

Division of Land Development

DPZ File No. WP-10-075

2 Comprehensive & Community Planning
Development Engineering Division
Other
2 File

See: N/A

- _____ Tax Assessment
- _____ Verizon
- _____ BGE
- _____ Cable TV
- _____ Police
- _____ MTA
- _____ Finance
- _____ DPW, Real Estate Services
- _____ DPW, Construction and Inspection
- _____ DPW, Bureau of Utilities

Pre-Packaged Plan Set

	Wetlands Report
	Soils/Topo Map/Drain Area Map
	FSD/FCP/Worksheet and Application
	Declaration of Intent (Forest Cons)
	Drainage and/or Computation/Pond Safety Comps
	Preliminary Road Profiles
	APFO Roads Test/Mitigation Plan/Traffic Study
	Noise Study
√	Sight Distance Analysis/Speed Flow Study
	Floodplain Study
	Stormwater Management Comps/Geo-Tech Report
	Industrial Waste Survey (DPW)
	Road Poster Form Letter
√	Justification Letter
	Perc Plat
	Scenic Road Exhibits
√	Deeds
√	Photographs
	Retaining Wall Comps/Details
	Poster/Community or HDC Meeting Information
	Route 1 Details/Summary

	Road Poster Form Letter
✓	Justification Letter
	Perc Plat
	Scenic Road Exhibits
✓	Deeds
✓	Photographs
	Retaining Wall Comps/Details
	Poster/Community or HDC Meeting Information
	Route 1 Details/Summary

____ Recorded
On December 9, 2009

Due- 17 Working Days: January 12, 2021

The Health Department does not oppose this proposal.

Transmittal Form #9

Howard County Department of Planning and Zoning
Division of Land Development
WAIVER PETITION APPLICATION

Date Submitted/Accepted 12/9/09 DPZ File Number WP-10-075

I. Site Description

Subdivision Name/Property Identification: PROPERTY OF NADU A. TUCKLI REVOCABLE TRUST

Location of property: 13170 TRIADELPHIA MILL RD.
(Street Address and/or Road Name)

RESIDENTIAL (1 HOUSE)
(Existing Use)

RESIDENTIAL (2 LOTS, 2 HOUSES)
(Proposed Use)

34
(Tax Map No.)

3
(Grid/Block No.)

60
(Parcel No.)

5TH
(Election District)

RR-DEO
(Zoning District)

7.4923 AC.±
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may **grant waivers or modifications to the minimum requirements stipulated within the Regulations** if it is **determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations**, or if it is determined that the regulations may be served to a greater extent by an **alternative proposal**.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.

Summary of Regulation

1. 16.116(a)(3)

REQUIRING WETLANDS, STREAMS AND THEIR BUFFERS TO BE ON OPEN SPACE OR PRESERVATION PARCELS

2. 16.120(b)(4)(iii)b.

REQUIRING RESIDENTIAL LOTS TO BE 10 ACRES OR GREATER TO ALLOW PRESENCE OF FLOODPLAINS, WETLANDS, STREAMS AND THEIR BUFFERS

3. 16.120(B)(6)(vi)

PROHIBITING A DRIVEWAY FROM BEING LOCATED WITHIN 10' OF A PROJECT BOUNDARY

4. _____

5. _____

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

PLEASE SEE ATTACHED LETTER

IV. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

N/A

- b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

N/A

- c. **Design Advisory Panel (DAP)** - For projects requesting a waiver of the SDP requirement for any proposed building or site improvements, a pre-submission advisory meeting with the Design Advisory Panel may be required for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual in accordance with Sections 16.1501 and 16.1504 of the Howard County Code (CB Nos. 24-2008 and 25-2008). The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. The property owner/developer must submit a copy of the DAP project design recommendation to DPZ along with the waiver petition application submission, if applicable.

N/A

V. Plan Exhibit

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**7 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 11 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plat is in active processing, only 2 sets of plans are required along with 7 or 11 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at [formsfeesapplications.htm](http://www.co.ho.md.us/DPZ/formsfeesapplications.htm).

<http://www.co.ho.md.us/DPZ/>

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plat or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>T</u> Information Provided	<u>X</u> Information Not Provided,
	<u>NA</u> Not Applicable Justification	Attached

- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ✓ 3. North arrow and scale of plan.
- ✓ 4. Location, extent, boundary lines and area of any proposed lots.
- ✓ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ✓ 6. Delineation of building setback lines.
- ✓ 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.
- ✓ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- ✓ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- ✓ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- ✓ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- ✓ 14. Submit 2 sets of photographs for all existing on-site structures.
- ✓ 15. Identify the location of any existing wells and/or private septic systems.

N/A 16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

✓ 17. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

N/A 18. Please complete the following:

A pre-submission meeting was held with DPZ on 6/29/09 with KENT SHELBROOKS, CHAD EDMONDSON [date] if applicable.
[DPZ, Director, DLD Division Chief or other SRC representatives]

VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

☐ Owner's authorization attached *

[Signature] 11/30/09
(Signature of Property Owner) (Date) (Signature)
(Fee Simple Owner Only)

NADIA A. TUAKE
(Name of Property Owner)

13603 Gilbride Lane
(Address)

Clarksville MD 21029
(City, State, Zip Code)

E-Mail RLSanche@aol.com
202 463 2629
(Telephone) (Fax)

Contact Person: Roberto Sanchez

[Signature] 11/25/09
(Signature of Petition Preparer) * (Date)

G. SCOTT SHANBERGER
SHANBERGER & LANE
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)
6026 TOWN & COUNTRY BLD.
SUITE 201
(Address)

ELICOTT CITY, MD. 21043
(City, State, Zip Code)

E-Mail home@shanlane.com
(410) 461-9563 (410) 461-9693
(Telephone) (Fax)

Contact Person: G. SCOTT SHANBERGER

Howard County Department of Planning and Zoning
Division of Land Development

**INITIAL SUBMISSION
WAIVER PETITION WORKSHEET**
(For DPZ Use Only)

Project Name _____ **DPZ File No.** _____
DPZ Plan Reviewer _____ **Submission Date** _____
Plan Consultant Representative _____ **Time** _____

- I. Application Requirements** **Indicate Yes, No or N/A**
- a. Application is complete
 - b. Required number of plans and applications are provided
 - _____ Plans (7 sets on County Road or
 - _____ Applications 11 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission HDC advisory meeting for new projects in
Historic District or listed in Historic Sites Inventory
 - e. Photographs of existing structures (for Historic Preservation Review)
 - f. MAA Approval Letter (if applicable)
 - g. Written summary of Route 1 manual compliance (if applicable)
 - h. DAP project design recommendation for Route 1 projects

- II. Fee Computation** **Fee**
- Number of waivers requested.....
- * Base Fee for first two waiver sections (\$450)
- Fee for each additional waiver section (___ additional waivers x \$50 each).....
- * (Maximum fee of \$350 for Agricultural Preservation parcels)

TOTAL _____

III. Certification

Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

December 4, 2009

Mr. Kent Sheubrooks, Chief
Division of Land Development
Howard County Department of Planning and Zoning
8930 Stanford Blvd.
Columbia, Maryland 21045
RE: Waiver Request
Property of Nadu A. Tuakli Revocable Trust (no file number yet assigned)

Dear Mr. Sheubrooks:

This letter is written to supply justification of a request for a waiver of 3 Sections of the Subdivision and Land Development Regulations connected with a subdivision plan for the Property of Nadu A. Tuakli Revocable Trust. The property is located at 13170 Triadelphia Mill Road, Tax Map 34, Grid 3, Parcel 6. The specific sections for which waivers are requested are as follows:

Section 16.116.(a)(3) --- Requiring wetlands, streams, and their buffers to be on Open Space or Preservation Parcels.

Section 16.120.(b)(4)(iii)b. --- Requiring residential lots to be 10 acres or greater in size to allow the presence of floodplains, wetlands, streams, and their buffers to be on those lots.

Section 16.120.(b)(6)(vi) --- Prohibiting a driveway from being located within 10 feet of a project boundary.

I believe the proposed lot layout is the best way to subdivide the property without undermining the intent of the Subdivision and Land Development Regulations, and offer the following justification for granting the waiver requests:

The property is basically triangular, with a long section of road frontage on low ground and 2 sides running uphill and tapering to a point in the rear. Much of the road frontage and the southeastern side of the site feature soil types with hydric inclusions, a fairly high water table, some wetlands, 2 small areas of standing water at some times of the year, and 2 streams. These are natural conditions, not man-made. The existing house on the property was constructed in or around 1959 on the higher ground near the rear of the property. The existing septic system is southeast of the house, well away from the water table issues. The existing well is on the patio outside the house.

Water table conditions do not permit successful perc testing below the elevation shown on the accompanying drawing. There is a signed percolation certification plat for the lots with proposed wells and septic areas as shown on the accompanying drawing. With water table issues forcing perc areas uphill, and with the existence of offsite private sewage easements, there is very limited room for well sites at the top of the site. The existing well will have to be moved, since it is too close to the house and to the proposed septic areas. The requirement for 3 proposed well sites per lot has been met on the perc certification plat, with all well sites to be northwest of the existing house. There is very little room available for any other well sites.

The available septic areas cannot go any lower any lower on the hillside due to water table issues, and cannot go much higher on the hillside without interfering with proposed well sites. This precludes a front-and-back lot arrangement. In addition, and quite importantly to the owners, siting the lots side-to-side preserves the view of a pond on the southern side of Triadelphia Mill Road from the large picture window in the living room of the existing house, which will remain. If the lots were situated front-to-back, a house on the front lot would interrupt this view. It is desirable to preserve the view.

The existing driveway is paved and is in good condition, allowing easy access up the hill from Triadelphia Mill Road. The driveway has good sight distance to the northwest and excellent sight distance to the southeast. This is shown both on the road profile and on the photographs submitted with this request. If a the existing driveway was used only for the new lot, and a new driveway was built to serve the existing house, the sight distance from such a new driveway would be significantly less to the southeast: 464 feet instead of 1554 feet. The existing driveway location, used as a shared driveway, provides the safest possible access to both lots.

The 3 main goals of this lot layout are

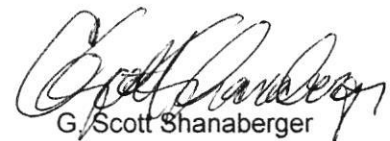
- To preserve the view of the existing pond from the living room of the existing house.
- To provide adequate well sites and septic areas.
- To minimize disturbance of environmental features.
- To provide a safe driveway entrance for each lot.

There is no disturbance proposed of the wetlands, wetland buffers, streams, stream buffers, or the floodplain involved in this proposed lot layout. The driveway is at the safest access point for the whole property, and one of the safest access points on Triadelphia Mill Road. The view of the pond will not be interrupted by a new house. Well and septic locations are tight, but have already been approved by the Bureau of Environmental Health. For these reasons I believe the lot layout complies with the intentions of the Subdivision and Land Development Regulations, taking advantage of existing site conditions without straining the environment.

The waiver to allow a driveway within 10 feet of the property line is requested only to reflect existing conditions. The existing driveway is closer than 10 feet to the property line in the area shown on the plan and has been that way for years. The proposed widening of the driveway to 16 feet will not create any new driveway paving within 10 feet of the line, and will only be outside the stream buffer. Within the stream buffer itself the intention is to leave the driveway at its present width and create no disturbance at all.

If you need any further information with which to evaluate this waiver request, please do not hesitate to ask.

Sincerely,


G. Scott Shanaberger
Professional L.S.



SECTION 16.116(a)(3) --- REQUIRING WETLANDS, STREAMS, AND THEIR BUFFERS TO BE LOCATED IN OPEN SPACE OR ON A NON-BUILDABLE PRESERVATION PARCEL RATHER THAN ON RESIDENTIAL LOTS, EXCEPT AS PROVIDED IN SECTION 16.120.

SECTION 16.120(b)(4)(iii)b. --- REQUIRING RESIDENTIAL LOTS TO BE 10 ACRES OR GREATER IN SIZE IN ORDER TO ALLOW THE PRESENCE OF FLOODPLAINS, WETLANDS, STREAMS, OR THEIR BUFFERS ON THOSE LOTS.

SECTION 16.120.(B)(6)(vi) --- PROHIBITING A DRIVEWAY FROM BEING LOCATED WITHIN 10 FEET OF THE PROJECT BOUNDARY.

K. & M. KRISHNAMURTHY
2485/136
MAP 34, PARCEL 292
ZONED RR-DEO
LOT 10, DUNFARMIN ESTATES
PLAT #7831

ANDREW & KATHLEEN YOUNG
2141/1
MAP 34, PARCEL 292
ZONED RR-DEO
LOT 12, DUNFARMIN ESTATES
PLAT #7831

JOSEPH & LYNNE LAYUG
3722/98
MAP 34, PARCEL 292
ZONED RR-DEO
LOT 11, DUNFARMIN ESTATES
PLAT #7831

MARTY ANTHONY HOWARD
3172/336
MAP 34, PARCEL 414
ZONED RR-DEO

SAMUEL & RHONDA TURNER
3648/36
MAP 34, PARCEL 359
ZONED RR-DEQ
PARCEL A, THOMPSON PROPERTY
PLAT BOOK 31, FOLIO 21

BERTHA & JOSEPH SPAINE
 8918/402
 MAP 34, PARCEL 359
 ZONED RR-DEO
 PARCEL B, THOMPSON PROPERTY
 PLAT BOOK 31, FOLIO 21

WILLIAM COOCH & WIFE
444/52
MAP 34, PARCEL 239
ZONED RR-DEO

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
PHONE: 410-461-9563
FAX: 410-461-9693



1. SUBJECT PROPERTY ZONED 'RR-DEO' PER 2/2/2004 COMPREHENSIVE ZONING PLAN.
AND JULY 28, 2006 COMP LITE REZONING.

2. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING

1.) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)

2.) SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING

3.) GEOMETRY - MAX. 14% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS

4.) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING):

5.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.

6.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

3. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVERSE SEWAGE EASEMENT SHALL NOT BE NECESSARY.

4. B.R.L. DESIGNATES BUILDING RESTRICTION LINE

5. PROPERTY LINES, BEARINGS, DISTANCES, AND ACREAGES SHOW ARE BASED ON A

6. TOPOGRAPHIC SURVEY OF THE PROPERTY WAS PERFORMED BY SHANABERGER &

7. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM 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.

9. THIS PLAT IS EXEMPT FROM REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 161202(B)(1)(viii) OF THE SUBDIVISION AND LAND

PROGRAM PER SECTION 16.1202(B)(1)(VIII) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE IT IS A MINOR SUBDIVISION CREATING ONE NEW LOT AND HAVING NO FURTHER SUBDIVISION POTENTIAL.

10. WETLANDS AND STREAMS SHOWN WERE MARKED BY BY EXPLORATION RESEARCH, INC. IN SEPTEMBER, 2009, AND WERE FIELD LOCATED BY SHANABERGER & LANE.

11. LOTS ARE TO BE SERVED BY PRIVATE WATER AND SEWER.

12. THERE IS NO FLOODPLAIN ON THIS SITE.

14. THERE ARE NO KNOWN OR VISIBLE CEMETERIES OR HISTORIC STRUCTURES ON THE LOTS

15. TRASH AND RECYCLING COLLECTION WILL BE AT THE INTERSECTION OF TRIADELPHIA MILL ROAD AND THE USE-IN-COMMON DRIVEWAY

16. THE LOTS SHOWN HEREONE COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.

WAIVER PLAN-LOTS 1 & 2

PROPERTY OF NADU A. TUAKLI
REVOCABLE TRUST

DEED REFERENCE: L.11197/F.346
5TH ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP 34, GRID 3, PARCEL 6
SCALE: 1"=50' DATE: NOVEMBER 18, 2009