

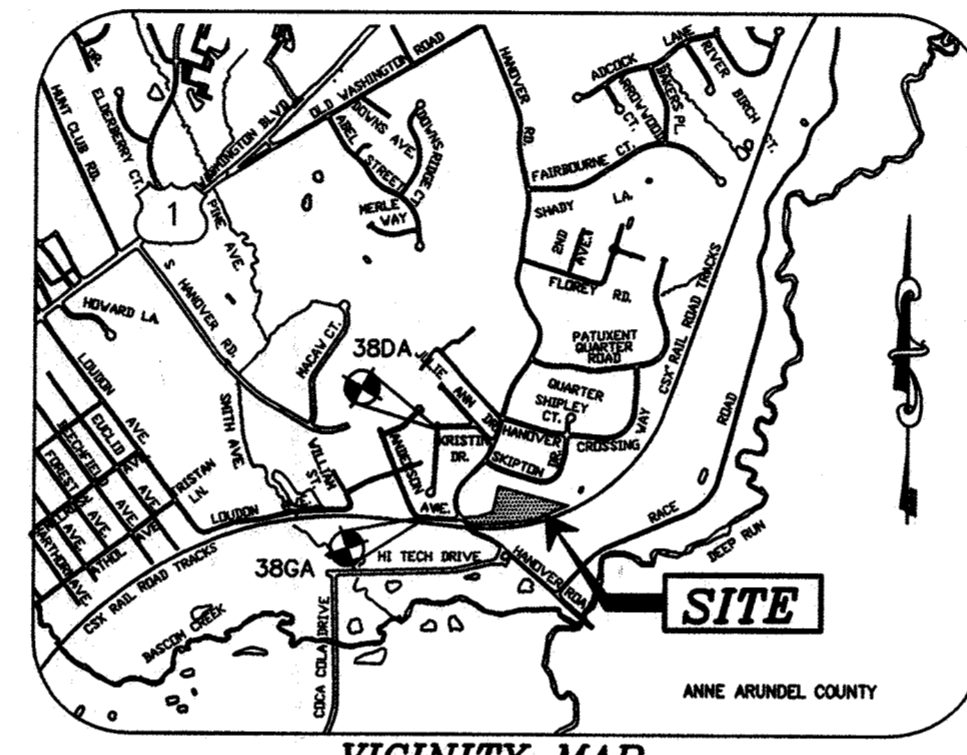
COORDINATE LIST		
POINT NO.	NORTHING	EASTING
1	556,012.7490	1,391,585.2557
2	556,205.0949	1,390,850.9289
3	556,247.4770	1,390,780.8600
4	556,150.5890	1,390,709.6210
5	556,132.8220	1,390,704.1456
6	556,978.7901	1,390,822.6063
7	556,928.7222	1,390,597.3596
8	556,923.0825	1,390,511.3146
9	556,912.9793	1,390,693.9857
10	556,912.9011	1,390,753.7314
11	556,916.1960	1,390,807.1148
12	556,945.0981	1,390,879.6347
13	556,989.0271	1,390,888.1335
14	556,924.5033	1,390,941.2183
15	556,917.1882	1,390,923.1310
16	556,896.2910	1,390,810.1949
17	556,882.9980	1,390,756.8117
18	556,883.0825	1,390,680.7549
19	556,871.2283	1,390,564.1888
20	556,850.8779	1,390,551.3581
21	556,825.0023	1,390,565.7837
22	556,825.3166	1,390,640.0656
23	556,810.0172	1,390,553.4528
24	556,810.5550	1,390,787.2320
25	556,825.2570	1,390,858.7770
26	556,839.8870	1,391,050.4440
27	556,850.6130	1,391,144.8020
28	556,869.2820	1,391,244.9570
29	556,905.8950	1,391,331.3890
30	556,946.4860	1,391,421.3630
31	556,979.5640	1,391,507.0500
32	556,810.0646	1,390,574.0794

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
5	9,689 sq. ft.	677 sq. ft.	8,012 sq. ft.
6	9,299 sq. ft.	897 sq. ft.	8,402 sq. ft.
7	8,984 sq. ft.	584 sq. ft.	8,400 sq. ft.
8	8,638 sq. ft.	238 sq. ft.	8,400 sq. ft.
11	8,700 sq. ft.	298 sq. ft.	8,402 sq. ft.
12	9,079 sq. ft.	677 sq. ft.	8,403 sq. ft.
13	9,370 sq. ft.	967 sq. ft.	8,403 sq. ft.
14	9,694 sq. ft.	1,291 sq. ft.	8,403 sq. ft.
15	9,985 sq. ft.	1,580 sq. ft.	8,405 sq. ft.

35. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
36. THE 65dB(A) NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dB(A) NOISE EXPOSURE. THE 65dB(A) NOISE LINE WAS 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.
37. THIS PLAN IS SUBJECT TO WP-16-066, SEEKING AN ALTERNATE COMPLIANCE TO SECTIONS 16.1205(d)(97) AND 16.1205(d)(10) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30" DBH OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS AS OUTLINED IN SECTION 16.1205(d)(1-10). THIS ALTERNATE COMPLIANCE WAS APPROVED ON DECEMBER 17, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE DEVELOPER/BUILDER SHALL PLANT A TOTAL OF SIX (6) 2 1/2 INCH CALIPER SHADE TREES (OR EQUIVALENT) AS REPLACEMENT MITIGATION FOR THE REMOVAL OF THE THREE (3) SPECIMEN TREES WHICH EXIST ON THIS SITE. IF THE SITE DESIGN ALLOWS, THESE MITIGATION TREES SHOULD BE PLANTED ALONG THE PERIMETER OF THIS PROJECT IN ORDER TO PROVIDE ENHANCED SCREENING FOR THE EXISTING ADJACENT DEVELOPED PROPERTIES. REVIEW FOR COMPLIANCE WITH THIS MITIGATION REQUIREMENT WILL BE CONDUCTED AT THE TIME OF REVIEW OF THE PERIMETER LANDSCAPE DESIGN ASSOCIATED WITH THE SUBDIVISION AND DEVELOPMENT OF THIS SITE.
 2. FINANCIAL SURETY AND PAYMENT OF AN INSPECTION FEE FOR THE INSTALLATION OF THESE MITIGATION TREES WILL BE INCLUDED IN THE PERIMETER LANDSCAPE ESTIMATE AT THE FINAL PLAN STAGE.
 3. ON ALL SUBSEQUENT PLANS AND PLATS, ADD A GENERAL NOTE WHICH PROVIDES A DESCRIPTION OF THIS WAIVER PETITION, WP-16-066, WHICH INCLUDES THE REQUEST, SECTION OF THE REGULATIONS, ACTION TAKEN, DATE AND CONDITIONS OF APPROVAL.
38. THIS PLAN IS SUBJECT TO WP-17-062, SEEKING AN ALTERNATE COMPLIANCE TO SECTION 16.144(h)(3)(i) WHICH REQUIRES SUBMISSION OF FINAL PLAN WITHIN 4 MONTHS FROM PRELIMINARY PLAN APPROVAL. THIS ALTERNATE COMPLIANCE WAS APPROVED ON FEBRUARY 1, 2017. SUBJECT TO THE FOLLOWING CONDITION:
1. THE DEVELOPER SHALL SUBMIT THE FINAL PLAN TO THE DEPARTMENT OF PLANNING AND ZONING FOR REVIEW WITHIN 1 YEAR OF THE PREVIOUS DEADLINE DATE OF FEBRUARY 3, 2017 (OR UNTIL FEBRUARY 3, 2018) AS INDICATED WITHIN THE DPZ "ORIGINAL MYLAR SIGNED" LETTER DATED OCTOBER 3, 2016.

GENERAL NOTES

1. 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.
2. SUBJECT PROPERTY ZONED R-12 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
3. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2015 BY MILDENBERG, BOENDER & ASSOC.
4. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38GA AND 38DA
STA. No. 38GA N 556,897.324 E 1N390,132.094 ELEV. 80.85
STA. No. 38DA N 556,796.309 E 1,390,221.433 ELEV. 126.15
5. B.R.L. DENOTES BUILDING RESTRICTION LINE.
6. ● DENOTES IRON PIN SET.
7. ● DENOTES IRON PIPE OR IRON BAR FOUND
8. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
9. ALL AREAS SHOWN ARE MORE OR LESS (±)
10. NO FLOODPLAIN EXISTS ON SITE.
11. WETLANDS AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2015.
12. FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN MARCH, 2015, APPROVED ON AUGUST 16, 2016. TOTAL OF 3 SPECIMEN TREES EXIST ON SITE. ALL THREE SPECIMEN TREES ARE TO BE REMOVED.
13. AFPO ROAD TEST WAS PREPARED BY THE TRAFFIC GROUP ON AUGUST 14, 2015, APPROVED ON AUGUST 16, 2016.
14. PHASE I NOISE ANALYSIS WAS PREPARED BY PHOENIX NOISE & VIBRATION ON JUNE 30, 2015, REVISED ON MAY 10, 2017.
15. THIS PROJECT IS LOCATED WITHIN THE BW AIRPORT ZONING DISTRICT. APPROVAL BY THE MARYLAND AVIATION ADMINISTRATION IS REQUIRED.
16. STEEP SLOPES EXIST ON SITE; HOWEVER, THERE ARE NO REGULATED AREAS OF STEEP SLOPES WHICH ARE DEFINED AS BEING SLOPES THAT ARE GREATER THAN 25% WITH AN ON-SITE AND/OR OFF-SITE CONTIGUOUS AREA OF 20,000 SQUARE FEET OR GREATER.
17. THIS PROPERTY CURRENTLY CONTAINS A HISTORIC HOUSE THAT DATES TO 1939. AS SUCH, THE PLAN CAME BEFORE THE HISTORIC PRESERVATION COMMISSION FOR ADVISORY COMMENTS IN DECEMBER 2015. RECOMMENDATIONS: SAVE A HISTORIC HOUSE FACING A PUBLIC ROAD. EXISTING HOUSE WILL BE REMOVED.
18. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
19. THIS PROPERTY IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
20. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
21. STORMWATER MANAGEMENT IS PROVIDED BY M-6 MICRO-BIORETENTION FACILITIES AND M-5 DRYWELLS IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL.
22. 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 ON-SITE RETENTION OF 0.64 ACRES ON EASEMENT "A" AND OFF-SITE CONSERVATION EASEMENT FOR 2.94 ACRES OF RETENTION AT AMBREEN WOODS (F-17-036). NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
23. ALL EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAN.
24. 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 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.
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.
26. NO GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS, 100 YEAR FLOODPLAIN AND AREAS OF STEEP SLOPES GREATER THAN 25% WITH CONTIGUOUS AREAS OF 20,000 SQUARE FEET OR GREATER UNLESS A FORMAL WAIVER PETITION IS GRANTED OR HAS BEEN DETERMINED TO BE A NECESSARY OR ESSENTIAL DISTURBANCE.
27. IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ALL LANDSCAPING REQUIREMENTS ARE PROVIDED IN A CERTIFIED LANDSCAPE PLAN WHICH IS INCLUDED WITH THE FINAL ROAD CONSTRUCTION PLAN SET, ON FILE WITH THIS PLAT.
28. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (22 SHADE TREES, 33 EVERGREENS) AND AN ADDITIONAL 6 SHADE TREES PROVIDED IN LIEU OF REMOVING 3 SPECIMEN TREES AS A CONDITION OF THE APPROVED WAIVER WP-16-066 IN THE AMOUNT OF \$13,350.00 IS TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
29. A SURETY IN THE AMOUNT OF \$9,300.00 FOR (31 SHADE TREES) PUBLIC STREET TREES WILL BE ADDRESSED UNDER DED'S COST ESTIMATE.
30. PER SECTION 16.121(d) OF THE HOWARD COUNTY SUBDIVISION AND LAND USE REGULATIONS, OPEN SPACE FOR THIS SUBDIVISION HAS BEEN PROVIDED THROUGH THE CREATION OF OPEN SPACE LOTS 16 AND 17.
31. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, FOREST CONSERVATION AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 2-15 AND OPEN SPACE LOTS 16 & 17. 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.
32. 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 / OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE, ON WHICH DATE DEVELOPER AGREEMENT #14-4962-D WAS FILED AND ACCEPTED.
33. A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 5-8 AND 11-15 SHALL BE RECORDED IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
34. A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON MARCH 11, 2015 AT 6:00 PM AT THE ELKCRIDGE LIBRARY.



VICINITY MAP
ADC MAP: 35 GRID: E-4
SCALE: 1"=2000'

39. HOA ARTICLES OF INCORPORATION HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION AS #D18681893 ON 6/12/18.
40. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO THE HOA FOR RESIDENTS OF THIS SUBDIVISION AND RECORDING AGREEMENTS OF ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

ALL RESIDENTIAL LOTS 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.

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OPEN SPACE CHART		
OPEN SPACE	REQUIRED	PROPOSED
CREDITED	1.73 AC. (30% OF TOTAL AREA)	1.97 AC.
NON-CREDITED	-	0.05 AC.
RECREATIONAL	3,000 S.F. (200 S.F./UNIT)	3,000 S.F.

OWNER

HARMONY BUILDERS INC
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 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 05/09/18
GARY E. LANE, PROP. L.S. DATE

Ch. L. R. 05/22/18
HARMONY BUILDERS INC. (OWNER) DATE

AREA TABULATION (TOTAL)	
NUMBER OF BUILDABLE LOTS	15
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	17
AREA OF BUILDABLE LOTS	3.08AC±
AREA OF OPEN SPACE LOTS	2.02AC±
AREA OF ROADWAY	0.69AC±
TOTAL AREA	5.79AC±

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

Madira Roseman 6/28/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ch. L. R. 7-10-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt J. Quade 7-16-18
DIRECTOR DATE

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

WITNESS MY HAND THIS 22 DAY OF May, 2018

Ch. L. R.
HARMONY BUILDERS INC. (OWNER)

J. Lucas
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 AND BETWEEN MARY D. THOMPSON AND HARMONY BUILDERS INC. BY A DEED DATED FEBRUARY 27, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 16042, FOLIO 122; 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, PROP. L.S. NO. 574
EXPIRATION: 3/21/19

STATE OF MARYLAND
GARY EDWARD LANE
PROPERTY LINE SURVEYOR
No. 574
6/29/09

RECORDED AS PLAT 24716 ON 7/16/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ROBERT'S CROSSING
LOTS 1 THRU 15 AND OPEN SPACE LOTS 16 AND 17
SHEET 1 OF 3

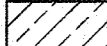

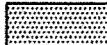

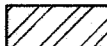
TAX MAP 38
PARCEL NO. 273 & 1009
GRID 15

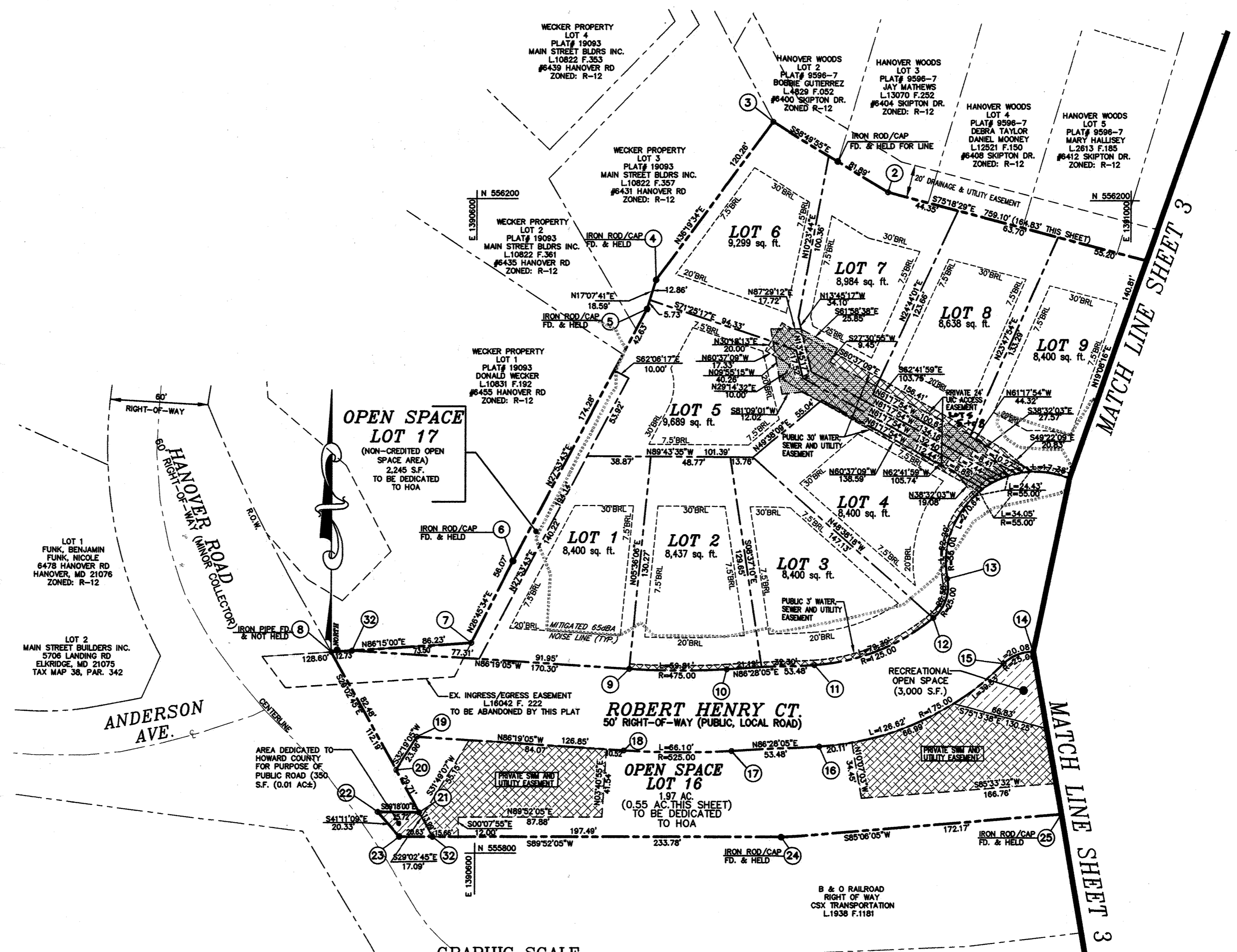
1ST ELECTION DISTRICT
HOWARD COUNTY, MD
EX. ZONING R-12

SCALE: AS SHOWN
DATE: MAY 2018
DPZ FILE NOS. ECP-15-0811
WP-16-066, SP-16-005
WP-17-062

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

LEGEND

-  RECREATIONAL OPEN SPACE
-  PUBLIC WATER, SEWER AND UTILITY EASEMENT
-  PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT
-  PRIVATE STORM DRAIN STORMWATER MANAGEMENT AND UTILITY EASEMENT
-  AREA DEDICATED TO HOWARD COUNTY FOR PURPOSE OF PUBLIC ROAD



OWNER
 HARMONY BUILDERS INC
 4228 COLUMBIA ROAD
 ELLICOTT CITY, MD 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 Lane
 GARY LANE, PROP. L.S.

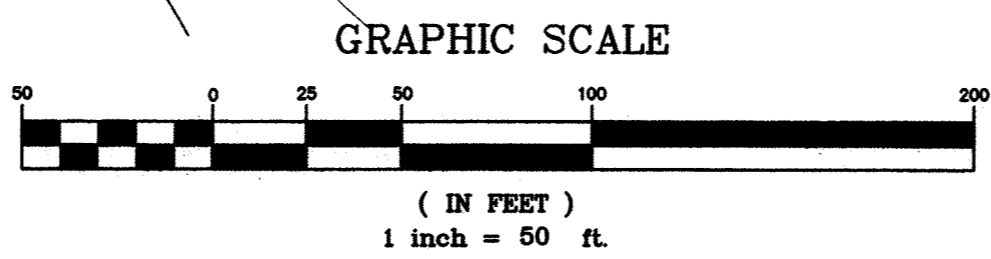
05/09/18
 DATE

Chris
 HARMONY BUILDERS INC. (OWNER)

05/20/18
 DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	9
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	10
AREA OF BUILDABLE LOTS	1.81AC±
AREA OF OPEN SPACE LOTS	0.60AC±
AREA OF ROADWAY	0.61AC±
TOTAL AREA	3.02AC±



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

William to Maureen Rosman 6/28/2018
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris 7.10.18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Helms 7-16-18
 DIRECTOR DATE

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

WITNESS MY HAND THIS 22 DAY OF May, 2018

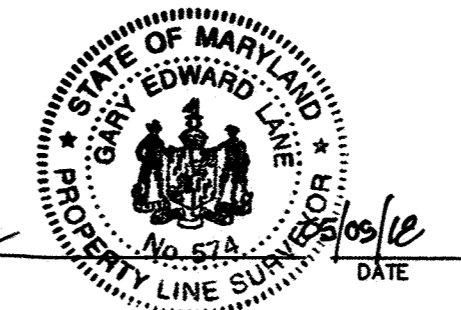
Chris
 HARMONY BUILDERS INC. (OWNER)

James
 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 AND BETWEEN MARY D. THOMPSON AND HARMONY BUILDERS INC. BY A DEED DATED FEBRUARY 27, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 16042, FOLIO 122; 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 Lane
 GARY LANE, PROP. L.S.
 EXPIRATION: 3/21/19



RECORDED AS PLAT 2477 ON 7/20/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ROBERT'S CROSSING
 LOTS 1 THRU 15 AND OPEN SPACE LOTS 16 AND 17

TAX MAP 38 PARCEL NO. 273 & 1009 GRID 15
 1ST ELECTION DISTRICT HOWARD COUNTY, MD EX. ZONING R-12
 SCALE: 1"=50' DATE: MAY 2018 DPZ FILE NOS. ECP-15-0811 WP-16-066, SP-16-005 WP-17-062

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

LINE TABLE		
LINE	LENGTH	BEARING
W1	13.66	S87°16'37"W
W2	29.83	N50°16'09"W
W3	34.72	N62°17'12"W
W4	32.12	N88°44'13"W
W5	15.69	S72°25'27"W
W6	44.10	S19°11'35"W
W7	28.12	S06°05'42"E
W8	24.59	S09°20'18"E
W9	33.78	N76°14'42"E
W10	41.85	N70°16'43"E
W11	45.01	N60°59'23"E
W12	21.95	N28°07'28"E
FC13	35.00	S08°02'58"E
FC14	14.67	S28°42'45"W
FC15	9.68	S08°31'45"E
FC16	28.73	S06°05'42"E
FC17	45.43	S19°09'26"W
FC18	14.76	S72°27'33"W
FC19	32.12	N88°44'13"W
FC20	37.35	N62°17'12"W
FC21	22.75	N50°16'09"W
FC22	3.95	S87°16'37"W
FC23	82.70	N61°45'54"W
FC24	32.60	S22°37'19"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	9.69	25.00
C2	23.28	25.00
C3	9.14	25.00
C4	11.54	25.00
C5	21.55	25.00

LEGEND

- AREA OF WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT
- RECREATIONAL OPEN SPACE
- PUBLIC WATER, SEWER AND UTILITY EASEMENT
- PRIVATE UIC ACCESS, WALL MAINTENANCE AND UTILITY EASEMENT
- PRIVATE STORM DRAIN STORMWATER MANAGEMENT AND UTILITY EASEMENT

OWNER

HARMONY BUILDERS INC
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 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 Lane 05/09/18
GARY LANE, PROP. L.S. DATE

Ch LR 05/22/18
HARMONY BUILDERS INC. (OWNER) DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	6
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	7
AREA OF BUILDABLE LOTS	1.27AC±
AREA OF OPEN SPACE LOTS	1.42AC±
AREA OF ROADWAY	0.08AC±
TOTAL AREA	2.77AC±

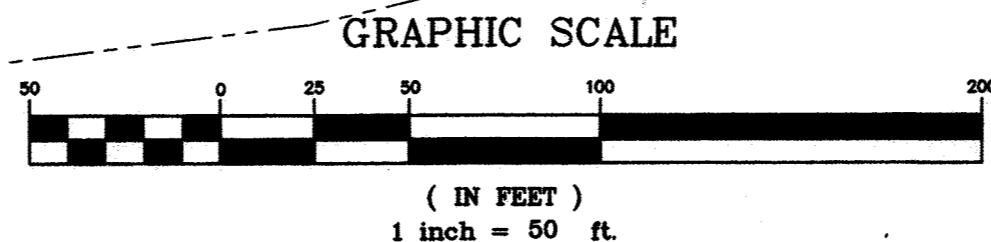
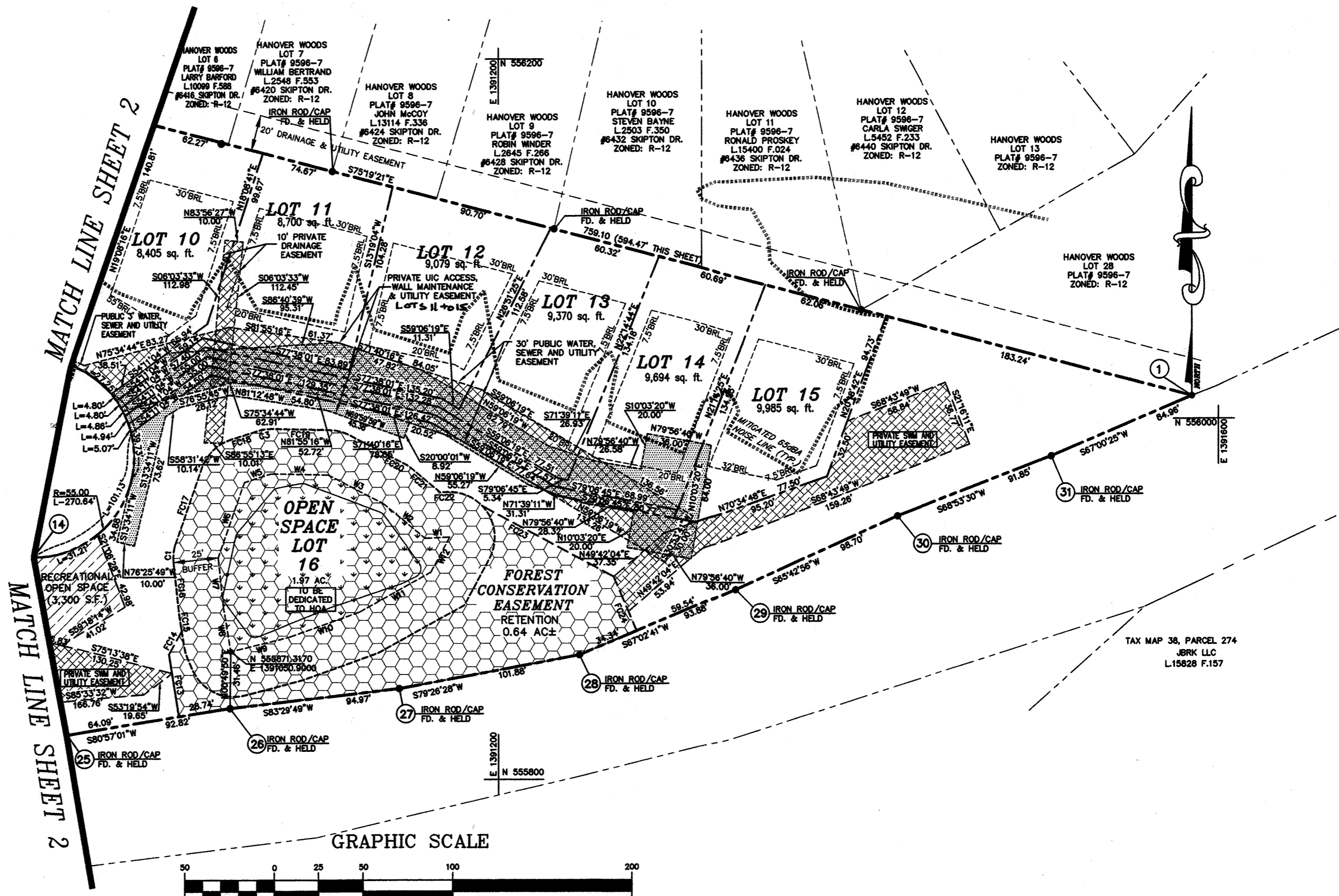
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

William for Maura Rossman 6/28/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chmura 7.10.18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Seabrook 7-16-18
DIRECTOR DATE



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

WITNESS MY HAND THIS 22 DAY OF May, 2019

Ch LR
HARMONY BUILDERS INC. (OWNER)

J. Lane
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 AND BETWEEN MARY D. THOMPSON AND HARMONY BUILDERS INC. BY A DEED DATED FEBRUARY 27, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 16042, FOLIO 122; 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 Lane 05/09/18
GARY LANE, PROP. L.S. DATE
EXPIRATION: 3/21/19

RECORDED AS PLAT 24718 ON 7/26/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ROBERT'S CROSSING
LOTS 1 THRU 15 AND OPEN SPACE LOTS 16 AND 17

SHEET 3 OF 3

TAX MAP 38 PARCEL NO. 273 & 1009 GRID 15
1ST ELECTION DISTRICT HOWARD COUNTY, MD EX. ZONING R-12
SCALE: 1"=50'
DATE: MAY 2018
DPZ FILE NOS. ECP-15-0811 WP-16-066, SP-16-005 WP-17-062

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors
7350-B Croce Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0288 Fax.