

GENERAL NOTES:

- 1) (M) DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
(S) DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
(C) DENOTES SINK OF CONCRETE MONUMENT FOUND.
(D) DENOTES IRON PIPE (IP) OR REBAR & CAP (RC) FOUND.
(T) DENOTES TRAVERS POINT.
- 2) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.436A AND NO.436B.
- 3) THE SUBJECT PROPERTY IS ZONED B-2 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/23/06.
- 4) THE SUBJECT PROPERTY LIES WITHIN THE METROPOLITAN WATER AND SEWER DISTRICT.
- 5) WATER AND SEWER IS PUBLIC AND EXISTING TO THIS LOT.
- 6) STORMWATER MANAGEMENT SHALL BE PROVIDED BY AN UNDERGROUND SAND FILTERS (F-2) AND AN UNDERGROUND STONE ROW CHAMBER. APPLICABLE HOWARD COUNTY DPZ FILE REFERENCE NUMBERS FOR THIS PROJECT INCLUDE: SP-99-011, WP-99-35, F-01-087, SDP-01-103, F-88-160, F-02-169, SDP-08-100 AND PLATS 15807-15808.
- 7) THERE IS NO FLOODPLAIN ON THIS SITE.
- 8) THERE ARE NO WETLANDS ON THIS SITE.
- 9) TRAFFIC STUDY WAS PREPARED BY MARS GROUP DATED JANUARY, 2008 AND AS PART OF THIS PART.
- 10) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- 11) A FIELD RUN MONUMENTED BOUNDARY SURVEY AND SUBDIVISION PLAT PREPARED BY PLAT NO. 15807, 15808 DATED 02-15-2005.
- 12) THIS SUBDIVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS IT IS A PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS.
- 13) RESERVATION OF PUBLIC UTILITY EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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.
- 14) THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS OR PARCELS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE. FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED AT THE TIME OF DEVELOPMENT UNDER THE SITE DEVELOPMENT PLAN.
- 15) AREAS STATED ON THIS PLAT ARE MORE OR LESS.
- 16) WP-09-019 WAS DENIED ON 10/10/2008, WHICH REQUESTED A WAIVER OF SECTION 16.124(b)(1)(ii) TO ALLOW THE PLANTING OF PERIMETER LANDSCAPING IN AN EXISTING PUBLIC EASEMENT ADJACENT TO US ROUTE 1.

DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
EL4	44.24'	N77°17'32"E
EL5	44.24'	N77°17'32"E
EL6	6.08'	N88°26'16"E
EL7	32.16'	S47°13'55"E
EL8	10.00'	S42°46'05"W
EL9	32.16'	S47°13'55"E
EL10	7.55'	N79°28'22"E
EL11	117.23'	N39°58'43"E
EL12	150.39'	S44°57'59"W
EL13	70.52'	N50°10'08"E
EL14	4.03'	S33°42'10"E
EL15	14.33'	N79°28'22"E
EL16	104.65'	S35°12'01"W
EL17	231.84'	S45°02'11"W

AREA TABULATION CHART

- a.) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- BUILDABLE..... 1
- NON-BUILDABLE..... 0
- OPEN SPACE..... NA
- PRESERVATION PARCELS..... NA
- b.) TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED..... 3.68 AC±
- BUILDABLE LOTS..... NA
- BUILDABLE PRESERVATION PARCEL..... NA
- NON-BUILDABLE PRESERVATION PARCELS..... NA
- c.) TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)..... NA
- d.) TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED..... 3.68 AC±

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1623.27'	378.16'	189.94'	377.31'	N37°54'32"W	13°20'52"
C2	2950.00'	163.21'	81.62'	163.18'	S43°06'34"W	3°10'11"

REVISED WATER EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION
EC1	17.88	110.00	9°18'55"	8.96	S81°57'00"W 17.86
EC2	16.46	99.40	9°29'08"	8.25	S82°16'58"W 16.44

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

William M. Roseman 4/17/2013 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Sheleboff 5/03/13 DATE
DIRECTOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY JAMES R. MOXLEY, JR., JAMES R. SCHULTE, STEVEN K. BREEDEN AND STEWART D. YOUNG (COLLECTIVELY, THE "GRANTOR") TO COLUMBIA JUNCTION, LLC BY DEED DATED APRIL 13, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9126 FOLIO 225. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 4-12-13 DATE
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 357

OWNER'S DEDICATION

COLUMBIA JUNCTION, LLC, OWNER OF THE PARCEL SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENT AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL EASEMENT PLAT BY THE DEPT. 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 EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 12TH DAY OF APRIL 2013.

Steven K. Breeden James R. Moxley, III 4/12/13 DATE
COLUMBIA JUNCTION, LLC MEMORANDUM
STEVEN K. BREEDEN JAMES R. MOXLEY, III

Brian F. Cleary 4/12/2013 DATE
WITNESS
BRIAN F. CLEARY

RECORDED, AS PLAT 20372
ON 5/13/13 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
COLUMBIA JUNCTION
SECTION 3 - LOT A-2
(RETAIL CENTER)
PREVIOUSLY RECORDED AS PLAT NO. 15808

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 48, BLOCK 1
PARCEL NO. 548
ZONED: B-2

SCALE: AS SHOWN
DATE: APRIL 12, 2013
SHEET: 1 OF 1

