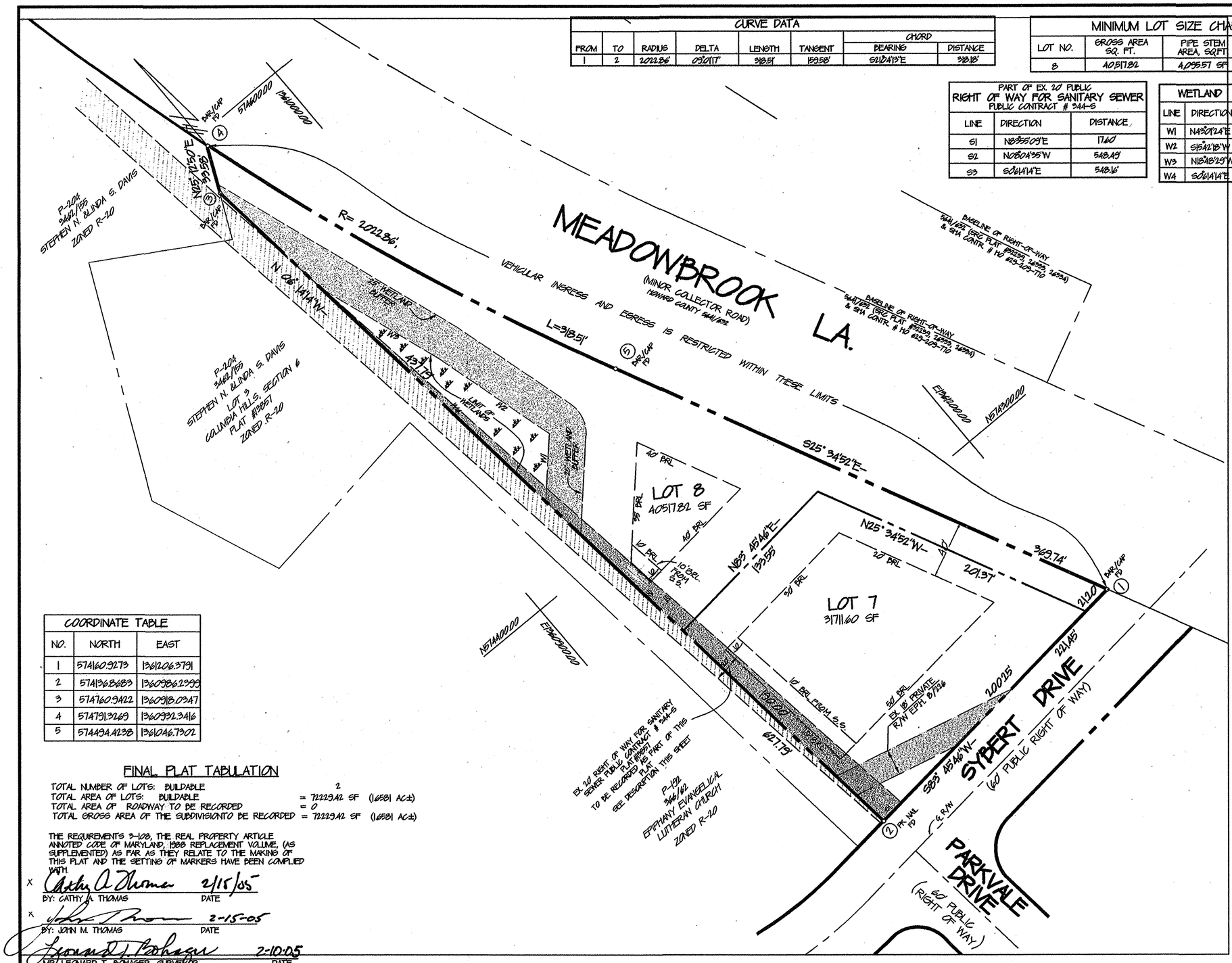
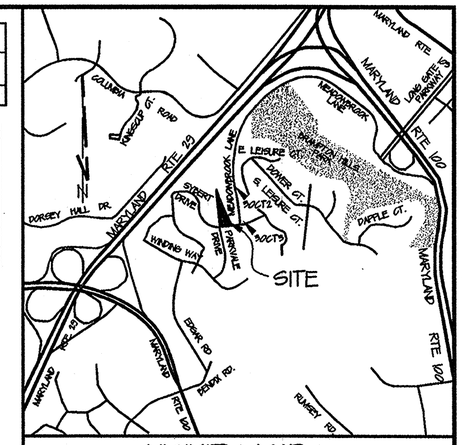
CURVE DATA							
FROM	TO	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
1	2	2012.96'	09°01'17"	318.51'	159.58'	S21°04'19"E	318.18'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA, SQ.FT.	REMAINING LOT AREA
8	40,517.82	4,095.57 SF	36,422.25 SF

PART OF EX. 20' PUBLIC RIGHT OF WAY FOR SANITARY SEWER PUBLIC CONTRACT # 344-S		
LINE	DIRECTION	DISTANCE
S1	N83°55'09"E	17.60'
S2	N08°04'55"W	548.49'
S3	S06°41'14"E	548.16'

WETLAND DESCRIPTION		
LINE	DIRECTION	DISTANCE
W1	N43°01'24"E	46.87'
W2	S15°42'18"W	93.16'
W3	N18°48'29"W	91.75'
W4	S06°41'14"E	213.01'





VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.23CD AND NO. 23CD2.
2. BRL INDICATES BUILDING RESTRICTION LINE.
3. THE SUBJECT PROPERTY IS ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN.
4. ☐ DENOTES CONCRETE MONUMENT
   ○ DENOTES IRON PIPE OR REBAR W/IDENTIFICATION CAPS
5. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT 3/15/02 BY CHARLES R. CROCKEN AND ASSOC., INC.
6. AREAS SHOWN ARE MORE OR LESS.
7. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS.
   A) WIDTH – 12 (14 FEET SERVING MORE THAN ONE RESIDENCE).
   B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN).
   C) GEOMETRY – MAX. 15% GRADE, MAX. 10% GRADE CHANGE, AND MIN. 45' TURNING RADIUS.
   D) MAINTENANCE – SUFFICIENT TO INSURE ALL-WEATHER USE.
   E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
   F) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
8. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAIN AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS 7 & 8 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEED(S) FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY.
10. FLAG STEM 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 ONLY, NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
11. THE FOREST CONSERVATION OBLIGATION FOR REFORESTATION AND AFFORESTATION, INCURRED BY THE SUBDIVISION SHOWN HEREON, 0.81 ACRES, IS TO BE SATISFIED BY A FEE IN LIEU PAYMENT TO THE HOWARD COUNTY FOREST CONSERVATION FUND IN THE AMOUNT OF $17,641.80
12. HOWARD COUNTY FILE NO.'S: F-79-88, F-99-180, AND SDP-03-094.
13. NO GRADING, REMOVAL OF VEGETATION OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS.
14. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
15. LANDSCAPING FOR LOTS 7 AND 8 WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE. SURETY IN THE AMOUNT OF $4,950 FOR 11 SHADE TREES AND 7 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT APPLICATION UPON THE APPROVAL OF THE SITE DEVELOPMENT PLAN.
16. THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 7 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
17. THIS PLAN IS SUBJECT TO THE 5TH EDITION AMENDMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003, COUNCIL BILL 45-2003.
18. A FEE-IN-LIEU PAYMENT FOR OPEN SPACE OF $1500.00 WILL BE PAID UPON THE RECORDATION OF THIS PLAT
19. STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL VOLUME I & II FOR DISCONNECTED RUNOFF FOR HOUSES IDENTIFIED ON THE REQUIRED SITE DEVELOPMENT PLAN(S) TO BE APPROVED BY HOWARD COUNTY
20. PLAN OF THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.B.2.H, WHICH REQUIRES THAT INTERSECTION SIGHT DISTANCE BE PROVIDED, TO ALLOW THE USE OF STOPPING SIGHT DISTANCE APPROVED APRIL 28, 2004
21. A WETLAND DELINEATION WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC. ON OCTOBER 22 & 24, 2002
22. 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, OR BUILDING/GRADING PERMIT.
23. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 INTO LOTS 7 & 8.

COORDINATE TABLE		
NO.	NORTH	EAST
1	574160.9273	360206.3791
2	574136.8683	360386.2393
3	574760.9422	360918.0347
4	574791.3269	360932.3416
5	574494.4238	361046.7902

FINAL PLAT TABULATION

TOTAL NUMBER OF LOTS: BUILDABLE 2
TOTAL AREA OF LOTS: BUILDABLE = 72,229.42 SF (1.6581 AC±)
TOTAL AREA OF ROADWAY TO BE RECORDED = 0
TOTAL GROSS AREA OF THE SUBDIVISION TO BE RECORDED = 72,229.42 SF (1.6581 AC±)

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

X Cathy A Thomas 2/15/05
BY: CATHY A. THOMAS DATE

X 2-15-05
BY: JOHN M. THOMAS DATE

Leonard T. Bohager 2-10-05
MD. LEONARD T. BOHAGER, SURVEYOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEM IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE IN HOWARD COUNTY

Robert J. Weber 4/19/05
for COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 4/14/05 DATE

DIRECTOR 4/22/05 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF ALL THE LANDS CONVEYED BY STUART SAMUEL SARASIN TO JOHN M. & CATHY A. THOMAS, E/T. , BY DEED DATED 07/25/2001 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6904, FOLIO 530, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED 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.

STATE OF MARYLAND · LEONARD THOMAS BOHAGER · NO 10859 · REGISTERED PROFESSIONAL LAND SURVEYOR

Leonard T. Bohager 2-10-05
LEONARD T. BOHAGER MD. REG. NO 10859 DATE

OWNER'S DEDICATION

JOHN M & CATHY A. THOMAS, T/E, OWNERS OF THE PROPERTY 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 STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND OF ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND: (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE: (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERECTED OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HANDS THIS 15 DAY OF Feb. 2005

X Cathy A Thomas 2/15/05
BY: CATHY A. THOMAS DATE

WITNESS 2/15/05 DATE

X 2-15-05
BY: JOHN M. THOMAS DATE

WITNESS 2/15/05 DATE

DEVELOPER:	OWNER:
BUILDER: DOUBLE R DEVELOPEMENT L. RAY RACHUBA 341 A MARMICH COURT ELDERSBURG, MARYLAND 21784	JOHN M & CATHY A. THOMAS, T/E 5661 BLITHEIRE GARTH COLUMBIA, MD. 21045-2545

RECORDED AS PLAT 17390 ON 4-29-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION FOR
COLUMBIA HILLS
A RESUBDIVION OF LOT 4
SECTION 6, LOTS 7 and 8
RESUBDIVISION OF P/O PARCEL 367
(FORMALLY PLAT # 13857)
SECOND ELECTION DISTRICT TAX MAP #30, GRID 05
HOWARD COUNTY, MARYLAND

Prepared by:
CHARLES R. CROCKEN AND ASSOCIATES, INC.
Civil Engineering — Land Planning
PO Box 307
Westminster, MD 21157
Tel. (410) 549-2705
Fax. (410) 549-3042

SCALE: 1"= 50'	DATE: 12/18/01	SHEET 1 OF 1

F-04-034