



COORDINATE LIST

NO.	NORTH	EAST
1	527,480.133	1,352,509.717
2	527,387.455	1,352,575.298
3	527,277.797	1,352,629.115
4	527,197.808	1,352,529.289
5	527,122.166	1,352,504.694
6	527,165.012	1,352,368.773
7	527,174.336	1,352,339.809
8	527,476.510	1,352,507.704
9	527,318.813	1,352,608.985

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

LEGEND

-  PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT
-  AREA OF ROAD DEDICATION

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	11,655	944	10,661
3	11,111	1,510	9,601
4	13,092	2,052	11,040

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID BY THE PERMIT APPLICANT TO THE DEPARTMENT OF INSPECTIONS, LICENSE AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE.

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 07/01/14
GARY E. LANE, PROP. LS. DATE
Charles L. B. 7-21-14
HARMONY BUILDERS, INC., OWNER DATE

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
- BUILDABLE	4
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
- BUILDABLE	1.12 AC±
- NON-BUILDABLE	0.
- OPEN SPACE	0
- PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.02 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.14 AC±

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

Walter M. Roman 8/8/2014
HOWARD COUNTY HEALTH OFFICER DATE

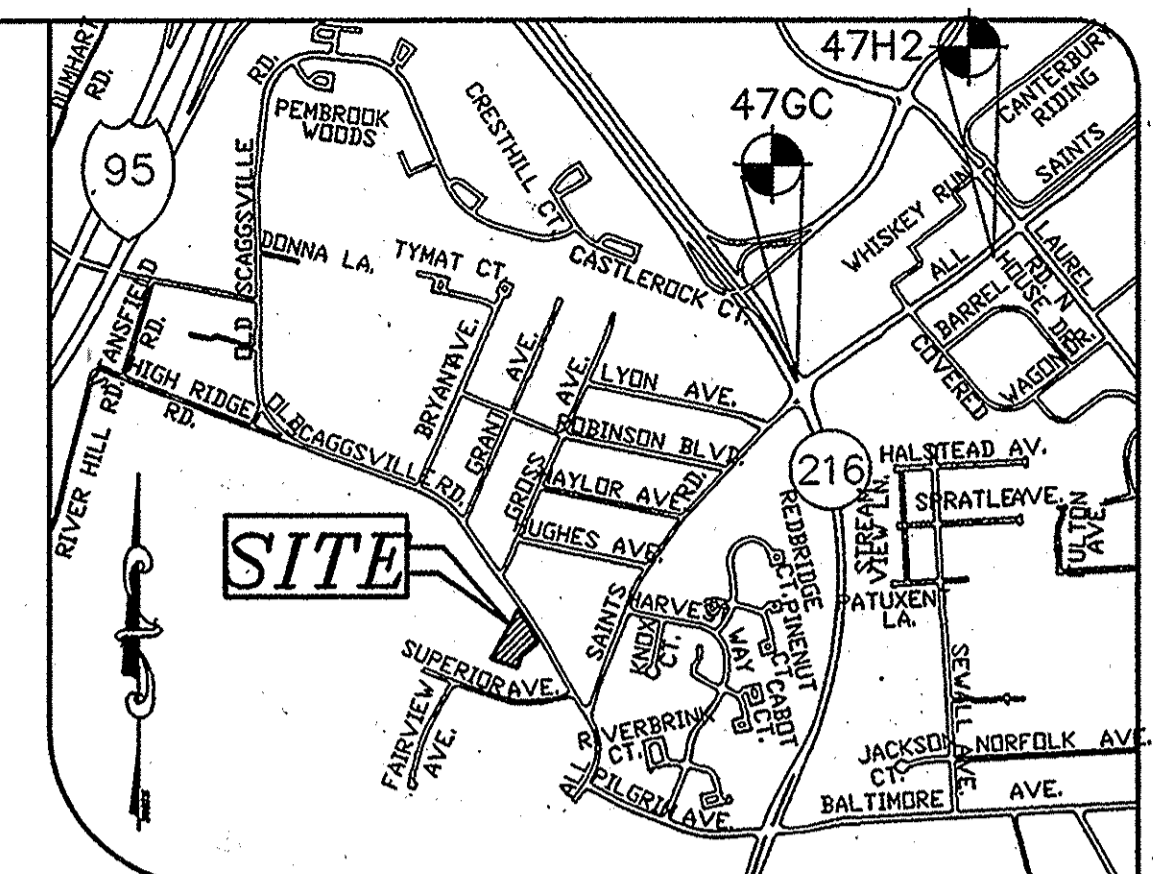
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Edmunds 7-22-14
CHIEF, DEVELOPMENT ENGINEERING DIV. DATE

Kate Schuster 8-22-14
DIRECTOR DATE

28. THE DEVELOPER OF THIS MINOR SUBDIVISION HAS OPTED TO PAY THE COUNTY A FEE-IN-LIEU OF PROVIDING SIDEWALKS ALONG THE PORTION OF THIS DEVELOPMENT WHICH FRONTS ON THE COUNTY ROAD IN ACCORDANCE WITH THE PROVISIONS ALLOWED IN SECTION 16.134.(c).(1) OF THE SUBDIVISION REGULATIONS. THE FEE-IN-LIEU IN THE AMOUNT OF \$15,830.50 IS BASED ON THE UNIT PRICES FOR THE COST TO CONSTRUCT THE SIDEWALK, INCLUDING THE ASSOCIATED CURB AND GUTTER, AND SHALL BE SPENT ON SIDEWALKS IN THE SAME GENERAL PLAN AREA AS THE DEVELOPMENT.
29. IN ACCORDANCE WITH SECTION 108.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE DEVELOPER EXECUTED AN MIHU AGREEMENT WITH HOWARD COUNTY HOUSING DEPARTMENT ON JANUARY 13, 2014. THE MIHU OBLIGATION FOR THIS DEVELOPMENT HAS BEEN PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED TOGETHER AT THE SAME TIME WITH THIS FINAL PLAT AT THE LAND RECORDS OFFICE.

21. A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
22. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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").
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.



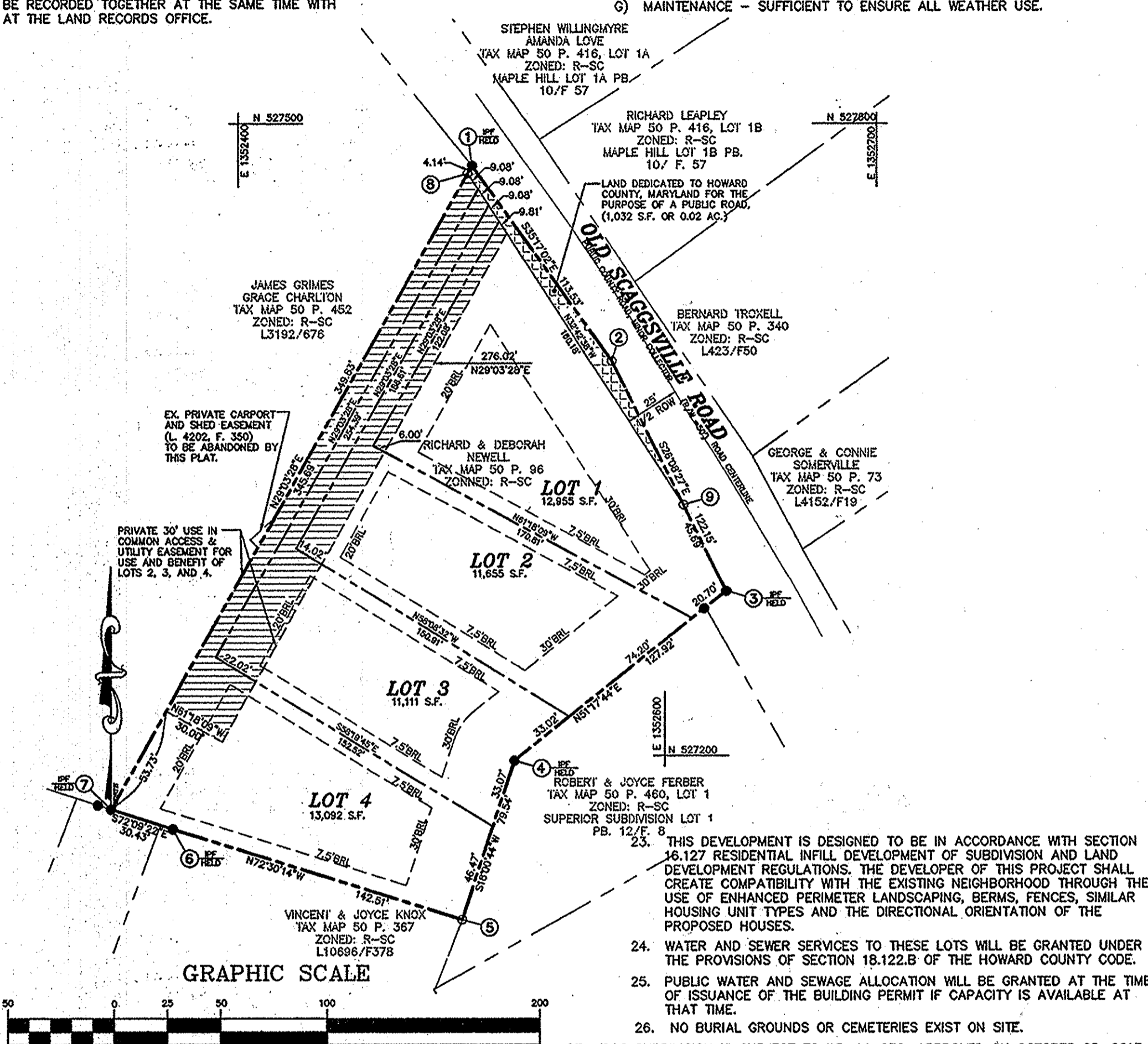
VICINITY MAP

ADC MAP: 40 A7

GENERAL NOTES

SCALE: 1"=2000'

1. LOCATION: TAX MAP : 50 PARCEL: 96 GRID: 2
2. 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.
3. SUBJECT PROPERTY ZONED R-SC RESIDENTIAL PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
4. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JANUARY 2013.
5. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 47GC AND 47H2.
STA. No. 47GC N 528,939.7251, E 1,354,223.5536, ELEV. 234.996
STA. No. 47H2 N 529,706.4221, E 1,355,445.3364, ELEV. 225.653
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. B.R.L. DENOTES BUILDING RESTRICTION LINE.
8. ● DENOTES IRON PIN SET.
9. ○ DENOTES IRON PIPE OR IRON BAR FOUND.
10. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
11. ALL AREAS SHOWN ARE MORE OR LESS (±).
12. NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN, STEEP SLOPES GREATER THAN 25%, SPECIMEN TREES OR FOREST CONSERVATION EASEMENT EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED JANUARY 2013.
13. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# W-1 AND 30-S).
14. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION FOR 0.17 ACRES (7,405.20 S.F.) IN THE AMOUNT OF \$5,553.90.
15. STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICROBIORETENTION FACILITIES AND NON-ROOFTOP DISCONNECTIONS.
16. LANDSCAPING FOR THESE LOTS HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPING REQUIREMENTS FOR THIS SUBDIVISION WILL BE FURTHER REVIEWED AT THE SITE DEVELOPMENT PLAN STAGE AND SURETY WILL BE POSTED AT THE TIME OF THE BUILDERS GRADING PERMIT.
17. THE HISTORIC STRUCTURE CIRCA 1884 LOCATED ON THIS SITE IS TO BE DEMOLISHED PRIOR TO RECORDATION OF THIS PLAT. A PRE-SUBMISSION MEETING WAS HELD WITH THE HISTORIC COMMISSION ON MAY 2, 2013 AS CASE HDC-13-20. THIS SITE IS NOT ADJACENT TO THE HISTORIC DISTRICT. THIS PROPERTY IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
18. OPEN SPACE REQUIREMENTS WILL BE SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$6,000.00 IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF WP-14-030.
19. 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 LOT 1-4.
20. 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.



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

WITNESS MY HAND THIS 21st DAY OF July, 2014
Charles L. B.
HARMONY BUILDERS, INC., OWNER
W. D. ...
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 ALL OF THAT LAND CONVEYED BY RICHARD J. NEWELL & DEBORAH L. NEWELL, TO HARMONY BUILDERS, INC. IN A DEED DATED MARCH 27, 2014, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 15517 FOLIO 288; AND THAT ALL MONUMENTS, MARKERS OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Gary E. Lane 07/01/14
GARY E. LANE, PROP. LS. MD REG. NO. 574 DATE
EXPIRATION 03/21/15

RECORDED AS PLAT 22954 ON 8/28/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

NEWELL PROPERTY
LOTS 1 THRU 4
SHEET 1 OF 1

TAX MAP 50 6TH ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 96 HOWARD COUNTY, MARYLAND DATE: JULY 2014
GRID 2 EX. ZONING R-SC DPZ FILE NOS. ECP-13-047
WP-14-030

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Balt. (410) 997-0298 Paz.