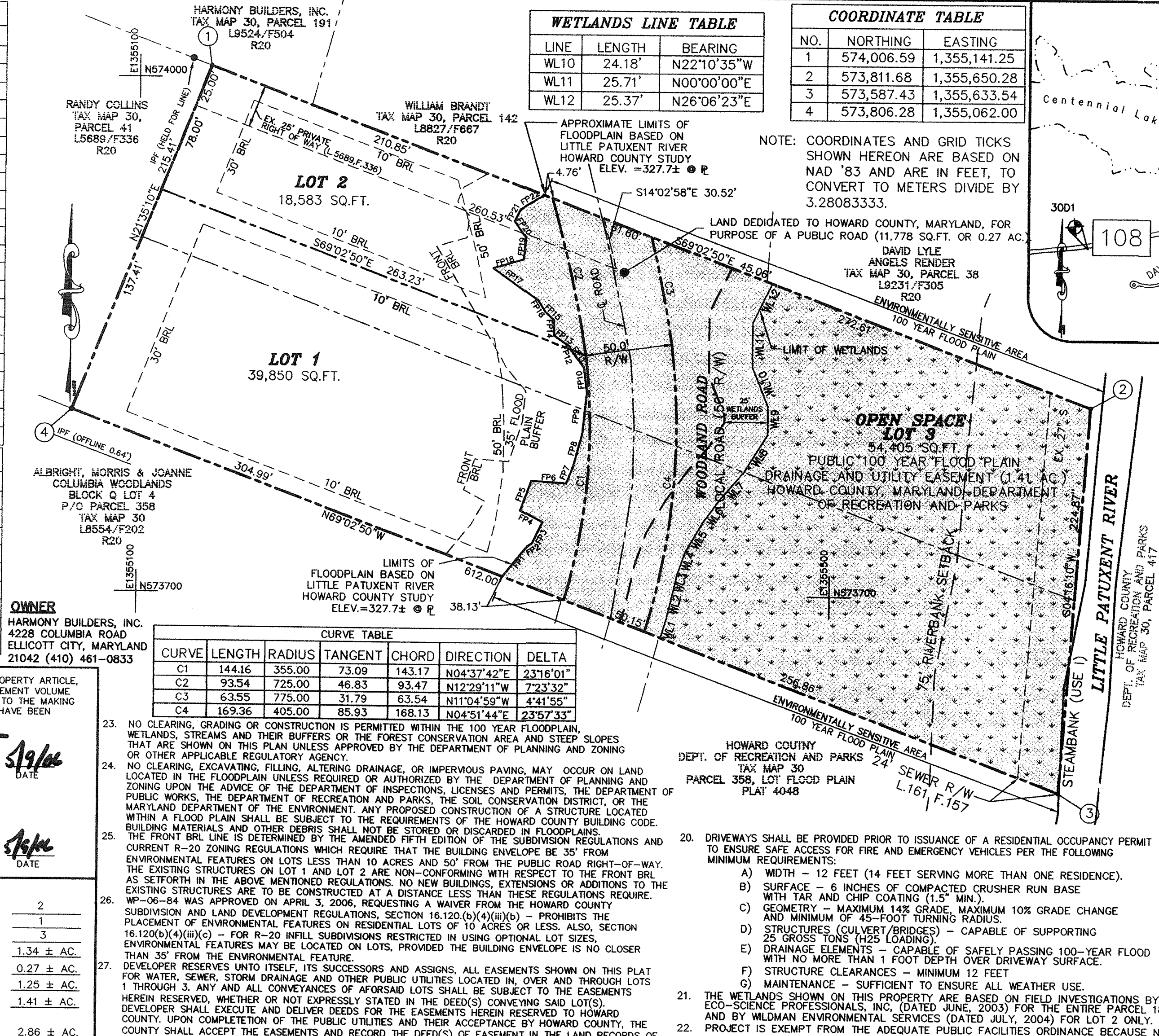


**FLOODPLAIN LINE TABLE**

LINE	LENGTH	BEARING
FP1	22.18	N38°32'52"E
FP2	3.49	N56°59'47"E
FP3	13.88	N25°47'54"E
FP4	14.59	N61°54'44"W
FP5	18.17	N19°45'39"E
FP6	20.22	S86°41'05"E
FP7	11.51	N21°04'36"E
FP8	18.95	N15°08'59"E
FP9	24.41	N06°11'36"E
FP10	14.62	N08°03'19"W
FP11	12.73	N36°48'08"W
FP12	1.85	N18°26'51"W
FP13	10.95	N55°54'22"W
FP14	9.07	N01°50'56"W
FP15	6.83	N46°45'28"W
FP16	8.03	N33°07'54"W
FP17	31.74	N54°12'26"W
FP18	18.16	N73°20'43"E
FP19	12.78	N05°54'38"E
FP20	11.97	N35°04'13"W
FP21	7.72	N27°04'07"E
FP22	16.09	N60°06'05"E

**WETLANDS LINE TABLE**

LINE	LENGTH	BEARING
WL1	10.22'	N18°26'04"E
WL2	19.89'	N13°05'07"E
WL3	8.09'	N12°35'27"E
WL4	14.73'	N19°24'23"E
WL5	18.86'	N30°34'04"E
WL6	18.51'	N35°33'02"E
WL7	19.70'	N40°29'57"E
WL8	25.73'	N31°35'23"E
WL9	16.59'	N00°00'00"E



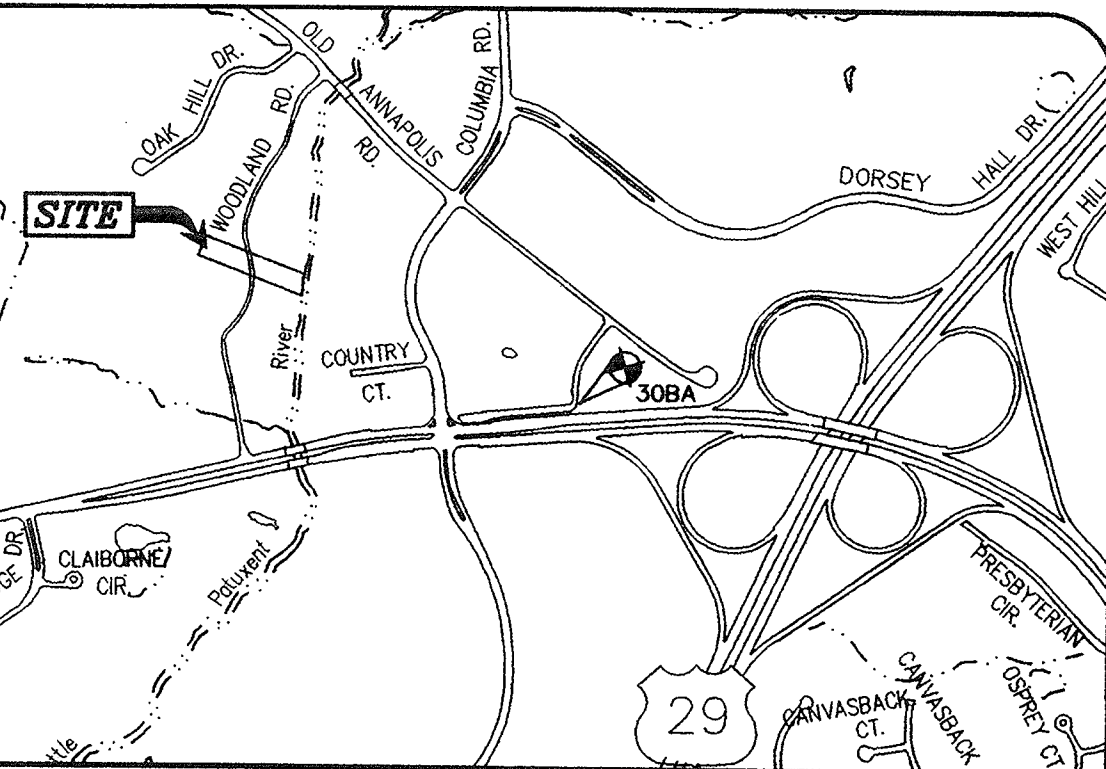
**WETLANDS LINE TABLE**

LINE	LENGTH	BEARING
WL10	24.18'	N22°10'35"W
WL11	25.71'	N00°00'00"E
WL12	25.37'	N26°06'23"E

**COORDINATE TABLE**

NO.	NORTHING	EASTING
1	574,006.59	1,355,141.25
2	573,811.68	1,355,650.28
3	573,587.43	1,355,633.54
4	573,806.28	1,355,062.00

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



**GENERAL NOTES**

- TAX MAP: 30, PARCEL: 189, BLOCK: 3
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. 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 APPLICATION, OR BUILDING/GRADING PERMIT.
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JULY 2004.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 30BA AND NO. 30D1.  
STA. No. 30BA N 573,149.0470 ELEV. 397.20'  
E 1,357,083.2100  
STA. No. 30D1 N 572,311.6500 ELEV. 409.94'  
E 1,353,139.1120
- REQUIRED OPEN SPACE = 2.86 AC X 10% = 0.29 ACRES (18,000 SF LOTS)  
OPEN SPACE PROVIDED = 1.25 AC ±
- DENOTES IRON PIPE OR REBAR FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
BRL DENOTES A BUILDING RESTRICTION LINE.  
ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS, AREA OF DISTURBANCE IS LESS THAN 5,000 S.F. NO DISTURBANCE IS PROPOSED WITH THIS PLAT.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS FOR ENVIRONMENTAL PROTECTION REASONS.
- ▨ DENOTES EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT
- ▤ DENOTES WETLANDS
- ▥ DENOTES FLOODPLAIN
- THERE ARE EXISTING HOUSES LOCATED ON LOT 1 AND LOT 2 WHICH ARE TO REMAIN.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.22 ACRES (9,583 SQ.FT.) IN THE AMOUNT OF \$4,791.60.
- PERIMETER LANDSCAPING IS NOT REQUIRED. LOT 1 AND LOT 2 HAVE EXISTING HOUSES TO REMAIN. THERE IS NO PROPOSED CONSTRUCTION.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.

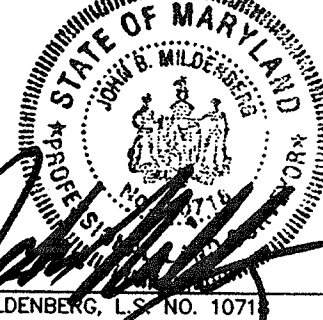
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	144.16	355.00	73.09	143.17	N04°37'42"E	23°16'01"
C2	93.54	725.00	46.83	93.47	N12°29'11"W	7°23'32"
C3	63.55	775.00	31.79	63.54	N11°04'59"W	4°41'55"
C4	169.36	405.00	85.93	168.13	N04°51'44"E	23°57'33"

- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS OR THE FOREST CONSERVATION AREA AND STEEP SLOPES THAT ARE SHOWN ON THIS PLAN UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OR OTHER APPLICABLE REGULATORY AGENCY.
- NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, OR IMPERVIOUS PAVING, MAY OCCUR ON LAND LOCATED IN THE FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF PLANNING AND ZONING UPON THE ADVICE OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION AND PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OF A STRUCTURE LOCATED WITHIN A FLOOD PLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE. BUILDING MATERIALS AND OTHER DEBRIS SHALL NOT BE STORED OR DISCARDED IN FLOODPLAINS.
- THE FRONT BRL LINE IS DETERMINED BY THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND CURRENT R-20 ZONING REGULATIONS WHICH REQUIRE THAT THE BUILDING ENVELOPE BE 35' FROM ENVIRONMENTAL FEATURES ON LOTS LESS THAN 10 ACRES AND 50' FROM THE PUBLIC ROAD RIGHT-OF-WAY. THE EXISTING STRUCTURES ON LOT 1 AND LOT 2 ARE NON-CONFORMING WITH RESPECT TO THE FRONT BRL AS SET FORTH IN THE ABOVE MENTIONED REGULATIONS. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THESE REGULATIONS REQUIRE.
- WP-06-84 WAS APPROVED ON APRIL 3, 2006, REQUESTING A WAIVER FROM THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.120(b)(4)(ii)(b) - PROHIBITS THE PLACEMENT OF ENVIRONMENTAL FEATURES ON RESIDENTIAL LOTS OF 10 ACRES OR LESS. ALSO, SECTION 16.120(b)(4)(iii)(c) - FOR R-20 INFILL SUBDIVISIONS RESTRICTED IN USING OPTIONAL LOT SIZES, ENVIRONMENTAL FEATURES MAY BE LOCATED ON LOTS, PROVIDED THE BUILDING ENVELOPE IS NO CLOSER THAN 35' FROM THE ENVIRONMENTAL FEATURE.
- 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 1 THROUGH 3. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).  
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADINGS)  
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.
- THE WETLANDS SHOWN ON THIS PROPERTY ARE BASED ON FIELD INVESTIGATIONS BY ECO-SCIENCE PROFESSIONALS, INC. (DATED JUNE, 2003) FOR THE ENTIRE PARCEL 189; AND BY WILDMAN ENVIRONMENTAL SERVICES (DATED JULY, 2004) FOR LOT 2 ONLY.
- PROJECT IS EXEMPT FROM THE ADEQUATE PUBLIC FACILITIES ORDINANCE BECAUSE NO NEW UNITS ARE PROPOSED PER SUBDIVISION REGULATION 16.1107(b)(1)(iii)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF LAND CONVEYED BY CHARLES A. SERHMAN, III TO HARMONY BUILDERS, INC. BY DEED DATED AUGUST 27, 2003 AND TO HOWARD COUNTY, MARYLAND, BY DEED DATED JULY 27, 2004, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 7592 AT FOLIO 0209 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.



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "COLUMBIA WOODLANDS, LOTS 1 & 2, PARCEL 189" PLAT BOOK 1, PAGE 71 INTO "WOODLAND ROAD PROPERTY, LOT 1, LOT 2 & OPEN SPACE LOT 3" WITH OPEN SPACE LOT 3 DEDICATED TO HOWARD COUNTY AND LOT 1 HAVING POSSIBLE FUTURE RESUBDIVISION POTENTIAL.

RECORDED AS PLAT 18313 ON 5-31-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**WOODLAND ROAD PROPERTY**  
LOTS 1, 2 & OPEN SPACE LOT 3  
A RESUBDIVISION OF "COLUMBIA WOODLANDS, LOTS 1 & 2"  
PLAT BOOK 1, PAGE 71

TAX MAP 30 2ND ELECTION DISTRICT SCALE: 1"=50'  
PARCEL NO. 189 HOWARD COUNTY, MARYLAND DATE: MAY 2006  
BLOCK 3 EX. ZONING R-20

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.