

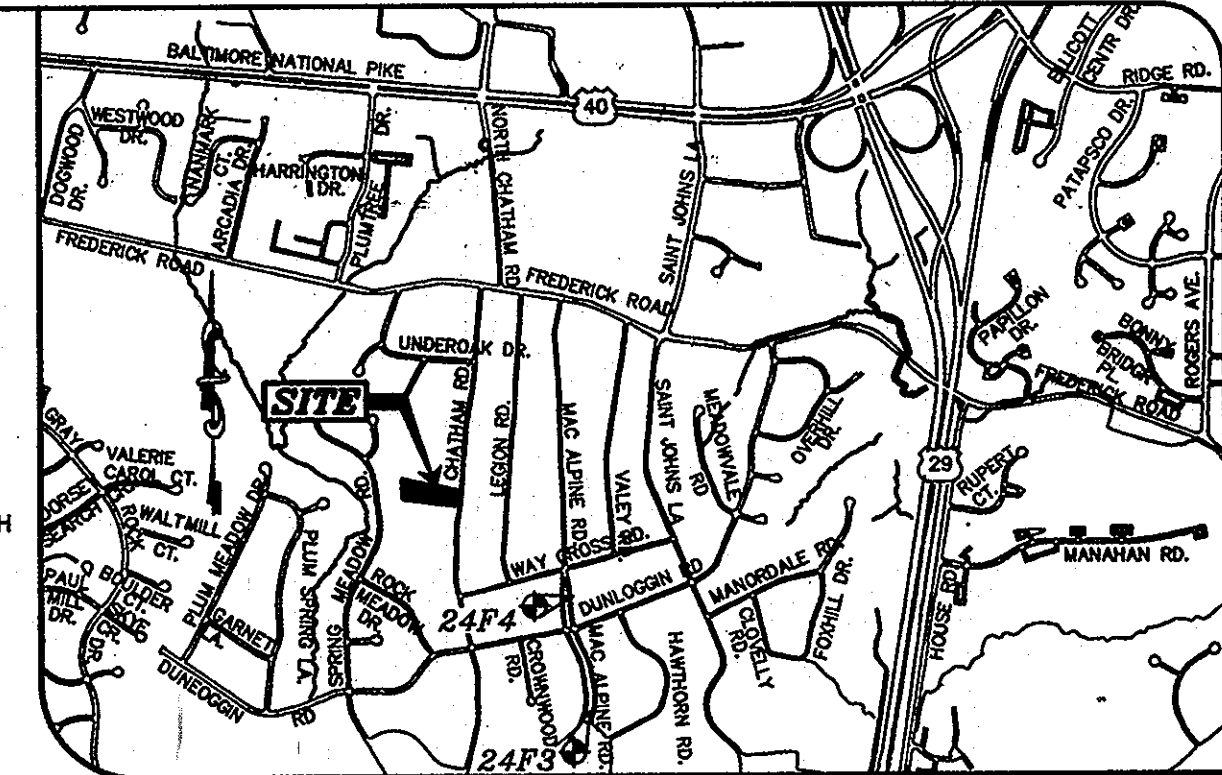
COORDINATE TABLE		
NO.	NORTHING	EASTING
100	583,096.202	1,359,589.875
103	583,153.951	1,359,112.503
202	583,215.764	1,359,599.161
444	583,315.364	1,359,102.621

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

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
12	22,239 SQ.FT.	2,239 SQ.FT.	20,000 SQ.FT.
13	26,149 SQ.FT.	3,423 SQ.FT.	22,551 SQ.FT.

- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 12 AND 13 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
- A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 11-13.
- ALL EXISTING STRUCTURES ON SITE WERE REMOVED ON JANUARY 2012.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.24 ACRES (10,454.4SQ.FT.) OF AFFORESTATION IN THE AMOUNT OF \$7,840.80 TO THE FOREST CONSERVATION FUND.
- THIS R-20 RESIDENTIAL INFILL DEVELOPMENT IS RESTRICTED IN USING OPTIONAL LOT SIZES UNDER SECTION 16.121(a) OF SUBDIVISION REGULATIONS. THEREFORE, THE ENVIRONMENTAL BUFFER MAY BE LOCATED ON LOT 13 PROVIDED THE BUILDING ENVELOPE IS NO CLOSER THAN 35 FEET FROM THESE ENVIRONMENTAL FEATURES.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127-RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- THIS SUBDIVISION WILL COMPLY WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR LANDSCAPING REQUIREMENTS. LANDSCAPING WILL BE DEFERRED TO SDP STAGE.
- THIS PLAN IS SUBJECT TO WP-11-114, SECTION 16.1205(a)(7) WHICH REQUIRES THAT TREES 30" IN DIAMETER OR LARGER BE RETAINED. THE WAIVER WAS WITHDRAWN ON MARCH 23, 2011 DUE TO THE CHANGES IN THE DESIGN.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MILDENBERG, BOENDER AND ASSOC., DATED JULY 22, 2011.
- A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$3,800.00 WILL BE POSTED FOR THE REQUIRED ROAD IMPROVEMENTS ALONG CHATHAM ROAD.
- THIS SUBDIVISION IS SUBJECT TO WAIVER PETITION WP-11-207 SECTIONS 16.132(a),(2)(i), 16.134(a)(1)(i), 16.135(a) AND 16.136, WHICH REQUIRES ROAD, SIDEWALK, STREET LIGHT AND STREET TREES TO BE PROVIDED ALONG THE FRONTAGE OF CHATHAM ROAD, WHICH WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JULY 28, 2011.



**VICINITY MAP**

- SCALE: 1"=100'  
ADC MAP 4815 G7, G8
- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
  - THIS PLAT IS IN ACCORDANCE WITH THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JUNE, 2010.
  - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24F3 & 24F4  
STA. No. 24F3 N 581299.879 E 1360713.706 EL. 365.33  
STA. No. 24F4 N 582298.696 E 1360590.949 EL. 386.11
  - 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.
  - ▨ DENOTES PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT.
  - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS BEING UTILIZED ARE 129-S FOR SEWER AND 10-W FOR WATER.
  - NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
  - NO FLOODPLAIN OR WETLANDS EXIST ON SITE AS CERTIFIED BY ECO SCIENCE PROFESSIONAL INC., DATED DECEMBER 2, 2010.
  - NO STEEP SLOPES MORE THAN 20,000 SQ. FT. EXIST ON SITE.
  - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SUBJECT PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
  - STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP DISCONNECTIONS, NON-ROOFTOP DISCONNECTION, AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH STORMWATER MANAGEMENT ACT OF 2007 AS IMPLEMENTED IN THE 2000 MD STORMWATER DESIGN MANUAL VOLUME I AND II AND ITS AMENDMENTS AT HOWARD COUNTY MANUAL VOLUME I.
  - A FEE IN LIEU IN THE AMOUNT OF \$3,000.00 HAS BEEN PAID TO SATISFY THE OPEN SPACE REQUIREMENT OF SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS.
  - 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:  
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).  
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 WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - 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.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.

**OWNER/DEVELOPER**

HARMONY BUILDERS  
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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Gary E. Lane*  
GARY E. LANE, PROP. L.S. 574  
DATE: 01/05/12

*Christopher Brown*  
HARMONY BUILDERS INC.  
CHRISTOPHER BROWN, PRESIDENT  
DATE: 1/6/12

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	3
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	0
AREA OF BUILDABLE LOTS	1.57 ±
AREA OF RIGHT-OF-WAY DEDICATION	0.0 ±
AREA OF OPEN SPACE LOTS	0.0 ±
TOTAL AREA	1.57 ±

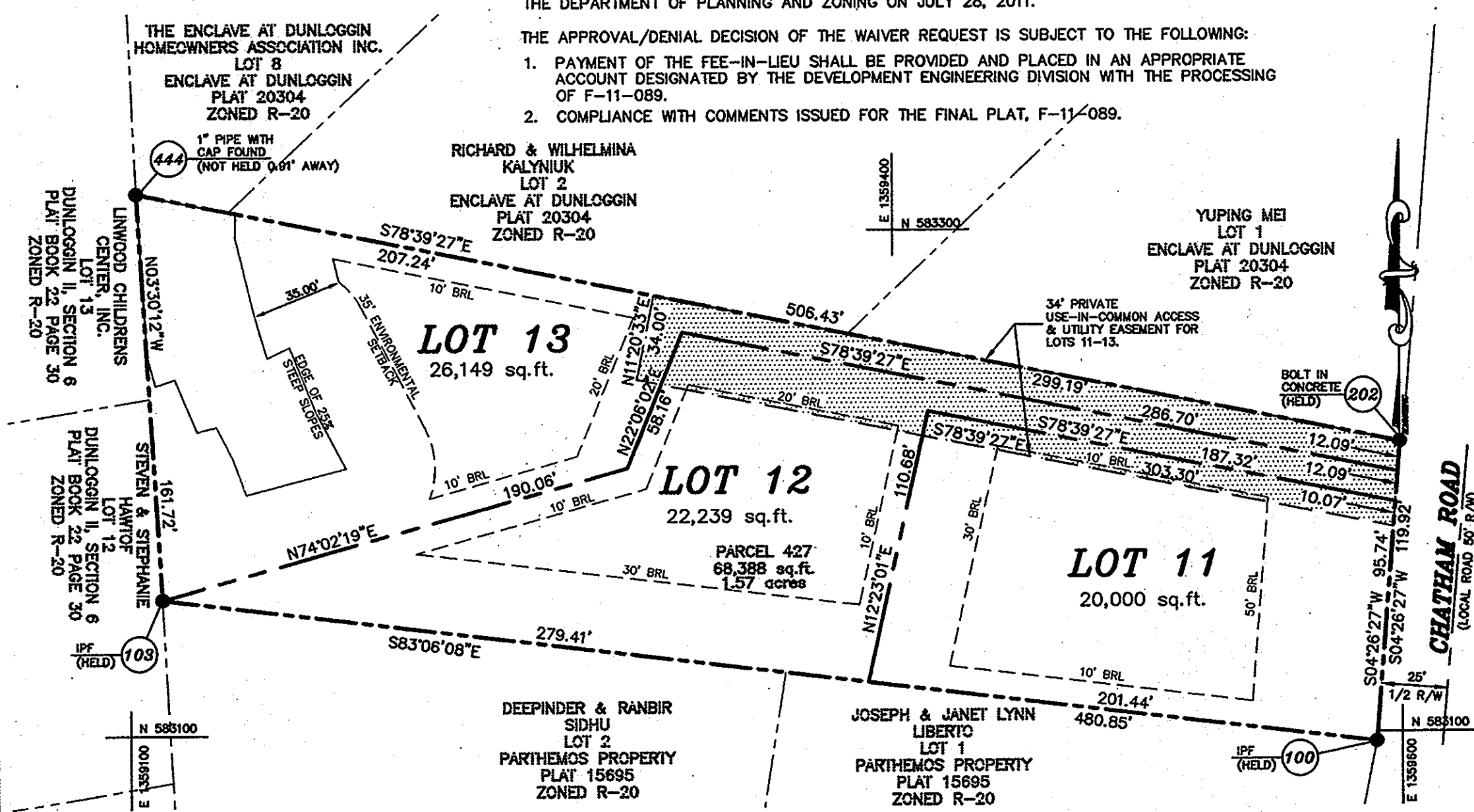
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*William P. Bieleman*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 1/23/2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Christopher Brown*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 1/12/12

*Kat Sheehy*  
DIRECTOR  
DATE: 1-24-12



**STORMWATER MANAGEMENT PRACTICES**

LOT	GREEN ROOF	PERMEABLE PAVEMENTS	REINFORCED TURF	DISCONNECTION OF ROOFTOP RUNOFF	DISCONNECTION OF NON-ROOFTOP RUNOFF	SHEDFLOW TO CONSERVATION AREAS	RAINWATER HARVESTING	SURFERED GRAVEL WETLANDS	LANDSCAPE INFILTRATION	INFILTRATION BERMS	DRY WELLS	MICRO-BIORETENTION	RAIN GARDENS	SWALES	ENHANCED FILTERS
	A-1 (Y/N)	A-2 (Y/N)	A-3 (Y/N)	N-1 (NUMBER)	N-2 (Y/N)	N-3 (Y/N)	M-1 (NUMBER)	M-2 (NUMBER)	M-3 (NUMBER)	M-4 (NUMBER)	M-5 (NUMBER)	M-6 (NUMBER)	M-7 (NUMBER)	M-8 (NUMBER)	M-9 (NUMBER)
11				3									2		
12				2	Y								1		
13															

**OWNER'S CERTIFICATE**

HARMONY BUILDERS, INC., A MARYLAND CORPORATION, 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 RIGHTS-OF-WAY 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 6 DAY OF JANUARY, 2012.

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

*Jeani Drexler*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF LAND CONVEYED BY HAROLD JOSEPH ASCHENBRENNER, PERSONAL REPRESENTATIVE OF THE ESTATE OF MICHAEL G. ASCHENBRENNER, ESTATE NO. 20725 IN ORPHAN'S COURT OF HOWARD COUNTY, STATE OF MARYLAND TO HARMONY BUILDERS, INC., A MARYLAND CORPORATION BY DEED DATED JULY 8, 2010 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 12575 AT FOLIO 337 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 03/21/13

*Gary E. Lane*  
GARY E. LANE, PROP. L.S. 574  
DATE: 05/12

PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL 427, LOT 6 OF KOERBER SUBDIVISION INTO 3 BUILDABLE LOTS

RECORDED AS PLAT 21818 ON 1/27/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**KOERBER PROPERTY**  
LOTS 11-13  
A RESUBDIVISION OF LOT 6  
PLAT BOOK 4 PAGE 63

TAX MAP 24  
PARCEL NO. 427  
BLOCK 10

2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING R-20

SCALE: 1"=50'  
DATE: JANUARY 2012  
DPZ FILE NOS.: WP-11-114,  
ECP-11-036, WP-11-207

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
6800 Deerpath Road, Suite 150, Elbridge, Maryland 21075  
(410) 997-0286 Balt. (410) 997-0288 Fax