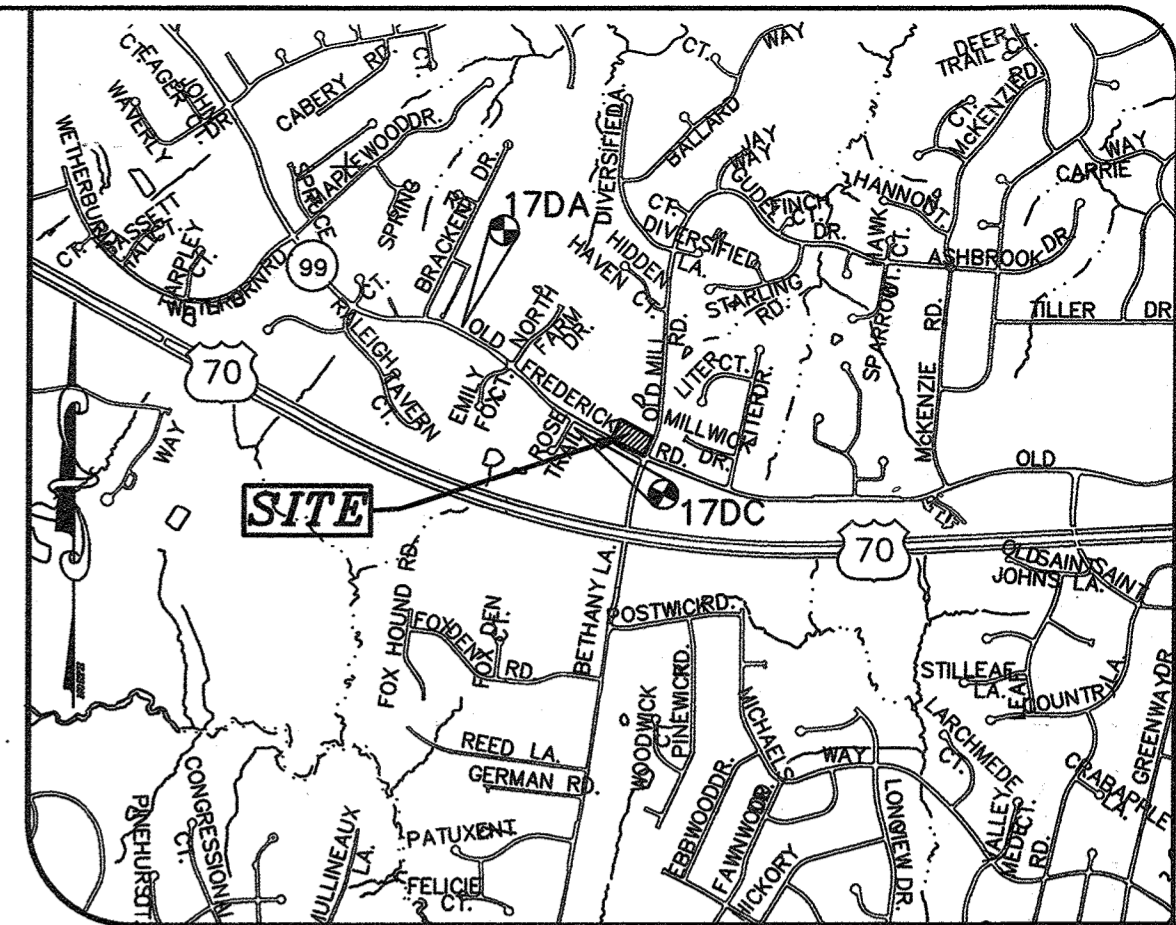
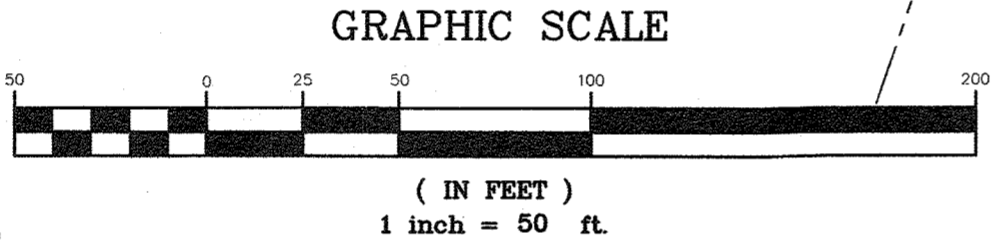
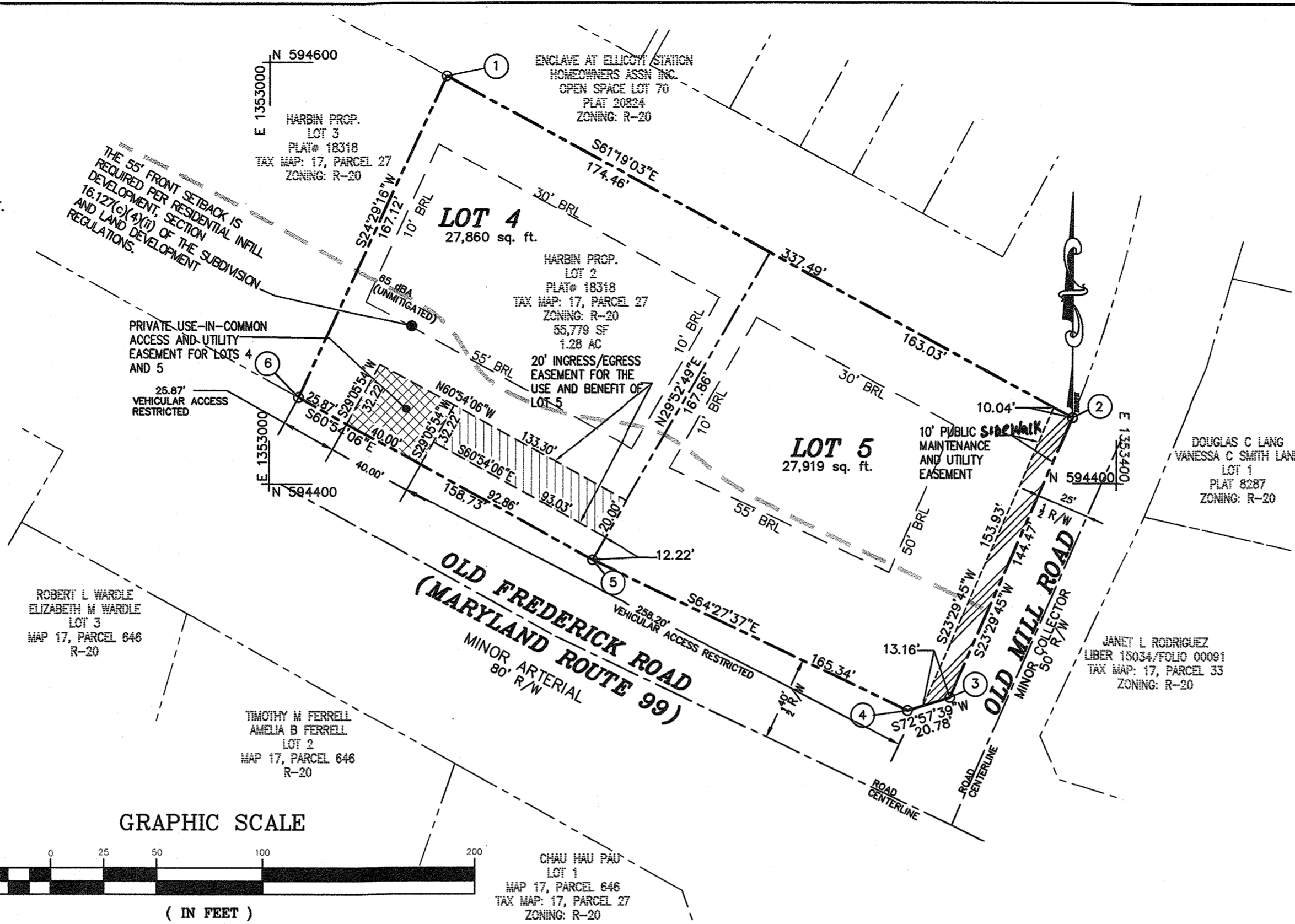


COORDINATE LIST		
NO.	NORTH	EAST
1	594,593.0887	1,353,083.2841
2	594,431.1102	1,353,379.3586
3	594,298.6164	1,353,321.7601
4	594,292.5266	1,353,301.8901
5	594,363.8093	1,353,152.7092
6	594,441.0012	1,353,014.0130

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
	PUBLIC MAINTENANCE AND UTILITY EASEMENT
	INGRESS/EGRESS EASEMENT



**VICINITY MAP** ADC MAP: 15 H-4  
SCALE: 1" = 2000'

**OWNER/DEVELOPER**

BURKARD HOMES, LLC  
5850 WATERLOO ROAD, SUITE 150  
COLUMBIA, MD 21045  
(240)375-1052

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* 08/22/18  
GARY E. LANE, PLS DATE

*Tim Burkard* 08/22/18  
BURKARD HOMES, LLC, OWNER  
TIM BURKARD 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	1.28AC±
AREA OF ROADWAY	0AC±
AREA	1.28AC±

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

*Bridgette M. Rossman* 10/14/2018  
HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief Planner* 10-17-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Tim Burkard* 12-10-18  
DIRECTOR DATE

- THE 65 dBA CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 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.
- THE 55' FRONT SETBACK IS REQUIRED PER RESIDENTIAL INFILL DEVELOPMENT, SECTION 16.127(c)(4)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 4 AND 5. ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES F-06-002.

- 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 (CULVERT/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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B 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.
- 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 WILL EXECUTE A MIHU AGREEMENT AND COVENANTS WITH THE HOWARD COUNTY HOUSING DEPARTMENT BEFORE THE FINAL PLAT RECEIVES SIGNATURE APPROVAL. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE 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 WITH THE FINAL PLAT AT THE LAND RECORDS OFFICE.

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

**OWNER'S STATEMENT**

WE, BURKARD HOMES LLC 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 22nd DAY OF AUGUST, 2018

*Tim Burkard*  
BURKARD HOMES, LLC, OWNER  
TIM BURKARD PRESIDENT

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 RESUBDIVISION OF ALL OF THAT LAND CONVEYED BY RAFAT LLC TO BURKARD HOMES LLC, IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 17938 FOLIO 00408; 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* 08/22/18  
GARY E. LANE, PLS MD REG. NO. 5747  
EXPIRATION 03/21/19 DATE



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE HARBIN PROPERTY LOT 2, PLAT NO. 18318, INTO HARBIN PROPERTY LOTS 4 AND 5

RECORDED AS PLAT 24846 ON 12/14/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.  
**HARBIN PROPERTY**  
LOTS 4 AND 5  
A RESUBDIVISION OF LOT 2, HARBIN PROPERTY  
PLAT NO. 18318 SHEET 1 OF 1

TAX MAP 17 PARCEL NO. 27 GRID 8  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20  
SCALE: 1"=50' DATE: SEPTEMBER 2018 DPZ FILE NOS. ECP-17-035 SDP-17-053

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

16-011 KIMS FARM RP.DWG