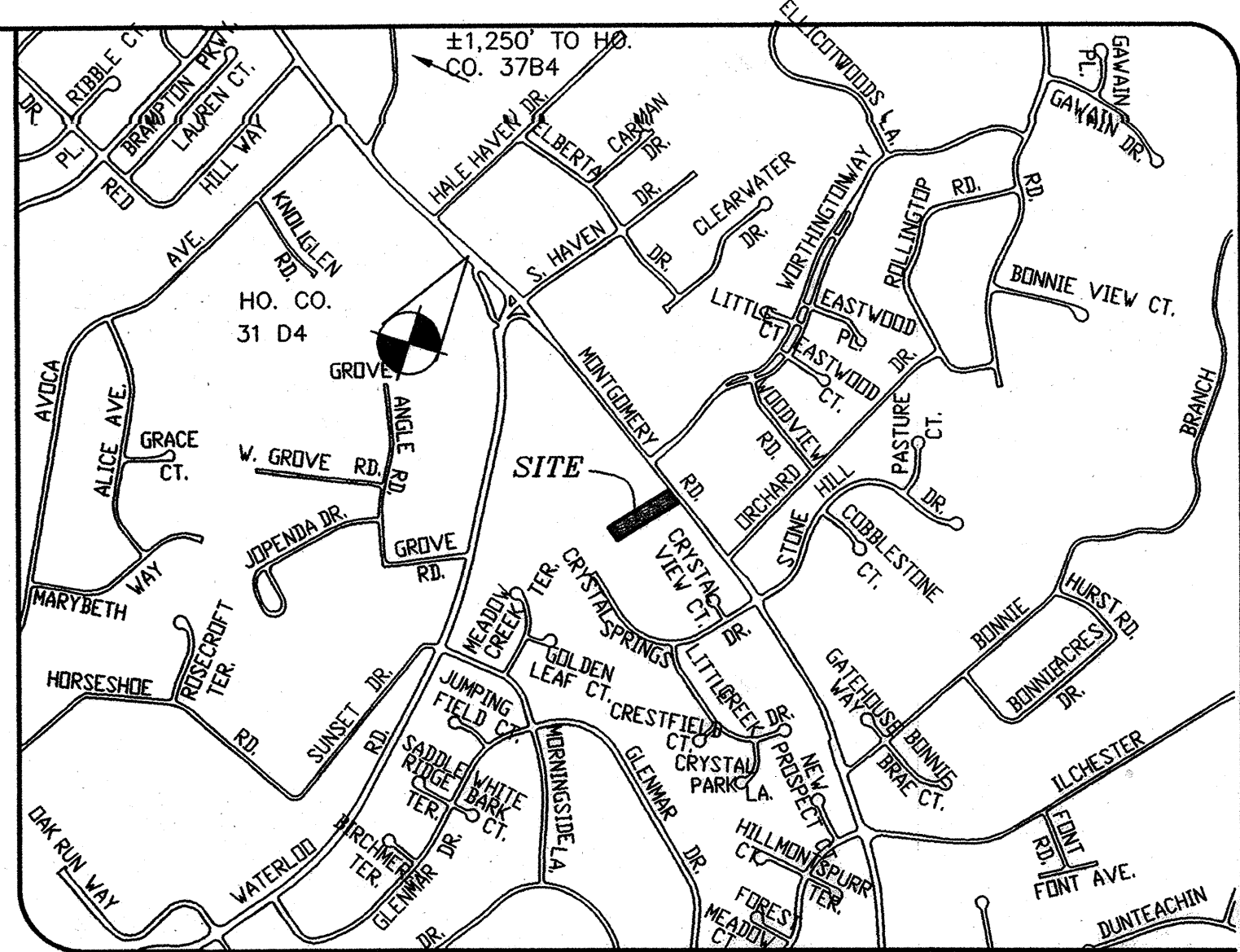
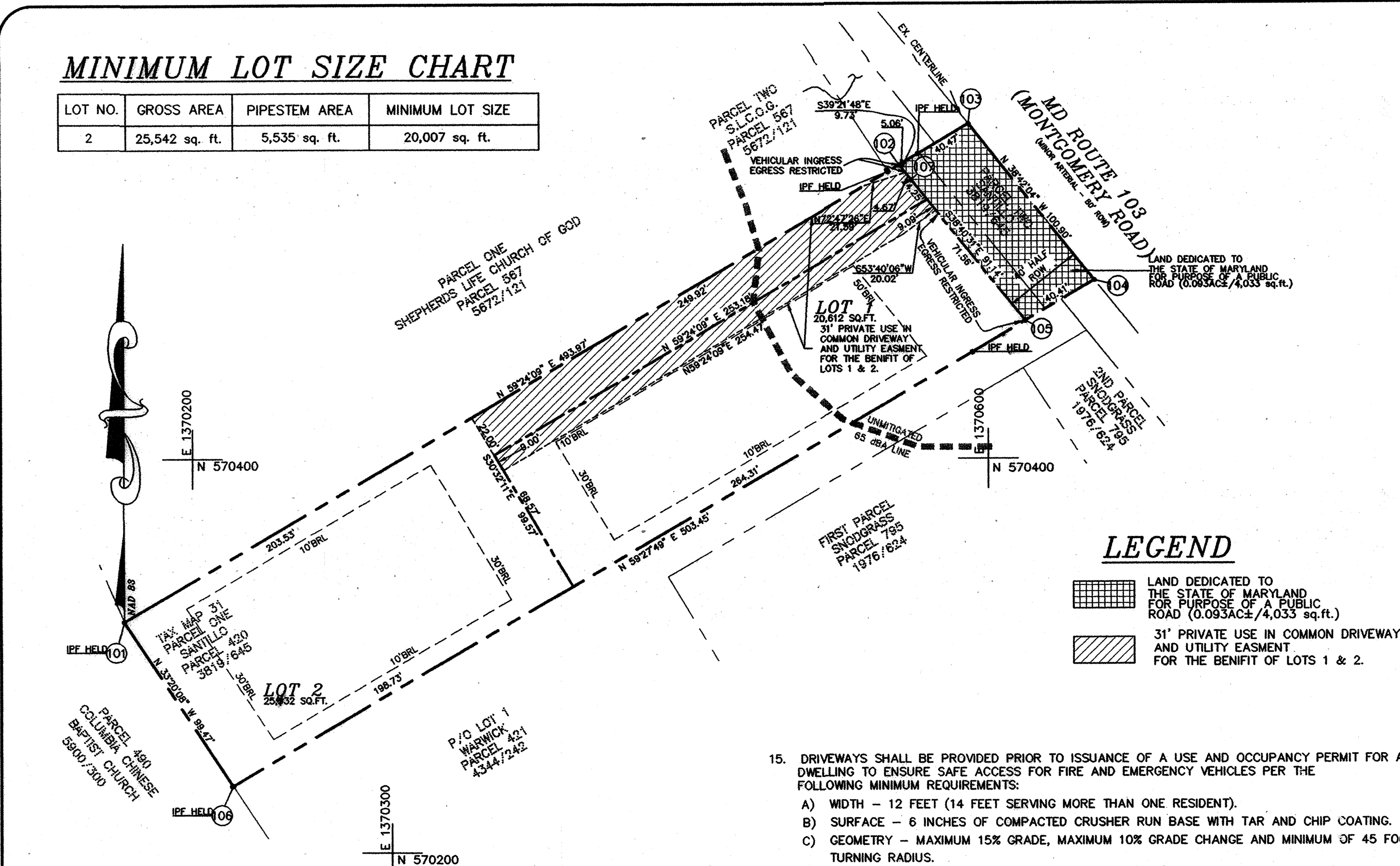


**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	25,542 sq. ft.	5,535 sq. ft.	20,007 sq. ft.



**LEGEND**

- LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSE OF A PUBLIC ROAD (0.093 AC ± / 4,033 sq. ft.)
- 31' PRIVATE USE IN COMMON DRIVEWAY AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1 & 2.

**GENERAL NOTES**

1. TAX MAP 31 PARCEL 420 FIRST AND SECOND.
2. SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 2003 BY MILDENBERG, BOENDER & ASSOC., INC.
4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31A3, 31D4.  
 STA. No. 31A3 N 573,217.877 E 1,368,237.622 ELEV. 487.641 (CONCRETE MONUMENT)  
 STA. No. 31D4 N 571,700.659 E 1,369,606.281 ELEV. 495.179 (CONCRETE MONUMENT)
5. ● DENOTES AN IRON PIN OR IRON PIPE FOUND  
 ○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
 BRL DENOTES A BUILDING RESTRICTION LINE
6. ALL AREAS ARE MORE OR LESS.
7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
8. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
9. NO STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON SITE.
10. NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY MILDENBERG BOENDER AND ASSOCIATES ON OR ABOUT OCT. 2003.
11. THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION PLAN REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202 (b) (1) (viii) OF THE HOWARD SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR A MINOR SUBDIVISION THAT CREATES AN ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
12. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
13. AREA OF SUBDIVISION = 1.14 ACRES ±  
 AREA OF THE SMALLEST LOT = 20,007 SQUARE FEET  
 NUMBER OF PROPOSED BUILDABLE LOTS = 2  
 AREA OF OPEN SPACE REQUIRED = 1.14 x 6% = 0.068 AC.  
 AREA OF OPEN SPACE PROVIDED = 0.00 AC.
14. THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 PER LOT.

15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
  - D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
16. 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.
17. ALL EXISTING STRUCTURES TO BE REMOVED.
18. THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON LOT 2 WILL BE POSTED WITH THE GRADING PERMIT IN THE AMOUNT OF \$2,400.00. POSTING OF THE SURETY WILL BE DEFERRED TO THE SITE DEVELOPMENT PLAN STAGE.
19. STORM WATER MANAGEMENT IS PROVIDED VIA THE USE OF RAIN GARDENS AND NON ROOFTOP DISCONNECTION CREDIT.
20. THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
21. DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
22. THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION TO THE SUBDIVISION REGULATIONS (COUNCIL BILL NO. 45-2003) AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 50-2001.  
*Development or construction of these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan.*

**COORDINATE TABLE**

POINT	NORTHING	EASTING
101	570317.092	1370165.214
102	570547.925	1370555.572
103	570568.526	1370590.407
104	570489.782	1370653.498
105	570469.252	1370618.695
106	570233.989	1370219.875
107	570540.401	1370561.744

NOTE: COORDINATES AND GRIDS TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.2808333.

**OWNER**

HARMONY BUILDERS  
 4228 COLUMBIA RD.  
 COLUMBIA, MARYLAND 21042

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 COMPLIED WITH.

*John B. Mildeberg* 4/24/04  
 JOHN B. MILDENBERG, SURVEYOR  
 DATE

*Christopher Brown* 4/29/04  
 CHRISTOPHER BROWN, PRESIDENT  
 HARMONY BUILDERS, OWNER  
 DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.047 AC. ±
AREA OF OPEN SPACE LOTS	0 AC.
AREA OF ROADWAY DEDICATION	0.093 AC.
AREA	1.14 AC. ±

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

*Renny Bortstein* M.D., F.S. 5-27-04  
 HOWARD COUNTY HEALTH OFFICER MK  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Luff* 5/28/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION &  
 DATE

*Christopher Brown* 5/28/04  
 HARMONY BUILDERS, OWNER  
 DATE

**OWNER'S STATEMENT**

HARMONY BUILDERS, 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 RIGHT-OF-WAYS 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 THEIR 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 \_\_\_\_\_ DAY OF \_\_\_\_\_

*Christopher Brown* 4/29/04  
 CHRISTOPHER BROWN, PRESIDENT  
 HARMONY BUILDERS, OWNER  
 DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY JOSEPH R. SANTILLO TO HARMONY BUILDERS INC. BY DEED DATED MARCH 23, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6984 FOLIO 606 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.

*John B. Mildeberg* 4/24/04  
 JOHN B. MILDENBERG, L.S. NO. 10778  
 PROFESSIONAL SURVEYOR  
 DATE

RECORDED AS PLAT 16714 ON 4/31/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**SANTILLO PROPERTY**  
 LOTS 1 & 2

SHEET 1 OF 1

TAX MAP 31	1ST ELECTION DISTRICT	SCALE: 1"=50'
PARCEL 420	HOWARD COUNTY, MARYLAND	DATE: APR. 2004
FIRST & SECOND.	ZONING R-20	FILE NUMBERS:
GRID 14		

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0286 Balt. (301) 621-5521 Wash. (410) 997-0288 Fax.