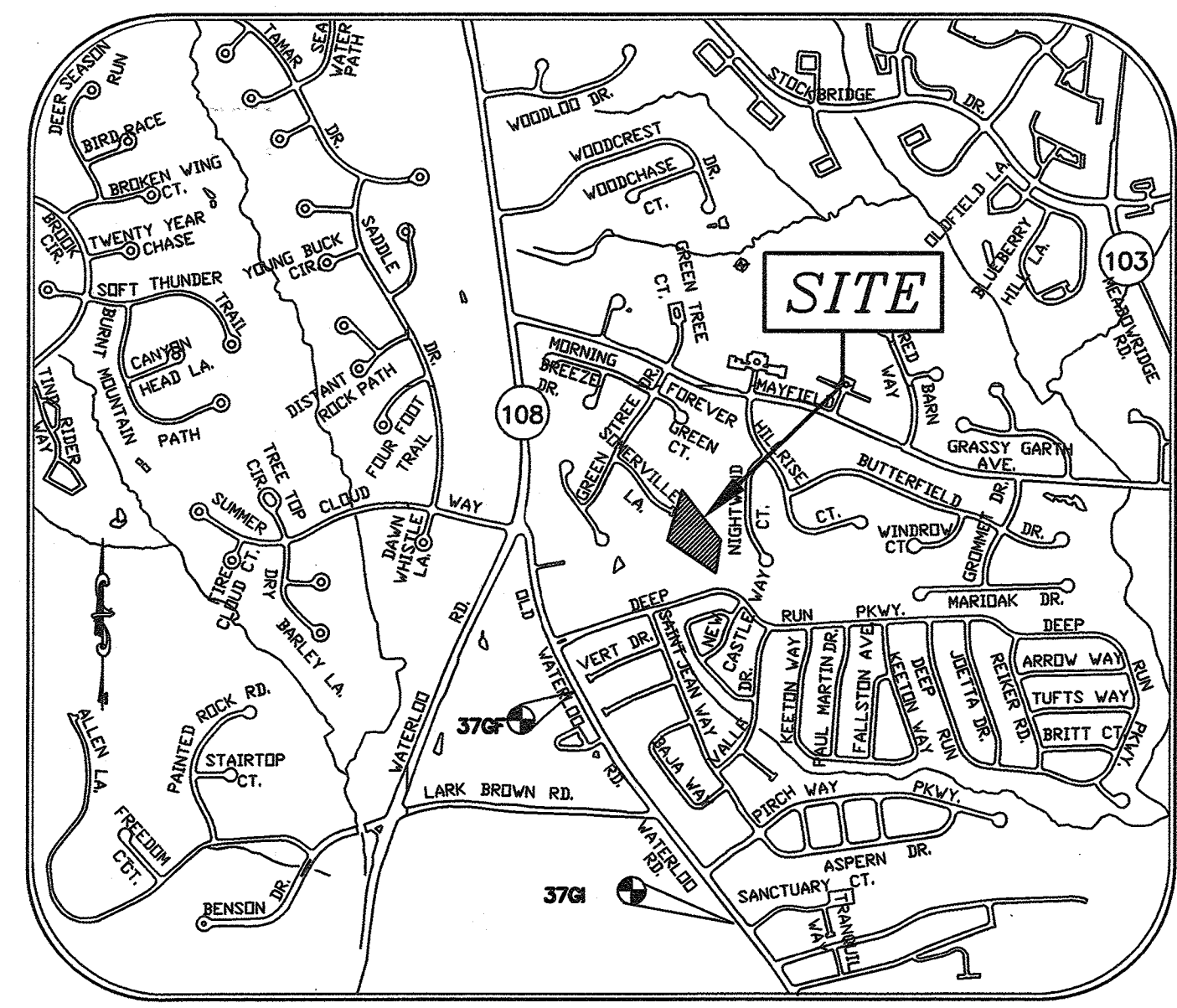


COORDINATE LIST		
POINT NO.	NORTHING	EASTING
1	555,834.5350	1,371,919.1380
2	556,038.8086	1,371,621.0101
3	556,352.1880	1,371,711.7860
4	556,039.3320	1,371,949.7390
5	556,191.6426	1,371,665.3236
6	556,239.6832	1,371,679.2528
7	55,6237.6024	1,371,687.8590
8	556,235.4786	1,371,697.2583
9	556,240.4918	1,371,796.7402
10	5561,98.9674	1,371,828.3230
11	556,186.7081	1,371,686.2384
12	556,188.8320	1,371,676.8388
13	556,188.8320	1,371,707.6892

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	6,880 SQ. FT.	344 SQ.FT.	6,336 SQ. FT.
3	6,587 SQ. FT.	555 SQ.FT.	6,032 SQ. FT.
4	7,021 SQ. FT.	762 SQ.FT.	6,259 SQ. FT.
5	7,302 SQ. FT.	709 SQ.FT.	6,593 SQ. FT.
6	8,022 SQ. FT.	370 SQ.FT.	7,652 SQ. FT.
O/S 9	5,959 SQ. FT.	338 SQ.FT.	5,621 SQ. FT.
O/S 10	12,925 SQ. FT.	911 SQ.FT.	12,014 SQ. FT.

OPEN SPACE CHART		
OPEN SPACE	REQUIRED	PROPOSED
CREDITED	0.49 AC. (25% OF TOTAL AREA)	0.57 AC. (29.2% OF TOTAL AREA)
NON-CREDITED	-	0.03 AC. (PIPESTEMS AREA)
TOTAL	0.49 AC. (25% OF TOTAL AREA)	0.60 AC.

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



VICINITY MAP  
SCALE: 1"=1000'

**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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Gary E. Lane*  
GARY E. LANE, PROP. L.S.  
DATE: 02/22/18

*Christopher Brown*  
HARMONY BUILDERS, INC  
CHRISTOPHER BROWN, PRESIDENT  
DATE: 11/28/18

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	7
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	3
NUMBER OF LOTS OR PARCELS	10
AREA OF BUILDABLE LOTS	1.19 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0.60 AC ±
AREA OF ROADWAY DEDICATION	0.16 AC ±
TOTAL AREA TO BE RECORDED	1.95 AC ±

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

*Mauro Redman*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 2/1/2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paul Columbus*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 2-7-19

*Kurt Schuch*  
DIRECTOR  
DATE: 2-19-19

**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 PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS 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 29 DAY OF November, 2018.

*Christopher Brown*  
HARMONY BUILDERS, INC  
CHRISTOPHER BROWN, PRESIDENT

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY EILEEN R. FRAZIER, DONNA ELAINE FRANKS, AND NELSON BRUCE FRAZIER TO HARMONY BUILDERS, INC. BY A DEED DATED NOVEMBER 21, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 17307, FOLIO 00002; 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 E. LANE  
PROPERTY LINE SURVEYOR  
DATE: 02/22/18

RECORDED AS PLAT 24963 ON 2/22/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**SOMERVILLE ESTATES**  
LOTS 1-7 AND OPEN SPACE LOTS 8-10

SHEET 1 OF 2

TAX MAP 37  
PARCEL NO. 532

1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING R-SC

SCALE: AS SHOWN  
DATE: OCTOBER 2018  
DPZ FILE NOS. ECP-17-031  
SP-17-011, WP-18-024

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

**GENERAL NOTES**

- 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, ALTERNATIVE COMPLIANCE PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- SUBJECT PROPERTY ZONED "R-SC" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2016 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37G1 AND 37G2.  
STA. No. 37G1 N 553,697.236 E 1,372,015.045 ELEV. 292.965  
STA. No. 37G2 N 555,222.147 E 1,370,948.649 ELEV. 330.872
- DENOTES AN IRON PIN, OR IRON PIPE FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
□ DENOTES CONCRETE MONUMENT FOUND.  
BRL DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO FLOODPLAIN EXISTS ON-SITE.
- FOREST STAND AND WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN OCTOBER 2016, APPROVED ON MAY 25, 2017. NO FOREST RESOURCES, WETLAND, STREAM OR ITS BUFFERS EXIST ON-SITE.
- NOISE STUDY IS NOT REQUIRED.
- NO STEEP SLOPES WITH AN AVERAGE OF 25% OR GREATER OVER 10 VERTICAL FEET WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER EXIST ON SITE.
- NO HISTORIC STRUCTURES, BURIAL GROUNDS, CEMETERIES, OR GRAVE SITES EXIST ON SITE.
- SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- APPO ROAD TEST WAS PROVIDED BY TRAFFIC GROUP IN JUNE 2017.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND / OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF. DEVELOPER AGREEMENT # 14-5028-D WAS FILED AND ACCEPTED ON JUNE 15, 2018.
- STORMWATER MANAGEMENT IS PROVIDED BY M-6 MICRO-BIOTENTION FACILITIES IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL. ALL SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- 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 A PAYMENT OF FEE-IN-LIEU FOR 0.29 ACRES OF AFFORESTATION. FEE-IN-LIEU FOR 0.29 ACRES (12,634 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$ 9,475.00 WILL BE POSTED WITH THIS FINAL PLAN.
- 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 THIS FINAL PLAN.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (21 SHADE TREES) AND AN ADDITIONAL 4 SHADE TREES PROVIDED IN LIEU OF REMOVING 2 SPECIMEN TREES AS A CONDITION OF THE APPROVED WAIVER WP-18-024 IN THE AMOUNT OF \$7,500.00 IS TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- A SURETY IN THE AMOUNT \$1,500.00 FOR (5 SHADE TREES) PUBLIC STREET TREES WILL BE ADDRESSED UNDER DED'S COST ESTIMATE.
- 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 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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.
- PER SECTION 16.121(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE FOR THIS SUBDIVISION HAS BEEN PROVIDED THROUGH THE CREATION OF OPEN SPACE LOTS 8 THRU 10. OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 2-7 AND OPEN SPACE LOTS 9-10 SHALL BE RECORDED IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MARYLAND, SIMULTANEOUSLY WITH THIS PLAT.
- 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 1-7 AND OPEN SPACE LOTS 8 THRU 10. 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.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON OCTOBER 18, 2016 AT 6:00PM AT THE ELKBRIDGE FIRE HALL.
- MIHU AGREEMENT WILL BE RECORDED IN LAND RECORDS SIMULTANEOUSLY WITH THIS PLAT.

PLEASE NOTE THAT 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.

P:\2004\16-015 FOREVER GREEN\DWG\16-015-ECP-1.dwg

