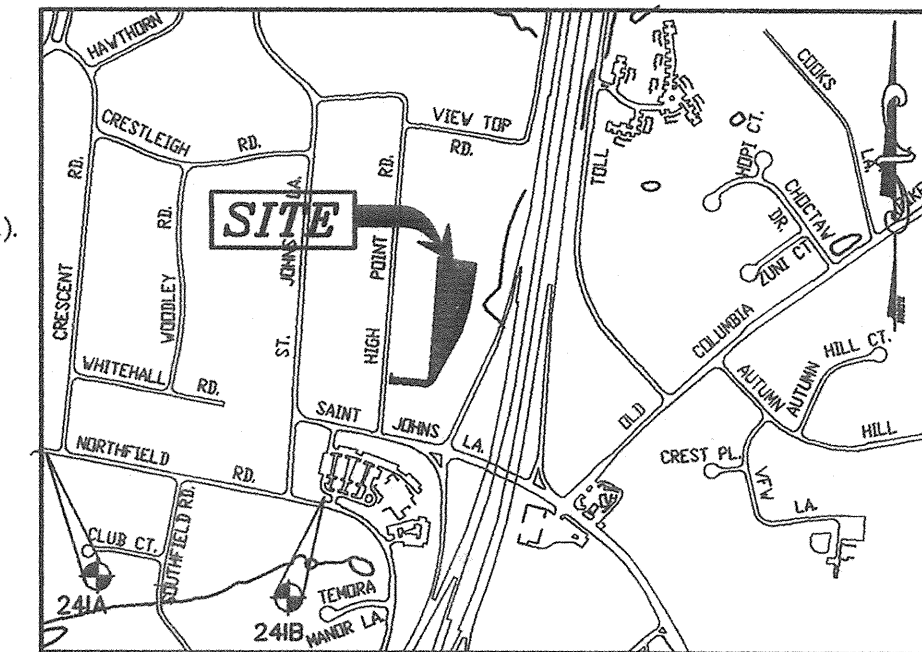


HIGH POINT RD.
(LOCAL ROAD 50' R/W)

- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-02-41 TO WAIVE SECTION 16.121(e) WHICH REQUIRES 40' OF PUBLIC ROAD FRONTAGE FOR OPEN SPACE LOTS APPROVED JANUARY 7, 2002. SUBJECT TO THE FOLLOWING CONDITIONS:
 - A 12' WIDE PEDESTRIAN ACCESS EASEMENT TO OPEN SPACE LOT 11, MAINTAINED BY THE H.O.A.
 - 24' WIDE USE-IN-COMMON ACCESS EASEMENT AND A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 9,10, FUTURE LOTS & OPEN SPACE LOT 11.
- THIS PLAN IS IN CONFORMANCE WITH 4TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR ALL LOTS IN THIS SUBDIVISION.
- A NOISE STUDY COMPLETED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY, 2002 HAS DETERMINED THAT THE NOISE BARRIER BEING CONSTRUCTED BY MARYLAND STATE HIGHWAY ADMINISTRATION PROVIDES SUFFICIENT ATTENUATION FOR THIS SITE.

- AREA OF SUBDIVISION = 2.03 AC. ±. AREA OF SMALLEST LOT = 14,900 SQ.FT. (LOT 9 F-02-67). REQUIRED OPEN SPACE (30%) = 0.61 AC ±. PROVIDED OPEN SPACE = 0.74 AC ±.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH THE RETENTION OF 0.74 ACRES OF FOREST, WHICH MEETS BREAK-EVEN POINT OF 0.71 ACRES OF REQUIRED RETENTION PER THE APPROVED FOREST CONSERVATION PLAN FILED UNDER F-02-67. FINANCIAL SURETY IN THE AMOUNT OF \$6,185.52 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR F-02-67 FOR THE REQUIRED RETENTION (30,927.6 SQ.FT.).
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 9, 10 AND 11 AND FUTURE LOTS HAS BEEN RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT, F-02-67, IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND AS LIBER 6527 FOLIO 6.
- THE ARTICLES OF INCORPORATION HAVE BEEN RECORDED UNDER F-02-67 WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER B00415, FOLIO 1526 ON AUGUST 16 2002.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 11, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



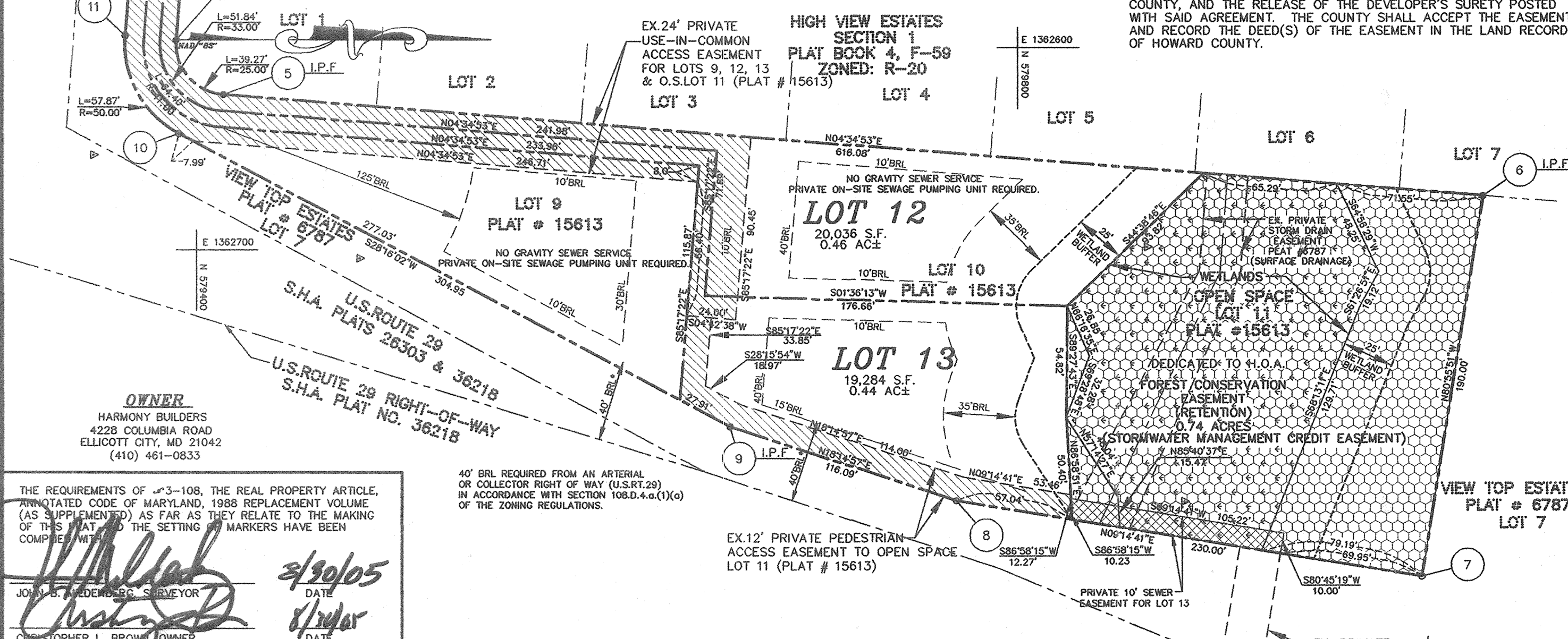
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
12	20,036 SQ.FT.	4,312 SQ.FT.	15,724 SQ.FT.
13	19,284 SQ.FT.	3,834 SQ.FT.	15,450 SQ.FT.

GENERAL NOTES

- TAX MAP: 24, LOT: 8, PARCEL: 308
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2001 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 241A, 241B

STA. No. 241A	N 589,167.025	ELEV. 357.838
	E 1,360,260.2558	
STA. No. 241B	N 578,753.503	ELEV. 391.245
	E 1,362,302.965	
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- | | |
|--------------|---------------------------------|
| 12. [Symbol] | DENOTES WETLANDS. |
| 13. [Symbol] | DENOTES PRIVATE SEWER EASEMENT. |
| 14. [Symbol] | DENOTES USE-IN-COMMON EASEMENT |
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - 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 ENSURE ALL WEATHER USE.
- FOR THE FLAG OF 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.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM(S), OR THEIR BUFFERS, AND FLOOD PLAIN OR FOREST CONSERVATION EASEMENT AREAS.
- WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC., DATED AUGUST, 2001.
- PERIMETER LANDSCAPING FOR THIS SITE IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-02-67; REQUIRING 9 SHADE TREES ON LOT 9 AND 13 SHADE TREES ON LOT 5 12 AND 13 (FORMERLY LOT 10). POSTING OF LANDSCAPE SURETY IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL AND THE FILING OF BUILDING PERMITS FOR THE SUBJECT LOTS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND SWM DESIGN MANUAL.



OWNER
HARMONY BUILDERS
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 21042
(410) 461-0833

THE REQUIREMENTS OF §§ 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 COMPLETED.

[Signature] 8/30/05
JOHN B. MILDENBERG, SURVEYOR
DATE

[Signature] 8/14/05
CHRISTOPHER L. BROWN, OWNER
DATE

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.90 AC ±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	0.90 AC ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	0.90 AC ±

COORDINATE LIST

NO.	NORTH	EAST
1	579,379.112	1,362,419.994
2	579,428.913	1,362,423.990
3	579,402.038	1,362,446.917
4	579,390.057	1,362,596.438
5	579,412.980	1,362,623.355
6	580,027.092	1,362,672.564
7	579,997.143	1,362,860.189
8	579,770.130	1,362,823.239
9	579,659.879	1,362,786.886
10	579,391.295	1,362,642.470
11	579,365.134	1,362,594.435

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

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

[Signature] 9/13/05
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/7/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 9/15/05
DIRECTOR
DATE

OWNER'S STATEMENT

WE, HARMONY BUILDERS, INC., OWNER 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 EASEMENTS 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 WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30 DAY OF Aug, 2005

[Signature]
CHRISTOPHER L. BROWN, OWNER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY JOHN B. MILDENBERG TO HARMONY BUILDERS, INC., BY DEED DATED APRIL 14, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7065 AT FOLIO 618 AND THAT ALL MONUMENTS ARE IN PLACE 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.

[Signature]
JOHN B. MILDENBERG, SURVEYOR
DATE 8/30/05

RECORDED AS PLAT 1700 ON 9/16/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

VIEW TOP ESTATES
LOTS: 12 AND 13
A RESUBDIVISION OF LOT 10
PLAT # 15613
SHEET 1 OF 1

TAX MAP 24 PARCEL NO. 308 LOT NO. 8 BLOCK. 17	SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20	SCALE: 1"=50' DATE: AUGUST 2005 DPZ FILE NOS. F-86-22 F-02-67, WP-02-41
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MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-02-28