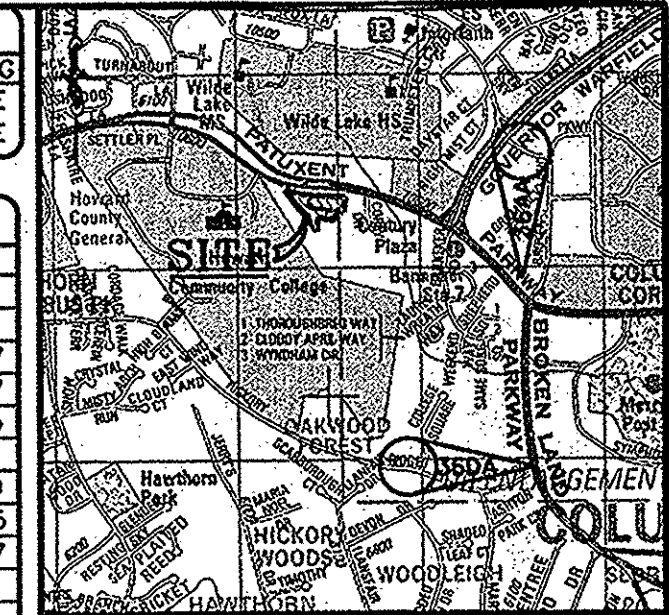


NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	12° 01' 13"	130.80'	260.64'	1242.37'	260.17'	S 78° 34' 39" E
C2	1° 55' 16"	20.83'	41.66'	1242.37'	41.65'	S 85° 32' 53" E

NO.	NORTHING	EASTING
502	563508.5934	1347958.229
600	563730.5013	1347434.1629
602	563675.7439	1347730.7027
603	563655.9870	1348054.5267
604	563508.0874	1348033.7635
605	563518.4963	1347959.6193
606	563421.4479	1347945.9950
607	563445.5169	1347774.5475
608	563309.1807	1347755.4077
609	563548.5934	1347670.9178
610	563678.9771	1347689.1750



VICINITY MAP
 LICENSE NO. 20801107
 ADC MAP 15, E6
 SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83(2007), AS PROJECTED FROM THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
 36DA N 560,849.3491 E 1,350,037.4422
 36AA N 562,804.8537 E 1,349,906.1701
- THE SUBJECT PROPERTY IS ZONED NT PER THE 10/06/13 COMPREHENSIVE ZONING PLAN. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW STRUCTURES TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12' SERVING MORE THAN ONE RESIDENCE
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 C. GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 D. STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 E. DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO GRADING REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS AND FLOODPLAIN.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND 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. 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.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 20, 2013, BY KCI TECHNOLOGIES, INC.
- AREAS SHOWN HEREON ARE MORE OR LESS (±).
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HISTORIC STRUCTURES EXISTING ON THIS SITE.
- THIS PLAN IS IN CONFORMANCE WITH THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- DENOTES ANGULAR CHANGE IN BEARING OR BOUNDARY OR RIGHT-OF-WAY.
- DENOTES PIPE FOUND.
- ⊙ DENOTES PK NAIL FOUND.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT OF WAY LINE TO BE IN ACCORDANCE WITH FDP-84-A CRITERIA.
- THIS PLAN IS EXEMPT FROM LANDSCAPING AND FOREST CONSERVATION OBLIGATIONS SINCE IT IS A PLAN OF EASEMENT ONLY.
- THERE ARE EXISTING STRUCTURES LOCATED ON LOTS C-1 AND C-2 TO REMAIN.
- A USE-IN-COMMON MAINTENANCE AGREEMENT IS RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD FOR LOTS C-1 AND C-2 SIMULTANEOUSLY WITH THIS PLAN.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: F-70-036C, F-70-87C, F-74-036C, FDP-84-A, SDP-73-051c AND SDP-78-083c.

LEGEND

- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
- PROPOSED PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PROPOSED PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BE ABOLISHED
- PRIVATE STORMWATER MANAGEMENT FACILITY AND PRIVATE STORMWATER MANAGEMENT ACCESS & UTILITY EASEMENT
- EXISTING PRIVATE INGRESS & EGRESS EASEMENT
- EXISTING PUBLIC PATHWAY & UTILITY EASEMENT
- EXISTING PUBLIC PATHWAY & UTILITY EASEMENT

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,6904 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC.±
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC.±
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	2,6904 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.±
TOTAL AREA TO BE RECORDED	2,6904 AC.±

THE REQUIREMENT 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.

Edward W. Siegart
 EDWARD W. SIEGERT, L.S. MD 21706
 Surveyor
 for JAMES M. IRVIN, DIRECTOR
 DEPARTMENT OF PUBLIC WORKS, HOWARD COUNTY, MARYLAND
 (OWNER OF LOT C-1)
 for GEORGE C. PEVERLY, III AND DANIEL H. REDDING
 OWNERS LOT C-2

PROPERTY OWNERS

LOT C-1
 HOWARD COUNTY MARYLAND
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21044

LOT C-2
 GEORGE C. PEVERLY III
 DANIEL H. REDDING
 10735 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044

KCI TECHNOLOGIES
 ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS
 936 RIDGEBROOK ROAD
 SHARPS, MARYLAND 21152
 TELEPHONE: (410) 316-7800
 FAX: (410) 316-7818

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUPERCEDE TOWN CENTER SECTION 6, AREA 2 LOTS C-1 AND C-2 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN PLAT BOOK 26, FOLIO 47, TO ABOLISH THE EXISTING 30' INGRESS & EGRESS EASEMENT AND ADD A 56' USE-IN-COMMON ACCESS AND SWM ACCESS AND UTILITY EASEMENT ACROSS LOT C-2, TO ADD USE-IN-COMMON ACCESS, STORMWATER MANAGEMENT AND STORMWATER MANAGEMENT ACCESS AND UTILITY EASEMENTS ACROSS LOT C-1, AND TO REVISE A PORTION OF THE PREVIOUSLY RECORDED VEHICULAR INGRESS & EGRESS RESTRICTION ALONG LITTLE PATUXENT PARKWAY.

Approved for public water and public sewer systems.

Manu Rosman
 Manu Rosman 2/4/2016
 Howard County Health Officer
 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Edmonson 2-26-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE
Kathleen... 3-7-16
 DIRECTOR & DATE

OWNER'S CERTIFICATE

WE HOWARD COUNTY, MARYLAND, (OWNER LOT C-1), GEORGE C. PEVERLY, III AND DANIEL H. REDDING, (OWNERS OF LOT C-2) OWNERS 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 RIGHT-OF-WAY AND THE SPECIFIC EASEMENT AREA SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, 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 RIGHT-OF-WAY. WITNESS OUR HANDS THIS 7th DAY OF January, 2016.

James M. Irvin
 JAMES M. IRVIN, DIRECTOR HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS (OWNER LOT C-1)
George C. Peverly III and Daniel H. Redding
 GEORGE C. PEVERLY, III AND DANIEL H. REDDING (OWNERS LOT C-2)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RECORD PLAT OF THE LANDS CONVEYED BY PATUXENT PARKWAY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, TO HOWARD COUNTY, MARYLAND, BY DEED DATED OCTOBER 18, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 15385 AT FOLIO 444, AND THE LANDS CONVEYED BY P & R, LLC, A MARYLAND LIMITED LIABILITY COMPANY, TO GEORGE C. PEVERLY, III AND DANIEL H. REDDING BY DEED DATED APRIL 2, 2008 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11171 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS RECORD PLAT BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, REGISTRATION NO. 21706, EXPIRATION DATE JUNE 2, 2017.

Edward W. Siegart
 EDWARD W. SIEGERT
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21706
 DATE 11/16/15

RECORDED AS PLAT 23703 ON 3/11/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION OF LOTS C-1 & C-2 (PLAT BOOK 26 PAGE 47)
COLUMBIA TOWN CENTER
 SECTION 6, AREA 2
 LOTS C-1 AND C-2
 TAX MAP 35 GRID 6 PARCEL 275
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MD
 ZONING: NT/EMPLOYMENT CENTER COMMERCIAL (FDP 84-A)
 SCALE: 1"=50' NOVEMBER 12, 2015

GRAPHIC SCALE
 0 25 50 100
 (IN FEET)
 1 inch = 50ft. SHEET 1 OF 1

F-16-011