

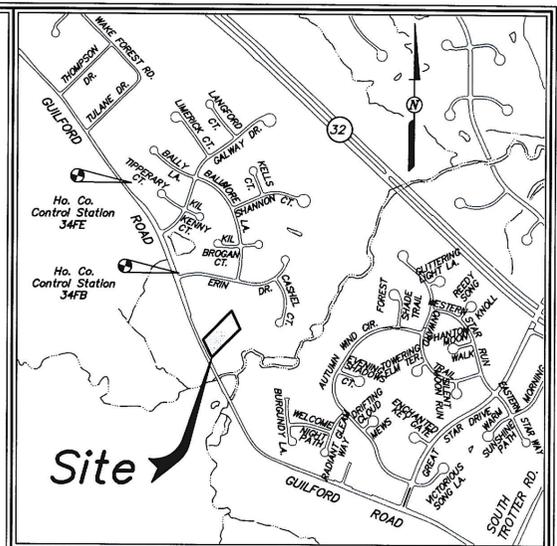
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	556842.0598	1330367.7333	169725.799274	405496.896100
101	557130.1275	1330652.8255	169813.602500	405583.792365
102	556949.3130	1330739.9270	169758.490119	405610.340970
103	556665.8328	1330455.9614	169672.085172	405523.788072
104	556695.5300	1330485.7094	169681.136902	405532.855301
105	556730.5505	1330467.9481	169691.811187	405527.441630
106	556873.2965	1330398.6473	169735.320239	405506.318719

The Requirements 5.3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel, P.L.S. #339 (Property Line Surveyor)	Date
Lutfi On	Date
Levent Muslu	Date
Unal Tuluoglu	Date

Curve Data Tabulation					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
105-106	4560.00'	158.69'	01°39'38"	79.35'	N 25°53'45" W 158.66'

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipstern Area	Minimum Lot Size
1	13,306 Sq. Ft.±	1,226 Sq. Ft.±	12,080 Sq. Ft.±



**General Notes Continued:**

- This Plat Is Subject To Waiver Petition WP-19-092 For An Alternative Compliance Of Section 16.1205(c)(10), Which Identifies Specimen Trees As A Forest Retention Priority. This Waiver 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 Trees #2 And #3 Must Be Mitigated With A 2:1 Replacement Of A Native Species Measuring At Least 2-1/2" Caliper At The Time Of Planting. If Possible, They Should Be Replaced With A Red Maple Species Of Maps. Prohibited For Plant Use Per A Policy Memo Dated July 1, 2010.
  - 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.
- This Plat Is Subject To A Reconsideration Of WP-19-092 For An Alternative Compliance Of Section 16.144(i)(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-19-002 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 Howard County Subdivision And Land Regulations, Section 16.144(i)(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 Plan Is Subject To 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. This Waiver Has Been Approved By The Department Engineering Division On May 30, 2019.
- This Plan Is Subject To Waiver Petition WP-18-080 For An Alternative Compliance Of Section 16.1205(c)(10), Which Identifies Specimen Trees As A Forest Retention Priority. This Waiver 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 Plant Use 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.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 Indicate 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.) Tabulation:
  - 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 Development.
  - An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
- Existing Private Sewer Systems To Be Property Abandoned In Accordance With The Howard County Health Department Requirements.
- 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 Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- 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 Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment Shall Run 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.

**Reservation Of Public Utility Easements**

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, 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	0.305 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1.254 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.559 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.182 Ac.±
TOTAL AREA TO BE RECORDED	1.741 Ac.±

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

Howard County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

Director \_\_\_\_\_ Date \_\_\_\_\_

