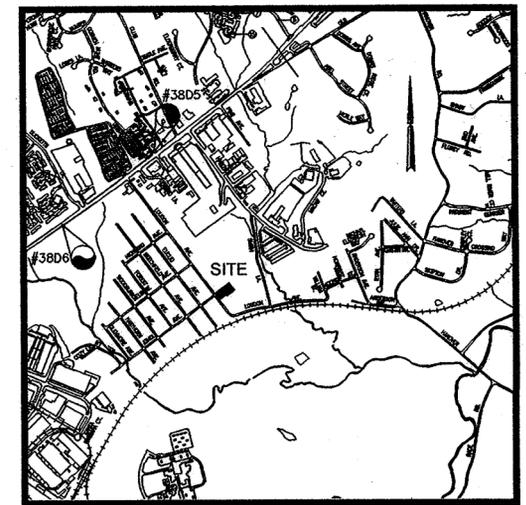


COORDINATE TABLE		
POINT	NORTH	EAST
72	556307.2136	1387929.3345
75	556198.9617	1387825.8571
253	556213.7819	1387630.6706
254	556126.4426	1387721.0256
255	556216.3182	1387807.9014
289	556413.0382	1387821.6773
290	556303.6575	1387717.5463

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	6,468	0	6,468
2	13,358	1,308	12,050
3	13,318	1,308	12,010
4	4,613	0	4,613

**BENCHMARKS**

HOWARD COUNTY BENCHMARK 38D5  
N 558378.575 E 1386524.158 ELEV. 192.979  
HOWARD COUNTY BENCHMARK 38D6  
N 557155.459 E 1384992.262 ELEV. 174.511



VICINITY MAP  
SCALE: 1" = 2000'

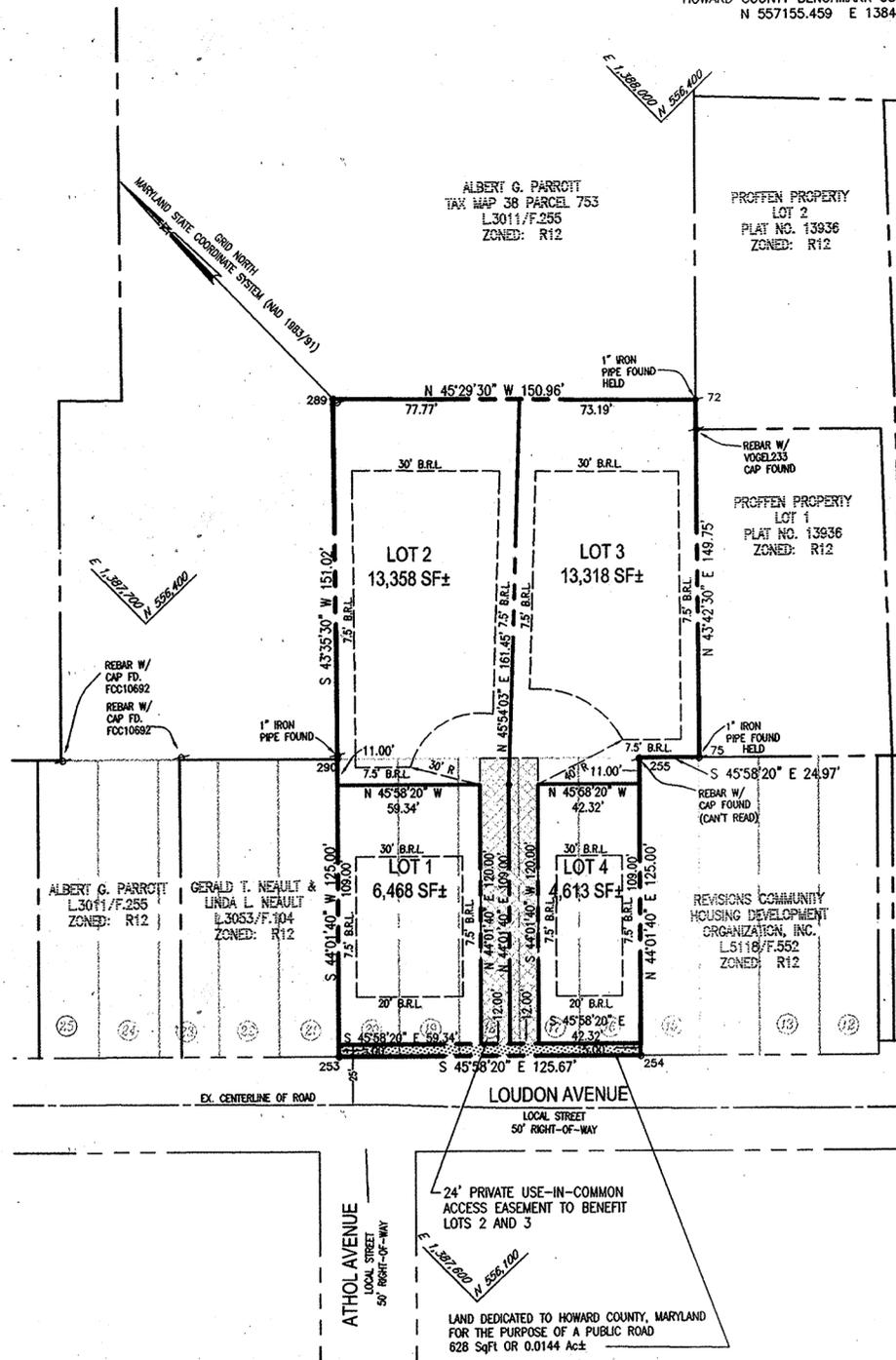
**GENERAL NOTES**

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  - SUBJECT PROPERTY ZONED R-12 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 38D5 AND 38D6.
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN JANUARY 2003.
  - BRL DENOTES BUILDING RESTRICTION LINE.
  - DENOTES IRON PIN W/CAP SET
  - DENOTES IRON PIPE OR IRON BAR FOUND
  - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
  - DENOTES STONE OR MONUMENT FOUND.
  - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
    - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
    - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - 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 TO THE PIPESTEM LOT DRIVEWAY.
  - PERIMETER LANDSCAPING FOR LOTS 2-4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED LANDSCAPING WILL BE FURTHER DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL AND SURETY WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT.
- LOT 1 IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT CONTAINS AN EXISTING DWELLING TO REMAIN.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*James D. Meeks* 9/25/03  
DATE  
JAMES ROBERT MEEKS  
PROFESSIONAL LAND SURVEYOR #10857

*Joseph E. Snedgrass* 9-26-03  
DATE  
MSB, LLC



**GENERAL NOTES (cont.'d)**

- SINCE THIS MINOR SUBDIVISION IS FOR DEVELOPMENT OF LAND LESS THAN 40,000 SQUARE FEET IN AREA, THIS SUBDIVISION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE LOTS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. C/PV (QUALITY CONTROL); EXEMPT, THE Q IS LESS THAN 2 cfs. Rev AND WQV PROVIDED BY ROOFTOP DRYWELLS ON LOTS 2 THRU 4.
- THE EXISTING HOUSE ON LOT 1 IS NON-COMFORMING WITH RESPECT TO THE FRONT 20' BUILDING RESTRICTION LINE SET FORTH UNDER SECTION 108.D OF THE ZONING REGULATIONS. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- WATER AND SEWER SERVICE TO LOTS 2 THRU 4 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT W108B-34742, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 23-S.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION AND CERTIFICATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 2003.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- OPEN SPACE CALCULATIONS:  
OPEN SPACE REQUIRED: 0.8812 Ac X 0.08 = 0.07 Ac OR 3,049 SqFt  
OPEN SPACE PROVIDED: 0 Ac  
FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$3,000.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 2 AND 3 SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-20#1.
- THIS SUBDIVISION HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 16.102(c)(3)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS; WHEREAS, THE DEPARTMENT OF PLANNING AND ZONING HAS APPROVED THIS MINOR SUBDIVISION/RESUBDIVISION WHICH IS NOT IN ACCORDANCE WITH THE MINIMUM LOT SIZE AND BULK REQUIREMENTS OF THE ZONING REGULATIONS BECAUSE THIS MINOR SUBDIVISION/RESUBDIVISION IMPROVES THE COMPLIANCE OF THE EXISTING LOTS THAT DO NOT MEET CURRENT ZONING BULK REGULATIONS BY BRINGING THE NONCOMPLYING LOTS AS CLOSE TO ZONING COMPLIANCE AS POSSIBLE. THE REMAINDER OF THIS MINOR SUBDIVISION (PARCEL 754) IS IN ACCORDANCE WITH THE ZONING REGULATIONS.
- REF: WP-03-38 DENIED NOVEMBER 6, 2002 TO WAIVE SECTION 16.102 WHICH REQUIRES THE APPLICATION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR ALL DIVISIONS OF LAND AND ALL DEVELOPMENT OF LAND SITUATED WITHIN HOWARD COUNTY FOR THE PURPOSE TO ALLOW THE RECORDING OF ADJOINER DEEDS TO RECONFIGURE FIVE (5) EXISTING RESIDENTIAL LOTS AND ONE (1) DEEDED PARCEL OF LAND TO ESTABLISH FIVE (5) BUILDABLE LOTS.
- A SITE DEVELOPMENT PLAN FOR LOTS 2-4 WILL BE REQUIRED PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IN ACCORDANCE WITH SECTION 16.155.(c).(2)(ii).

**PURPOSE NOTE:** THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE HARWOOD PARK LOTS 16 THROUGH 20 AND PARCEL 75 AND PART OF PARCEL 873 INTO 4 BUILDABLE LOTS.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.8668 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	0.8668 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0144 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.8812 AC

**FREDERICK WARD ASSOCIATES, INC.**

Engineers - Architects - Surveyors  
7125 Riverwood Drive, Suite C • Columbia, Maryland 21046  
Tel 410.720.6900 Fax 410.720.6226

**OWNERS/DEVELOPERS**

MSB LLC  
5705 LANDING ROAD  
ELKCRIDGE, MD 21075

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

*Penny Borenstein* 10/24/03  
DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Dammann* 10/16/03  
DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Frank D. Leight* 10/29/03  
DATE  
DIRECTOR

**OWNER'S CERTIFICATE**

WE, MSB, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON,
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE,
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 26th DAY OF SEPTEMBER, 2003.

*Joseph E. Snedgrass*  
MSB, LLC

*Margeline B. Bauld*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY RUTH E. MCQUAY TO MSB, LLC BY DEED DATED AUG. 16, 2002 AND RECORDED IN LIBER 6448 AT FOLIO 495 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE 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 AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*James D. Meeks* 9/25/03  
DATE  
JAMES ROBERT MEEKS  
PROFESSIONAL LAND SURVEYOR #10857

RECORDED AS PLAT NO. 16293 ON 10-30-03  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**McQUAY PROPERTY**  
LOTS 1 THRU 4

A RESUBDIVISION OF HARWOOD PARK LOTS 16 THRU 20 AND A SUBDIVISION OF PARCEL 754.

ZONED R-12  
TAX MAP NO:38 BLK:14 PARCEL NO:754 & P/O 873  
1st ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: SEPTEMBER 25, 2003

GRAPHIC SCALE: 1" = 50'



SCALE: 1"=50'  
SHEET 1 OF 1  
F 03-144

F-03-144