

GENERAL NOTES

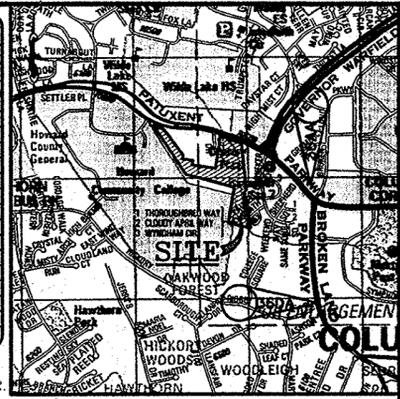
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY. GEODETIC CONTROL STATION NO. 36DA AND 36AA. 36DA N 560,849.3491 E 1,350,037.4422 36AA N 562,804.8537 E 1,349,906.1701
- THE SUBJECT PROPERTY IS ZONED NT PER THE 10/06/13 COMPREHENSIVE ZONING PLAN. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 8" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS)
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. 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, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 1998, BY FISHER, COLLINS AND CARTER, INC.
- AREAS SHOWN HEREON ARE MORE OR LESS (±)
- DISTANCES SHOWN ARE BASED ON NAD '83 SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HISTORIC STRUCTURES EXISTING ON THIS SITE.
- THIS PLAN IS IN CONFORMANCE WITH THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- DENOTES ANGULAR CHANGE IN BEARING OR BOUNDARY OR RIGHT-OF-WAY.
- DENOTES PIPE FOUND
- DENOTES PIN AND CAP FOUND.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT OF WAY LINE TO BE IN ACCORDANCE WITH FDP-233-A CRITERIA.
- PLAT SUBJECT TO WP-99-21 WHICH ON OCTOBER 19, 1998 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE SECTION 16.144(d) TO REQUIRE THE SUBMISSION OF A SKETCH PLAN AND SECTION 16.147(c)(17) TO NOT SHOW THE LOCATION OF FLOODPLAIN, WETLAND, STREAM AND ASSOCIATED BUFFERS.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS WP-99-21 AND F99-33.
- PLAT SUBJECT TO WP-99-120 WHICH ON JUNE 11, 1999 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE SECTION 16.144d, WHICH REQUIRES THAT THE PLAT ORIGINALS BE SUBMITTED WITHIN 6 MONTHS OF TECHNICALLY COMPLETE STATUS, TO REACTIVE FINAL PLAN (F99-33).

CURVE DATA TABLE

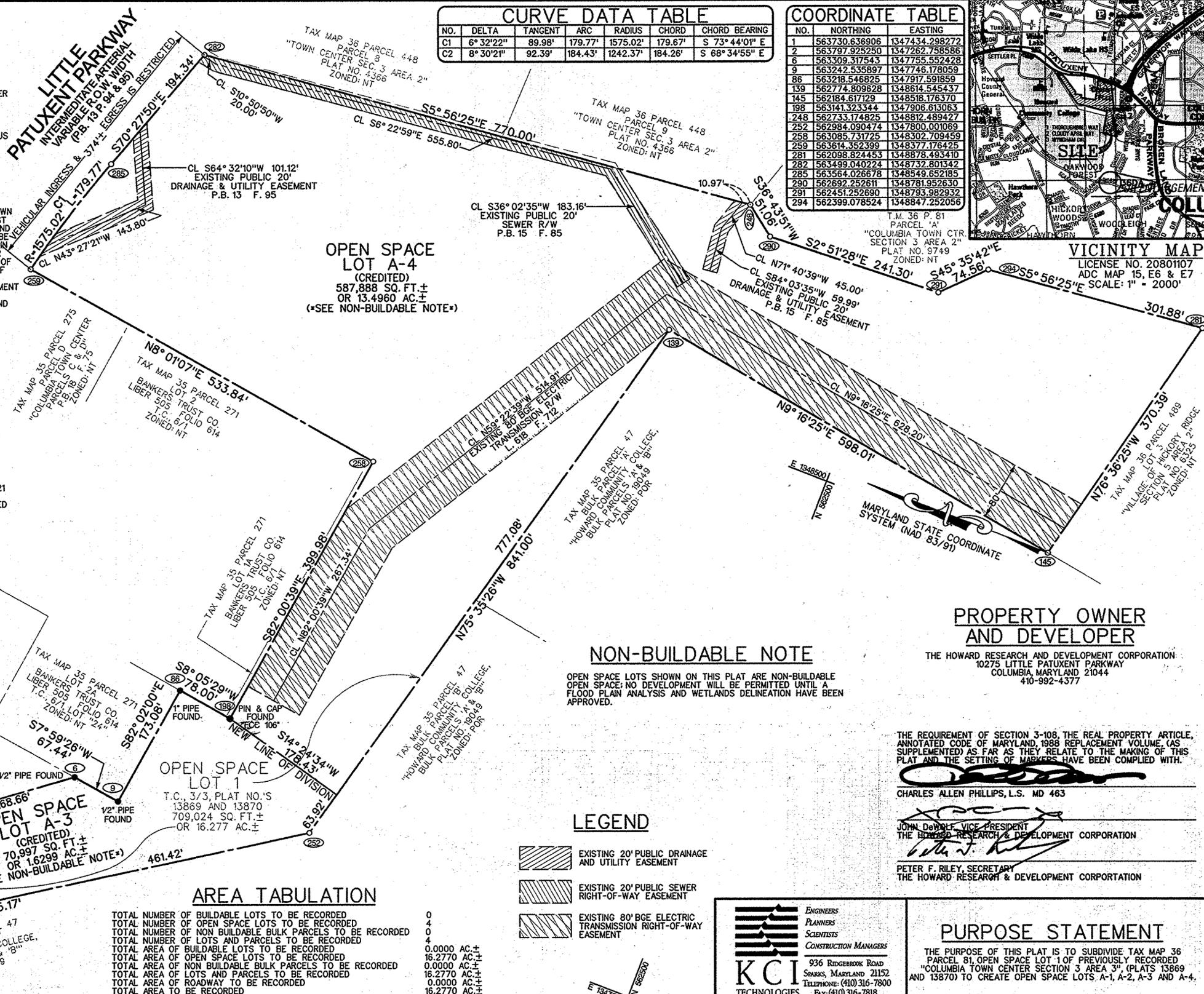
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	6° 32' 22"	89.98'	179.77'	1575.02'	179.67'	S 73° 44' 01" E
C2	8° 30' 21"	92.39'	184.43'	1242.37'	184.26'	S 68° 34' 55" E

COORDINATE TABLE

NO.	NORTHING	EASTING
1	563730.636906	1347434.298272
2	563797.925250	1347262.758586
6	563309.317543	1347755.552428
9	563242.535897	1347746.178059
86	563218.546825	1347917.591859
139	562774.809628	1348614.545437
145	562184.617129	1348518.176370
198	563141.323344	1347906.610363
248	562733.174825	1348812.489427
252	562984.090474	1347800.001069
258	563085.731725	1348302.709459
259	563614.352399	1348377.176425
281	562095.624453	1348978.483410
282	563498.040274	1348732.801342
285	563564.026878	1348549.652185
290	562892.252611	1348781.952630
291	562451.252690	1348793.982932
294	562399.078524	1348847.252056



VICINITY MAP
 LICENSE NO. 20801107
 ADC MAP 15, E6 & E7
 SCALE: 1" = 2000'



OPEN SPACE LOT A-4
 (CREDITED)
 587,888 SQ. FT. ±
 OR 13.4960 AC. ±
 (*SEE NON-BUILDABLE NOTE*)

OPEN SPACE LOT A-2
 (NON-CREDITED)
 10,923 SQ. FT. ±
 OR 0.2508 AC. ±
 (*SEE NON-BUILDABLE NOTE*)

OPEN SPACE LOT 1
 T.C. 3/3, PLAT NO.'S
 13869 AND 13870
 709,024 SQ. FT. ±
 OR 16.277 AC. ±

OPEN SPACE LOT A-3
 (CREDITED)
 70,997 SQ. FT. ±
 OR 1.6299 AC. ±
 (*SEE NON-BUILDABLE NOTE*)

NON-BUILDABLE NOTE

OPEN SPACE LOTS SHOWN ON THIS PLAT ARE NON-BUILDABLE OPEN SPACE; NO DEVELOPMENT WILL BE PERMITTED UNTIL A FLOOD PLAIN ANALYSIS AND WETLANDS DELINEATION HAVE BEEN APPROVED.

PROPERTY OWNER AND DEVELOPER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-4377

THE REQUIREMENT 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.

CHARLES ALLEN PHILLIPS, L.S. MD 463

JOHN DeWOLF, VICE PRESIDENT
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION

PETER F. RILEY, SECRETARY
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION

LEGEND

- EXISTING 20' PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING 20' PUBLIC SEWER RIGHT-OF-WAY EASEMENT
- EXISTING 80' BGE ELECTRIC TRANSMISSION RIGHT-OF-WAY EASEMENT

KCI TECHNOLOGIES
 ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS
 936 RIDGEBROOK ROAD
 SPANNS, MARYLAND 21152
 TELEPHONE: (410) 316-7800
 FAX: (410) 316-7818

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX MAP 36 PARCEL 81, OPEN SPACE LOT 1 OF PREVIOUSLY RECORDED "COLUMBIA TOWN CENTER SECTION 3 AREA 3" (PLATS 13869 AND 13870) TO CREATE OPEN SPACE LOTS A-1, A-2, A-3 AND A-4.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC. ±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	16.2770 AC. ±
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC. ±
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	16.2770 AC. ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC. ±
TOTAL AREA TO BE RECORDED	16.2770 AC. ±

OWNER'S CERTIFICATE

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOHN DeWOLF, VICE PRESIDENT AND PETER F. RILEY, SECRETARY, OWNER 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 RIGHT-OF-WAY AND THE SPECIFIC EASEMENT AREA SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 FLOOD PLANS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY. WITNESS OUR HANDS THIS 26th DAY OF November, 2014.

JOHN DeWOLF, VICE PRESIDENT
 PETER F. RILEY, SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, TO HRD LAND HOLDINGS, INC. BY DEED DATED DECEMBER 18, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5289 AT FOLIO 330 HRD LAND HOLDINGS, INC. HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY ARTICLES OF AMENDMENT DATED JANUARY 5, 2001 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.
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 463, EXPIRATION DATE DECEMBER 27, 2014.

CHARLES ALLEN PHILLIPS
 REGISTERED PROPERTY LINE SURVEYOR
 MARYLAND LICENSE NO. 463

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR

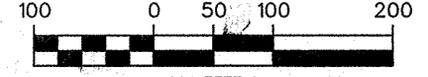
RECORDED AS PLAT 23152 ON 12/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

A RESUBDIVISION OF OPEN SPACE LOT 1
 PLAT NO.'S 13869 AND 13870

COLUMBIA TOWN CENTER SECTION 3, AREA 3
OPEN SPACE LOTS A-1, A-2, A-3 & A-4

TAX MAP 36 GRID 1 PARCEL 81
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MD
 ZONING: NT SCALE: 1" = 100' FEBRUARY 17, 2014

GRAPHIC SCALE



(IN FEET)
 1 inch = 100ft.