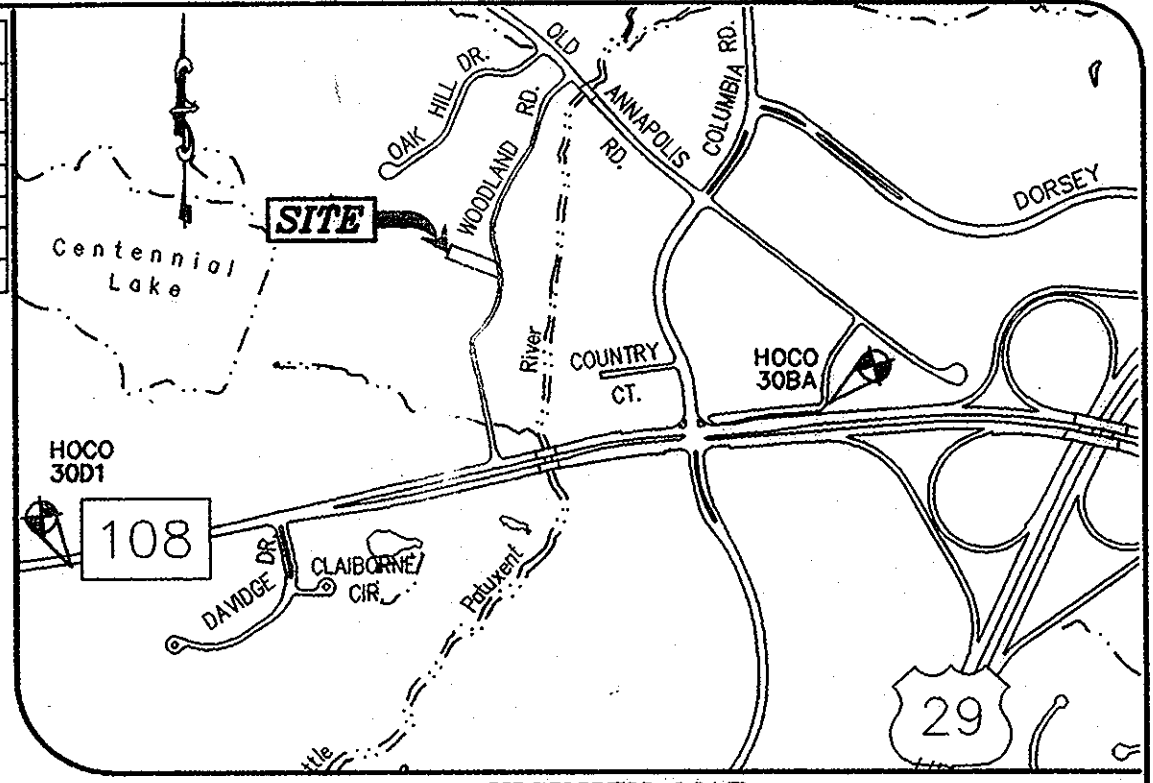


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	DISTANCE
C1	69.60	355.00	34.91	117'4"01"	N10°38'42"E	69.49
C2	74.56	355.00	37.42	12'02"00"	N00°59'19"W	74.42

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	573,697.2203	1,355,346.8256
2	573,806.2842	1,355,062.0038
3	573,869.8627	1,355,087.1583
4	573,934.0555	1,355,112.5561
5	573,839.9255	1,355,358.3781
6	573,765.5156	1,355,359.6621

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

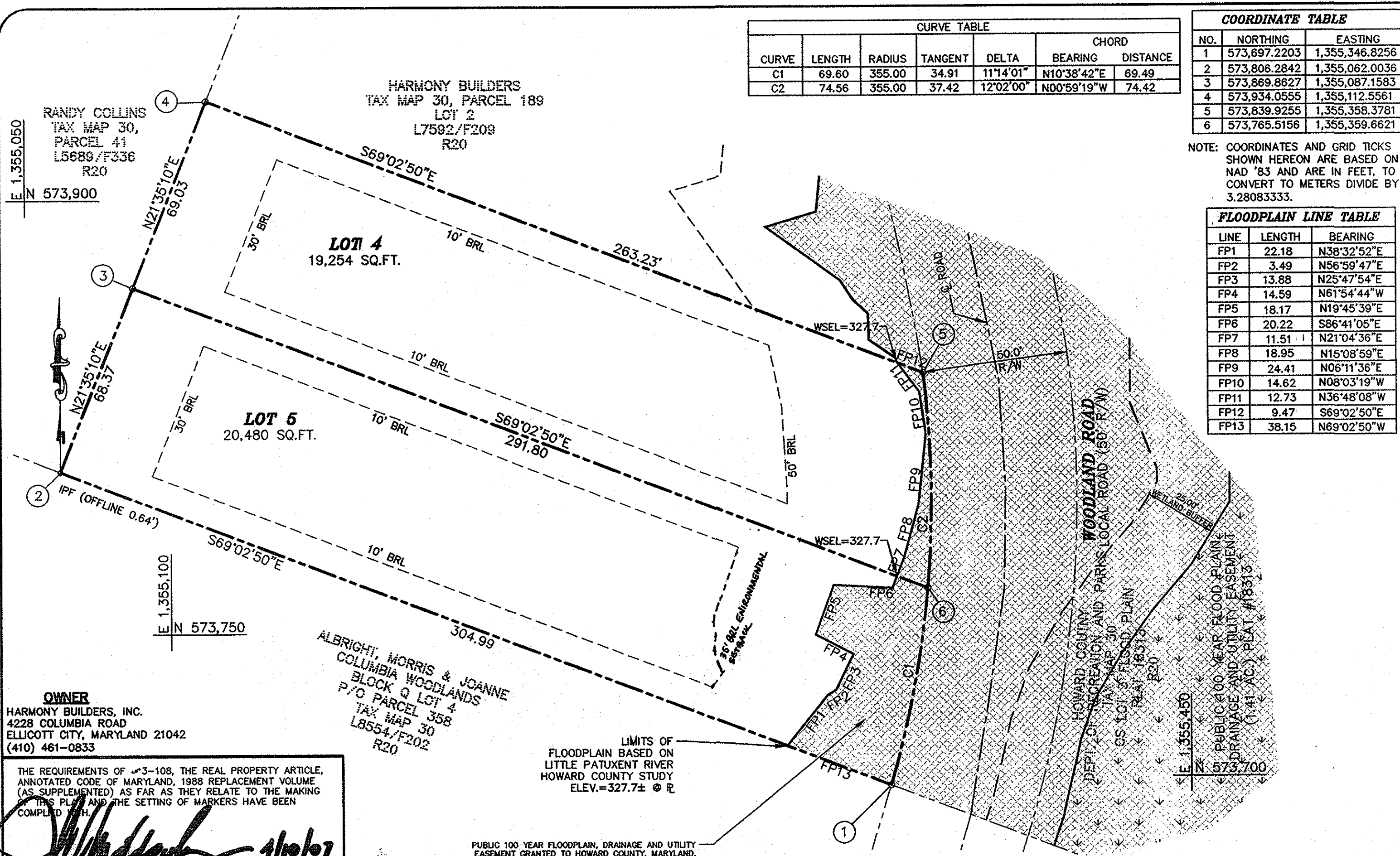
FLOODPLAIN LINE TABLE		
LINE	LENGTH	BEARING
FP1	22.18	N38°32'52"E
FP2	3.49	N56°59'47"E
FP3	13.88	N25°47'54"E
FP4	14.59	N61°54'44"W
FP5	18.17	N19°45'39"E
FP6	20.22	S86°41'05"E
FP7	11.51	N21°04'36"E
FP8	18.95	N15°08'59"E
FP9	24.41	N06°11'36"E
FP10	14.62	N08°03'19"W
FP11	12.73	N36°48'08"W
FP12	9.47	S69°02'50"E
FP13	38.15	N69°02'50"W



VICINITY MAP  
SCALE: 1"=1000'

**GENERAL NOTES**

- TAX MAP: 30, PARCEL: 189, BLOCK: 3
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDEBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JULY 2004.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 306A AND NO. 3001.  
STA. No. 306A N 573,149.0476 ELEV. 397.20'  
STA. No. 3001 N 572,311.6500 ELEV. 409.94'
- DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- WETLANDS DO NOT EXIST ON-SITE (CERTIFICATION PROVIDED UNDER F-06-045).
- OPEN SPACE PROVIDED UNDER F-06-045 (16,000 SQ. FT.).
- THE FOREST CONSERVATION OBLIGATION WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.22 ACRES (9,583 SQ. FT.) IN THE AMOUNT OF \$4,791.60 UNDER F-06-045.
- PERIMETER LANDSCAPING IS NOT REQUIRED FOR LOT 5 BECAUSE THERE IS AN EXISTING DWELLING TO REMAIN. LANDSCAPING WILL BE PROVIDED FOR LOT 4 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (9 SHADE TREES - \$2,700.00) IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- STORM WATER MANAGEMENT IS PROVIDED VIA THE USE OF ROOF TOP DISCONNECTION CREDITS, NON-ROOF TOP DISCONNECTION CREDITS AND RAIN GARDENS. A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS SHALL BE FILED WITH THE SUBDIVISION AND LAND DEVELOPMENT DEPARTMENT SIMULTANEOUSLY WITH THE SIGNING OF THE ORIGINAL SITE DEVELOPMENT PLAN.
- WATER AND SEWER SERVICE TO LOT 4 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122 OF THE HOWARD COUNTY CODE AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF CONNECTION TO THE MAIN LINES AT THE TIME OF BUILDING PERMIT APPROVAL. IF CAPACITY IS AVAILABLE AT THAT TIME, DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).  
C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425,000 LB.).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DENOTES WETLANDS
- DENOTES FLOODPLAIN
- WP-06-84 WAS APPROVED ON APRIL 3, 2006, REQUESTING A WAIVER FROM THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.120(b)(4)(iii)(c) - PROHIBITS THE PLACEMENT OF ENVIRONMENTAL FEATURES ON RESIDENTIAL LOTS OF 10 ACRES OR LESS. ALSO, SECTION 16.120(b)(4)(iii)(c) FOR R-20 INFILL SUBDIVISIONS RESTRICTED IN USING OPTIONAL LOT SIZES. ENVIRONMENTAL FEATURES MAY BE LOCATED ON LOTS, PROVIDED THE BUILDING ENVELOPE IS NO CLOSER THAN 35' FROM THE ENVIRONMENTAL FEATURE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS OR THE FOREST CONSERVATION AREA AND STEEP SLOPES THAT ARE SHOWN ON THIS PLAN UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OR OTHER APPLICABLE REGULATORY AGENCY.



**OWNER**  
HARMONY BUILDERS, INC.  
4228 COLUMBIA ROAD  
ELLCOTT CITY, MARYLAND 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*John W. Mildeberg* 4/10/07  
JOHN W. MILDEBERG, L.S. NO. 10718 DATE

*Christopher Brown* 04/19/07  
CHRISTOPHER BROWN, PRESIDENT  
HARMONY BUILDERS, INC. DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS	2
AREA OF BUILDABLE LOTS	0.91 ± AC.
AREA OF RIGHT-OF-WAY DEDICATION	0
AREA OF OPEN SPACE LOTS	0
AREA OF 100 YR FLOODPLAIN	0
TOTAL AREA	0.91 ± AC.

- THE FRONT BRL FOR LOT 5 COINCIDES WITH THE BOUNDARY OF THE 35' ENVIRONMENTAL SETBACK FROM THE FLOODPLAIN SECTION 16.120(b)(4)(iii)(c) OF THE SUBD. REGS. PROHIBIT THE BUILDING ENVELOPE TO BE CLOSER THAN 35 FEET FROM THE FLOODPLAIN. THEREFORE, THE DISTANCE FROM THE POINT TO THE FRONT PROPERTY LINE OF LOT 5 WILL VARY IN DISTANCE AND SHALL NOT BE LESS THAN 50' PER THE 2006-08-08 ENGINEERING DIVISION'S APPROVAL DATED FEB. 19, 2007. A PUB. IN-LIEU ROAD IMPROVEMENTS IN THE AMOUNT OF \$16,000.00 HAS BEEN PAID TO HO CO AND CREDITED TO CAPITAL PROJECT NUMBER K-1554, ACCT NO. 816-99 K-5054-9000.
- OPEN SPACE REQUIREMENTS ARE PROVIDED UNDER F-06-045 IN ACCORDANCE WITH SECTION 16.121(c)(2) OF THE SUBDIVISION AND LAND REGULATIONS. THE MINIMUM ALLOWABLE LOT SIZE IS 18,000 SQ.FT. BASED ON THE AREA OF OPEN SPACE THAT WAS DEDICATED UNDER F-06-045.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF THE SUBDIVISION AND LAND REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERRIS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.

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

*Bryan P. Peter* 5/18/07  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark A. Oyle* 5/16/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark A. Oyle* 5/24/07  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

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 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 10 DAY OF April 2007.

*Christopher Brown*  
CHRISTOPHER BROWN, PRESIDENT  
HARMONY BUILDERS, INC.

ATTESTED

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY CHARLES A. SEHMAN, III TO HARMONY BUILDERS, INC. BY DEED DATED AUGUST 27, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 7592 AT FOLIO 0209 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 W. Mildeberg* 4/10/07  
JOHN W. MILDEBERG, L.S. NO. 10718 DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE WOODLAND ROAD LOT 1 OF "WOODLAND ROAD PROPERTY, LOTS 1, 2 & OPEN SPACE LOT 3, PARCEL 189" PLAT 18313 INTO "WOODLAND ROAD PROPERTY, LOTS 4 & 5" WITH NO POSSIBLE RESUBDIVISION POTENTIAL.

RECORDED AS PLAT 19157 ON 5/31/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**WOODLAND ROAD PROPERTY**  
LOTS 4 & 5  
A RESUBDIVISION OF "WOODLAND ROAD PROPERTY, LOTS 1, 2 & OPEN SPACE LOT 3" PLAT 18313.

SHEET 1 OF 1

TAX MAP 30 2ND CONGRESSIONAL DISTRICT SCALE: 1"=30'  
PARCEL NO. 189 HOWARD COUNTY, MARYLAND DATE: MAY 2007  
BLOCK 3 EX. ZONING R-20 PREVIOUS DPZ FILE NO.: F-06-045  
WP-06-084  
WP-07-045

**MILDEBERG, BOENDER & ASSOC., INC.**  
Planners Surveyors  
5072 Dorsey Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0298 Fax (410) 997-0298 Fax