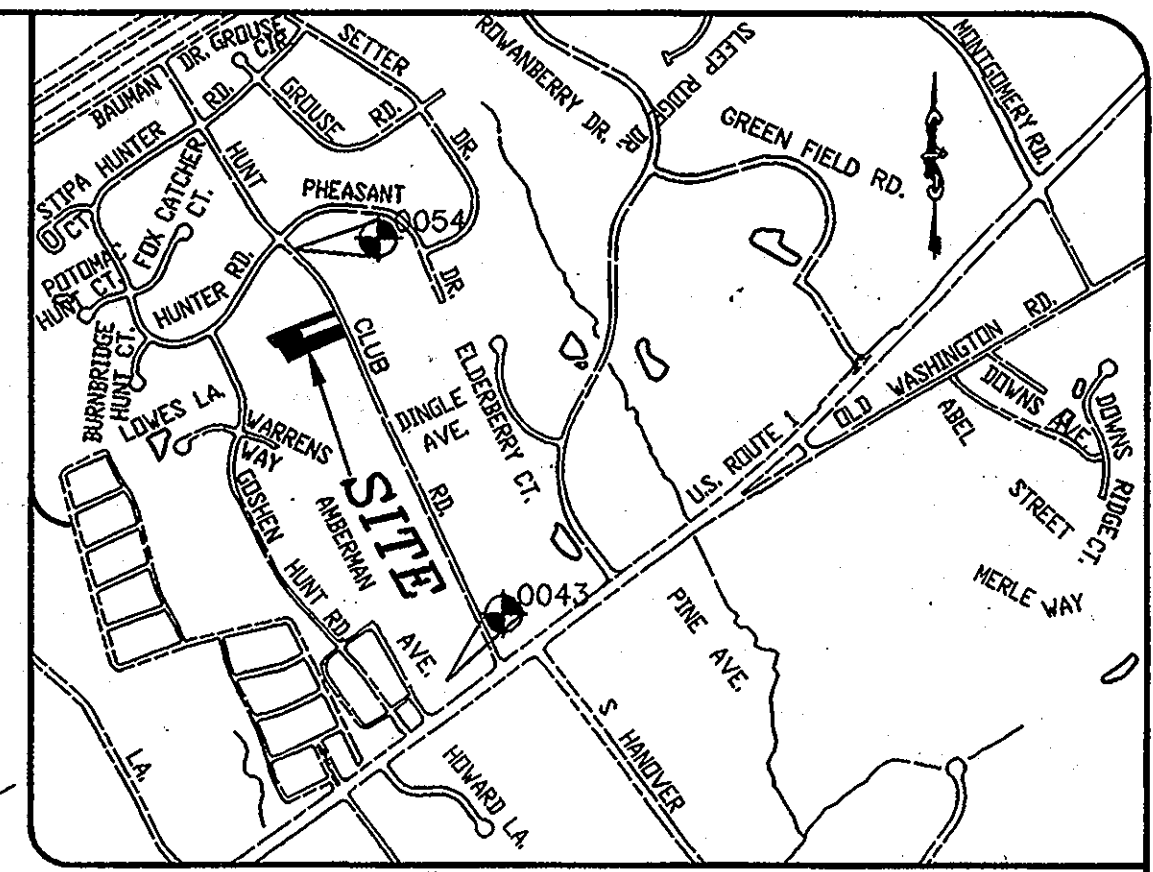


**GENERAL NOTES:**

- TAX MAP 38, PARCEL 53, GRID 7, (LOT 2) P/O PLAT 17841.
- SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/07.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2004 BY MILDENBERG, BOENDER & ASSOC., INC.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0043 AND 0054  
STATION NO. 0043 N 558479.008 ELEVATION 189.501  
E 1386642.06  
STATION NO. 0054 N 560818.409 ELEVATION 235.681  
E 1385770.21
- 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
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000 EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY ECO SCIENCE PROFESSIONALS ON AUGUST 2004.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- AREA OF SUBDIVISION = 0.824 ACRES ±  
AREA OF THE SMALLEST LOT = 12,940 SQUARE FEET  
REQUIRED OPEN SPACE = 0.824 X 8% = 0.066 AC ±  
PROVIDED OPEN SPACE = 0.00 AC ±  
NUMBER OF PROPOSED BUILDABLE LOTS = 2  
AREA OF PROPOSED BUILDABLE LOTS = 0.824 AC ±
- 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:  
- WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);  
- SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2 INCH MINIMUM);  
- GEOMETRY - MAXIMUM 14% 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 PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- EXISTING STRUCTURE ON LOT 4 IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.

- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY CB75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED UNDER APPROVED F-05-171.
- SWM IS PROVIDED UNDER APPROVED F-05-171.
- LANDSCAPING FOR LOTS 4 & 5 WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS DEFERRED UNTIL THE SDP STAGE.
- OPEN SPACE WILL NOT BE PROVIDED, THEREFORE A FEE-IN-LIEU IN THE AMOUNT OF \$3,000 WILL BE PAID PER SECTION 16.121(b).



VICINITY MAP  
SCALE: 1"=1000'

**COORDINATE TABLE**

POINT	NORTHING	EASTING
1	560470.053	1385982.989
2	560297.367	1385705.247
3	560212.580	1385755.665
4	560342.270	1386042.132
5	560396.932	1386017.841
6	560452.073	1385991.882
7	560457.900	1385989.130
102	560399.878	1385808.554
104	560329.038	1385852.403
111	560291.093	1385884.923
121	560375.460	1385803.140
122	560320.917	1385829.368

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

**CURVE TABLE**

CURVE (ft)	LENGTH (ft)	RADIUS (ft)	TANGENT (ft)	CHORD (ft)	DIRECTION	DELTA
C1	98.82	481.64	49.58	98.64	N30°44'17"W	11°45'19"
C2	50.00	461.64	25.02	49.97	N40°35'53"W	06°12'19"

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

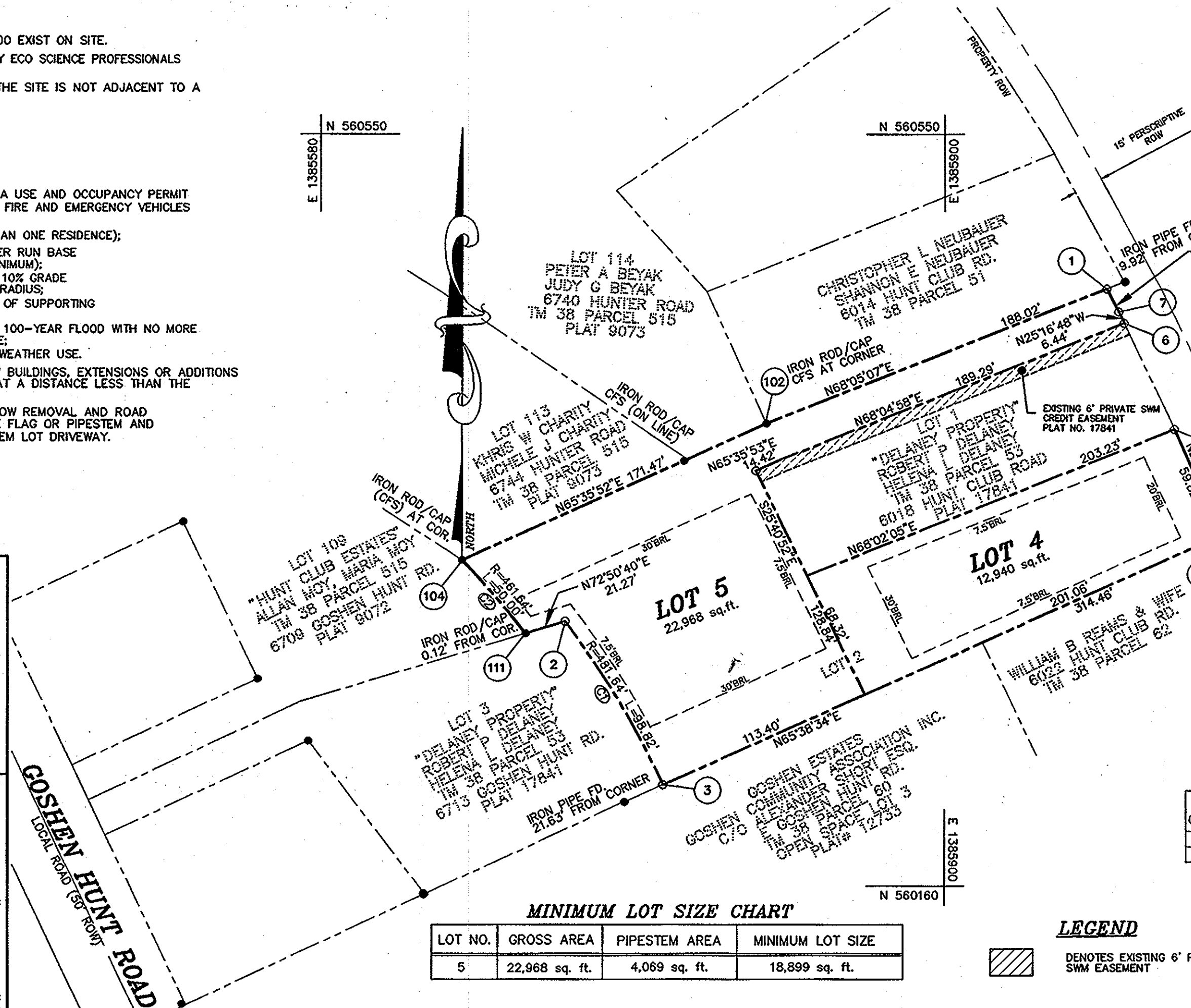
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*G. Scott Shanaberger*  
G SCOTT SHANABERGER, SURVEYOR  
DATE: 11/24/09

*Christopher Brown*  
CHRISTOPHER BROWN, OWNER  
DATE: 11/24/09

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.824 AC. ±
AREA OF OPEN SPACE LOTS	0.000 AC.
AREA OF PARCELS	0.000 AC.
AREA OF ROADWAY	0.000 AC.
AREA	0.824 AC. ±



**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	22,968 sq. ft.	4,069 sq. ft.	18,899 sq. ft.

**LEGEND**  
DENOTES EXISTING 6' PRIVATE SWM EASEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 OF DELANEY PROPERTY (PLAT 17841) INTO LOTS 4 AND 5.

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

*Balaram for Peter Belevan* 2/17/09  
HOWARD COUNTY HEALTH OFFICER 50 DATE 1/19/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Cumber* 1-30-09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION 5 DATE

*Cristy Hamilton* 2/25/09  
DIRECTOR DATE

**OWNER'S STATEMENT**

WE, HARMONY BUILDERS, 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 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 15 DAY OF January, 2009

*Christopher Brown*  
CHRISTOPHER BROWN, OWNER

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY ROBERT P. DELANEY AND HELENA L. DELANEY TO HARMONY BUILDERS BY DEED DATED MARCH 21, 2006 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9925 FOLIO 185; 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.

*G. Scott Shanaberger*  
G SCOTT SHANABERGER  
PROFESSIONAL LAND SURVEYOR, MD NO. 10849

*[Signature]* DATE

RECORDED AS PLAT 20461 ON 2/23/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**DELANEY PROPERTY**  
LOTS 4 & 5  
A RESUBDIVISION OF LOT 2  
DELANEY PROPERTY LOTS 1-3  
PLAT 17841

SHEET 1 OF 1

TAX MAP 38  
PARCEL 53  
GRID 7,  
(LOT 2)

1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING R-12

SCALE: 1"=50'  
DATE: JANUARY, 2009

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

5072 Dorsey Hall Drive, Suite 202, Elicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.