

NOTES:

- DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE OF CONCRETE MONUMENT FOUND.
 - DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 - △ DENOTES TRAVERSE POINT.
- STORMWATER MANAGEMENT FOR 1284 SHALL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLAN.
- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.38D5 AND NO.38D6.
- SUBJECT PROPERTY ZONED R-SC PER 7-28-06 COMP LITE ZONING AMENDMENTS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- DRIVEWAYS TO SINGLE RESIDENCES SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY, DRIVEWAYS TO MULTIPLE RESIDENCES SHALL BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC WATER AND SEWER IS EXISTING TO THESE LOTS WITHIN LOUDON AVE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH ANY LOT, 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.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 20, 2006, BY BENCHMARK ENGINEERING INC.
- THIS PLAN CONFORMS TO THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS LOCATED ON THIS SITE.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON LOTS 1280-1283 TO REMAIN. NO NEW BUILDINGS EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIRE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A RESUBDIVISION THAT CREATES NO ADDITIONAL LOTS, per Sec. 16.12.02 (b)(4)(vii).
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION THAT CREATES NO ADDITIONAL LOTS.
- IN ACCORDANCE WITH A LETTER FROM THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING DATED MAY 25, 2007 IT HAS BEEN DETERMINED THAT SYCAMORE AVENUE, A PAPER STREET, WILL NOT BE DEDICATED AS A PUBLIC RIGHT-OF-WAY.

OWNER:
WILLIAM DOUGLAS ASSOC., INC
1030 LIBERTY ROAD, SUITE 100
ELDERSBURG MD 21784
410-781-7533

ENGINEER:
BENCHMARK
ENGINEERING, INC.
8480 BALT. NAT. PIKE
SUITE 418
ELLCOTT CITY, MD 21043
410-465-6105

TOTAL TABULATION THIS SUBDIVISION

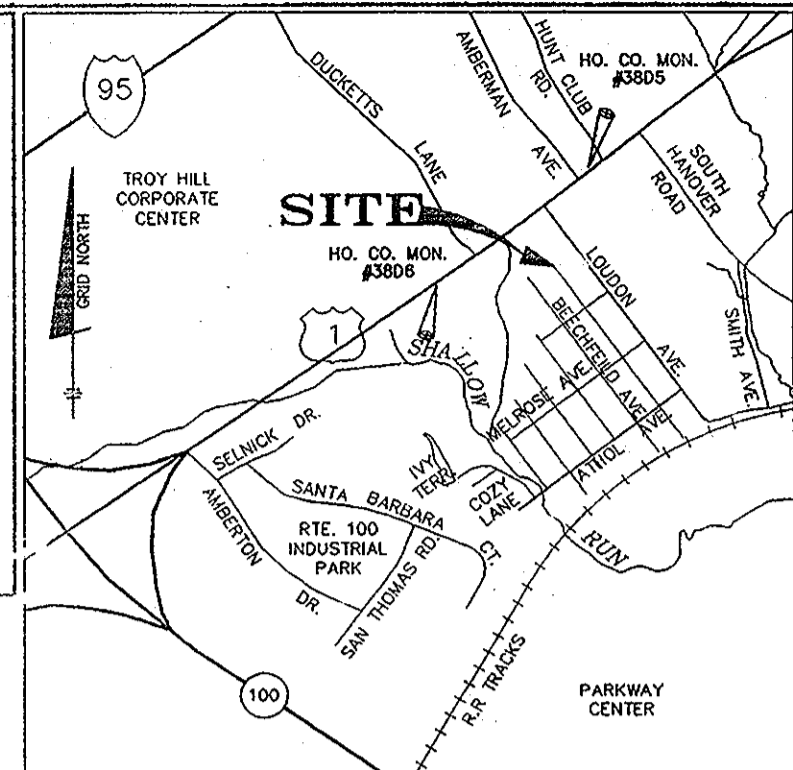
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	5
NON-BUILDABLE.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	0.4 AC±
BUILDABLE.....	0.4 AC±
NON-BUILDABLE.....	0 AC±
OPEN SPACE.....	0 AC±
PRESERVATION PARCELS.....	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	0.4 AC±

NOTE:
SYCAMORE AVENUE (PAPER STREET) ADJACENT TO EXISTING LOT 131 IS NOT CURRENTLY USED FOR ACCESS OR WILL BE USED FOR ACCESS TO THE LOTS WITHIN HARWOOD PARK.

BENCH MARKS NAD 83

HO. CO. #38D5 (NAD '83) ELEV. 193.71
STAMPED DISC ON CONCRETE MONUMENT BEING 38.8 SOUTHEAST OF A FIRE HYDRANT, 5.6' NORTH OF THE EXISTING CONCRETE CURB ALONG NORTH SIDE OF WASHINGTON BLVD (RT.1)
N 558,378.581 E 1,386,524.195

HO. CO. #38D6 (NAD '83) ELEV. 175.23
STAMPED DISC ON CONCRETE MONUMENT BEING 44' SOUTHWEST OF A LIGHT POLE & 148' NORTH OF THE GATE AT ATLANTIC SUPPLY CO.
N 557,155.459 E 1,384,992.262



ADC MAP 17, GRID E-9

VICINITY MAP

SCALE: 1" = 2000'

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		
No.	NORTH	EAST
1	557659.9375	1386246.3928
2	557543.2481	1386332.4660
3	557472.0152	1386235.8954
4	557588.7046	1386149.8223

TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST
4	557583.6796	1386339.1919
5	557403.4665	1386055.5770
6	557602.6451	1385932.7656
65	557755.0802	1385834.0528

LEGEND

- ③ DESIGNATES COORDINATE
- ▭ EASEMENTS
- NEW PROPERTY LINE
- - - OLD PROPERTY LINE

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 127-131 TO ALIGN THE COMMON PROPERTY LINES WITH THE PARTY WALLS OF THE EXISTING DUPLEXES AND TO INCLUDE 1/2 OF SYCAMORE AVENUE, A PAPER STREET INTO LOT 1284.

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

Brandon for Peter Beilensen, MD 7/5/2007
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Stephen Lafferty 6/22/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stephen Lafferty 7/10/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY ALL CITY INC., TO WILLIAM DOUGLAS ASSOCIATES, INC. BY DEED DATED JANUARY 17, 2006 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9822, FOLIO 291. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

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.

Donald A. Mason 5/19/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING INC. REG. NO. 351

OWNER'S DEDICATION

WILLIAM DOUGLAS ASSOCIATES, INC., OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 OUR HANDS THIS 5TH DAY OF JUNE 2007.

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.

William Boettner 6/18/07
SIGNATURE OF OWNER
WILLIAM BOETTNER
WILLIAM DOUGLAS ASSOCIATES, INC.

Donald A. Mason
WITNESS DATE:

RECORDED AS PLAT 19242
ON 7/12/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HARWOOD PARK
LOTS 1280-1284
A RESUBDIVISION OF LOTS 127 THRU 131 OF HARWOOD PARK AND 1/2 OF SYCAMORE AVENUE, "A PAPER STREET"

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 38 SCALE: AS SHOWN
PARCEL PART OF PARCEL 873 DATE: JUNE, 2007
GRID 13 SHEET: 1 OF 1
ZONED: R-12