

GENERAL NOTES

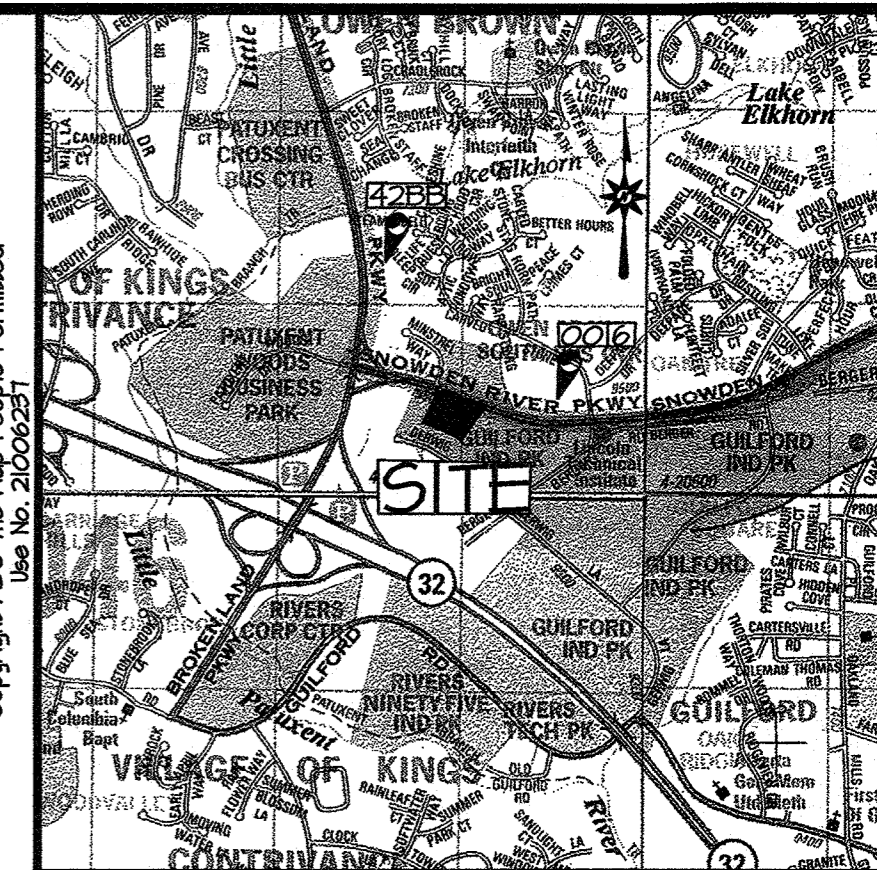
- THIS PLAN IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN DECEMBER, 2011.
- COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MERIDIAN OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83) PROJECTED FROM GPS STATIONS:
MRA-1 IBC N=544807.086, E=1356272.542
MRA-3 IBC N=549860.246, E=1356577.446
PROJECTED FROM HOWARD COUNTY GEODETIC CONTROL STATIONS:
0016 N 550219.34 E 1357320.43
42BB N 551344.13 E 1355639.38
DISTANCES ARE GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
- ALL AREAS ARE MORE OR LESS (+/-).
- THE SUBJECT PROPERTY IS ZONED NT (NEW TOWN EMPLOYMENT CENTER INDUSTRIAL) IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO BURIAL GROUNDS, WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN OR FOREST CONSERVATION AREAS ON THE SITE.
- THERE ARE EXISTING STRUCTURES ON LOT 22. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THE PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS. ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID 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 THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- IN ACCORDANCE WITH SUBSECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE, THIS DEVELOPMENT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS SINCE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHTS-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-55 (P.B. 16, F. 118) CRITERIA.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD (0.124 ACRES)
- WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL THIS PLAT IS EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- THE SITE DEVELOPMENT PLAN SDP-17-041 WAS APPROVED BY THE PLANNING BOARD ON MARCH 7, 2019 WITH CONDITIONS. THOSE CONDITIONS HAVE BEEN MET AND WERE APPROVED ON APRIL 24, 2019. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED OCTOBER 18, 2017 AND WAS APPROVED ON JANUARY 9, 2018.
- STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- A FOREST STAND DELINEATION IS NOT REQUIRED FOR THIS SITE. (SEE NOTE 8)
- THIS SITE IS REFERENCED BY THE FOLLOWING: P.B. 16, F. 118 (FDP-55), P.B. 17 F. 35 (F-64-026), P.B. 25 F. 86 (F-73-045) AND PLAT NO. 14470 (F-01-051), WP-14-080, WP-15-058, WP-15-059 (RECONSIDERATION), WP-18-017 WP-18-047, WP-19-104

THE REQUIREMENTS OF SECTION 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.

MORRIS & RITCHIE ASSOCIATES, INC.

Kenneth L. Evans, Jr. 6/25/2019 DATE
BY: KENNETH L. EVANS, JR., PROF. L.S.

TWO FARMS, INC.
John D. Steyer 7/25/19 DATE
BY: OWNER



VICINITY MAP

SCALE: 1" = 2000'

SUMMARY OF ALTERNATIVE COMPLIANCE APPLICATIONS APPROVED BY THE PLANNING DIRECTOR FOR RELIEF OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

- WP-14-080 APPROVED FEBRUARY 11, 2014 FOR RELIEF TO SECTION 16.119(F)(1) TO INCLUDE VEHICULAR ACCESS TO SNOWDEN RIVER PARKWAY SUBJECT TO:
A. APPROVAL IS CONTINGENT ON COMPLETION BY THE PETITIONER OF THE SUBMISSION OF SITE DEVELOPMENT PLAN SDP-14-018, SRC AGENCY REVIEW OF THE PLAN AND APPROVAL BY THE HOWARD COUNTY PLANNING BOARD.
B. PETITIONER SHALL ADD GENERAL NOTES TO F-14-018 AND SDP-14-018 REFERENCING THIS PETITION, SECTIONS, AND CONDITIONS.
- WP-15-058 APPROVED NOVEMBER 18, 2014 FOR RELIEF TO SECTION 16.156(6)(2) TO REACTIVATE THE SITE DEVELOPMENT PLAN, ALLOW SUBMISSION OF ADDITIONAL INFORMATION AND EXTEND THE DEADLINE TO JANUARY 7, 2015
- WP-15-058 (RECONSIDERATION) APPROVED DECEMBER 15, 2014 TO ADD SECTIONS 16.144(P) AND 16.144(Q) TO EXTEND THE DEADLINES TO PREPARE AND EXECUTE THE DEED FOR DEDICATION OF THE PUBLIC ROAD RIGHT-OF-WAY TO JUNE 14, 2015 AND SUBMISSION OF THE PLAT ORIGINALS (FINAL PLAN F-14-019) TO AUGUST 13, 2015.
- WP-18-017 APPROVED SEPTEMBER 7, 2017 FOR RELIEF OF SECTION 16.156(6)(2) TO ALLOW SUBMISSION OF ADDITIONAL INFORMATION AND EXTEND THE SUBMISSION DEADLINE TO DECEMBER 25, 2017.
- WP-18-047 APPROVED OCTOBER 20, 2017 FOR RELIEF OF SECTION 16.156(6) TO ALLOW SUBMITTAL OF ADDITIONAL INFORMATION AND EXTEND THE SUBMISSION DEADLINE TO DECEMBER 25, 2017.
- WP-19-104 APPROVED ON JUNE 7, 2019 FOR RELIEF OF SECTIONS 16.144(P) AND 16.144(Q) TO RE-ACTIVATE F-14-018 AND EXTEND THE DEADLINES TO PREPARE AND EXECUTE DEEDS TO AUGUST 9, 2019 AND SUBMIT THE FINAL PLAT ORIGINALS BY SEPTEMBER 9, 2019.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO: 1) DEDICATE LAND TO HOWARD COUNTY, MD. FOR THE PURPOSE OF A PUBLIC ROAD ALONG SNOWDEN RIVER PARKWAY, 2) ESTABLISH NEW PRIVATE SWM ACCESS, DRAINAGE AND UTILITY EASEMENTS, PART 1 AND PART 2, AND THE VARIABLE WIDTH PUBLIC WATER, DRAINAGE AND UTILITY EASEMENT.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS AND LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.684 ACS.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 ACS.
TOTAL AREA OF PARCELS AND LOTS TO BE RECORDED	3.684 ACS.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.124 ACS.
TOTAL AREA TO BE RECORDED	3.813 ACS.

OWNER/DEVELOPER TWO FARMS, INC. 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 Phone: 410-884-0200	DEVELOPER CANTON CAR WASH 1101 PONCA STREET BALTIMORE, MARYLAND 21224 Phone: 410-460-8573
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OWNER'S DEDICATION

TWO FARMS, INC., A MARYLAND LIMITED LIABILITY COMPANY, 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE, WHERE APPLICABLE; AND
(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.

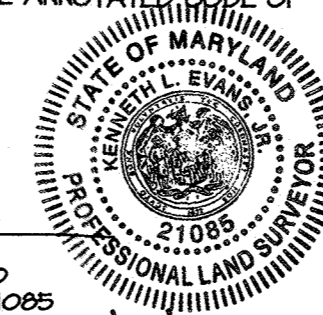
WITNESS MY/OUR HANDS THIS 25 DAY OF July, 2019
TWO FARMS, INC.

BY: *John D. Steyer*
OWNER
ATTEST: *[Signature]*

(CORPORATE SEAL)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF ALL THE LAND CONVEYED FROM TSC/SNOWDEN RIVER, L.L.C. TO TWO FARMS, INC. BY DEED DATED AUGUST 20, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER MDR 14229, FOLIO 51, AND THAT IT IS A REVISION TO LOT 22 SHOWN ON THE PLAT DATED SEPTEMBER 5, 2000 ENTITLED "COLUMBIA E.G.U. RESUBDIVISION - SECTION 2, AREA 2 - LOTS 22 AND 23" RECORDED AMONG THE AFORESAID LAND RECORDS AS MDR PLAT NO. 14470, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH SECTION 3-108, THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Kenneth L. Evans, Jr.
KENNETH L. EVANS, JR.
DATE PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21085
EXP. 02-13-2021
6/25/2019

RECORDED AS PLAT NO. 25188
ON 10/11/19 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

14280 Park Center Drive, Suite A
Laurel, Maryland 20707
Phone: 410-792-9792
Fax: 410-792-7395



REVISION PLAT

COLUMBIA
E.G.U. SUBDIVISION
SECTION 2 AREA 2
LOT 22
PLAT NO. 14470

6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 42 GRID 9 P/O PARCEL 375

ZONING: NT

SHEET 1 OF 2

SCALE: AS SHOWN DATE: 6/25/2019 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 1729TX03

F-14-018

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

Richard for Mauna Reisman 9/20/2019
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Chad Chamberlain 9.25.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Kurt Steinhilber 10/07/19
DIRECTOR DATE

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

MORRIS & RITCHIE ASSOCIATES, INC.

BY: *Kenneth L. Evans, Jr.* 6/25/2019 DATE
BY: KENNETH L. EVANS, JR., PROF. L.S.

TWO FARMS, INC.
BY: *John J. Stynes* 7/25/19 DATE
BY: OWNER

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N 26° 23' 10" E	20.05'	L-17	S 22° 42' 00" E	24.52'
L-2	S 67° 42' 00" E	23.46'	L-18	S 54° 18' 33" E	9.43'
L-3	N 66° 33' 02" E	11.88'	L-19	S 35° 41' 27" W	44.18'
L-4	S 22° 18' 00" W	20.00'	L-20	N 54° 18' 33" W	7.62'
L-5	N 67° 41' 58" W	5.44'	L-21	N 63° 37' 28" W	140.60'
L-6	S 22° 18' 00" W	5.00'	L-22	N 22° 18' 00" E	10.11'
L-7	N 67° 42' 53" W	15.00'	L-23	N 64° 14' 32" W	4.25'
L-8	N 22° 17' 07" E	5.00'	L-24	S 53° 35' 14" E	15.00'
L-9	S 66° 33' 02" W	11.88'	L-25	S 35° 41' 27" W	20.00'
L-10	N 67° 42' 00" W	33.33'	L-26	N 53° 35' 14" W	15.00'
L-11	N 26° 23' 10" E	76.57'	L-27	N 35° 41' 27" E	20.00'
L-12	S 63° 36' 50" E	40.00'	L-28	S 35° 41' 27" W	10.28'
L-13	S 26° 23' 10" W	55.23'	L-29	S 58° 01' 25" W	14.05'
L-14	S 66° 33' 02" W	25.73'	L-30	N 63° 35' 41" W	11.00'
L-15	N 26° 23' 10" E	11.95'	L-31	N 26° 23' 10" E	131.58'
L-16	N 66° 33' 02" E	56.44'			

NO.	NORTHING	EASTING
10	544917.5078	1356394.8703
11	544923.6446	1356411.5143
12	544905.2517	1356361.6467
14	544607.0406	1356213.7287
15	544456.0664	1356554.7306
16	544451.6208	1356560.9144
17	544755.2501	1356822.1194
18	544745.2316	1356814.9233
19	544431.2014	1356584.3456
20	544525.2521	1356415.2078
21	544566.9034	1356314.2258

LEGEND
 ● MN = MAG NAIL
 ● IBC = IRON BAR & CAP
 [1024] = STREET ADDRESS

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TOTAL AREA TO BE RECORDED	3.813 ACS.

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

Maureen Lossman 9/25/2019
HOWARD COUNTY HEALTH OFFICER H.O. 2 DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Chad Chamber 9.25.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Kent Seidman 10/07/19
DIRECTOR 20 DATE

OWNER/DEVELOPER
TWO FARMS, INC.
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
Phone: 410-884-0200

DEVELOPER
CANTON CAR WASH
1101 FONCA STREET
BALTIMORE, MARYLAND 21224
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OWNER'S DEDICATION

TWO FARMS, INC., A MARYLAND LIMITED LIABILITY COMPANY, 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;
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WITNESS MY/OUR HANDS THIS 25 DAY OF July, 2019

TWO FARMS, INC.

BY: *John J. Stynes*
OWNER

ATTEST: *John J. Stynes*

(CORPORATE SEAL)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF ALL THE LAND CONVEYED FROM TSC/SNOWDEN RIVER, L.L.C. TO TWO FARMS, INC. BY DEED DATED AUGUST 20, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER MDR 14229, FOLIO 59, AND THAT IT IS A REVISION TO LOT 22 SHOWN ON THE PLAT DATED SEPTEMBER 5, 2000 ENTITLED "COLUMBIA E.G.U. RESUBDIVISION - SECTION 2, AREA 2 - LOTS 22 AND 23" RECORDED AMONG THE AFORESAID LAND RECORDS AS MDR PLAT NO. 14470, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH SECTION 3-108, THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Kenneth L. Evans, Jr.
KENNETH L. EVANS, JR.
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MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

14280 Park Center Drive, Suite A
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Phone: 410-792-9792
Fax: 410-792-7345



REVISION PLAT

COLUMBIA
E.G.U. SUBDIVISION
SECTION 2 AREA 2
LOT 22
PLAT NO. 14470

6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 42 GRID 4 P/O PARCEL 375

ZONING: NT

SHEET 2 OF 2

SCALE: 1" = 50' DATE: 6/25/2019 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 17247X03

F-14-018