

GENERAL NOTES:

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE FOUND.
 - DENOTES IRON PIPE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 508A AND 5085.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED R-SC PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- PUBLIC WATER AND SEWER SERVICE HAS BEEN PROVIDED TO THESE PARCELS BY HOUSE CONNECTIONS CONSTRUCTED UNDER CONTRACT NUMBER 24-1226-D.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC STREET AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID STREET. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF THE STREET. TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS, NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2005 BY BENCHMARK ENGINEERING, INC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1 AND 2. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- WP-05-105 WAS CONDITIONALLY APPROVED ON MAY 17, 2005 BY THE PLANNING DIRECTOR WP-05-105 WAS A REQUEST TO WAIVE THE FOLLOWING: SECTION 16.145 REQUIRING THE SUBMISSION OF A SKETCH OR PRELIMINARY EQUIVALENT SKETCH PLAN AND SECTION 16.146 REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN. THE WAIVER WAS APPROVED SUBJECT TO THE ROAD IMPROVEMENTS FOR HARMONY LANE BEING SUBMITTED FOR REVIEW AS PART OF THE SITE DEVELOPMENT PLAN FOR PARCEL 960 AND A NOTE BEING ADDED TO THE PLAT (F-05-143) EXPLAINING THAT THE REQUIREMENTS TO HARMONY LANE WILL BE ADDRESSED AS PART OF THE SITE DEVELOPMENT PLAN FOR PARCEL 960. ON JUNE 13, 2005, A RECONSIDERATION REQUEST WAS FILED WITH THE DEPARTMENT OF PLANNING AND ZONING REQUESTING THAT SECTIONS 16.117 AND 16.121, FOREST CONSERVATION AND PRESERVATION OF NATURAL COVER AND PUBLIC SITES AND OPEN SPACE, RESPECTIVELY.
- LANDSCAPING WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLAN FOR EACH OF THESE PARCELS. THE LANDSCAPING ASSOCIATED WITH THE IMPROVEMENTS TO HARMONY LANE SHALL BE PROVIDED UNDER THE SITE DEVELOPMENT PLAN FOR PARCEL 960. SURETY SHALL BE PROVIDED UNDER THE SITE DEVELOPMENT PLAN.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 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. THE EXISTING BUILDING WAS CONSTRUCTED IN 1952.
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT. THIS PROJECT IS WITHIN THE WATER/SEWER METROPOLITAN DISTRICT. PUBLIC WATER AND CONNECTION WILL BE MADE TO CONTRACT. No. 24-1226. PUBLIC SEWER CONNECTION WILL BE MADE TO CONTRACT. No. 24-1881-D.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2005.
- TRAFFIC STUDY IS NOT REQUIRED FOR THIS PLAN AS NO NEW LOTS ARE CREATED.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR LOTS 1 AND 2 UPON DEVELOPMENT OF THOSE LOTS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS. THE SITE DEVELOPMENT PLAN WILL BE SUBJECT TO THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF THE PLAN SUBMISSION. THE BUILDING PERMIT WILL BE SUBJECT TO THE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE PERMIT SUBMISSION.
- REQUEST FOR WP-05-105 TO WAIVE SECTION 16.117 REQUIRING FULFILLMENT OF FOREST CONSERVATION UNDER THE FINAL PLAN SUBMISSION AND SECTION 16.121, REQUIRING CREATION OF OPEN SPACE UNDER THE FINAL PLAN SUBMISSION HAS BEEN APPROVED ON JULY 20, 2005 BY PLANNING DIRECTOR. CONDITIONS OF APPROVAL:
 - FULFILLMENT OR FOREST CONSERVATION OBLIGATION UNDER THE FINAL PLAN (F05-143) SHALL BE DEFERRED. THE OBLIGATION ASSOCIATED WITH THE ACRES OF PROPOSED LOT 1 (PAR.763) SHALL BE DEFERRED UNTIL THE DEVELOPMENT OR RESUBDIVISION OF THAT LOT AND THE OBLIGATIONS ASSOCIATED WITH LOT 2 (PAR.960) ARE DEFERRED UNTIL THE SITE DEVELOPMENT OF PARCEL 960 INTO CONDO UNITS. DEVELOPER HAS 2 CHOICES:
 - DELAY THE RECORDED OF F 05-143 UNTIL THE SDP FOR LOT 2 (PAR.960) HAS BEEN DETERMINED TO BE TECHNICALLY COMPLETE. ALL NECESSARY EASEMENT CAN BE INCORPORATED INTO F05-143
 - MAY RECORD F 05-143 AS SOON AS IT IS TECHNICALLY COMPLETE, BUT WILL HAVE TO PROCESS AND RECORD A NEW "F" PLAN FOR LOT 2 SHOWING ALL NECESSARY EASEMENTS, INCLUDING FOREST CONSERVATION EASEMENTS.
 - FULFILLMENT OF OPEN SPACE REQUIREMENTS UNDER THE FINAL PLAN SHALL BE DEFERRED UNTIL FUTURE DEVELOPMENT OF PARCEL 763 AND THE SITE DEVELOPMENT PLAN SUBMISSION FOR THE DEVELOPMENT OF PARCEL 960.
 - A NOTE SHALL BE ADDED TO THE FINAL PLAT (F-15-143) EXPLAINING THAT OPEN SPACE AND FOREST CONSERVATION OBLIGATIONS ARE DEFERRED.
- OPEN SPACE AND FOREST CONSERVATION OBLIGATIONS ASSOCIATED WITH THIS PLAT HAVE BEEN DEFERRED. THOSE OBLIGATIONS ASSOCIATED WITH LOT 1 WILL BE ADDRESSED UPON THE RESUBDIVISION OR REDEVELOPMENT OF THAT LOT. THOSE OBLIGATIONS ASSOCIATED WITH LOT 2 WILL BE ADDRESSED WITH THE FORTHCOMING SITE DEVELOPMENT PLAN FOR THAT LOT.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	2
NON-BUILDABLE PARCEL	0
OPEN SPACE LOTS	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	5.64± AC.
NON-BUILDABLE LOTS	0.00 AC.
OPEN SPACE LOTS	0.00 AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.20± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.84± AC.

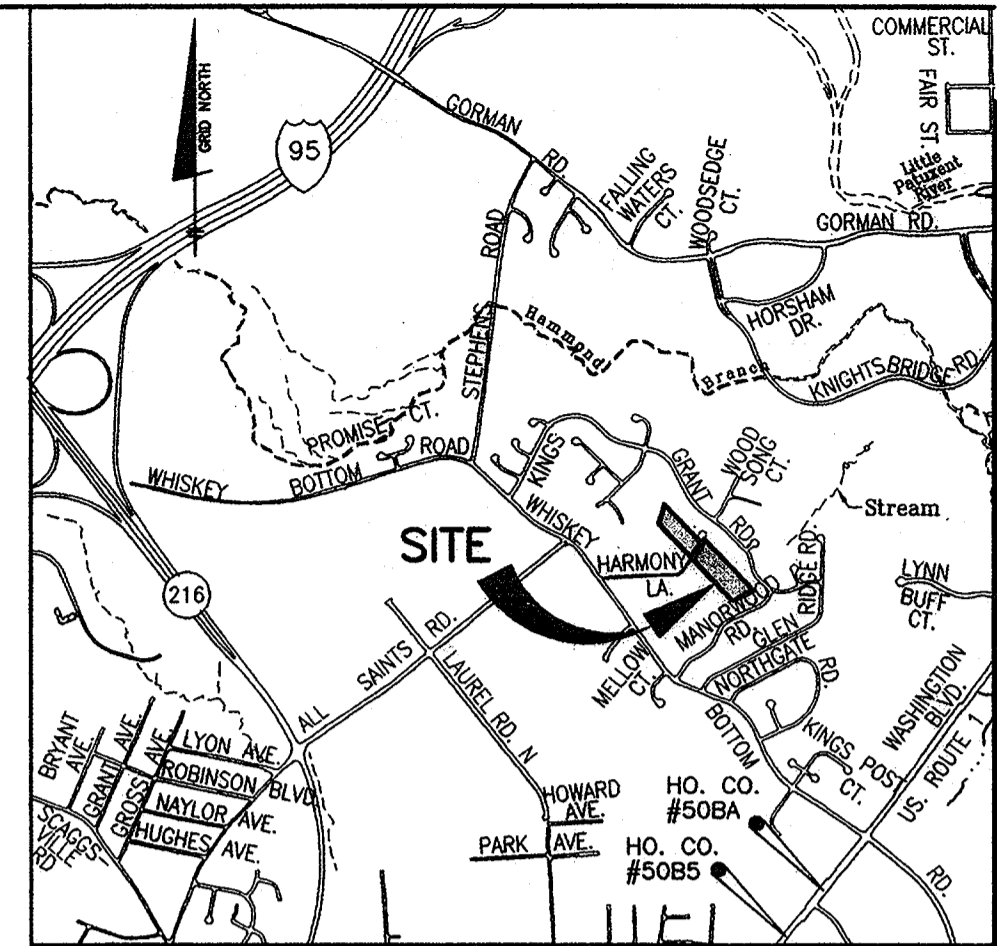
BENCH MARKS

HO. CO. #50BA (NAD '83) ELEV. N/A
STANDARD DISC ON CONCRETE MONUMENT BEING 39.7' SOUTHWEST OF THE CORNER OF A STONE PLANTER, 11.8' NORTHWEST OF THE CONC. CURB OF U.S. ROUTE 1 AND 42.9' NORTH OF THE INTERIOR CORNER OF THE CURB.
N 527561.6702' E 1359772.5936'

HO. CO. #50B5 (NAD '83) ELEV. 178.242'
STANDARD DISC ON CONCRETE MONUMENT BEING 73.9' NORTHEAST OF THE FRONT RIGHT CORNER OF #10100 U.S. ROUTE 1, 50.2' SOUTH OF A FIRE HYDRANT AND 2.9' WEST OF THE CURB OF U.S. ROUTE 1.
N 524999.3640' E 1357925.6751'

LEGEND

- COORDINATE POINT (104)
- WETLANDS LIMITS (W2, W3)
- STREAM
- EASEMENT



COORDINATE CHART (NAD '83)

No.	NORTH	EAST
45	530868.6146	1358358.0377
46	530974.8592	1358433.1658
47	531072.5160	1358484.1618
48	530541.7252	1358989.4640
49	530436.2014	1358769.6477
50	531085.0203	1358472.2579
51	531083.0596	1358471.1826
52	531043.1398	1358449.4962
53	531039.0256	1358447.0101
54	531446.0563	1358059.5250
55	531240.8940	1358003.6684
71	530898.1443	1358329.9286
72	530995.7581	1358398.9337
73	531056.2978	1358430.5673

WETLAND LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W2	S22°23'52"E	68.34'	W27	S89°58'52"E	29.15'
W3	S05°10'49"E	27.18'	W30	S46°05'00"W	34.99'
W4	S26°55'54"W	13.56'	W31	S52°32'37"W	29.34'
W6	S01°45'41"W	11.62'	W32	S01°49'58"W	18.21'
W7	S11°39'28"W	15.19'	W33	S78°50'30"W	28.71'
W8	N58°39'29"W	28.30'	W34	S43°07'16"W	14.58'
W9	N78°16'19"W	13.87'	W35	N88°30'34"E	34.02'
W10	N68°10'30"W	25.49'	W36	N88°33'11"E	20.41'
W11	N54°42'32"W	27.03'	W74	S83°37'59"E	36.21'
W12	N54°20'00"W	24.22'	W75	S36°33'37"W	24.21'
W13	N69°10'40"W	24.25'	W76	N83°03'39"W	38.87'
W14	N79°23'50"W	29.54'	W77	S22°53'13"W	16.89'
W15	N75°22'06"W	32.17'	W78	S25°16'44"W	36.04'
W16	S83°26'30"W	18.69'	W79	S75°17'48"W	18.27'
W17	S19°16'16"W	12.95'	W80	S75°17'48"W	20.85'
W18	S60°59'03"E	22.23'	W120	N59°32'42"W	28.39'
W19	S69°01'42"E	47.11'	W121	N80°38'50"W	23.07'
W20	S61°34'14"E	52.00'	W122	N05°25'41"W	15.31'
W21	S31°55'16"E	27.42'	W123	N00°27'45"E	37.07'
W22	S06°47'26"E	18.17'	W124	N49°34'24"W	32.64'
W23	N58°31'28"E	21.65'	W125	S37°18'59"W	18.35'
W24	N48°05'44"E	18.88'	W126	S28°36'11"W	30.65'
W25	N60°55'30"E	19.96'	W127	S74°29'56"W	90.93'
W26	S60°21'02"E	30.59'	W128	N22°23'52"W	1.42'

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.

David M. Harris 01/11/06
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

Shyrel B. Green 11/6/06
SHYREL GREEN
OWNER PARCEL 763

Larry E. Morgan 1/9/06
LARRY MORGAN
OWNER PARCEL 960

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO DIVIDE THE MORGAN AND GREEN PROPERTIES AND DEDICATE RIGHT-OF-WAY FOR HARMONY LANE.

RECORDED AS PLAT NO. 17984
ON 2/1/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MORGANS LANDING

LOTS 1 AND 2

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No.: 47
GRID No.: 23
PARCEL Nos.: 960 AND 763
ZONED: R-SC
SCALE: 1" = 100'
DATE: JUNE, 2005
SHEET: 1 OF 1

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Wala 1/24/06
FOR HOWARD COUNTY HEALTH OFFICER SFD DATE

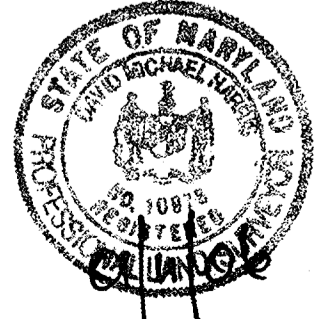
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark D. Wagle 1/25/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION yq DATE
DIRECTOR 88 DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY SHYREL GREEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF BERTHA MAE HALL BROWN, TO SHYREL GREEN BY DEED DATED FEBRUARY 26, 2002 RECORDED AT LIBER 6079, FOLIO 484 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND ALL OF THE LAND CONVEYED BY BERTHA MAE HALL BROWN TO LARRY E. AND MARVIN G. MORGAN BY DEED DATED MARCH 9, 1983 RECORDED AT LIBER 1148, FOLIO 255 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 NOW AMENDED.

David M. Harris DATE
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351



OWNER'S DEDICATION

WE, SHYREL GREEN, OWNER OF PARCEL 763, AND LARRY E. AND MARVIN G. MORGAN, OWNERS OF PARCEL 960, OWNERS THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 6th day of January, 2006.

Larry E. Morgan 1/9/06
MARVIN G. MORGAN DATE
Larry E. Morgan 1/9/06
LARRY E. MORGAN DATE
Shyrel B. Green 1/6/06
SHYREL GREEN DATE
B. D. Boy 1/9/06
WITNESS DATE
B. D. Boy 1/9/06
WITNESS DATE
B. D. Boy 1/06/06
WITNESS DATE

LOCATION PLAN

SCALE: 1" = 100'