

CURVE DATA						
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
①	124.50	38°28'22"	83.60	43.44	82.04	S10°46'50"W
②	64.50	47°09'08"	53.08	28.15	51.60	S15°07'13"W

COORDINATE TABLE			
108	N 573,596.273	E 1,354,705.317	
109	N 573,696.857	E 1,354,743.471	
114	N 573,493.634	E 1,355,275.306	
115	N 573,365.698	E 1,355,610.113	
116	N 573,256.673	E 1,355,595.799	
117	N 573,380.438	E 1,355,271.270	
118	N 573,443.824	E 1,355,261.847	
409	N 573,515.591	E 1,355,217.844	
410	N 573,435.002	E 1,355,202.499	
411	N 573,404.962	E 1,355,206.965	

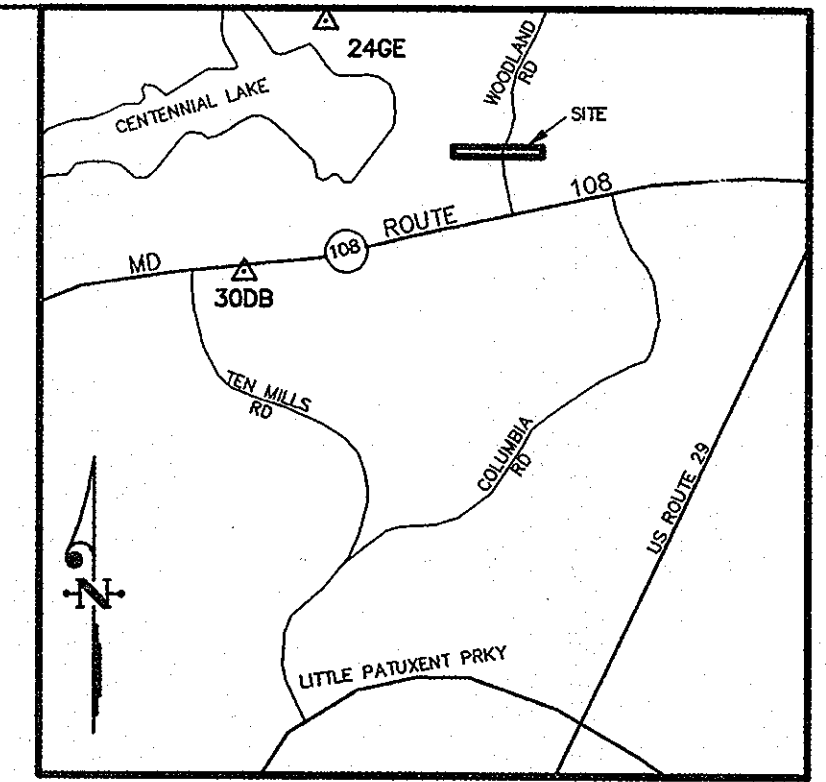
THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED), AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*William L. Machen* 7/10/07  
 WILLIAM L. MACHEN  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. #9011

*Edward Earl Delawder*  
 EDWARD EARL DELAWDER, SURVIVING JOINT TENANT

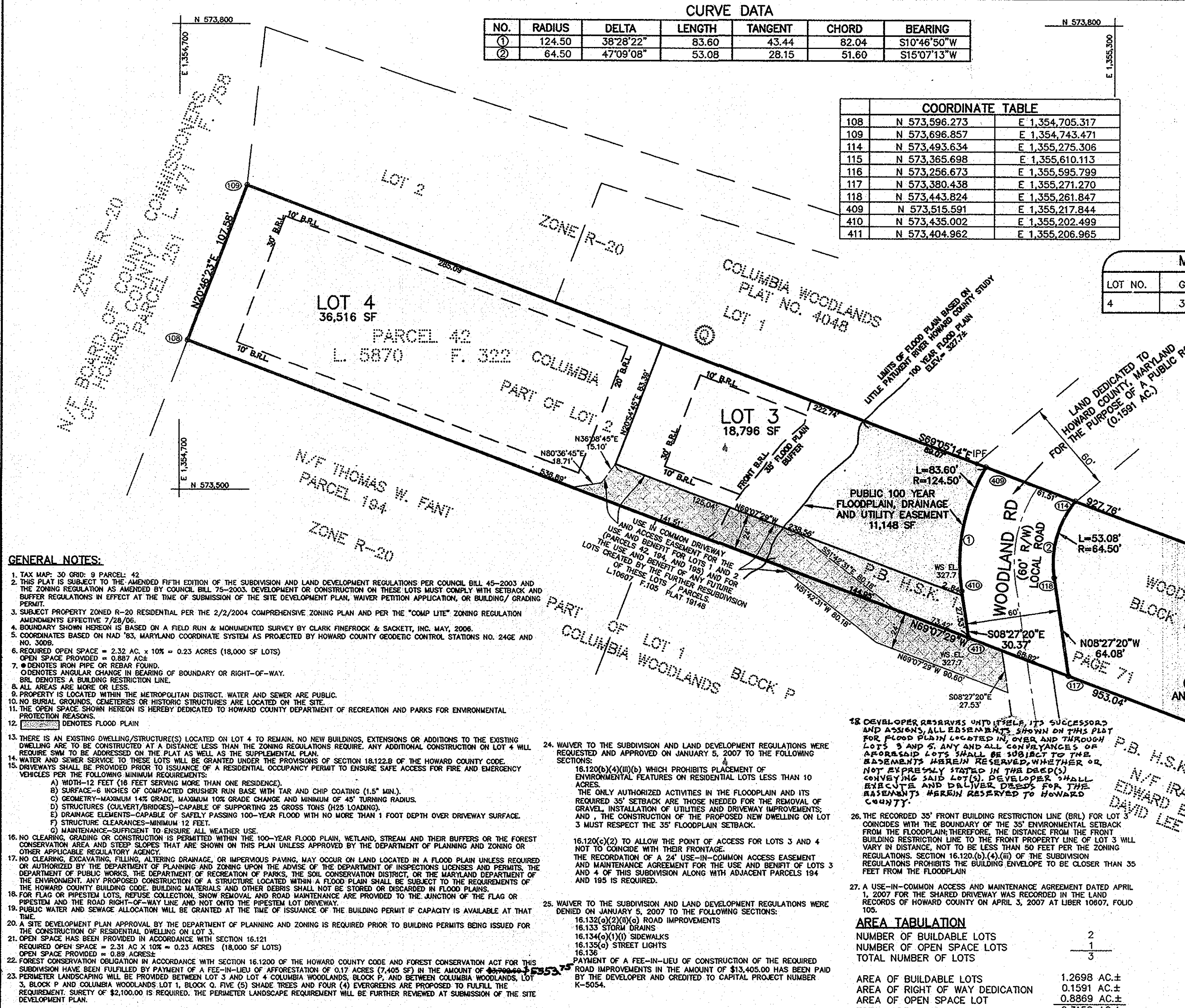
*Rose M. Fant*  
 ROSE M. FANT, PERSONAL REPRESENTATIVE

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	36,516 SF	5,888 SF	30,628 SF



VICINITY MAP  
 1" = 2000'

LEGEND	
PUBLIC FLOOD PLAIN DRAINAGE AND UTILITY ESMT.	[Symbol]
SEWER ESMT.	[Symbol]
COMMON ACCESS ESMT.	[Symbol]



- GENERAL NOTES:**
- TAX MAP: 30 GRID: 9 PARCEL: 42
  - THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATION 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 AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
  - BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY CLARK FINEFROCK & SACKETT, INC. MAY, 2006.
  - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 246E AND NO. 300B.
  - REQUIRED OPEN SPACE = 2.32 AC. x 10% = 0.23 ACRES (18,000 SF LOTS)  
 OPEN SPACE PROVIDED = 0.887 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.
  - THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS FOR ENVIRONMENTAL PROTECTION REASONS.
  - DENOTES FLOOD PLAIN
  - THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 4 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. ANY ADDITIONAL CONSTRUCTION ON LOT 4 WILL REQUIRE SWM TO BE ADDRESSED ON THE PLAT AS WELL AS THE SUPPLEMENTAL PLAN.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH-12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
    - SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
    - GEOMETRY-MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45° TURNING RADIUS.
    - STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - STRUCTURE CLEARANCES-MINIMUM 12 FEET.
    - MAINTENANCE-SUFFICIENT TO ENSURE ALL WEATHER USE.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE 100-YEAR FLOOD PLAIN, WETLAND, STREAM 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 A FLOOD PLAN 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 OF PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OF A STRUCTURE LOCATED WITHIN A FLOOD PLAN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE. BUILDING MATERIALS AND OTHER DEBRIS SHALL NOT BE STORED OR DISCARDED IN FLOOD PLAINS.
  - FOR FLAG OR PIPESTEM COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
  - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING ON LOT 3.
  - OPEN SPACE HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.121
  - REQUIRED OPEN SPACE = 2.31 AC. x 10% = 0.23 ACRES (18,000 SF LOTS)  
 OPEN SPACE PROVIDED = 0.889 ACRES
  - FOREST CONSERVATION OBLIGATION IN ACCORDANCE WITH SECTION 16.120 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 0.17 ACRES (7,405 SF) IN THE AMOUNT OF \$33,405.35 TO THE PERIMETER LANDSCAPING WILL BE PROVIDED BETWEEN LOT 3 AND LOT 4 COLUMBIA WOODLANDS, BLOCK P, AND BETWEEN COLUMBIA WOODLANDS, LOT 3, BLOCK P AND COLUMBIA WOODLANDS LOT 1, BLOCK Q. FIVE (5) SHADE TREES AND FOUR (4) EVERGREENS ARE PROPOSED TO FULFILL THE REQUIREMENT. SURETY OF \$2,100.00 IS REQUIRED. THE PERIMETER LANDSCAPE REQUIREMENT WILL BE FURTHER REVIEWED AT SUBMISSION OF THE SITE DEVELOPMENT PLAN.

- WAIVER TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WERE REQUESTED AND APPROVED ON JANUARY 5, 2007 TO THE FOLLOWING SECTIONS:
  - 16.120(b)(4)(iii)(b) WHICH PROHIBITS PLACEMENT OF ENVIRONMENTAL FEATURES ON RESIDENTIAL LOTS LESS THAN 10 ACRES.
  - THE ONLY AUTHORIZED ACTIVITIES IN THE FLOODPLAIN AND ITS REQUIRED 35' SETBACK ARE THOSE NEEDED FOR THE REMOVAL OF GRAVEL, INSTALLATION OF UTILITIES AND DRIVEWAY IMPROVEMENTS, AND THE CONSTRUCTION OF THE PROPOSED NEW DWELLING ON LOT 3 MUST RESPECT THE 35' FLOODPLAIN SETBACK.
  - 16.120(c)(2) TO ALLOW THE POINT OF ACCESS FOR LOTS 3 AND 4 NOT TO COINCIDE WITH THEIR FRONTAGE.
  - THE RECORDATION OF A 24' USE-IN-COMMON ACCESS EASEMENT AND MAINTENANCE AGREEMENT FOR THE USE AND BENEFIT OF LOTS 3 AND 4 OF THIS SUBDIVISION ALONG WITH ADJACENT PARCELS 194 AND 195 IS REQUIRED.
- WAIVER TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WERE DENIED ON JANUARY 5, 2007 TO THE FOLLOWING SECTIONS:
  - 16.132(a)(2)(i)(a) ROAD IMPROVEMENTS
  - 16.133 STORM DRAINS
  - 16.134(a)(1) SIDEWALKS
  - 16.135(a) STREET LIGHTS
  - 16.136
- PAYMENT OF A FEE-IN-LIEU OF CONSTRUCTION OF THE REQUIRED ROAD IMPROVEMENTS IN THE AMOUNT OF \$13,405.00 HAS BEEN PAID BY THE DEVELOPER AND CREDITED TO CAPITAL PROJECT NUMBER K-5054.

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR FLOOD PLAIN LOCATED IN, OVER AND THROUGH LOTS 3 AND 5. ANY AND ALL CONVEYANCES OR AGREEMENTS MADE IN CONNECTION WITH THE SALE OF THESE LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S). CONVEYING SAID LOTS TO DEVELOPERS SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY.

26. THE RECORDED 35' FRONT BUILDING RESTRICTION LINE (BRL) FOR LOT 3 COINCIDES WITH THE BOUNDARY OF THE 35' ENVIRONMENTAL SETBACK FROM THE FLOODPLAIN; THEREFORE, THE DISTANCE FROM THE FRONT BUILDING RESTRICTION LINE TO THE FRONT PROPERTY LINE OF LOT 3 WILL VARY IN DISTANCE, NOT TO BE LESS THAN 50 FEET PER THE ZONING REGULATIONS. SECTION 16.120(b)(4)(iii) OF THE SUBDIVISION REGULATIONS PROHIBITS THE BUILDING ENVELOPE TO BE CLOSER THAN 35 FEET FROM THE FLOODPLAIN.

27. A USE-IN-COMMON ACCESS AND MAINTENANCE AGREEMENT DATED APRIL 1, 2007 FOR THE SHARED DRIVEWAY WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY ON APRIL 3, 2007 AT LIBER 10607, FOLIO 105.

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	1
TOTAL NUMBER OF LOTS	3
AREA OF BUILDABLE LOTS	1.2698 AC.±
AREA OF RIGHT OF WAY DEDICATION	0.1591 AC.±
AREA OF OPEN SPACE LOT	0.8869 AC.±
TOTAL AREA	2.3158 AC.±
AREA OF 100-YEAR FLOODPLAIN	1.1428 AC.±

OWNER/DEVELOPER:  
 EDWARD EARL DELAWDER  
 4740 WOODLAND ROAD  
 ELLICOTT CITY, MD 21042  
 ROSE M. FANT  
 4744 WOODLAND ROAD  
 ELLICOTT CITY, MD 21042

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 BLOCK P COLUMBIA WOODLANDS INTO LOTS 3, 4 AND OPEN SPACE LOT 5 BLOCK P.

RECORDED AS PLAT 19307  
 ON 8-15-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*B. Nijon for Peter Beilman, MD* 7/30/07  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark A. Leight* 8/9/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark A. Leight* 8/9/07  
 DIRECTOR DATE

**CLARK · FINEFROCK & SACKETT, INC.**  
 ENGINEERS · PLANNERS · SURVEYORS  
 7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 821-8100 WASH.

**OWNERS' CERTIFICATE**

We, Edward Earl Delawder, surviving joint tenant and Rose M. Fant, Personal Representative of the Estate of David Lee Delawder, 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, 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, floodplains and open spaces where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County, Maryland, to acquire the fee simple title to the beds of the streets and/or roads, floodplains, storm drainage facilities and open spaces, 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 erected on or over the said easements and rights of way.

Witness our hands this 4th day of JULY 2007.

*Edward Earl Delawder*  
 EDWARD EARL DELAWDER, SURVIVING JOINT TENANT

*Rose M. Fant*  
 ROSE M. FANT, PERSONAL REPRESENTATIVE

*Jeffery Scott Mallick*  
 WITNESS

*Jeffery Scott Mallick*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of all of the lands conveyed by Ira D. Delawder and Mae Delawder, His Wife, to Ira D. Delawder, David Lee Delawder, Edward Earl Delawder and Bunny Kay Delawder, Joint Tenants by deed dated July 19, 1982 and recorded in Liber 1110 at Folio 386; also being part of Lot 2 Block P as shown on a plat of subdivision entitled "Columbia Woodlands" and recorded in Plat Book H.S.K. No. 1 at Page 71; Both recordings being among the Land Records of Howard County, Maryland, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision of Howard County, Maryland, as shown in accordance with the Howard County subdivision regulations.

*William L. Machen* 7/10/07  
 WILLIAM L. MACHEN  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. #9011

**COLUMBIA WOODLANDS**  
 LOTS 3, 4 AND OPEN SPACE LOT 5 BLOCK P  
 A RESUBDIVISION OF LOT 2 BLOCK P  
 PB1/FOLIO 71 DATED JULY, 1933

TAX MAP 30 GRID 9 PART OF PARCEL 42  
 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' DATE: MARCH, 2007  
 NO PREVIOUS RELATED DPZ FILE NO.'S EX. ZONING: R-20  
 SHEET 1 OF 1

CAD FILE: J:\SURVEY DWGS\2005\05057\DWG\05057RP.DWG  
 CHK: WLM DRAWN: JPH JOB NO.: 05-057 FILE NO.: 05-057 R