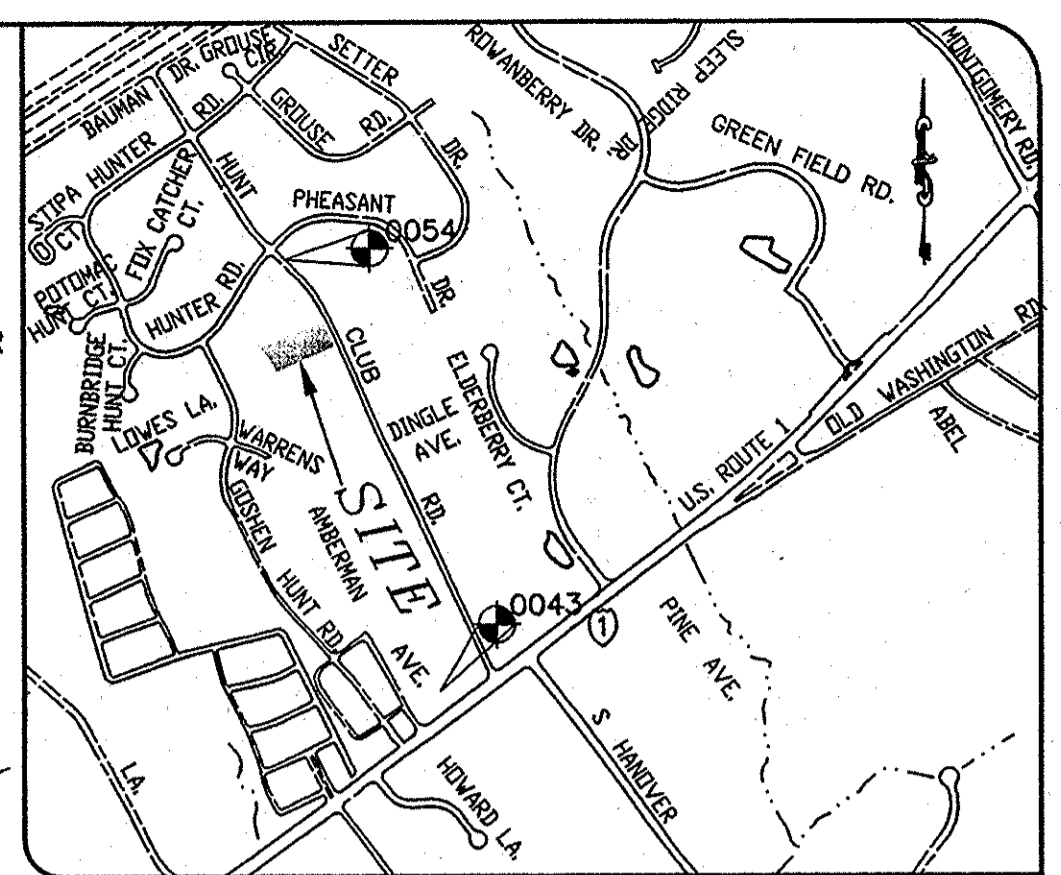
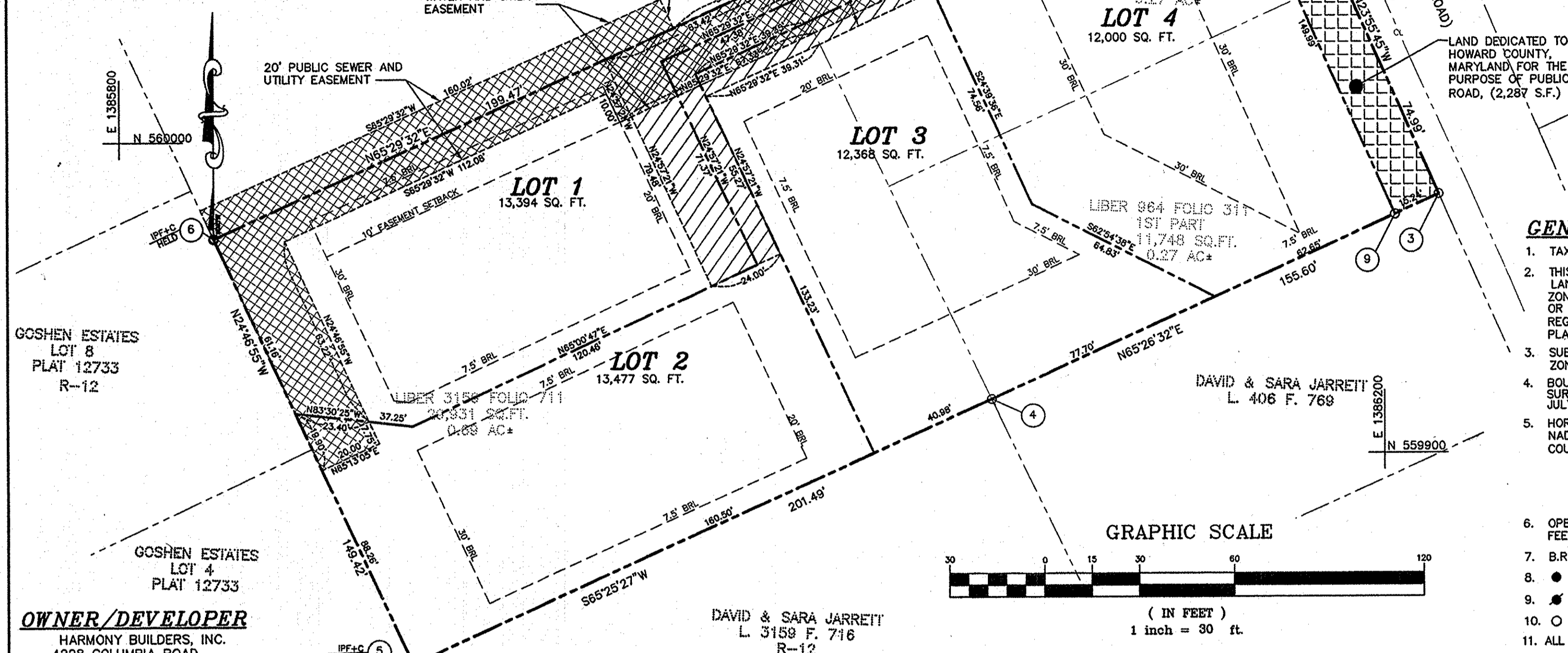


COORDINATE LIST		
NO.	NORTH	EAST
1	560,119.374	1,386,156.397
2	560,050.747	1,386,186.841
3	559,982.200	1,386,217.259
4	559,917.531	1,386,075.734
5	559,833.733	1,385,892.501
6	559,969.392	1,385,829.869
7	560,052.136	1,386,011.368
8	560,112.959	1,386,142.559
9	559,957.864	1,386,203.395

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	13,394	1,535	11,859
2	13,477	2,041	11,436
3	12,368	836	11,533

HARMONY BUILDERS, INC.
L. 5209 F. 520
P. 64

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



VICINITY MAP
SCALE: 1"=1000'
ADC MAP: 35, GRID C-2

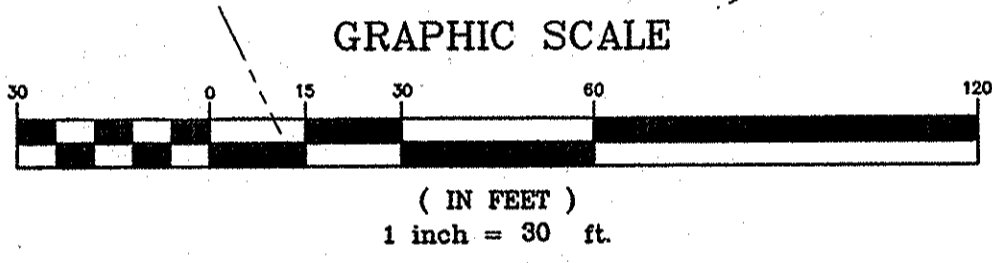
OWNER/DEVELOPER
HARMONY BUILDERS, INC.
4228 COLUMBIA ROAD
ELLCOTT CITY, MARYLAND 21042
410-461-0833

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
Gary E. Lane, Prop. LS
DATE: 03/06/14
Charles L. B. 3/27/14

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.176AC±
AREA OF ROADWAY	0.053AC±
AREA	1.229AC±

LEGEND	
	PUBLIC WATER, SEWER AND UTILITY EASEMENT
	PRIVATE USE-IN-COMMON AND UTILITY EASEMENT
	AREA OF ROAD DEDICATION

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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").
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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 1-3.
- 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.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Rafiqur Raheem 4/11/2014
HOWARD COUNTY HEALTH OFFICER DATE: 4/11/2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Edwards 4-16-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION JR. DATE: 4-16-14

Vest Shivers 4-17-14
DIRECTOR DATE: 4-17-14

OWNER'S STATEMENT

WE, HARMONY BUILDERS, INC. 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-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 27TH DAY OF MARCH 2014

Charles L. B.
HARMONY BUILDERS, INC., OWNER

Lu J. Sun
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 65, ALL OF THAT LAND CONVEYED BY JULIA E. LOCKE TO HARMONY BUILDERS, INC. IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 14275 FOLIO 092; 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.

Gary E. Lane
GARY E. LANE, PRPP. LS MD REG. NO. 574
EXPIRATION 03/21/15

DATE: 03/06/14

- GENERAL NOTES**
- TAX MAP: 38, PARCEL: 65, BLOCK: 7.
 - 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.
 - SUBJECT PROPERTY ZONED R-12 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENT EFFECTIVE 7/28/06.
 - BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JULY 2012.
 - HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO.0043 & 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	
 - OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN SET.
 - DENOTES IRON PIPE OR IRON BAR FOUND
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - ALL AREAS SHOWN ARE MORE OR LESS (±)
 - NO WETLANDS OR FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED SEPTEMBER, 2012.
 - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT# 14-1799-D
 - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE 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 IN THE AMOUNT OF \$5,881.00.
 - STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICROBIORETENTION FACILITIES AND NON-ROOFTOP DISCONNECTIONS.
 - LANDSCAPING FOR LOTS 1-3 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOTS 1-3.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
 - IN ACCORDANCE WITH SECTION 16.120(b)(2)(ii) LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION HAS BEEN COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENTS NOT TO EXCEED THE ACTUAL AREA DEDICATED.
 - USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1, 2 AND 3, AND PARCEL 64 OR LOTS RESULTING FROM SUBSEQUENT SUBDIVISION OF PARCEL 64 HAVE BEEN RECORDED WITH THIS PLAT IN THE LAND RECORD OFFICE.

RECORDED AS PLAT 22165 ON 4/11/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

LOCKE PROPERTY
LOTS 1 THRU 4
SHEET 1 OF 1

TAX MAP 38
PARCEL NO. 65
GRID 7

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

SCALE: 1"=30'
DATE: MARCH 2014
DP2 FILE NOS. ECP-13-015

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elbridge, Maryland 21075
(410) 997-0296 Balt. (410) 997-0298 Fax.