

**COORDINATE LIST**

NO.	NORTH	EAST
1	560,119.374	1,386,156.397
2	560,220.509	1,386,110.678
3	560,214.569	1,386,097.889
4	560,159.740	1,385,979.853
5	560,058.041	1,385,788.941
6	559,969.392	1,385,829.869
7	559,896.203	1,385,863.659
8	559,909.649	1,385,925.513
9	559,960.531	1,386,001.695
10	560,025.212	1,385,971.595
11	560,044.867	1,386,014.709
12	560,105.645	1,386,145.804
13	560,112.959	1,386,142.559

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,299	289	12,010
3	13,587	525	13,062
5	12,356	510	11,846

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**

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

GOSHEN COMMUNITY ASSOCIATION INC  
C/O ALEXANDER SHORT ESQ  
GOSHEN ESTATES  
OPEN SPACE LOT 13  
PLAT 12733

**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.

*Signature: Gary E. Lane*  
GARY E. LANE, PROP. LS  
DATE: 12/14/14  
HARMONY BUILDERS, INC., OWNER

**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	1.153AC±
AREA OF ROADWAY	0.037AC±
AREA	1.191AC±

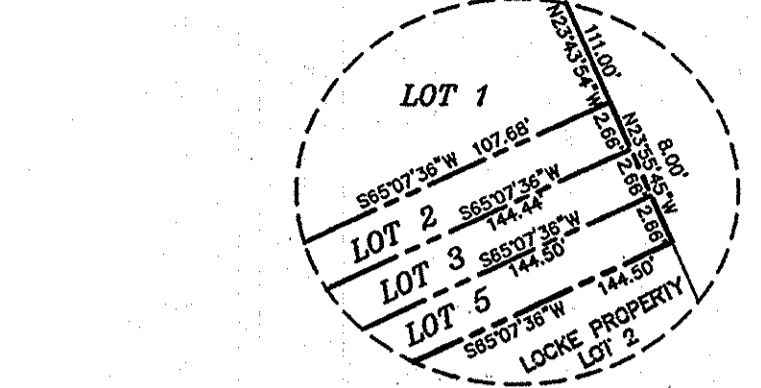
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Signature: William R. Reseman*  
WILLIAM R. RESEMAN  
HOWARD COUNTY OFFICER  
DATE: 1/13/2015

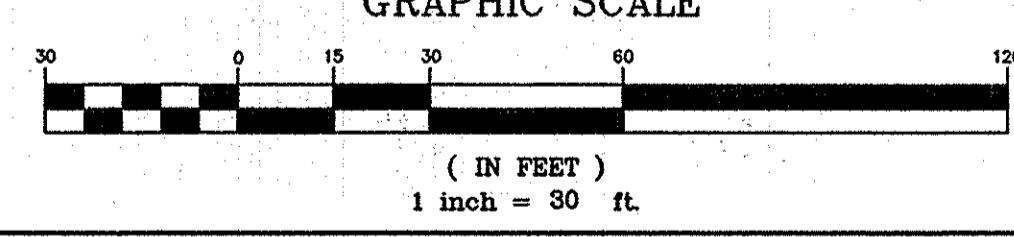
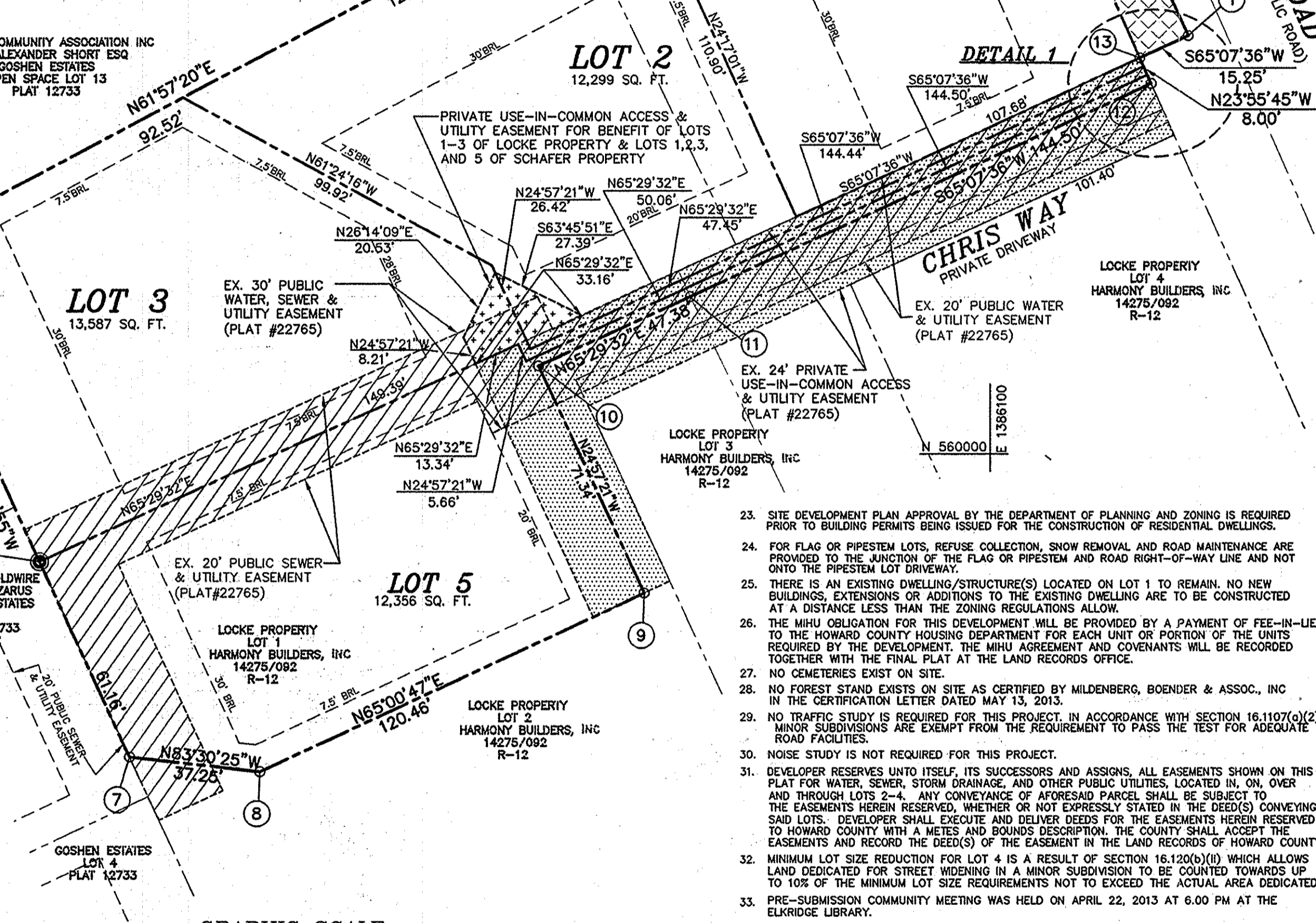
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Signature: David E. ...*  
DAVID E. ...  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 1-23-15

*Signature: ...*  
...  
DIRECTOR  
DATE: 1-29-15



**DETAIL 1**  
SCALE: 1"=10'



**OWNER'S STATEMENT**

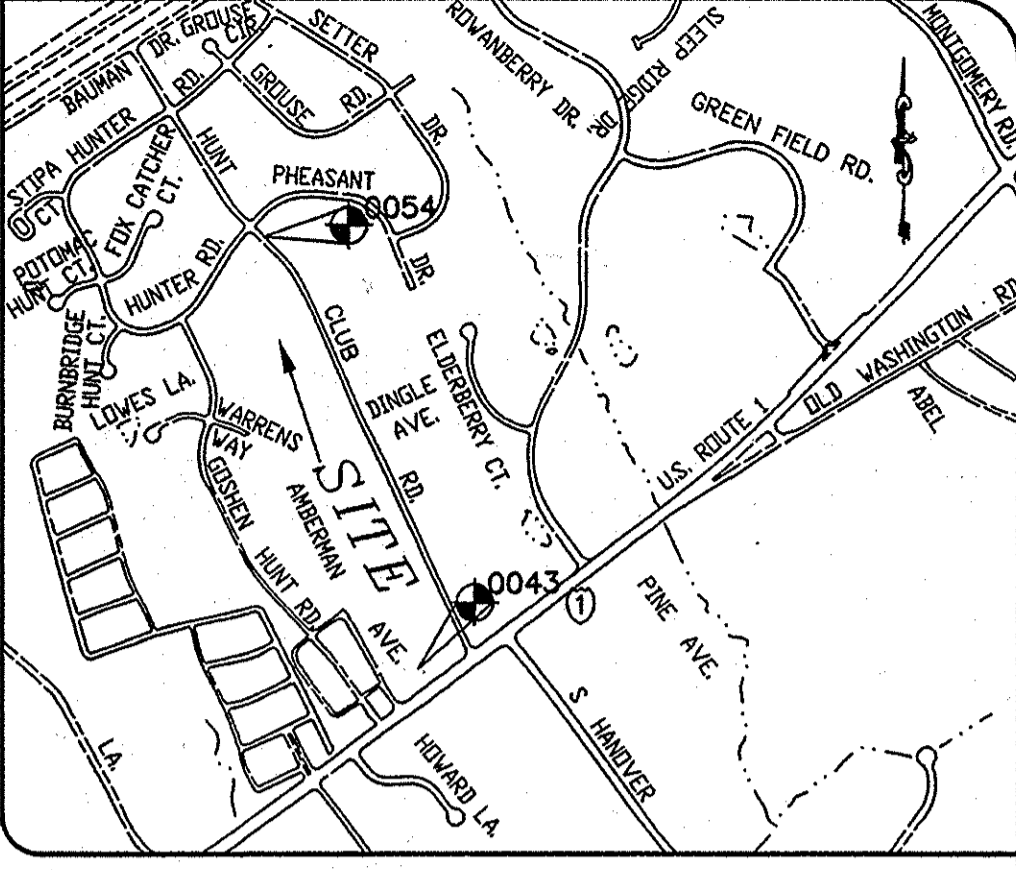
WE, HARMONY BUILDERS, INC. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, 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 9<sup>th</sup> DAY OF December, 2014  
*Signature: ...*  
HARMONY BUILDERS, INC., OWNER  
*Signature: ...*  
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 64, ALL OF THAT LAND CONVEYED BY JOHN T. SCHAFFER AND NAOMIE L. SCHAFFER TO HARMONY BUILDERS, INC. IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 14795 FOLIO 001; AND A PORTION OF THE LAND CONVEYED BY JULIA E. LOCKE TO HARMONY BUILDERS, INC. IN A DEED RECORDED AMONG THE LAND RECORDS AS LIBER 14275 FOLIO 92; AND THAT THE PLAT IS CORRECT AND ACCURATE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS PROVIDED FOR IN THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Signature: Gary E. Lane*  
GARY E. LANE, PROP. LS MD REG. NO. 576  
EXPIRATION 03/21/15



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

**GENERAL NOTES**

- TAX MAP: 38, PARCEL: 64, 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 10/06/13 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT APRIL, 2013.
- 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 558479.009 E 1386642.06 ELEVATION 189.501  
STATION NO. 0054 N 560818.409 E 1385770.21 ELEVATION 235.681
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.
- 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 MAY, 2013.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 14-4799-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 \$5,880.60
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICROBIOTRETION FACILITIES (M-6), ROOFTOP DISCONNECTIONS(N-1) AND NON-ROOFTOP DISCONNECTIONS (N-2).
- LANDSCAPING FOR THIS SUBDIVISION 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 AT THE JOB STAGE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR THIS SUBDIVISION WAS RECORDED UNDER F-13-061 IN THE LAND RECORD OFFICE ON APRIL 26TH 2014 UNDER LIBER 15557, FOLIO 497.
- LAND DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF PUBLIC ROAD IS 0.037 AC (1,629 S.F.).
- WATER AND SEWER SERVICES FOR THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.1229 OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF THE CAPACITY IS AVAILABLE AT THAT TIME.
- 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 - 8 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 (CULVERT/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 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SCHAFFER PROPERTY AND RE-SUBDIVIDE LOT 1 OF LOCKE PROPERTY (PLAT 22765) INTO NEW LOT 5 AND PIPESTEM FOR LOTS 2 AND 3

RECORDED AS PLAT 23180 ON 1/20/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**SCHAFFER PROPERTY**  
LOTS 1 THRU 3 AND  
LOCKE PROPERTY LOT 5  
SHEET 1 OF 1

TAX MAP 38 1ST ELECTION DISTRICT SCALE: 1"=30'  
GRID 7 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER, 2014  
PAR. No. 65, LOT 1 EX. ZONING R-12 DPZ FILE NOS. ECP-13-015,  
PAR. No. 64, LOTS 1-3 F-13-061, ECP-13-069

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