.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS SITE BY MEANS OF A MICRO-BIORETENTION FACILITY WHICH WILL BE OWNED AND MAINTAINED BY THE OWNER(S) OF LOT 2. A D.O.C. IS BEING RECORDED FOR THIS FACILITY.
- WETLANDS ON THIS SITE WERE MARKED BY EXPLORATION RESEARCH ON 9/9/2009. SEE WETLANDS REPORT DATED 9/11/2009. STREAMS AND WETLAND MARKINGS WERE FIELD LOCATED BY SHANABERGER & LANE.
- THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN EASEMENT AREA EXCEPT AS ALLOWED BY WP-10-075. (SEE NOTE 18).
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS
 - STRUCTURES - CURBS, BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADINGS)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.6061 ACRES).
- ON FEBRUARY 10, 2010, WP-10-075 WAS APPROVED, WAIVING SECTION 16.116.(a)(3), SECTION 16.120.(b)(4)(iii), SECTION 16.120.(b)(6)(vi), AND SECTION 16.120.(c)(2) OF THE LAND DEVELOPMENT AND SUBDIVISION REGULATIONS TO ALLOW ENVIRONMENTAL FEATURES TO BE INCLUDED ON RESIDENTIAL LOTS UNDER 10 ACRES IN SIZE, TO ALLOW A DRIVEWAY THROUGH LOT 1 FOR THE USE OF LOT 2, TO IMPROVE THE EXISTING DRIVEWAY TO 16 FEET IN WIDTH WITHOUT DISTURBING WETLAND AND STREAM BUFFERS EXCEPT AS ALLOWED BY THE DEVELOPMENT ENGINEERING DIVISION AS NECESSARY DISTURBANCE, AND TO RELOCATE PART OF THE EXISTING DRIVEWAY IN ORDER TO ALLOW A FULL 10-FOOT LANDSCAPE EDGE ALONG THE WESTERN PERIMETER OF THE SITE. THIS WAIVER IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SRC COMMENTS DURING REVIEW OF FINAL PLAT.
 - WIDENING THE EXISTING DRIVEWAY TO 16 FEET WITHIN THE STREAM BUFFER.
 - GRADING, REMOVAL OF EXISTING VEGETATIVE COVER AND TREES IS ONLY ALLOWED FOR CONSTRUCTION OF THE DRIVEWAY IMPROVEMENTS TO THE EXTENT REQUIRED TO MEET THE 16' MINIMUM WIDTH.
 - PERIMETER LANDSCAPING WILL BE PLANTED WITHIN THE VARIABLE-WIDTH LANDSCAPE EDGE LOCATED BETWEEN THE SHARED DRIVEWAY AND THE WESTERN PROJECT BOUNDARY, AND WILL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND LANDSCAPE MANUAL.
 - NO CLEARING, GRADING, OR CONSTRUCTION WILL BE PERMITTED WITHIN THE WETLANDS AND STREAMS OR THEIR REQUIRED BUFFERS EXCEPT FOR THE NECESSARY WIDENING OF THE USE-IN-COMMON DRIVEWAY.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY CIVIL DESIGN SERVICES, LC, DATED 6/12/2010 AND WAS APPROVED ON 5/3/2011.

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.9163 AC.
BUILDABLE	6.9163 AC.
NON-BUILDABLE	0.0000 AC.
OPEN SPACE	0.0000 AC.
PRESERVATION PARCELS	0.0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.6061 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.5225 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

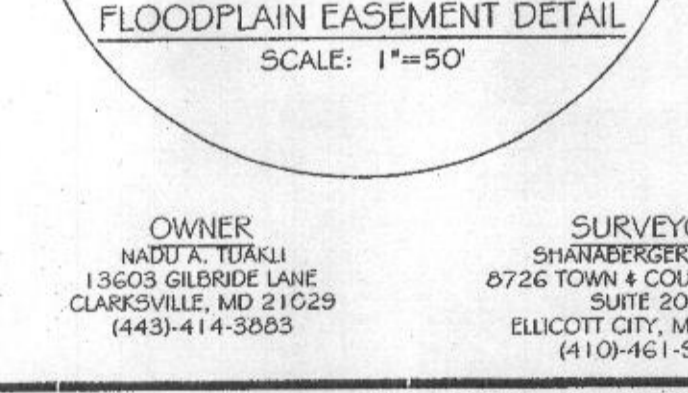
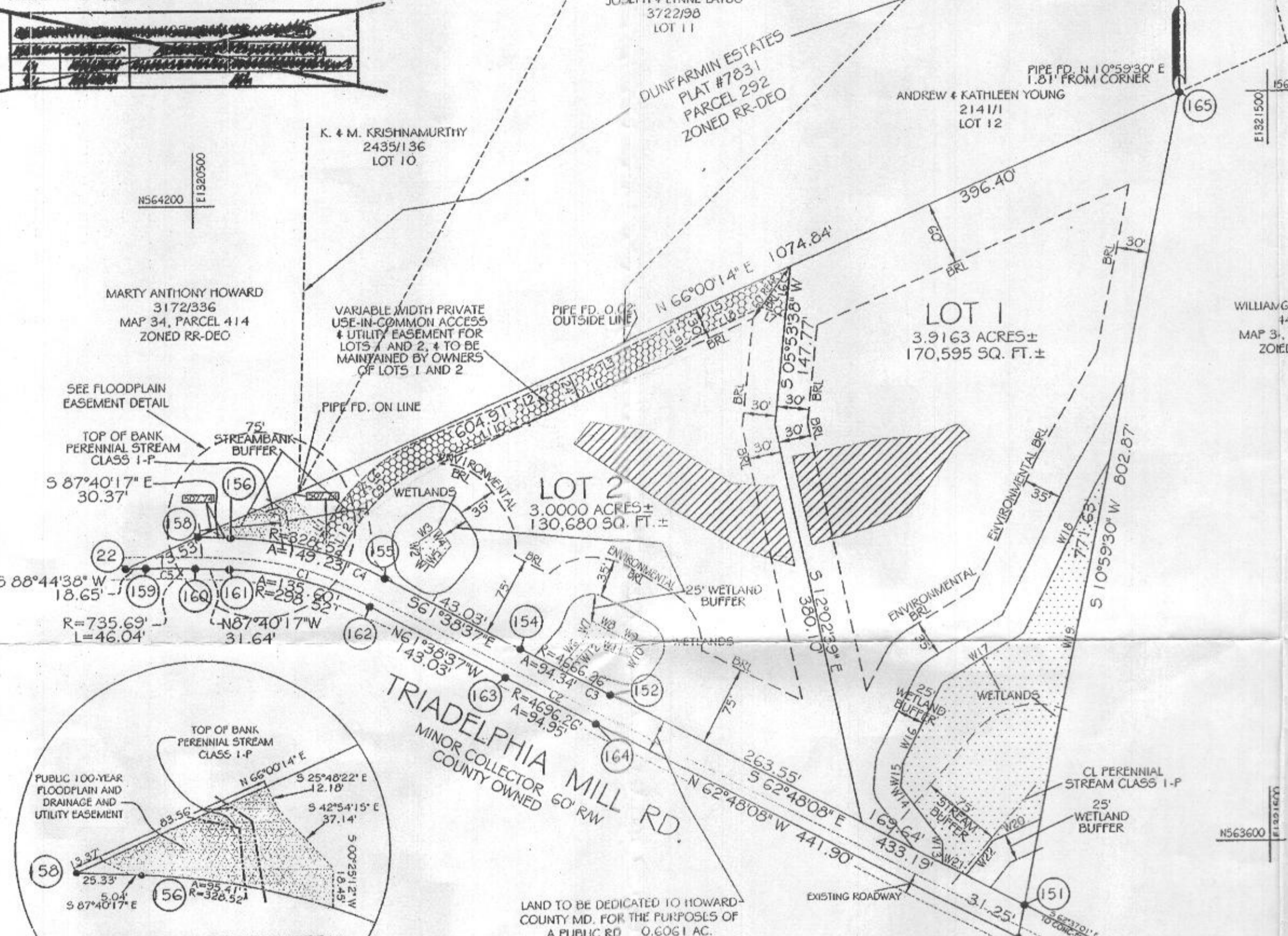
Britton for Peter Beilman 8/21/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Shel Edwards 6-29-12 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kate Deane 8/21/12 DATE
DIRECTOR

COORDINATE LIST				CURVE DATA				EASEMENT LINE TABLE				
PT #	NORTHING	EASTING	CURVE	RADIUS	ARC	DELTA	TAN	CHORD BEARING	CHORD	LINE	BEARING	DISTANCE
22	563862.4429	1320436.0693	C1	298.52'	135.60'	26°01'36"	68.99'	N 74°39'26" W	134.44'	L1	S 30°25'48" W	34.64'
36	563511.4048	1321264.9304	C2	4696.26'	94.95'	01°09'30"	47.48'	N 62°13'22" W	94.95'	L2	N 67°28'16" E	125.24'
151	563542.0779	1321270.8880	C3	4666.26'	94.94'	01°09'30"	47.17'	N 62°13'22" W	94.94'	L3	S 69°56'53" W	110.82'
152	563740.0677	1320885.5961	C4	328.52'	149.23'	26°01'36"	75.92'	N 74°39'26" W	147.95'	L4	N 56°29'11" E	34.36'
153	563784.0341	1320802.1256	C5	735.69'	46.04'	03°35'08"	35.03'	N 89°27'47" W	46.03'	L5	S 66°00'14" W	109.52'
154	563784.0341	1320802.1256	C6	174.29'	112.68'	37°02'28"	88.39'	S 48°57'02" W	110.73'	L6	S 05°53'38" W	48.21'
155	563851.9643	1320676.2619	C7	46.88'	26.58'	32°29'10"	13.66'	S 80°14'12" W	26.23'	L7	N 64°31'42" W	23.42'
156	563891.1106	1320533.5853	C8	134.12'	43.74'	18°41'10"	22.07'	N 75°17'29" E	43.55'	L8	N 66°00'14" E	68.28'
158	563892.3445	1320503.2420	C9	150.29'	97.16'	37°02'28"	90.35'	N 48°57'02" E	95.48'	L9	N 56°29'11" E	34.35'
159	563862.8518	1320454.7187								L10	S 65°56'53" W	113.13'
160	563862.4205	1320500.7490								L11	S 67°28'16" W	125.56'
161	563861.1347	1320532.3675								L12	S 30°25'48" W	29.29'
162	563825.5633	1320662.0146										
163	563757.6330	1320787.8784										
164	563713.3841	1320871.8855										
165	564299.5495	1321418.0106										



OWNERS CERTIFICATE

I, NADU A. TUAKLI, OWNER OF THE 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 RIGHT-OF-WAYS. WITNESS MY OWN HANDS THIS 20TH DAY OF MAY, 2012.

OWNER: NADU A. TUAKLI, 13603 GILBRIDE LANE, CLARKSVILLE, MD 21029 (443)-414-3883

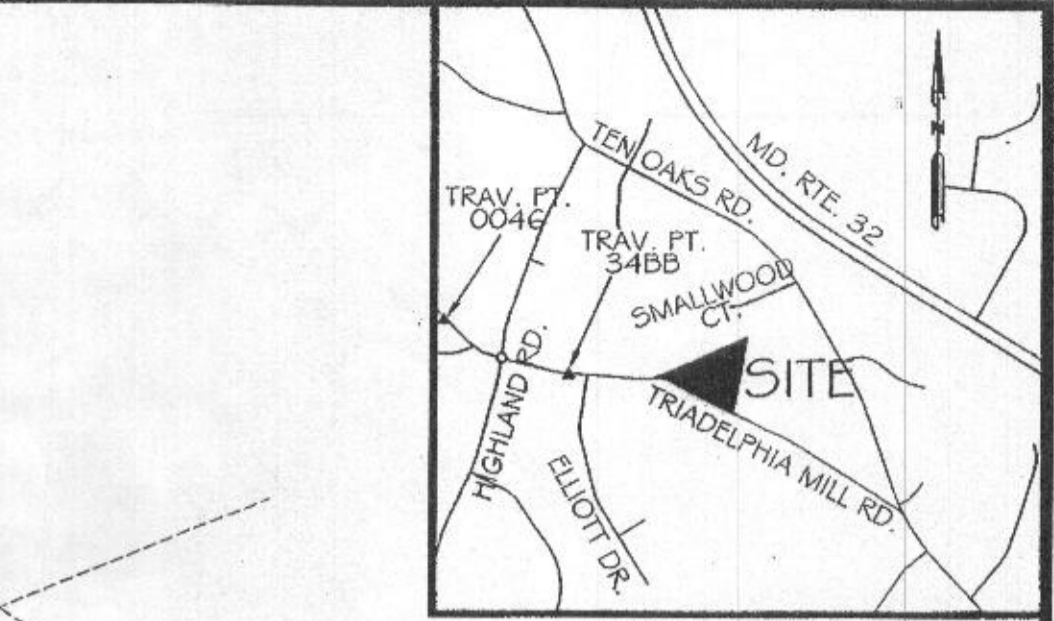
SURVEYOR: SHANABERGER & LANE, 8726 TOWN & COUNTRY BLVD., SUITE 201, ELLICOTT CITY, MD 21043 (410)-461-9563

DATE: 5/20/2012, WITNESS: Robert Sanchez, DATE: 5/20/2012

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE LAND CONVEYED NADU A. TUAKLI, TRUSTEE OF THE DR. NADU A. TUAKLI REVOCABLE TRUST TO NADU A. TUAKLI BY A DEED DATED JANUARY 10, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, IN LIBER 13704 AT FOLIO 109, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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.

G. Scott Shanaberger 5/17/2012 DATE
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #110849
LICENSE EXPIRATION DATE 4/2/2014 2014



WETLANDS LINE TABLE

LINE	BEARING	DISTANCE
W1	N 54°13'42" W	13.88'
W2	S 06°40'31" E	16.63'
W3	S 53°55'21" W	22.50'
W4	S 33°18'14" E	20.70'
W5	N 38°29'45" E	26.29'
W6	N 40°19'32" E	35.93'
W7	N 22°03'05" E	19.64'
W8	N 59°13'09" W	28.51'
W9	N 60°03'30" W	21.75'
W10	S 32°53'31" W	13.53'
W11	S 69°39'34" W	39.64'
W12	N 41°16'01" E	34.65'
W13	S 00°44'47" E	20.01'
W14	N 37°00'54" W	64.16'
W15	N 05°17'53" E	21.54'
W16	S 26°14'25" W	88.10'
W17	N 58°22'06" E	88.73'
W18	S 25°42'02" W	102.30'
W19	N 10°59'30" E	341.09'
W20	N 65°56'58" E	48.51'
W21	S 62°48'10" E	24.13'
W22	N 38°50'25" E	40.48'

LEGEND

- [Symbol] THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- [Symbol] THIS AREA DESIGNATES THE LIMITS OF NON-TIDAL WETLANDS
- [Symbol] THIS AREA DESIGNATES A PRIVATE ACCESS EASEMENT FOR INGRESS AND EGRESS TO LOTS 1 AND 2
- [Symbol] THIS AREA DESIGNATES A PUBLIC 100-YEAR FLOODPLAIN AND DRAINAGE AND UTILITY EASEMENT
- [Symbol] DESIGNATES 100-YEAR FLOODPLAIN ELEVATION

NOTES: (CONT.)

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE MAINTENANCE AGREEMENT FOR THE 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 AND 2 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDING OF THIS PLAT.
- PORTIONS OF THE FRONT BRLS SHOWN ON LOTS 1 & 2 AND THE SIDE BRL SHOWN ON LOT 2 CONCLUDE WITH THE BOUNDARY OF THE 35' ENVIRONMENTAL SETBACK ESTABLISHED FROM THE EDGE OF THE 25' WETLAND BUFFER. SECTION 16.120.(b)(4)(iii) OF THE SUBDIVISION REGULATIONS PROHIBITS THE BUILDING ENVELOPE TO BE CLOSER THAN 35 FEET FROM THE EDGE OF THE WETLAND BUFFER. THEREFORE, THE DISTANCE FROM THE FRONT AND/OR SIDE BRLS TO THE FRONT AND/OR SIDE PROPERTY LINE WILL VARY IN DISTANCE AND SHALL NOT BE LESS THAN 75' FRONT AND/OR 30' SIDE SETBACKS REQUIRED BY THE ZONING REGULATIONS.
- THE REQUIREMENTS OF SECTION 16.121.(a)(2) FOR OPEN SPACE FOR NON-CLUSTER LOT 1 HAVE BEEN SATISFIED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1500.00 WHICH HAS BEEN DEPOSITED IN INTO ACCOUNT #403009010-1300-422000.

RECORDED AS PLAT NUMBER 82060 ON 8/31/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL PLAT
LOTS 1 & 2
PROPERTY OF
NADU A. TUAKLI
SHEET 1 OF 1

TAX MAP 34, GRID 3, PARCEL 8
5TH ELECTION DISTRICT HOWARD COUNTY, MD
ZONED: RR-DEO
DATE: 2/15/2012 SCALE: 1"=100'
DPZ FILES: WP-10-075, ECP-11-042, WP-12-074

0 100 200 300

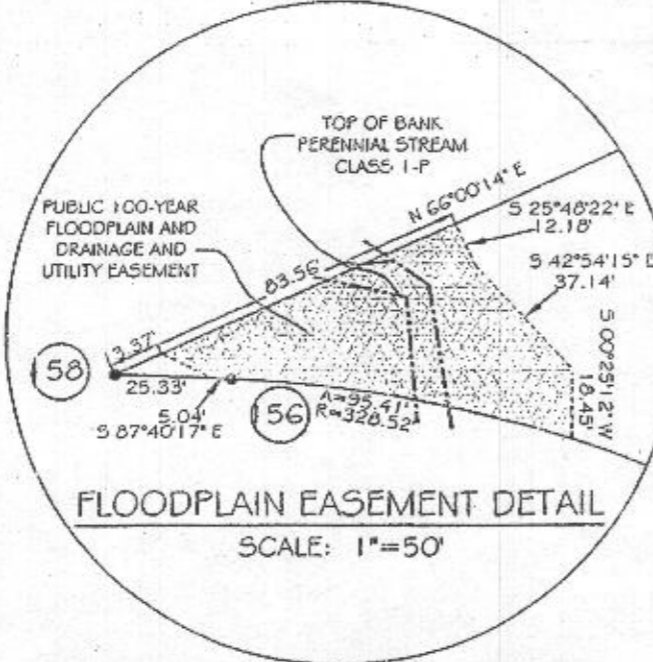
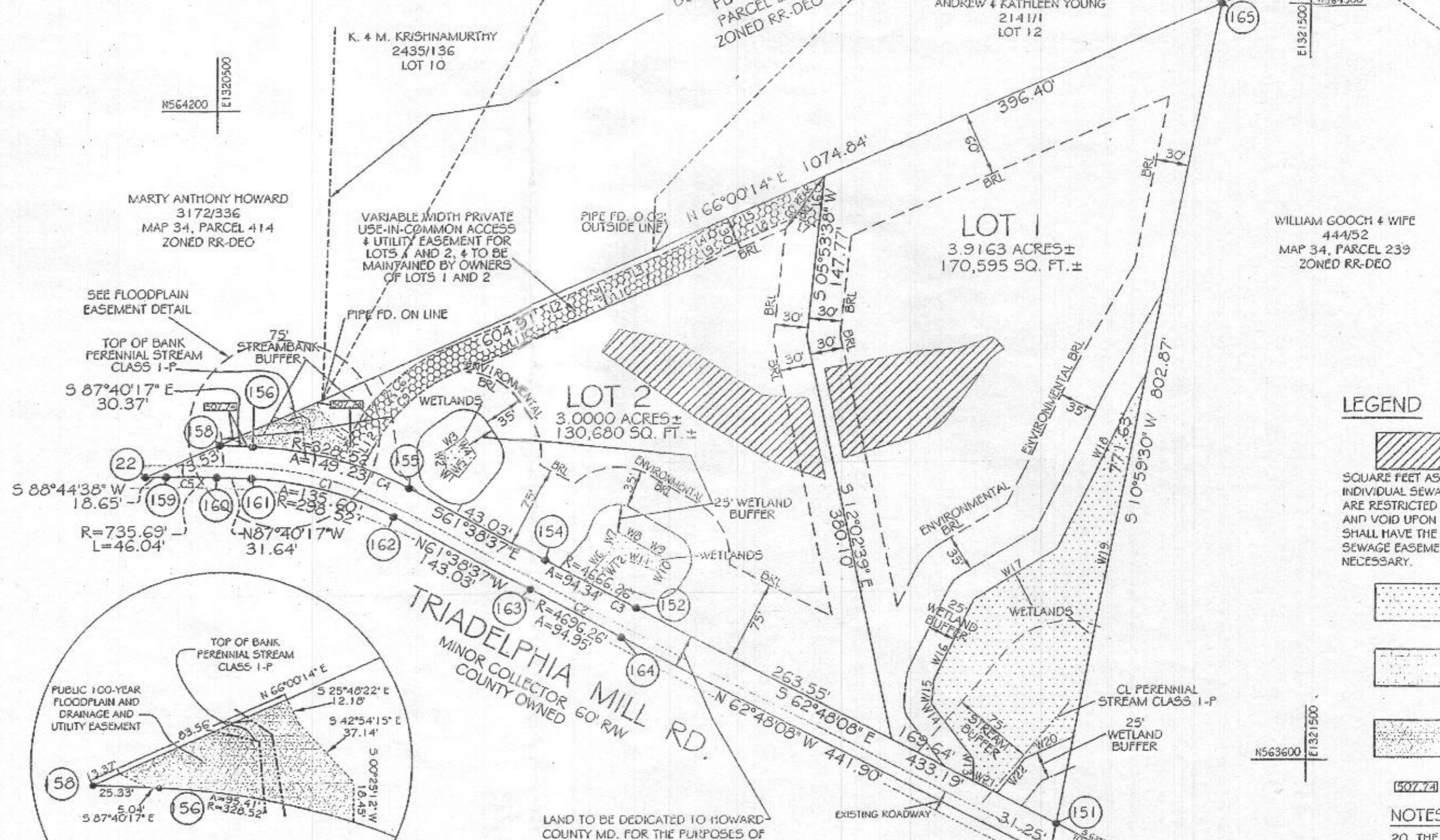
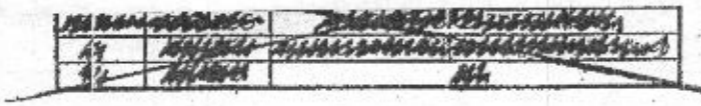
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MP-10-075, ECP-11-042, WP-12-074.
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 D COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD

2-10-075 WAS APPROVED, WAIVING SECTION 16.116.(a).(3),
 SECTION 16.120.(b).(6).(v), AND SECTION 16.120.(c).(2) OF
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RELATION CHART
 OR PARCELS TO BE RECORDED _____ 2
 _____ 2
 _____ 0
 _____ 0
 _____ 0
 PARCELS _____ 6.9163 AC.
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 BE RECORDED INCLUDING WIDENING _____
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OWNER
 NADU A. TIAKLI
 13603 GILBRIDE LANE
 CLARKSVILLE, MD 21029
 (443)-414-3883

SURVEYOR
 SHANABERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 201
 ELLICOTT CITY, MD 21043
 (410)-461-9563

OWNERS CERTIFICATE

WATER AND PRIVATE DEPARTMENT

SURVEYOR'S CERTIFICATE

I, NADU A. TIAKLI, OWNER OF THE THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT

LEGEND

- SQUARE FEET AS INDIVIDUAL SEWA ARE RESTRICTED AND VOID UPON SHALL HAVE THE SEWAGE EASEMEI NECESSARY.
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NOTES

20. THE LOT AREA
21. THE EASEMENT HOWARD
22. PORT ON LOT 2 ESTABLIS OF THE S THAN 35 FROM TH VARY IN I SETBACK
23. THE I NON-CLU THE AMO #403005
- NOTES: (CONT.)
24. NO CLEARING, FILLING, ALTERING DRAINAGE, OR IMPERVIOUS PAVING MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING UPON THE ADVICE OF THE DEPARTMENT OF INSPECTIONS, LICENSES, & PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION & PARKS, THE HOWARD SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OF A STRUCTURE LOCATED WITHIN A FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE. BUILDING MATERIALS AND OTHER DEBRIS SHALL NOT BE STORED OR DISCARDED IN FLOODPLAINS.
25. THE PORTION OF THE EXISTING DRIVEWAY THROUGH LOT 2 THAT LIES OUTSIDE THE VARIABLE-WIDTH USE-IN-COMMON ACCESS EASEMENT IS TO BE REMOVED WITH THE BUILDING PERMIT APPLICATION FOR LOT 2. THE PART OF THE WALK FROM THE EXISTING HOUSE WHICH CROSSES THE LOT LINE INTO LOT 2 IS TO BE REMOVED WITH THE BUILDING PERMIT APPLICATION FOR LOT 2.

*Copy Plat #22060
 Recorded 8/31/12*