

COORDINATE LIST		
NO.	NORTH	EAST
1	558,645.171	1,362,949.385
2	559,149.659	1,363,249.380
3	558,940.430	1,363,406.278
4	558,895.345	1,363,374.384
5	558,945.284	1,363,102.638
6	558,882.110	1,363,306.940
7	558,756.019	1,363,083.402
8	558,740.877	1,363,052.005
9	448,719.615	1,362,993.653

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

100 YR FLOODPLAIN EASEMENT		
LINE	LENGTH	BEARING
F1	24.02	N58°07'09"E
F2	37.55	N52°54'30"E
F3	24.04	N46°50'40"E
F4	26.31	N37°20'32"E
F5	66.32	N26°35'10"E
F6	20.20	N13°01'46"E
F7	34.54	N13°12'05"W
F8	215.62	S30°44'15"W

OWNER AND DEVELOPER
 ELKHORN OVERLOOK L.L.C.
 C/O MILDENBERG, BOENDER AND ASSOC. INC.
 5072 DORSEY HALL DR. SUITE 202
 ELLICOTT CITY, MD 21042
 (410) 997-0296

THE REQUIREMENTS OF 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.

[Signature] 4/24/06
 JOHN P. MILDENBERG, SURVEYOR DATE

R. JACOB HIKMAT (AUTHORIZED REPRESENTATIVE) 4/24/06
 DATE

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	1.16 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0.30 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0.12 AC ±
AREA OF ROADWAY	0.30 AC ±
AREA	1.76 AC ±

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

[Signature] 5/17/06
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

[Signature] 5/19/06
 DIRECTOR DATE

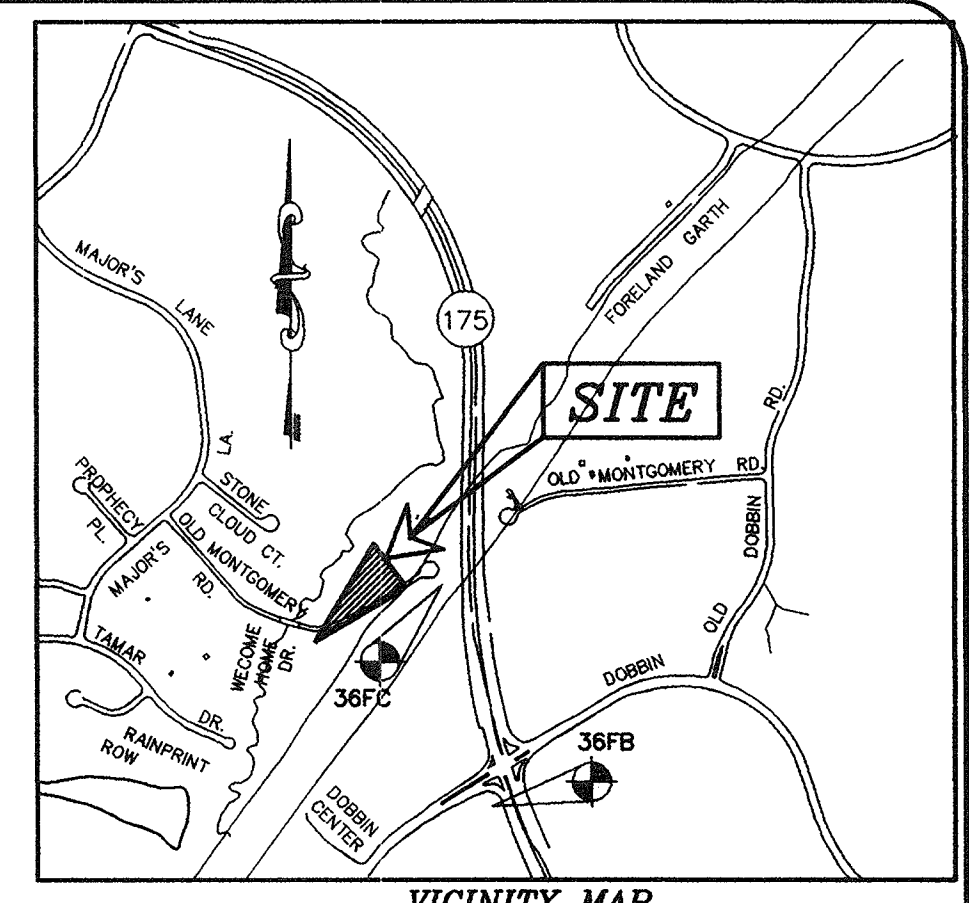
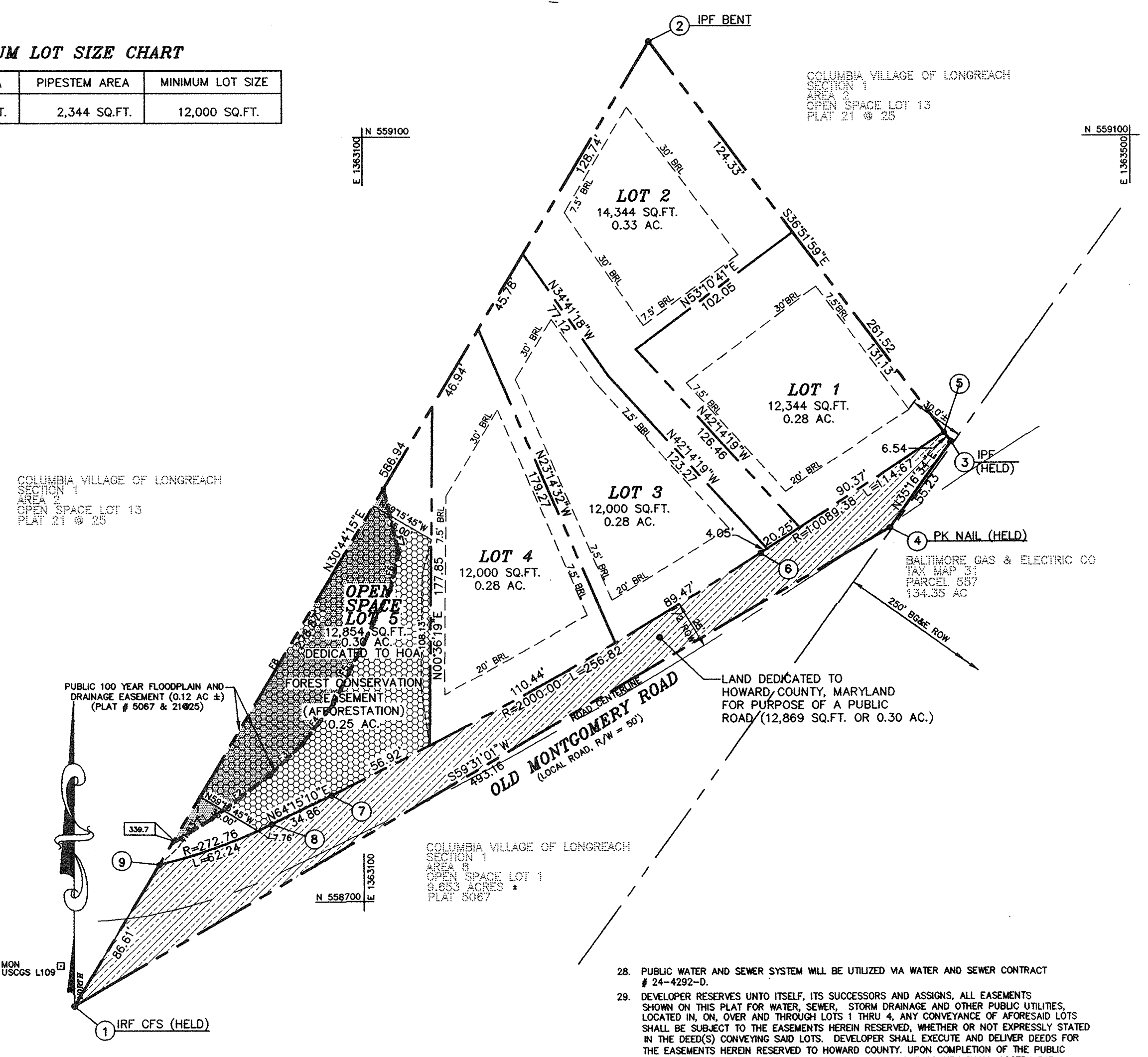
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	14,344 SQ.FT.	2,344 SQ.FT.	12,000 SQ.FT.

COLUMBIA VILLAGE OF LONGREACH
 SECTION 1
 AREA 16
 OPEN SPACE LOT 13
 PLAT 21 & 25

PUBLIC 100 YEAR FLOODPLAIN AND DRAINAGE EASEMENT (0.12 AC ±)
 (PLAT # 5067 & 21025)

FOREST CONSERVATION EASEMENT (AFFORESTATION)
 0.25 AC.

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSE OF A PUBLIC ROAD (12,869 SQ.FT. OR 0.30 AC.)



- GENERAL NOTES**
- TAX MAP: 36, PARCEL: 246
 - SUBJECT PROPERTY ZONED R-12 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MAY 2004, BY MILDENBERG, BOENDER & ASSOC. INC.
 - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 36FB, 36FC
 STA. No. 36FB N 557,337.568 E 1,364,092.640 ELEV. 387.882
 STA. No. 36FC N 559,312.569 E 1,363,698.170 ELEV. 375.790
 - DENOTES AN IRON PIN OR IRON PIPE FOUND
 ○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
 - SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
 - ALL AREAS ARE MORE OR LESS.
 - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
 - THERE ARE NO WETLANDS ON SITE BASED ON FIELD INVESTIGATION BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT JUNE 2003.
 - DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
 - DENOTES 100 YR FLOODPLAIN
 - FOREST CONSERVATION EASEMENT
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 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 ENSURE ALL WEATHER USE.
 - FOR THE FLAG OF 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.
 - PERIMETER LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (10 SHADE TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$3,000.00.
 - PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
 - SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOTS 2, 3 AND 4.
 - STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES, INCLUDING NON-ROOFTOP DISCONNECTION CREDIT AND SHEET FLOW TO THE BUFFER.
 - THE FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE FOREST CONSERVATION MANUAL SHALL BE MET BY THE PLACEMENT OF 0.25 ACRES OF AFFORESTATION INTO AN EASEMENT AREA WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN POINT OF 0.25 ACRES OF REQUIRED PLANTINGS. FINANCIAL SURETY IN THE AMOUNT OF \$5,445.00 SHALL BE POSTED WITH THE DPW DEVELOPERS AGREEMENT FOR THIS PLAN. 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.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THIS SUBDIVISION IS SUBJECT TO THE DESIGN MANUAL WAIVER REQUEST TO UTILIZE THE EXISTING FLOODPLAIN STUDY OF THE PROPERTY INDICATED.
 - THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 1, KNOWN AS 8898 OLD MONTGOMERY ROAD, COLUMBIA, MARYLAND 21045, TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - NO GRADING, DISTURBANCE OR REMOVAL OF VEGETATION IS PERMITTED IN THE WETLANDS, WETLANDS BUFFER, FLOODPLAIN AREA OR FOREST CONSERVATION EASEMENT.
 - OPEN SPACE REQUIRED: 8% OF GROSS AREA = 0.14 AC.
 OPEN SPACE PROVIDED: 17% OF GROSS AREA = 0.30 AC.

OWNER'S STATEMENT

WE, ELKHORN OVERLOOK L.L.C., 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 24th DAY OF April, 2006

[Signature]
 JACOB HIKMAT (AUTHORIZED REPRESENTATIVE)

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY THE ESTATE OF PAULINE WESSEL THOMPSON TO ELKHORN OVERLOOK L.L.C. BY DEED DATED APRIL 30, 2004 AND RECORDED AMONG LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER. 8395, FOLIO 563, 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 4/24/06
 JOHN P. MILDENBERG, S. No. 10718
 DATE

RECORDED AS PLAT 18301 ON 5/2/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELKHORN OVERLOOK
 LOTS: 1-4 AND OPEN SPACE LOT 5

SHEET 1 OF 1
 TAX MAP 36 6TH ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 246 HOWARD COUNTY, MARYLAND DATE: APRIL 2006
 EX. ZONING R-12 DPZ FILE NOS. N/A

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.