

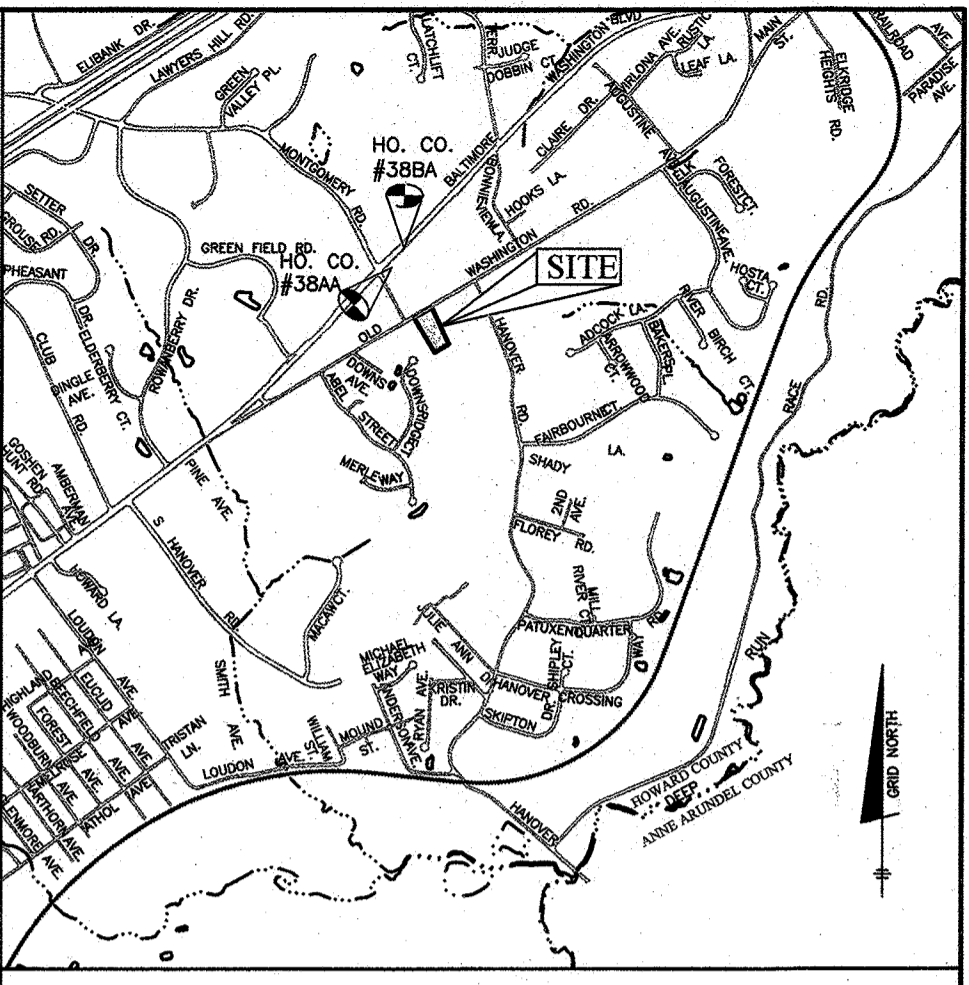
GENERAL NOTES

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROLS STATIONS NO. 38AA AND NO. 38BA.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2017, BY BENCHMARK ENGINEERING, INC.
- DEED REFERENCE: 17498/00062.
- ALL AREAS ARE MORE OR LESS (±).
- DISTANCES SHOWN ON THIS PLAN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO CEMETERIES ON-SITE. THE EXISTING DWELLING ON-SITE IS HISTORIC AND IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-803 AS PART OF THE OLD WASHINGTON ROAD SURVEY DISTRICT.
- DENOTES IRON PIPE (IPF) OR REBAR AND CAP (RCF) FOUND. △ DENOTES TRAVERSE POINT.
- SUBJECT PROPERTY ZONED R-12 PER THE 10-06-2013 COMPREHENSIVE ZONING PLAN.
- THE PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU).
- TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC., ON MAY 3, 2017 AND APPROVED UNDER THE REVIEW OF S-18-004.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- PUBLIC WATER MAIN WILL CONNECT TO CONTRACT 44-0906.
- PUBLIC SEWER MAIN WILL CONNECT TO CONTRACT 22-C. DRAINAGE IS TO PATAPSCO WWTP.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS TO FIRE AND EMERGENCY VEHICLE 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" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 40% DRAINAGE IS TO PATAPSCO WWTP.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - SAFELY PASSING THE 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. THERE IS ONE SPECIMEN TREE LOCATED JUST OFF SITE AND THE TREE IS TO REMAIN. THE FOREST STAND DELINEATION WAS APPROVED UNDER S-18-004.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THE SITE.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, OVER AND THROUGH LOTS 1 THROUGH 8, OR PORTIONS THEREOF. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY. STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICAL (MEP). ALL ON-LOT SWM DEVICES ARE SUBJECT TO THE REQUIREMENTS OF A RECORDED DECLARATION OF COVENANT.
- THE EXISTING ACCESSORY STRUCTURES TO BE REMOVED WERE DEMOLISHED ON 6/29/2021. THE HISTORIC PRESERVATION DEMOLITION CLEARANCE FORM WAS NOT REQUIRED SINCE NO DEMOLITION PERMIT IS REQUIRED FOR THIS TYPE OF STRUCTURES. THE EXISTING DWELLING ON LOT 6 IS TO REMAIN, THE GAZEBO AND SHED EAST OF THE PRINCIPAL STRUCTURE ARE TO BE REMOVED.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION SHALL BE ADDRESSED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.1200 OF THE SUBDIVISION REGULATIONS AND FOREST CONSERVATION MANUAL. THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION SHALL BE SATISFIED BY THE USE OF AN OFFSITE MITIGATION BANK AT PARCEL 2, PROPERTY OF FOREVER A FARM, LLC, FOREST MITIGATION BANK PLAN, SDP-14-005. FOREST MITIGATION, IN THE AMOUNT OF 2.4 ACRES AT THE FOREST BANK (FULFILLING 1.2 ACRES OF OBLIGATION), WILL FULFILL THE FOREST OBLIGATION FOR THIS PROJECT. THE USE OF THE FOREST BANK IS A REVISION TO THE SDP-14-005 PLAN. THIS PLAN IS GRANDFATHERED TO THE FOREST CONSERVATION REGULATIONS IN EFFECT PRIOR TO COUNCIL BILL CB62-2019 ACCORDING TO SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.102(H) BECAUSE A PRELIMINARY PLAN, P-19-002, WAS APPROVED ON AUGUST 19, 2019.
- THE PERIMETER LANDSCAPING REQUIREMENTS SHALL BE ADDRESSED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT. THE LANDSCAPE PLAN IS INCLUDED IN THE ROAD CONSTRUCTION PLAN SET FOR F-20-041.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 10/20/2020, DEPARTMENT ID NUMBER D21013339. THE PROTECTIVE COVENANTS WERE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THE PRIVATE MAINTENANCE ACCESS AGREEMENT FOR LOTS 1-7 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAN.
- THIS PROJECT 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.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL MAINTAIN COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, OR SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- OPEN SPACE LOT 8 IS NON-CREDITED AND OPEN SPACE REQUIREMENTS ARE PROVIDED WITH A FEE-IN-LIEU OF OPEN SPACE OF \$1500 PER LOT FOR SIX LOTS, PER RECREATION AND PARKS REVIEW, FOR A TOTAL OF \$9,000.00.
- THIS PLAN WENT BEFORE THE HISTORIC PRESERVATION COMMISSION FOR ADVISORY COMMENTS ON FEBRUARY 1, 2018 IN CASE HPC-18-01. THE COMMENTS OFFERED INCLUDE A REQUEST TO MOVE THE PROPOSED DRIVEWAY FURTHER FROM THE EAST SIDE OF THE HISTORIC STRUCTURE. THE DRIVEWAY HAS BEEN RECONFIGURED. THE HOUSE AND BUILDING ARE TO REMAIN. HISTORIC SITE INVENTORY NUMBER HO-803.
- A DESIGN MANUAL WAIVER TO SECTION 2.6.A, 2.6.B AND APPENDIX 'A' FROM THE DESIGN MANUAL VOLUME III TO ALLOW A TOTAL OF 7 LOTS TO ACCESS OLD WASHINGTON ROAD VIA A 16' PRIVATE USE-IN-COMMON DRIVEWAY HAS BEEN APPROVED SUBJECT TO SUFFICIENT SIGHT DISTANCE PROVIDED AT OLD WASHINGTON ROAD ACCESS. THE APPROVAL DATE BY HOWARD COUNTY DPW IS MARCH 26, 2019.
- ALTERNATIVE COMPLIANCE WP-19-079, TO SECTION 16.1205(2), TO ALLOW LOT 7 ACCESS TO THE PUBLIC ROAD VIA EASEMENTS THROUGH LOT 6 AND OPEN SPACE LOT 8 INSTEAD OF requiring an ADDITIONAL ACCESS POINT USING LOT 7'S ROAD FRONTAGE, WAS CONDITIONALLY APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON JUNE 7, 2019. THE CONDITIONS OF APPROVAL ARE:
 - INDICATE THIS ALTERNATIVE COMPLIANCE FILE NUMBER (WP-19-079), SECTIONS, REQUEST, ACTION, DATE AND CONDITIONS OF APPROVAL ON ALL SUBMITTED PLANS, INCLUDING P-19-002.
 - COMPLIANCE WITH ANY CONDITIONS AND COMMENTS FROM DPW REGARDING APPROVAL OF THE DESIGN MANUAL WAIVER TO ALLOW 7 USERS ON A PRIVATE USE-IN-COMMON DRIVEWAY.
- THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON MARCH 12, 2018 AT 6:00PM AT MELVILLE CHAPEL UMC.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- FLAG AND 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.
- LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD 1,053 SF.
- DPZ RELATED FILE NUMBERS: ECP-18-026, S-18-004, P-19-002, WP-19-079, HP-18-06.

- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND ALLOCATIONS WILL BE GRANTED AT TIME OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- IF THERE ARE ANY EXISTING WELLS OR SEPTIC SYSTEMS ON THE PROPERTY THEY MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 6 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION, RECORDED SIMULTANEOUSLY WITH THE PLAT. THE RECORDING REFERENCE OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

TRAVERSE TABLE

| POINT # | NORTHING | EASTING |
|---------|-------------|--------------|
| 9 | 560647.2850 | 1390061.9700 |
| 11 | 560212.9030 | 1390325.1960 |



LEGEND

- LIMIT OF SUBMISSION
- BOUNDARY COORDINATE
- PRIVATE VARYING WIDTH USE-IN-COMMON ACCESS, DRAINAGE, MAINTENANCE & UTILITY EASEMENT
- PUBLIC 30' WATER, SEWER & UTILITY EASEMENT
- DRAINAGE & UTILITY EASEMENT
- PUBLIC TREE MAINTENANCE & UTILITY EASEMENT

BENCHMARKS NAD'83

HORIZONTAL

HO. CO. #38AA
STAMPED DISK SET ON TOP OF CONCRETE BASE.
N 561158.817 E 1389726.33
ELEVATION: 220.084

HO. CO. #38BA
STAMPED DISK SET ON TOP OF CONCRETE BASE
N 562553.31 E 1390967.86
ELEVATION: 166.184

BOUNDARY COORDINATES

| POINT # | NORTHING | EASTING |
|---------|-------------|--------------|
| 1 | 560593.7152 | 1389969.9348 |
| 2 | 560690.6358 | 1390132.8697 |
| 3 | 560227.5017 | 1390408.6009 |
| 4 | 560130.5810 | 1390245.6660 |

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTION TRACKING

| | |
|--|--------|
| TOTAL NUMBER OF LOTS/UNITS PROPOSED | 7 |
| NUMBER OF MIHU REQUIRED | 0.7 |
| NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM APFO ALLOCATIONS) | 0 |
| NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS) | 6 |
| MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS) | 1-5, 7 |

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

AREA TABULATION CHART - THIS SHEET

| | |
|--|-------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 7 |
| BUILDABLE | 0 |
| NON-BUILDABLE | 7 |
| OPEN SPACE | 1 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | 2.131 AC. ± |
| BUILDABLE | 0 |
| NON-BUILDABLE | 2.131 AC. ± |
| OPEN SPACE (NON-CREDITED) | 0.195 AC. ± |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0.024 AC. ± |
| TOTAL AREA THIS SHEET TO BE RECORDED | 2.35 AC. ± |

PLAN VIEW
SCALE: 1" = 60'

(IN FEET)
1 inch = 60 ft.

MINIMUM LOT SIZE CHART

| LOT | GROSS AREA (SF) | PIPESTEM AREA (SF) | MINIMUM LOT SIZE |
|-----|-----------------|--------------------|------------------|
| 1 | 13,734 | 1,202 | 12,532 |
| 2 | 13,365 | 1,365 | 12,000 |
| 3 | 13,918 | 1,826 | 12,092 |
| 4 | 13,535 | 1,534 | 12,001 |
| 5 | 13,038 | 1,028 | 12,010 |
| 6 | 13,044 | 500 | 12,544 |

OWNER/DEVELOPER
HARMONY BUILDERS INC
4228 COLUMBIA ROAD
ELLICOTT CITY, MD 21042
410-461-0833

SURVEYOR'S CERTIFICATE
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
HOWARD COUNTY HEALTH OFFICER: [Signature] DATE: 2/14/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 7/6/21

DIRECTOR: [Signature] DATE: 8/2/21

OWNER'S CERTIFICATE
"HARMONY BUILDERS INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 WATERWAYS 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS DAY OF JUNE, 2021."

CHRYSTOPHER BROWN
HARMONY BUILDERS INC NL LLC
DATE: 6/25/21

WITNESS
[Signature] DATE: 6/25/21

RECORDED AS PLAT NO. **25845** ON **9-21-21** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ELKRIS HILL
LOTS 1 THRU 7 AND
NON-CREDITED OPEN SPACE LOT 8

1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 38
GRID: 08
PARCEL: 198
ZONED: R-12

SCALE: AS SHOWN
DATE: JUNE, 2021
SHEET: 1 OF 2

AREA TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| 1 | S30°46'04"E | 5.74' |
| 2 | S59°15'14"W | 189.58' |
| 3 | N30°46'04"W | 5.37' |
| 4 | N59°15'14"E | 189.58' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N59°22'01"E | 44.00' |
| L2 | S30°46'04"E | 128.90' |
| L3 | S00°58'56"W | 138.32' |
| L4 | S31°10'31"E | 180.22' |
| L5 | N79°35'07"E | 24.61' |
| L6 | S10°24'53"E | 24.00' |
| L7 | S79°35'07"W | 13.87' |
| L8 | S43°49'29"W | 43.68' |
| L9 | N46°07'16"W | 24.00' |
| L10 | N43°49'29"E | 22.17' |
| L11 | N30°46'04"W | 195.72' |
| L12 | N00°58'56"E | 138.48' |
| L13 | N30°46'04"W | 56.61' |
| L14 | N60°46'04"W | 17.49' |
| L15 | N30°46'04"W | 8.41' |

STORMDRAIN EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L16 | S32°03'18"W | 35.19' |
| L17 | N57°56'42"W | 20.00' |
| L18 | N32°03'18"E | 44.83' |
| L19 | S32°12'59"E | 22.20' |
| L20 | N58°32'21"E | 20.09' |
| L21 | S26°10'20"E | 15.89' |
| L22 | N84°17'54"E | 43.76' |
| L23 | S05°42'06"E | 20.00' |
| L24 | S84°17'54"W | 57.64' |
| L25 | N26°10'20"W | 27.92' |

DRIVEWAY EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L26 | N00°58'56"E | 24.02' |
| L27 | N88°32'41"E | 23.86' |
| L29 | N64°41'25"E | 33.97' |
| L31 | N44°03'33"E | 62.98' |
| L32 | S24°01'33"W | 16.90' |
| L33 | S30°46'04"E | 30.86' |
| L34 | S44°03'33"W | 70.77' |
| L36 | S64°41'25"W | 33.97' |
| L38 | S88°32'41"W | 24.88' |

EASEMENT CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | DELTA | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|-------|--------|------------|-----------|---------|-----------------|--------------|
| C1 | 30.00' | 15.71' | 30°00'00" | 8.04' | N45°46'04"W | 15.53' |
| C2 | 54.00' | 28.27' | 30°00'00" | 14.47' | N45°46'04"W | 27.95' |

DRIVEWAY EASEMENT CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | DELTA | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|-------|--------|------------|-----------|---------|-----------------|--------------|
| C3 | 20.00' | 8.33' | 23°51'16" | 4.22' | N76°37'03"E | 8.27' |
| C4 | 18.00' | 6.48' | 20°37'52" | 3.28' | N54°22'29"E | 6.45' |
| C5 | 42.00' | 15.12' | 20°37'52" | 7.64' | S54°22'29"W | 15.04' |
| C6 | 44.00' | 18.32' | 23°51'16" | 9.29' | S76°37'03"W | 18.19' |

AREA TABULATION CHART - THIS SHEET

| | |
|--|------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 7 |
| BUILDABLE | 0 |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 1 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | 2.131 AC.± |
| BUILDABLE | 0 |
| NON-BUILDABLE | 0 |
| OPEN SPACE (NON-CREDITED) | 0.195 AC.± |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0.024 AC.± |
| TOTAL AREA THIS SHEET TO BE RECORDED | 2.35 AC.± |

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 7/14/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/14/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/12/21
DIRECTOR DATE

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 UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2023 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY HARMONY BUILDERS, INC., FROM DONALD H. PEOPLES AND CONSTANCE G. PEOPLES, HUSBAND AND WIFE, BY DEED DATED MARCH 16, 2017, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, LIBER 17498, FOLIO 62.

[Signature] 8/12/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD NO. 351

[Signature] 8/12/21
DATE

OWNER'S CERTIFICATE

"HARMONY BUILDERS INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY WITHIN THIS DAY OF JUNE, 2021."

[Signature] 06/25/21
CHRISTOPHER BROWN
HARMONY BUILDERS INC NL LLC DATE

[Signature] 06/25/21
WITNESS DATE

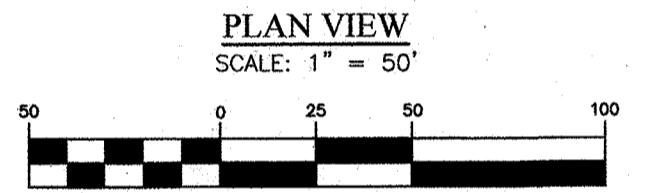
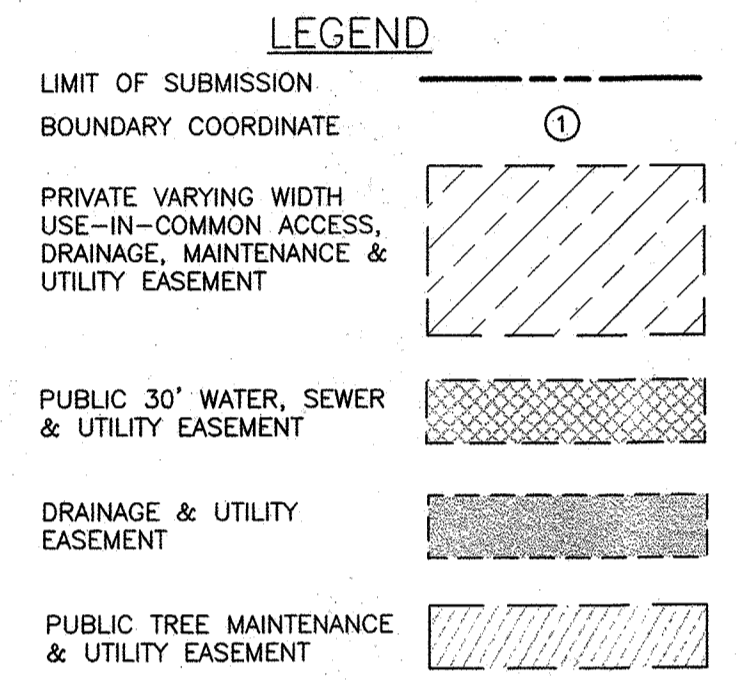
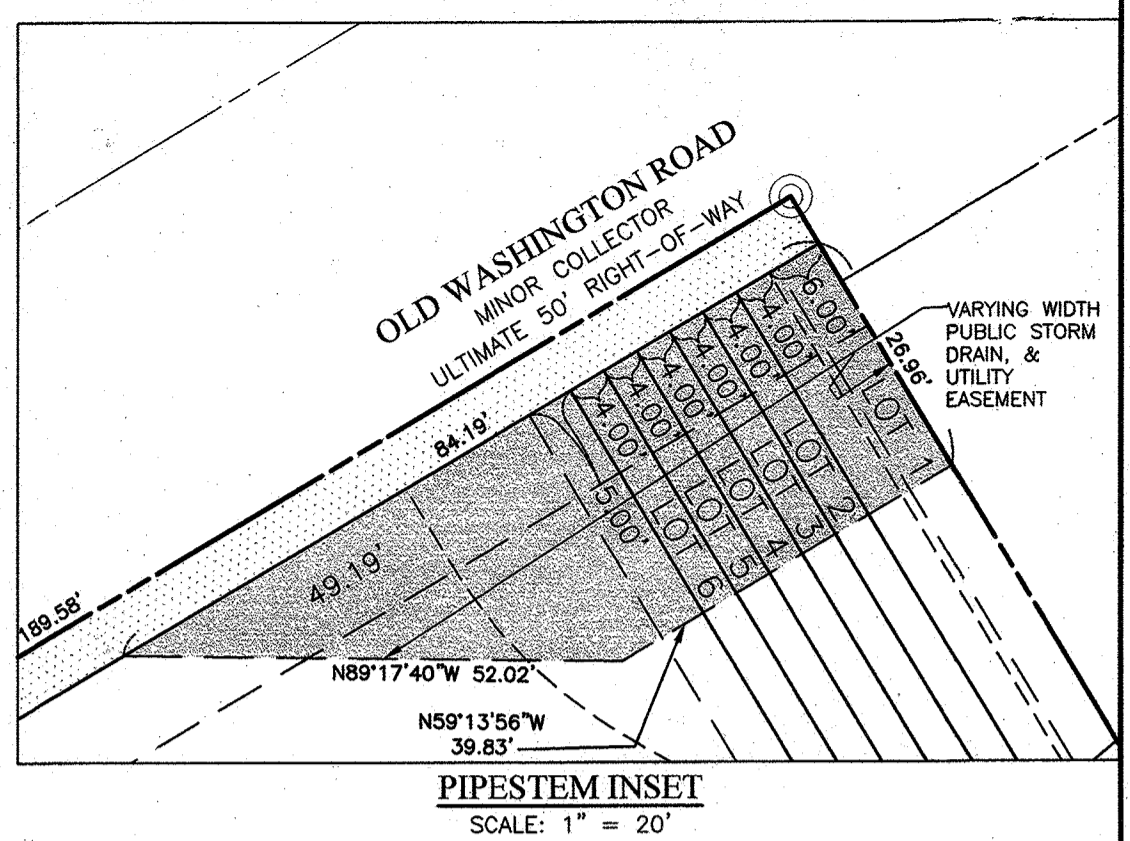
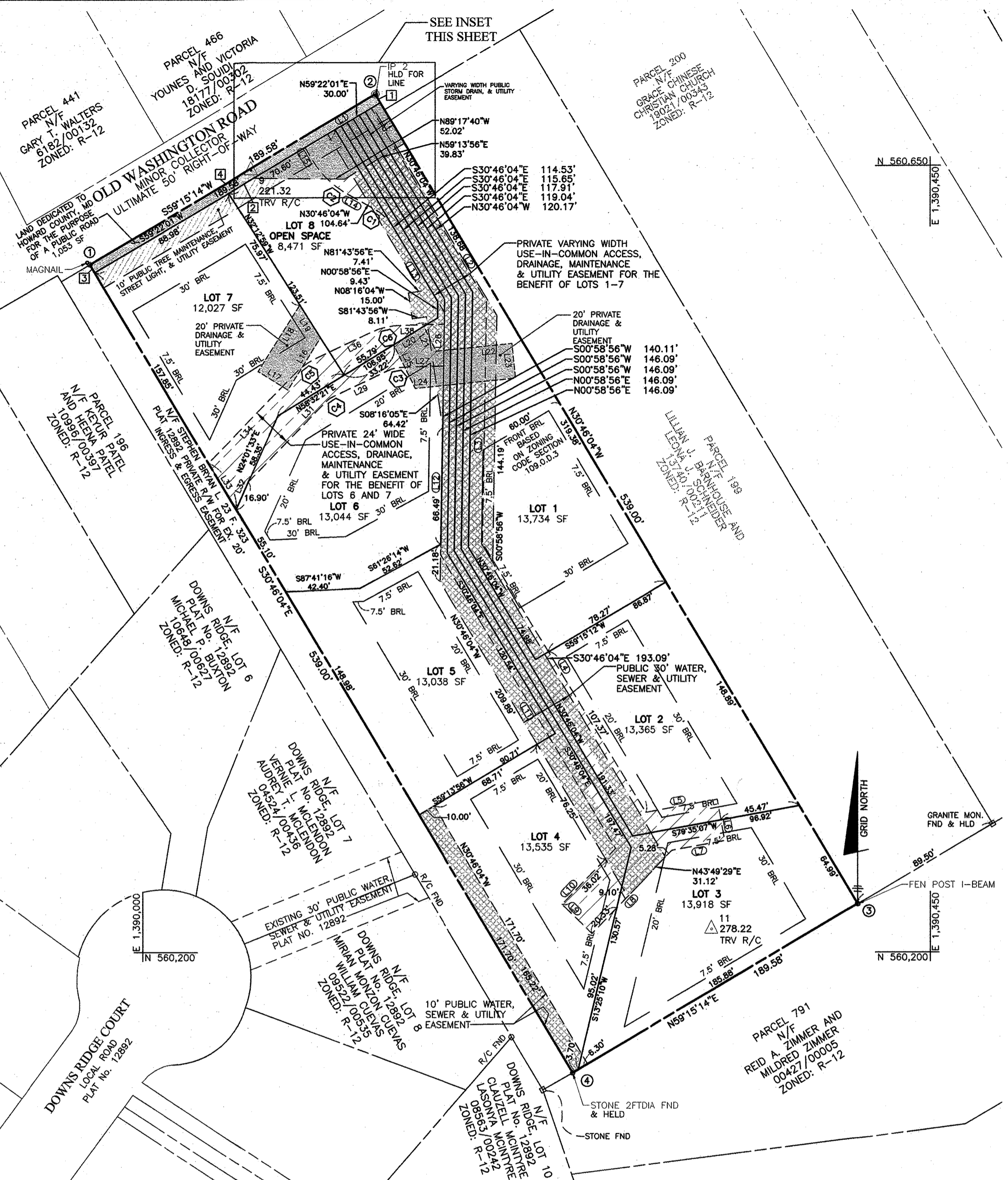
[Signature] 06/25/21
DATE

RECORDED AS PLAT NO. 25846 ON 9-21-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ELKRIS HILL
LOTS 1 THRU 7 AND
NON-CREDITED OPEN SPACE LOT 8

1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 38
GRID: 08
PARCEL: 198
ZONED: R-12

SCALE: AS SHOWN
DATE: JUNE, 2021
SHEET: 2 OF 2



(IN FEET)
1 inch = 50 ft.

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELlicOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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] 6/19/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

[Signature] 06/25/21
HARMONY BUILDERS INC., OWNER DATE