

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	

General Notes Continued:

30. 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:
1. 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 Maps. Prohibited For Plant Use Per A Policy Memo Dated July 1, 2010.
 2. 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.
31. 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.
1. The Revised Plans For SP-18-002 Must Be Submitted To The Department Of Planning And Zoning Within 10-days Of The Original May 16, 2019 Deadline (On Or Before June 16, 2019).
 2. 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 Such Indication.
32. This Plan Is Subject To Design Manual Waiver For An Alternative Tee-Turn Around At 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 Development Engineering Division On May 30, 2019.
33. This Plan Is Subject To Waiver Petition WP-18-080 For An Alternative Compliance Of Section 16.1205(a)(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:
1. 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.
 2. 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.
 3. 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.
 4. Provide A Detailed Note On All Subsequent Plans Detailing This Alternative Compliance Request, Including Sections, Date And Conditions Of Approval.
34. Lot 1 Is Subject To Section 108.02 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:
- a. M.I.H.U. Required = (1 Lot x 10%) = 0.1 M.I.H.U.
 - b. 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.
 - c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
35. Existing Private Septic Systems To Be Properly Abandoned In Accordance With The Howard County Health Department Requirements.
36. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
37. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
38. 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, 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.

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewers, 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

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. Rabal, 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°33'45" W 158.68'

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.±

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective _____ On Which Date Developer Agreement _____ Was Filed And Accepted.

Legend

- Existing 20' Public Sewer & Utility Easement (Plat Nos. 12033 Thru 12039)
- 20' Public Sewer & Utility Easement
- 20' Public Water & Utility Easement
- Private Variable Width Use-In-Common Access Easement For The Use And Benefit Of Lot 1 And Non-Buildable Bulk Parcel 'A' (Future Lots 2 Thru 5)

OPEN SPACE LOT 62
PLAT OF REVISION
CLARKS GLEN SECTION 1, AREA 1
OPEN SPACE LOT 62
PLAT NOS. 24144 AND 24145
ZONED R-12

20' Public Water & Utility Easement Line Table Chart	
Line	Bearing And Distance
W1	N 63°44'24" E, 8.94'
W2	N 40°37'13" E, 104.54'
W3	N 27°48'33" E, 67.88'
W4	N 38°34'12" E, 48.66'
W5	S 51°25'48" E, 20.00'
W6	S 38°34'12" W, 27.42'
W7	S 51°25'48" E, 11.00'
W8	S 38°34'12" W, 15.00'
W9	N 51°25'48" W, 11.00'
W10	S 38°34'12" W, 4.35'
W11	S 27°48'33" W, 88.24'
W12	S 40°37'13" W, 110.88'
W13	S 63°44'24" W, 13.27'

Private Variable Width Use-In-Common Access Easement Line Table Chart	
Line	Bearing And Distance
A1	N 63°44'38" E, 8.50'
A2	N 40°37'13" E, 112.09'
A3	N 27°48'33" E, 36.47'
A4	R=230.34', L=80.78'
CHD=N 34°04'45" E, 80.37'	
A5	R=89.91', L=6.87'
CHD=N 38°35'28" W, 6.86'	
A6	N 44°42'09" E, 20.31'
A7	R=69.91', L=44.04'
CHD=S 51°52'32" E, 43.32'	
A8	S 20°04'40" W, 20.00'
A9	R=89.91', L=21.63'
CHD=N 63°01'45" W, 21.58'	
A10	R=206.34', L=73.31'
CHD=S 34°14'57" W, 72.92'	
A11	S 23°20'06" W, 38.97'
A12	S 40°37'13" W, 120.65'
A13	S 63°44'38" W, 13.70'

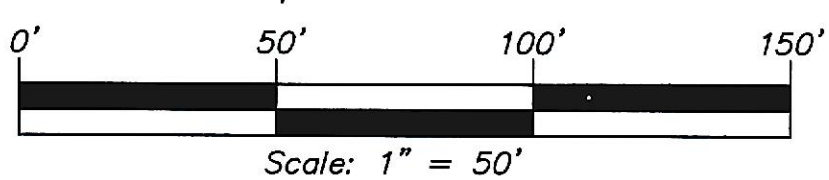
M.I.H.U. Note: Please Note That Lot 1 In This Subdivision Is Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Development Regulations For The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses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

Owner/Developer

Lutfi On, Levent Muslu And
Unal Tuluoglu
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

Graphic Scale



Owner's Certificate

Lutfi On, Levent Muslu And Unal Tuluoglu, 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 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 _____ Day Of _____, 2020.

Lutfi On

Witness

Levent Muslu

Witness

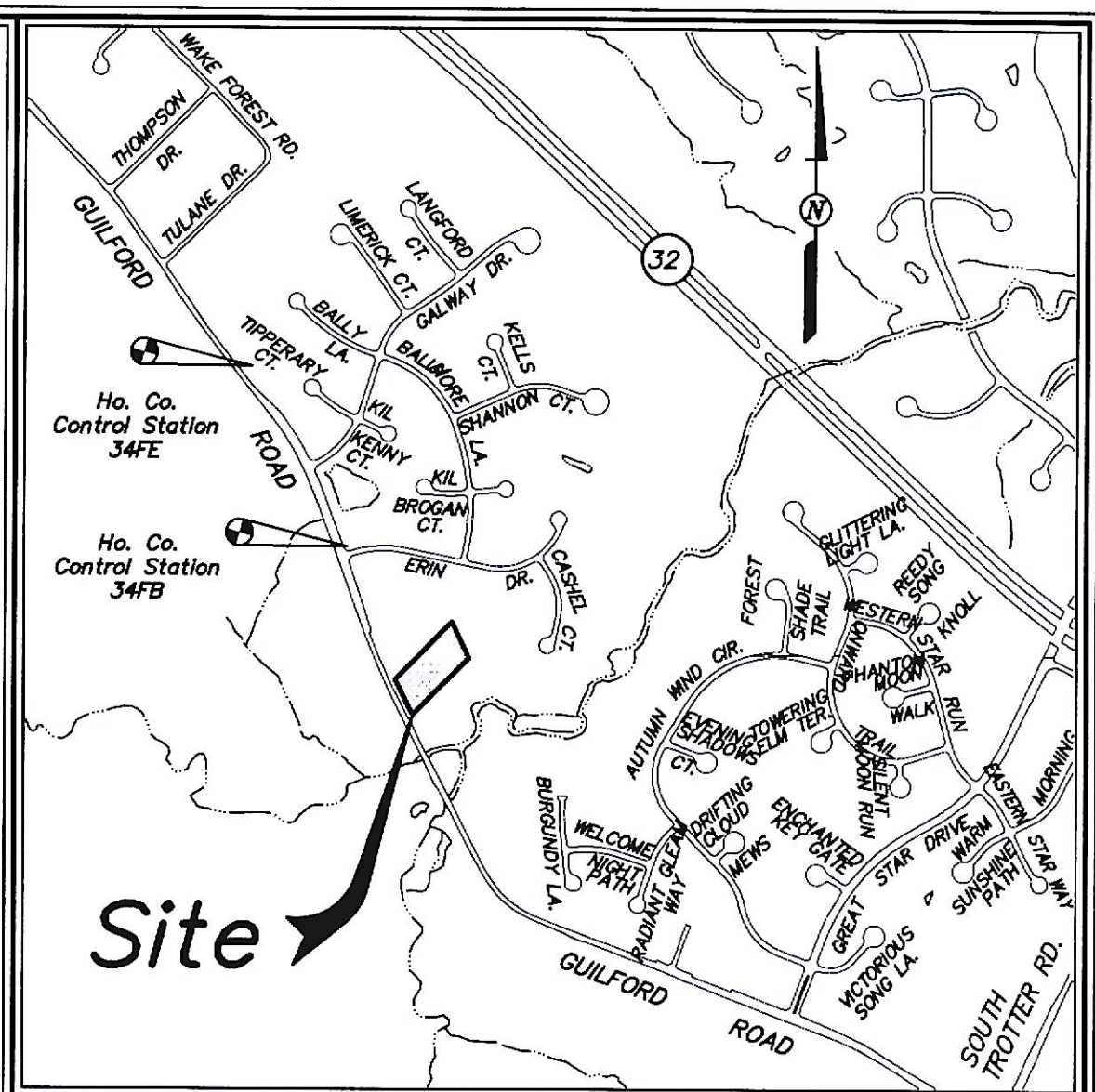
Unal Tuluoglu

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 Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Sundstrom Family Limited Partnership To Lutfi On, Levent Muslu And Unal Tuluoglu By Deed Dated July 7, 2011 And Recorded Among The Land Records Of Howard County, Maryland In Liber 13535 At Folio 492; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Rabal, Property Line Surveyor No. 339 Date _____
Expiration Date: October 4, 2022



Howard County ADC Map #31, Grid E-3

Vicinity Map

General Notes:

Scale: 1" = 1,200'

1. Subject Property Zoned R-12 Per 10/06/13 Comprehensive Zoning Plan.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 34FE And No. 34FB.
Sta. 34FE N 558,339.6005 E 1,329,709.0245 Elev. = 431.118
Sta. 34FB N 557,439.8130 E 1,330,191.3222 Elev. = 408.148
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July, 2017 By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line
5. Denotes Iron Pin Set Capped "F.C.C. 106".
6. Denotes Iron Pipe Or Iron Bar Found.
7. Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
9. Denotes Concrete Monument Or Stone Found.
10. Areas Are More Or Less (±).
11. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
12. 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.
13. 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:
a). Width - 12 Feet (16 Feet Serving More Than One Residence);
b). Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum)
c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 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 With No More Than 1 Foot Depth Over Surface;
f). Structure Clearance - Minimum 12 Feet;
g). Maintenance - Sufficient To Ensure All Weather Use.
14. Property Subject To Prior Department Of Planning And Zoning File No's: ECP-17-038, SP-18-002, WP-18-080, WP-19-092 And SDP-20-075.
15. No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
16. There Is An Existing Dwelling On This Site To Be Removed Prior To Final Plat Recordation.
17. 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.
18. Site Is Not Adjacent To A Scenic Road.
19. 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.
20. The Forest Conservation Act Requirements For This Project Will Be Met Through A Fee-In-Lieu Payment Of \$9,801.00 (0.3 Ac. x 43,560 Sq. Ft. x \$0.75/Sq. Ft.) For The Required 0.3 Acres Of Afforestation Obligation. No Clearing Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
21. Stormwater Management Practices Are Required In Accordance With The Design Manuals. Prior To Signature Approval Of The Final Plat, The Developer Will Be Required To Execute The Declaration Of Covenant And/or A Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement. On Lot Stormwater Management Facilities Are Owned And Maintained By The Individual Lot Owner.
22. This Plan 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-Lite Zoning Regulation Amendments Effective 7/29/06. 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.
23. The Traffic Study For This Project Was Prepared By Mars Group Dated May, 2016 And Approved On December 26, 2018.
24. The Landscape Surety In The Amount Of \$5,550.00 (18 Shade 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 Developers Agreement For This Subdivision.
25. 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.
26. This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
27. No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 6.2.F.2.
28. No Historic Structures Exist Within The Limits Of This Plat Submission.
29. 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.

RECORDED AS PLAT No. _____ ON
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Lutfi 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: October 13, 2020 Scale: As Shown Sheet 1 Of 1

