



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 16 A13

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS 42CA & 361B
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ENGINEERING, INC. IN NOVEMBER 2006.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⚡ DENOTES REBAR WITH "21204" CAP SET.
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- ∠ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED NT PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAN IS IN CONFORMANCE WITH FINAL DEVELOPMENT PLAN FDP-10, AND IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY 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 APPLICATIONS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER IS AVAILABLE UNDER CONTRACT NO. 24-4649-D AND 178-W. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 383-A-W&S AND 24-4649-D.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS LOCATED IN AN NT ZONE. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER & SEWER LOCATED IN, ON, OVER AND THROUGH PARCEL C, ANY CONVEYANCES OF THE AFORESAID PARCEL C SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL C. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY UPON ACCEPTANCE OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THERE IS NO 100 YEAR FLOODPLAIN, WETLANDS, OR STEEP SLOPES LOCATED ONSITE.
- THERE ARE NO BURIAL OR CEMETERY SITES LOCATED ON THIS PROPERTY.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- PREVIOUS DPZ FILE REFERENCES :
FDP-10, SDP-10-005, L.2245/F.44, L.548/F.510, PB.30/F.88
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM THE PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-10 CRITERIA.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOT/PARCEL DIVISIONS.

LEGEND

- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT L 548 F 510 & PB 30 F 88
- 20' PUBLIC SEWER & UTILITY EASEMENT

COORDINATE LIST		
POINT	NORTHING	EASTING
215	549492.7754	1359786.9659
216	549213.0830	1359822.9679
217	549192.6201	1359690.2289
218	548590.4799	1359342.3463
219	548542.8727	1359348.4743

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

OWNER
HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
3430 COURTHOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043

DEVELOPER
TSC/JMJ SNOWDEN RIVER SOUTH, L.L.C.
8600 SNOWDEN RIVER PARKWAY, SUITE 207
COLUMBIA, MARYLAND 21045
(410) 953-0222

THE REQUIREMENTS § 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.
Thomas M. Hoffman, Jr. 2-22-13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
James M. Hoffman 3/24/13
HOWARD COUNTY, MARYLAND DATE

THE PURPOSE OF THIS PLAT IS TO:
REVISE PLAT BOOK 30, FOLIO 88 IN ORDER TO ADD A 20' PUBLIC SEWER & UTILITY EASEMENT FOR PROPOSED UTILITIES TO BE CONSTRUCTED UNDER CONTRACT 24-4649-D AS PART OF IMPROVEMENTS MADE UNDER SDP-10-005.

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

OWNER'S CERTIFICATE

I, JAMES M. IRVIN, REPRESENTATIVE FOR HOWARD COUNTY, MARYLAND, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF REVISION, 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 22ND DAY OF MARCH, 2013.

B. Wilson for Maureen Rogyman 4/22/2013
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Thomas M. Hoffman, Jr. 4/17/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt Schulze 4/24/13
DIRECTOR DATE

James M. Irvin 3/24/13
JAMES M. IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS
REPRESENTATIVE FOR HOWARD COUNTY, MARYLAND.
James M. Hoffman, Jr.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LAND CONVEYED FROM EXPRESSWAY ASSOCIATES TO HOWARD COUNTY, MARYLAND BY DEED DATED OCTOBER 3, 1990 AND RECORDED IN LIBER 2245 AT FOLIO 44, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman, Jr. 2-22-13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 22363 ON 4/24/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
"COLUMBIA, E.G.U."
PARCEL L-1
A REVISION OF "PARCELS L-1 & P-1,
COLUMBIA, E.G.U.", PLAT BOOK 30, FOLIO 88
ZONING: NT
TAX MAP 42, PARCEL 386, PARCEL L-1
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1"= 100' FEBRUARY 22, 2013