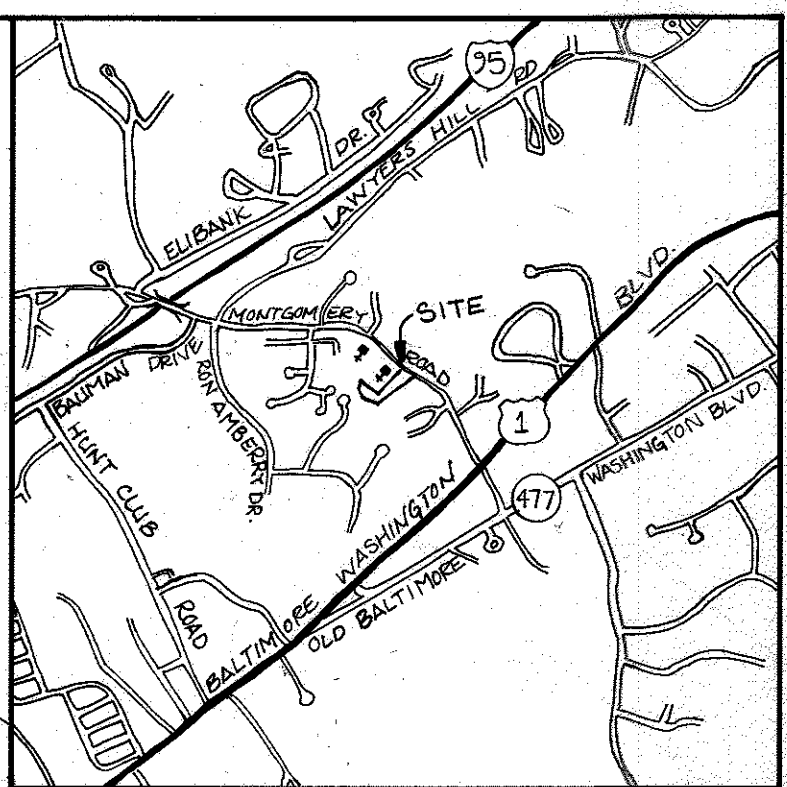
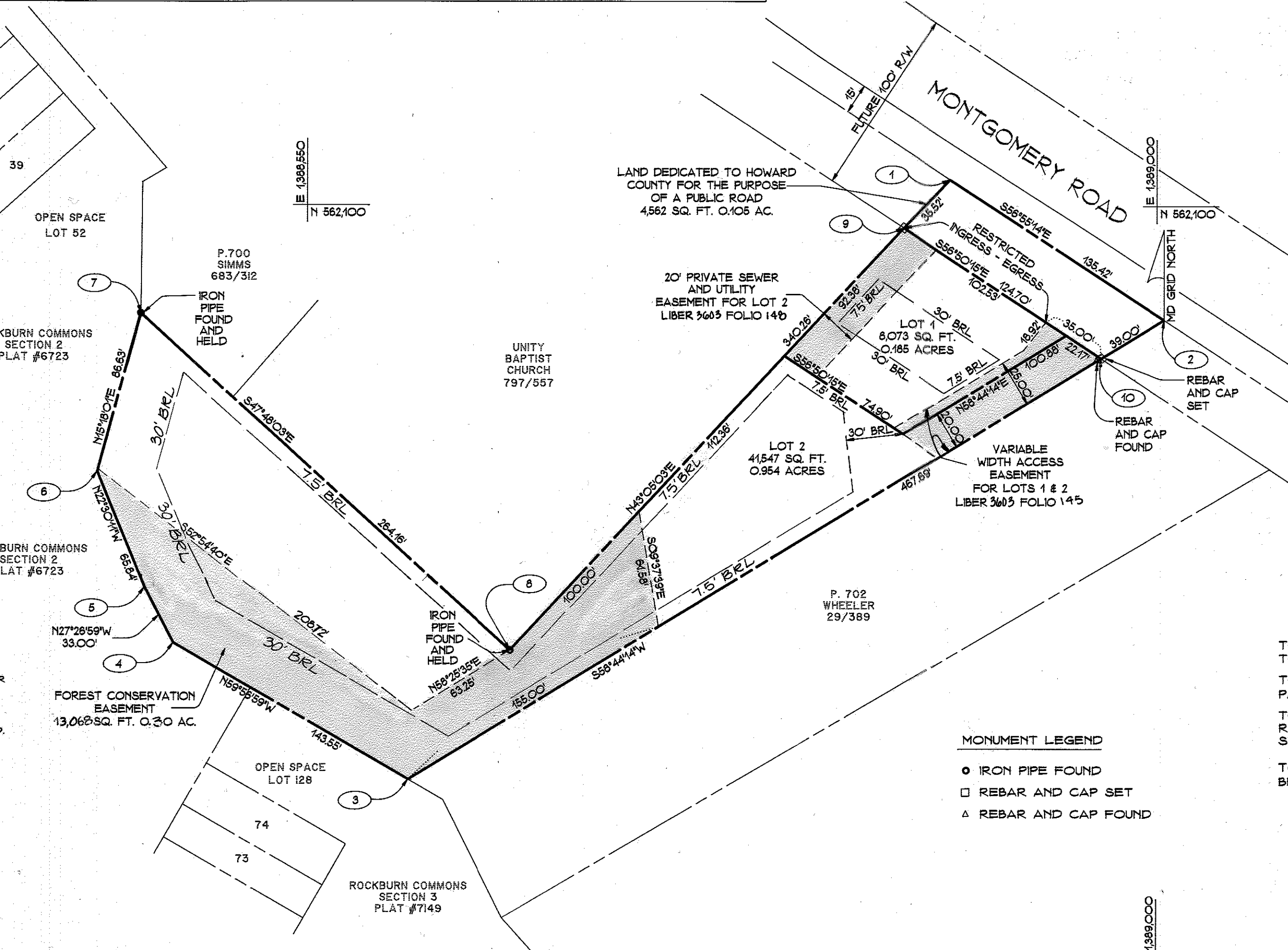


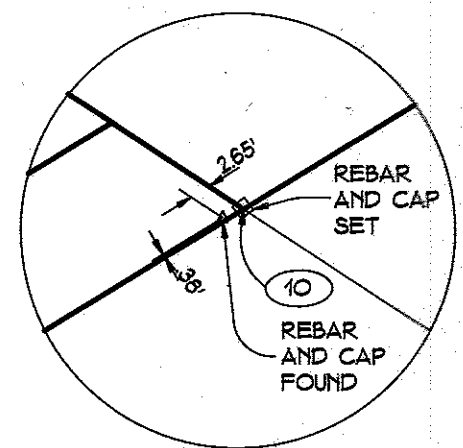
COORDINATE TABLE		
NO.	NORTH	EAST
1	562,114.0164	1,388,890.2349
2	562,040.1038	1,388,003.7052
3	561,797.3901	1,388,603.9252
4	561,869.2744	1,388,479.6704
5	561,898.5591	1,388,464.4684
6	561,959.3866	1,388,439.2592
7	562,042.9455	1,388,462.1193
8	561,865.5075	1,388,657.8125
9	562,088.0767	1,388,665.9744
10	562,019.8627	1,388,970.3655

MINIMUM LOT SIZE CHART					
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	25% SLOPES	MINIMUM LOT SIZE
2	41,547 SQ. FT.	2018 SQ. FT.	39,529 SQ. FT.	4,521 SQ. FT.	35,008 SQ. FT.

- NOTES:**
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON NAD 83 MARYLAND SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 388A & 388B.
 - THE BOUNDARY SURVEY WAS PERFORMED BY C. BROOKE MILLER IN DECEMBER, 1994.
 - SUBJECT PROPERTY ZONED RA-15, PER OCT. 16, 1996 COMPREHENSIVE ZONING PLAN.
 - ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
 - ALL UTILITY EASEMENTS SHOWN HEREON ARE DESIGNATED AS PUBLIC EASEMENTS, UNLESS OTHERWISE IDENTIFIED AS PRIVATE.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO TWO LOTS.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16-1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION HAVE BEEN MET WITH THE FOREST CONSERVATION EASEMENT AS SHOWN ON THIS PLAT.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE 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; C) GEOMETRY - MAXIMUM 4% GRADE, MINIMUM 10% GRADE CHANGE AND MINIMUM 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 WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE; F) STRUCTURE CLEARANCES - MINIMUM 12 FEET; G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE. AN ACCESS MAINTENANCE HAS BEEN FILLED IN THE LAND RECORDS OF HOWARD COUNTY UNDER LIBER 3603 FOLIO 145.
 - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY REQUIREMENTS FOR EACH LOT, UNLESS A FEE-IN-LIEU OF STORMWATER MANAGEMENT HAS BEEN GRANTED.
 - THE SITE SHOWN HEREON CONTAINS NO WETLANDS.
 - EXISTING DWELLING ON LOT 1 TO REMAIN.
 - 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 TO THE PIPESTEM LOT DRIVEWAY.
 - WATER CONTRACT NO. 2-W SEWER CONTRACT NO. 10-0896
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16-1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. 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.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH LOT 2, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - A FEE-IN-LIEU OF OPEN SPACE HAS BEEN PAID.



VICINITY MAP
SCALE: 1" = 2000'



AREA TABULATION

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED	2
TOTAL AREA OF LOTS AND/OR PARCELS	1.139 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0.105 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.244 AC.

MONUMENT LEGEND

- IRON PIPE FOUND
- ◻ REBAR AND CAP SET
- ◻ REBAR AND CAP FOUND

SITE INFORMATION

'6730 MONTGOMERY ROAD'
PROPOSED MINOR SUBDIVISION
ZONING: RA-15 TAX MAP: 38 PAR: 109
DEED REF: 1781/877
DEED ACREAGE: 1.244 AC.

OWNER:
JEFF S. HARMAN AND
FRANCIS E. HARMAN
13319 ELLIOTT DRIVE
CLARKSVILLE, MARYLAND 21029

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

C. Brooke Miller
SURVEYOR
C. BROOKE MILLER, P.L.S. #135

Jeffery S. Harman
JEFFERY S. HARMAN

NOTE:
PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Jeffery S. Harman
JEFFERY S. HARMAN
1-23-95
DATE

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
817 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 FAX 247-9397

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH MASTER PLAN OF WATER AND SEWAGE FOR HOWARD COUNTY.

Joyce M. Boydland 11/22/95
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joyce M. Boydland 11/19/96
DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING DATE

Michael P. ... 11/21/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DALE MAGNUSON TO JEFF HARMAN AND FRANCIS E. HARMAN BY DEED DATED DECEMBER 15, 1987 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 1781 AT FOLIO 877, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

C. Brooke Miller
C. BROOKE MILLER, PROPERTY LINE SURVEYOR #135

OWNER'S CERTIFICATE

WE, JEFFERY S. HARMAN AND FRANCIS E. HARMAN OWNERS, OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND IT'S SUCCESSORS AND ASSIGNS:

- 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 SPECIFIC EASEMENT SHOWN HEREON;
- 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

WITNESS MY/OUR HANDS THIS 23 DAY OF January 1995.

Jeffery S. Harman
JEFFERY S. HARMAN

Francis E. Harman
FRANCIS E. HARMAN

RECORDED AS PLAT NUMBER 11983
ON 1-24-96, 1996, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

"ELKWOOD II"
LOTS 1 AND 2

SHEET 1 OF 1
TAX MAP #38 PARCEL #109 ZONED RA-15
1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JANUARY, 1995