

**GENERAL NOTES:**

1. BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE MARYLAND STATE SYSTEM OF PLANE COORDINATES NORTH AMERICAN DATUM 1983, 1991 ADJUSTMENT, AS REFERENCED FROM HOWARD COUNTY SURVEY CONTROL STATIONS:

43GA: NORTH 541,797.053 EAST 1,369,159.481  
 43G6: NORTH 544,117.540 EAST 1,370,550.805

AND ON A FIELD RUN MONUMENTED BOUNDARY SURVEY AND SUBDIVISION PLAT PREPARED BY BENCHMARK ENGINEERING, INC., DATED JULY, 2001.

2. SUBJECT PROPERTY ZONED B-2 PER 10/18/93 COMPREHENSIVE ZONING PLAN AND LIES WITHIN THE METROPOLITAN WATER AND SEWER DISTRICT.  
 3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.  
 4. THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN LOCATED IN THIS SITE, AS CERTIFIED BY GEO-TECHNOLOGY ASSOCIATES, INC. ON SEPT. 7, 2001. THERE ARE AREAS OF 25% OR GREATER SLOPES, WHICH ARE SHOWN ON SITE DEVELOPMENT PLANS, FILE SDP-02-95, THE CONTIGUOUS AREA OF THE STEEP SLOPES IS LESS THAN 20,000 SQUARE FEET.

5. AREAS OF LOTS SHOWN ARE APPROXIMATE (MORE OR LESS).

6. OWNER/DEED REFERENCE: JAMES R. MOXLEY, JR., JAMES R. SCHULTE, STEWART D. YOUNG, AND STEVEN K. BREEDEN LIBER 6697 FOLIO 323 DATED: DECEMBER 2, 2002

7. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED ZONING REGULATIONS, COUNCIL BILL 50-2001.

8. THIS PLAN IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: SDP-02-95, F-02-169, F-01-087, WP-99-35 & SP-99-011, **WP-03-077**.

9. THE FOREST CONSERVATION REQUIREMENT FOR THE ENTIRE SITE INCLUDING PARCELS A AND B AS DETERMINED PER F-01-087 IS PROVIDED BY A FEE-IN-LIEU PAYMENT FOR 120,366 S.F. OF TOTAL REFORESTATION IN THE AMOUNT OF \$51,183.00 INCLUDED WITH SDP-02-95, COLUMBIA JUNCTION SECTION 3, PARCEL A.

10. 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, OVER AND THROUGH LOTS A-1 THROUGH A-2. 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

11. WATER QUALITY MEASURES FOR THIS PROJECT SHALL BE ADDRESSED DURING THE SITE DEVELOPMENT PLAN PROCESS IN ACCORDANCE WITH THE CURRENT HOWARD COUNTY AND MDE DESIGN REQUIREMENTS.

12. LOT A-1 SHOWN HEREON IS SUBJECT TO THE FOLLOWING STORMWATER MANAGEMENT SYSTEM MAINTENANCE REQUIREMENTS:

The water level in the filter chamber shall be monitored by the owner on a quarterly basis and after every large storm for the first year after completion of construction. A log of the results shall be maintained, indicating the rate of dewatering after each storm and the water depth for each observation. Once the regulatory stormwater inspector indicates that satisfactory performance of the structure has been demonstrated, the monitoring schedule may be reduced to a semi-annually basis.

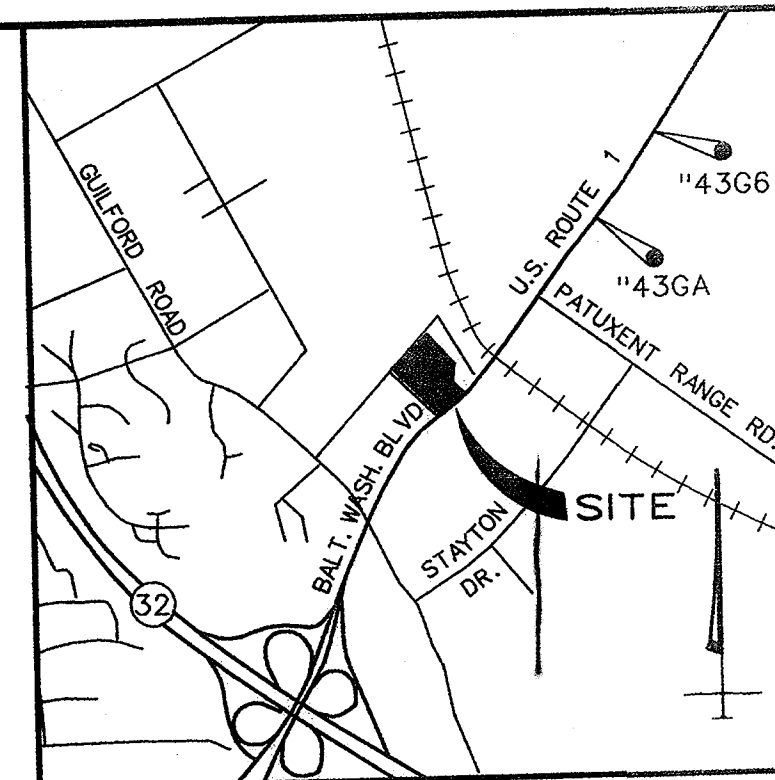
The sedimentation chamber must be pumped out when the sediment depth reaches 12". If the chamber contains an oil skim, it should be removed by a firm specializing in oil recovery and recycling. The remaining material may then be removed by a vacuum pump truck and disposed of in an approved landfill. After each cleaning, refill the first chamber to a depth of three feet with clean water to reestablish the water seal.

Removal of silt should be conducted when accumulation exceeds approximately one-half (1/2) inch. When the filter layer will no longer draw down within the design period, the top layer of sand or organic media, sacrificial failure zone, or ballast gravel must be removed and replaced with new materials conforming to the original specifications. Any discolored or contaminated material, below the surface shall also be removed and replaced.

Each sand or organic media filter should be inspected in accordance with the guidance in Table 5.6 (this sheet). Materials deposited on the surface of the filter chamber (e.g., trash and litter) should be removed manually. When the capacity of the filter bed begins to diminish due to surface clogging, manual removal of the top few inches of discolored material should be done. In some cases, manual manipulation or roto-tilling of the surface may restore filtration capacity. Removed materials should be replaced with fresh sand or organic media meeting the original design specifications. The contaminated material should be dewatered and disposed of at a pre-approved and permitted location.

**AREA TABULATION:**

TOTAL NUMBER OF LOTS TO BE RECORDED: 2  
 TOTAL AREA OF LOTS: 5.9263 ACRES +/- OR 258,151 SQ. FT. +/-  
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: N/A  
 TOTAL AREA OF SUBDIVISION TO ARE RECORDED: 5.9263 ACRES +/- OR 258,151 SQ. FT. +/-



**VICINITY MAP**  
 SCALE: 1" = 2,000'

BOUNDARY COORDINATES		
*	NORTH	EAST
3	539,898.77	1,367,094.85
4	539,419.61	1,366,851.64
8	539,168.43	1,366,923.09
9	539,513.47	1,367,268.81
410	539,627.36	1,366,843.80
411	539,501.68	1,366,979.70
412	539,327.60	1,367,082.58
413	539,409.97	1,367,000.37
414	539,930.29	1,367,148.51
415	539,632.60	1,367,380.33

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING & DISTANCE
415-9	2,950.00'	163.20'	03° 10' 11"	81.62'	S 43° 06' 37" W 163.18'
414-415	1,623.27'	378.16'	13° 20' 52"	189.94'	S 37° 54' 32" E 377.31'

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.

*Mark Riddle* 1/14/03  
 DATE  
 STV INCORPORATED  
 MARK A. RIDDLE  
 MD PROFESSIONAL LAND SURVEYOR NO. 10899

*James R. Moxley, Jr. by James R. Moxley, III* 1/14/03  
 DATE  
 JAMES R. MOXLEY, JR.  
 atty in fact

*James R. Schulte by James R. Moxley, III* 1/14/03  
 DATE  
 JAMES R. SCHULTE  
 atty in fact

*Stewart D. Young* 1/14/03  
 DATE  
 STEWART D. YOUNG

*Steven K. Breeden* 1/14/03  
 DATE  
 STEVEN K. BREEDEN



**PURPOSE OF PLAT**  
 THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL A TO CREATE TWO COMMERCIAL LOTS, CREATE ONE ACCESS EASEMENT AND AMEND A 20' AND A 30' DRAINAGE AND UTILITY EASEMENT.

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

*Penney Brewster, M.D.* 1/27/03  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

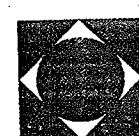
*Mark Riddle* 1/24/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Monika S. de la Cruz* 2/5/03  
 DIRECTOR (Acting) DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY CALEB C. GOULD AND JAMES R. MOXLEY, III TO JAMES R. MOXLEY, JR., JAMES R. SCHULTE, STEWART D. YOUNG AND STEVEN K. BREEDEN BY DEED DATED DECEMBER 2, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6697, FOLIO 323, 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.

*Mark Riddle* 1/14/03  
 DATE  
 STV INCORPORATED  
 MARK A. RIDDLE  
 MD. PROFESSIONAL LAND SURVEYOR NO. 10899



**STV Incorporated**  
 engineers / architects / planners / scientists / construction managers  
 7125 Ambassador Road Baltimore, MD 21244-2722 (410) 944-9112

**OWNER'S DEDICATION**

WE, JAMES R. MOXLEY, JR., JAMES R. SCHULTE, STEWART D. YOUNG AND STEVEN K. BREEDEN, 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, ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 14th DAY OF January, 2003.

*James R. Moxley, Jr. by James R. Moxley, III*  
 JAMES R. MOXLEY, JR. atty in fact

*Stewart D. Young*  
 STEWART D. YOUNG

*James R. Schulte by James R. Moxley, III*  
 JAMES R. SCHULTE atty in fact

*Steven K. Breeden*  
 STEVEN K. BREEDEN

RECORDED AS PLAT 15807  
 ON 2-13-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**COLUMBIA JUNCTION**

A RESUBDIVISION OF PARCEL A SECTION 3  
 U.S. ROUTE 1  
 BALTIMORE WASHINGTON BOULEVARD (PREVIOUS PLAT NOS. 14978 & 14979)  
 6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP No. 48 SCALE: 1" = 50'  
 PARCEL 548 DATE: FEBRUARY, 2002  
 BLOCK 1 SHEET: 1 OF 2  
 ZONED: B-2

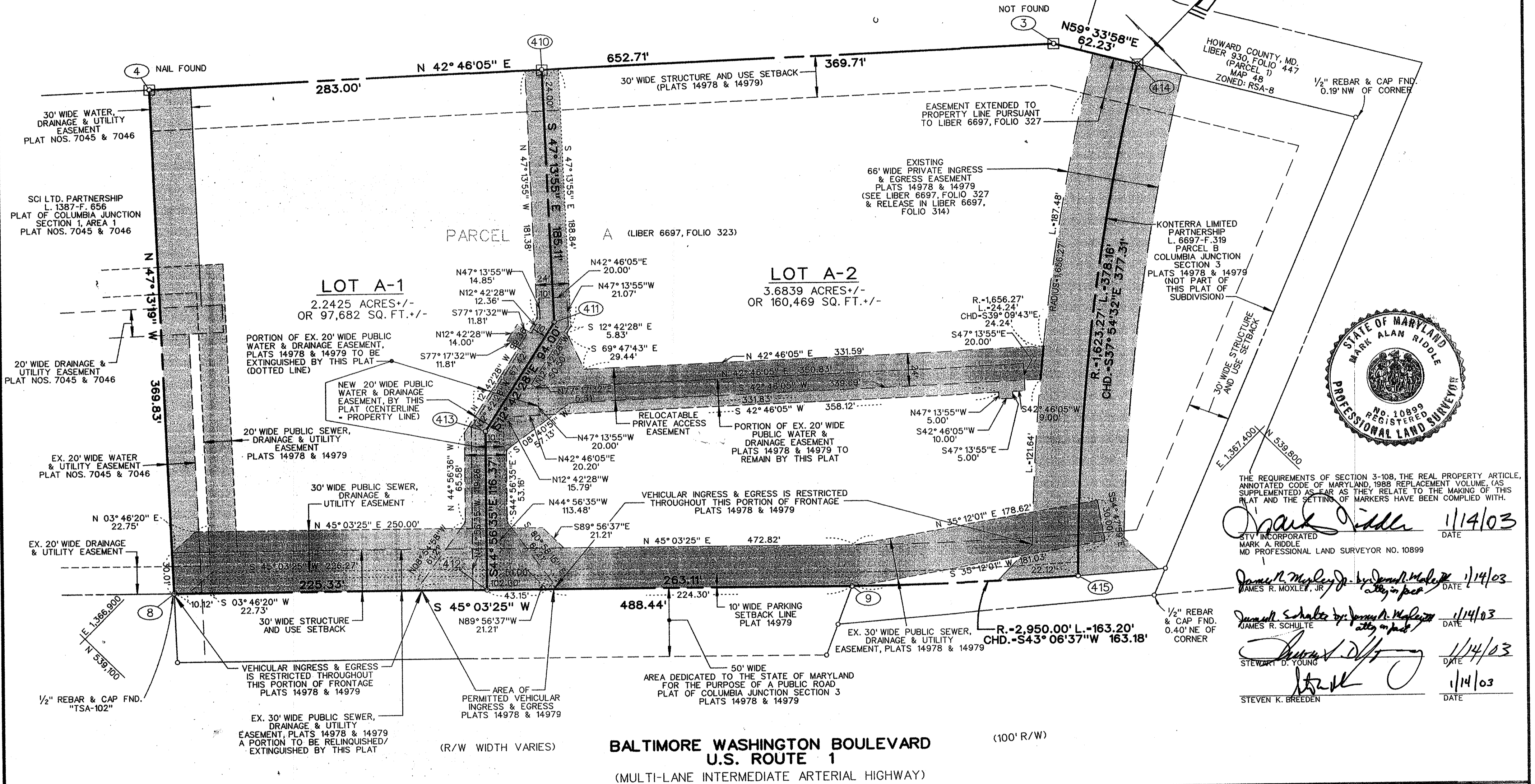
F-02-169

**AREA TABULATION:**

TOTAL NUMBER OF LOTS TO BE RECORDED: 2  
 TOTAL AREA OF LOTS: 5.9264 ACRES +/- OR 258,151 SQ. FT. +/-  
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 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.9264 ACRES +/- OR 258,151 SQ. FT. +/-

☐ DENOTES A 4"x4" CONCRETE MONUMENT TO BE SET  
 ○ NO. 5 REBAR & CAP TO BE SET AT CORNERS 9, 411, 412, 413 & 415

N/F JAMES KONTERRA LTD. PARTNERSHIP  
 LIBER 1671, FOLIO 507  
 TAX MAP 47, PARCEL 384  
 ZONED: RSA-8



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.

*Mark A. Riddle* 1/14/03  
 DATE  
 STV INCORPORATED  
 MARK A. RIDDLE  
 MD PROFESSIONAL LAND SURVEYOR NO. 10899

*James R. Moxley, Jr. by James R. Moxley, Jr.* 1/14/03  
 DATE  
 JAMES R. MOXLEY, JR.  
 MD ATTORNEY AT LAW

*James R. Schulte by James R. Moxley, Jr.* 1/14/03  
 DATE  
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*Stewart D. Young* 1/14/03  
 DATE  
 STEWART D. YOUNG

*Steven K. Breeden* 1/14/03  
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:  
 HOWARD COUNTY HEALTH DEPARTMENT

*Penny Brewster M.D.* 1/27/03  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark A. Riddle* 1/24/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark S. Young* 2/3/03  
 DIRECTOR DATE

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 JAMES R. SCHULTE MD ATTORNEY AT LAW

*Stewart D. Young*  
 STEWART D. YOUNG

*Steven K. Breeden*  
 STEVEN K. BREEDEN

RECORDED AS PLAT 15808  
 ON 2-13-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**COLUMBIA JUNCTION**  
 A RESUBDIVISION OF PARCEL A SECTION 3  
 US ROUTE 1  
 BALTIMORE WASHINGTON BOULEVARD (PREVIOUS PLAT NOS. 14978 & 14979)  
 6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TAX MAP No. 48 SCALE: 1" = 50'  
 PARCEL 548 DATE: FEBRUARY, 2002  
 BLOCK 1 SHEET: 2 OF 2  
 ZONED: B-2

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