

COORDINATE LIST		
NO.	NORTH	EAST
1	578,599.500	1,360,876.777
2	578,795.249	1,360,914.825
3	578,846.941	1,360,645.705
4	578,757.798	1,360,633.318
5	578,583.256	1,360,829.697

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
CI	50.00	51.69	59°14'14"	28.43	S70°44'52"W	49.42

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
24	24,403	1,617	22,786

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 DRIVEWAY, UTILITY AND STORMWATER MANAGEMENT EASEMENT
 - EXISTING 5' UTILITY EASEMENT
 - EXISTING 16.5' AT&T EASEMENT (NOT IN USE) UNDERGROUND

OWNER
 HARMONY BUILDERS INC.
 4228 COLUMBIA ROAD
 ELLICOTT 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.

Mary E. Lane 02/13/2020
 GARY E. LANE, PLS NO. 574 DATE

Chris Brown 01/12/2020
 CHRISTOPHER BROWN, PRESIDENT DATE

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.03AC±
AREA OF ROADWAY TO BE RECORDED	0AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.03AC±

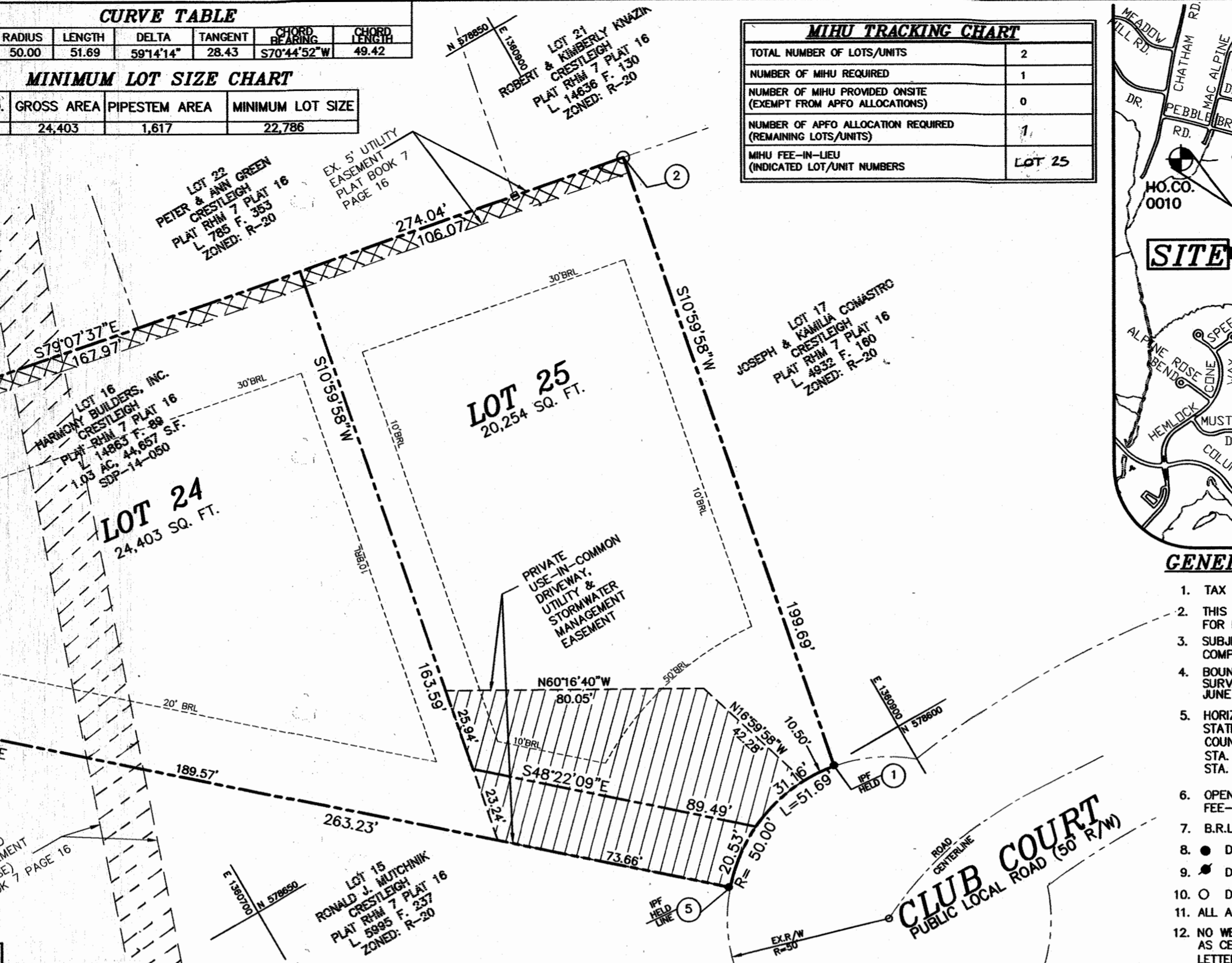
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Britton Lee Mauer 3/10/2020
 HOWARD COUNTY HEALTH OFFICER DATE

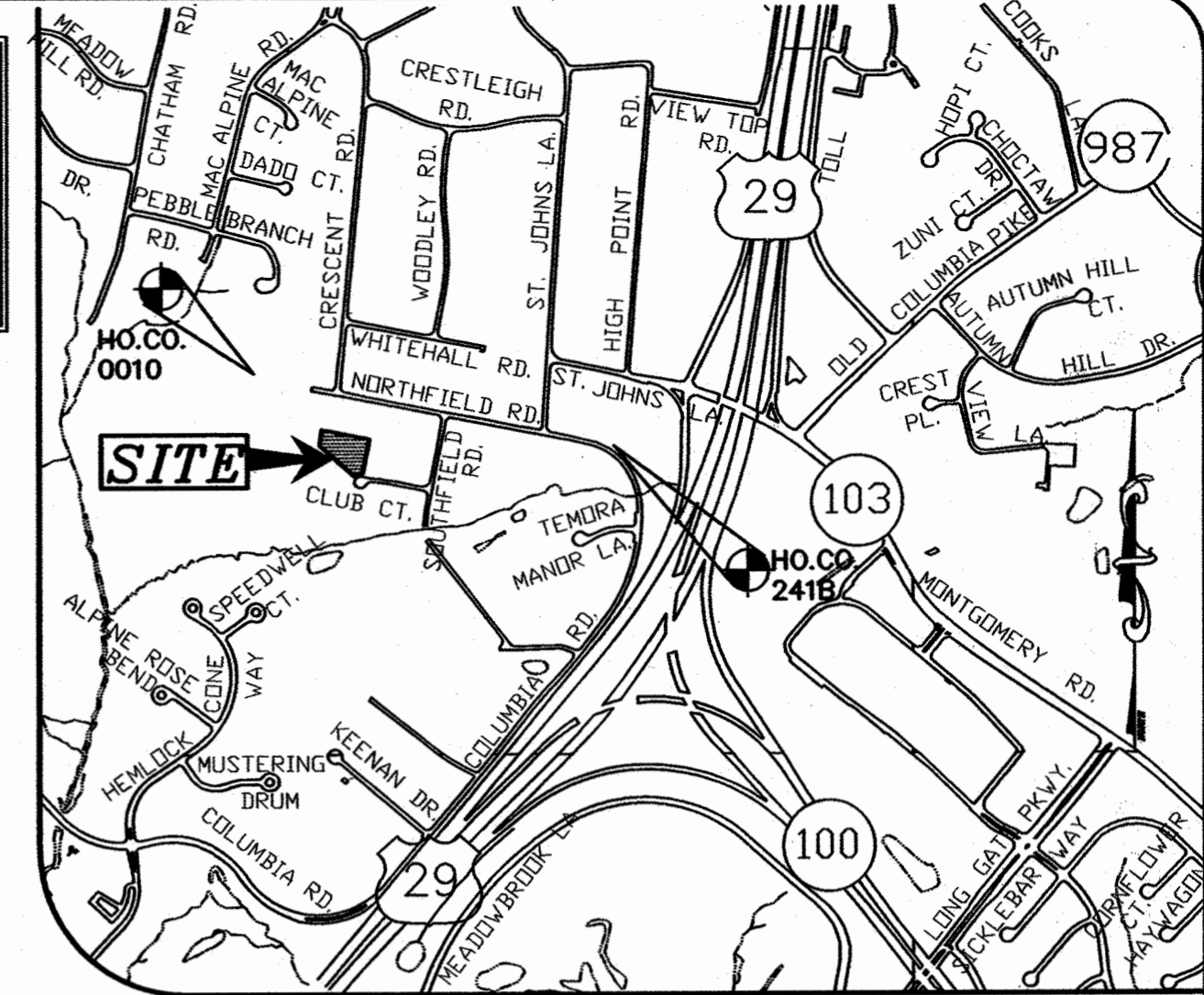
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Brown 3-13-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/20/2020
 DIRECTOR DATE



MIHU TRACKING CHART	
TOTAL NUMBER OF LOTS/UNITS	2
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	1
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	LOT 25



GENERAL NOTES VICINITY MAP
 SCALE: 1"=1000'
 ADC MAP 27 GRID D-2

- TAX MAP: 24, PARCEL: 696, LOT 16, BLOCK: 23.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.127 OF HOWARD COUNTY CODE FOR RESIDENTIAL INFILL DEVELOPMENT.
- SUBJECT PROPERTY ZONED R-20 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JUNE 2013.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 24B AND 0010.
 STA. No. 24B N 578,753.5105, E 1,362,302.9147, ELEV. 390.5419
 STA. No. 0010 N 579,167.0667, E 1,360,260.357, ELEV. 357.136
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 FOR THE ESTABLISHMENT OF ONE NEW LOT.
- 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, FLOODPLAINS, STREAMS OR ASSOCIATED BUFFERS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED JUNE , 2013.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 129-S AND 9-W).
- NO FOREST EXISTS ON SITE.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS RESUBDIVISION IS PROVIDED BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$8712.00 FOR 0.16 ACRES (6,969.60 SQ FT.) OF AFForestation.
- THIS PLAN IS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AT THE SDP STAGE FOR LOT 25.
- NO HISTORIC STRUCTURES EXIST ON SITE AND THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 24 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.

- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICROSCALE PRACTICES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- A PRESUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JUNE 20, 2013 AT THE MILLER LIBRARY.
- IN ACCORDANCE WITH SECTION 108.0.E OF THE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS (MIHU). THE DEVELOPER WILL EXECUTE AN MIHU AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPT BEFORE THE FINAL PLAT RECEIVES SIGNATURE APPROVAL. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY PAYMENT OF A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPT FOR LOT 25. THE MIHU AGREEMENT WILL BE RECORDED WITH THE FINAL PLAT AT THE LAND RECORDS OFFICE.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 24 AND 25 WILL BE RECORDED WITH THE RECORDING OF THIS PLAT IN THE LAND RECORD OFFICE.
- 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 (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 OF DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) 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 DWELLING ON LOT 25.
- 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, 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 12 DAY OF February, 2020

Chris Brown
 CHRISTOPHER BROWN, PRESIDENT

[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 PROFESSIONAL LAND SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF, ALL OF THAT LAND CONVEYED BY JOHN E. COOL AND WIFE TO HARMONY BUILDERS INC., IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 14863 FOLIO 89; 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.

Mary E. Lane
 GARY E. LANE, PLS NO. 574
 EXPIRATION: 3/21/21

STATE OF MARYLAND
 GARY E. LANE
 No. 574-02-15-2020
 DATE

LOT 25 IN THIS SUBDIVISION IS 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.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 16 OF CRESTLEIGH, SECTION TWO, PLAT BOOK 7 PAGE 16, INTO CRESTLEIGH, SECTION TWO, LOTS 24 AND 25.

RECORDED AS PLAT 25406 on 5/14/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

CRESTLEIGH, SECTION TWO
LOTS 24 AND 25
 A RESUBDIVISION OF LOT 16 OF CRESTLEIGH, SEC. 2 SUBDIVISION

SHEET 1 OF 1

TAX MAP 24 2ND ELECTION DISTRICT SCALE: 1"=30'
 PARCEL NO. 696 HOWARD COUNTY, MARYLAND DATE: FEBRUARY 2020
 GRID 23 EX. ZONING R-20 DPZ FILE NOS. ECP-14-022
 SDP-14-050, ECP-15-014

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