



VICINITY MAP  
1" = 1000'  
PLANNING AND ZONING GENERAL NOTES

- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL TRAVERSE WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- DENOTES 4" x 4" x 36" CONCRETE MONUMENT.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT OF WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 147 RECORDED AS PLATS 3054A 706-710.
- PLAN SUBJECT TO VP-84-123 & S-84-38.
- THE SUBJECT PROPERTY IS ZONED NEW TOWN (NT) PER THE 2-2-04 COMPREHENSIVE ZONING PLANS AND PER THE "COMP LIFE" ZONING AMENDMENTS EFFECTIVE 7-28-06.
- WATER AND SEWER SERVICE TO THIS PARCEL HAS BEEN GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE AT THE TIME OF EXECUTION OF THE DEVELOPER AGREEMENT #24-1265D, DATED 11/13/84.
- 286.2 DENOTES 100 YEAR FLOOD PLAIN ELEVATION
- THIS PLAN BASED ON FIELD RUN SURVEYS BY URS CORP. IN JANUARY 2007.
- REVISED BEARINGS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
42BB N551394.1167 E1355639.4270  
36HB N552978.3412 E1354677.928
- THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 OR 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- EASEMENT AREAS SHOWN ARE MORE OR LESS.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 18.1202(b)(1)(v) & (vi) BECAUSE IT IS ZONED NEW TOWN (NT)- PLANNED UNIT DEVELOPMENT WHICH HAD A PRELIMINARY DEVELOPMENT PLAN APPROVED PRIOR TO JANUARY 1, 1993 AND BECAUSE IT IS A PLAT OF REVISION."
- THIS SUBDIVISION IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION."

**WOODS INVESTORS, LLC**  
CORPORATE PROPERTIES TRUST  
6711 COLUMBIA GATEWAY DR  
SUITE 300  
COLUMBIA, MD 21046-2383  
443-285-5400

The requirements of Section 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.

*Eugene S. Stum* 10/24/11  
SURVEYOR: EUGENE S. STUM, PROPERTY LINE SURVEYOR NO. 284 DATE  
4 NORTH PARK DRIVE, SUITE 300  
HUNT VALLEY MD, 21030  
410-785-7220  
*Dogert Waeschle J.* 11/30/11  
WOODS INVESTORS, LLC  
CORPORATE OFFICE PROPERTY TRUST  
6711 COLUMBIA GATEWAY DRIVE, SUITE 300  
COLUMBIA, MD 21046-2383  
443-285-5400

The purpose of this Revision Plat is to create and show the Pathway Easements on Parcel B for Howard County Capital Project K-5061.

AREA TABULATION CHART

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED	
*BUILDABLE	1
*NON-BUILDABLE	0
*OPEN SPACE	0
*PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
*BUILDABLE	14.623 AC. ±
*NON-BUILDABLE	0
*OPEN SPACE	0
*PRESERVATION PARCELS	0

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.  
*Dogert Waeschle J.* 11/30/11  
WOODS INVESTORS, LLC  
CORPORATE OFFICE PROPERTIES TRUST  
6711 COLUMBIA GATEWAY DRIVE, SUITE 300  
COLUMBIA, MD 21046-2383  
443-285-5400



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
*Brian for Peter Bsdenson* 11/6/2012  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Kat Slendrick* 11/10/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
DIRECTOR DATE

**OWNER'S DEDICATION**  
WE, WOODS INVESTORS LLC, the owners of the property shown and described hereon, hereby adopt this revised plat, 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:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the 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 the 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 flood plains, 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 erected on or over the said easements and rights-of-way.

Witness my hands this 30<sup>th</sup> day of November 2011  
*Dogert Waeschle J.* President  
*Lee W. Murray* Witness

**SURVEYORS CERTIFICATION**  
I hereby certify that the final plat shown hereon is correct; that it is a revised plat of the lands conveyed by AJ PARTNERS LIMITED PARTNERSHIP TO WOODS INVESTORS LLC by deed dated July 6, 2001 and recorded among the land records of Howard County in Liber No. 5567 at folio 556, and that all monuments relative to the revisions are in place or will be in place prior to acceptance of this Revised Plat by Howard County, Maryland as shown in accordance with the Annotated Code of Maryland, as amended, and the final plat is in accordance with the Howard County Subdivision Regulations.  
*Eugene S. Stum*  
Eugene S. Stum, Property Line Surveyor No. 284  
EXPIRATION DATE: AUG. 12, 2012

RECORDED AS PLAT No. 21804 on 11/13/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
COLUMBIA VILLAGE OF OWEN BROWN  
SECTION 6, AREA 1, PARCEL B  
PLAT #6126  
TAX MAP: 42 GRID: 3 PARCEL: 18  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
CURRENT ZONING: NEW TOWN (NT)  
PREVIOUS DPZ FILE REFERENCES: F-85-026, FDP-147, S-84-038,  
VP-84-123, SDP-86-152C, SDP-87-086C  
HOWARD COUNTY CAPITAL PROJECT K-5061  
SEPTEMBER 2011  
SCALE= 1"=100'  
DRAWN BY: ESS CHECKED BY: DTM  
SHEET No. 1 OF 1

F-12-051