

LEGEND

- WB 25' WETLAND BUFFER
- WETLAND LIMITS
- SB STREAM BANK BUFFER
- EXISTING PUBLIC DRAINAGE EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT
- EXISTING PUBLIC SEWER & UTILITY EASEMENT
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING PRIVATE TEMPORARY GRADING EASEMENT
- EXISTING PRIVATE STORMWATER MANAGEMENT, ACCESS, DRAINAGE & UTILITY EASEMENT
- EXISTING 35' SINCLAIR REFINING CO. R/W
- PROPOSED STORMWATER MANAGEMENT, STORMWATER MANAGEMENT ACCESS, DRAINAGE & UTILITY EASEMENT

CURVE TABULATION

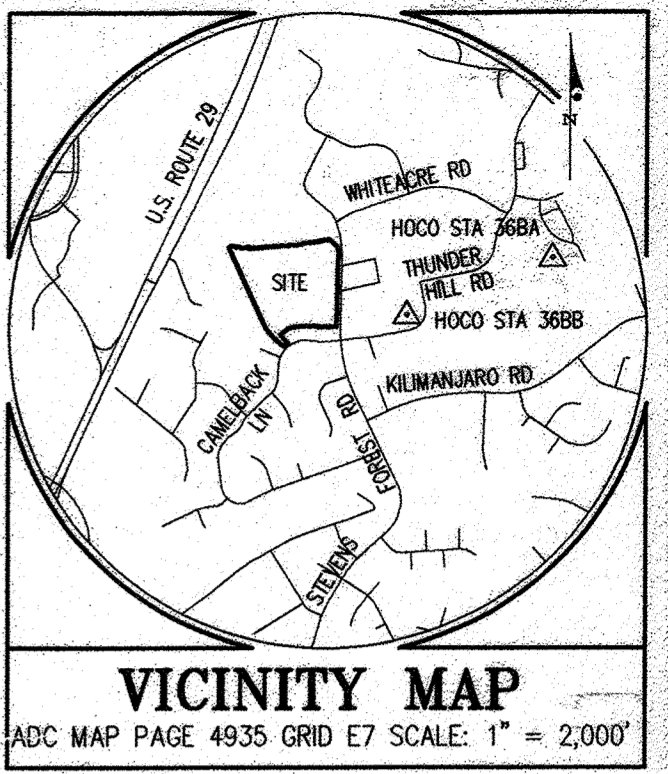
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
33-32	640.00'	198.27'	98.94'	197.48'	S 85°16'54" E	17°45'00"
31-30	640.00'	78.19'	39.14'	78.14'	N 82°20'36" E	07°00'00"
28-27	1,081.98'	125.00'	62.57'	124.93'	S 02°12'59" E	06°37'10"
38-39	300.37'	50.00'	25.06'	49.95'	S 47°52'31" W	09°32'17"

AREA TABULATION CHART - ALL SHEETS

DESCRIPTION	AREA
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	2
• OPEN SPACE	2
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	17.070 AC.
• OPEN SPACE	1.970 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	19.040 AC.

COORDINATE TABLE

POINT	NORTHING	EASTING
9	561,384.05	1,354,746.59
16	561,487.05	1,354,906.98
20	561,511.65	1,355,022.58
21	561,504.58	1,355,392.51
27	562,206.44	1,355,405.90
28	562,331.27	1,355,401.07
29	562,414.37	1,355,308.45
30	562,374.71	1,355,107.32
31	562,364.29	1,355,029.88
32	562,324.43	1,354,481.33
33	562,340.67	1,354,284.52
34	562,341.28	1,354,282.02
35	562,325.63	1,354,270.62
36	561,487.64	1,354,655.26
37	561,423.16	1,354,807.50
38	561,325.29	1,354,882.21
39	561,291.79	1,354,845.17



- GENERAL NOTES:**
- THE SUBJECT PROPERTY IS ZONED NEW TOWN PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - THE BEARINGS, DISTANCES AND ALL BOUNDARY INFORMATION SHOWN ON THIS REVISION PLAT ARE BASED ON THE PREVIOUSLY RECORDED PLAT Bk. 15 FOLIO 96, PLAT Bk. 17 AT FOLIO 91 & PLAT Nos. 15746-15747. COORDINATES ARE BASED ON PLAT No. 15747. THIS PLAT DOES NOT REVISE ANY OF THE EXISTING LOT LINES, THEIR LOCATIONS, OR THEIR RELATIONSHIP TO EACH OTHER.
 - SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: SDP-70-031, SDP-70-071, SDP-71-019, SDP-84-115, SDP-02-131, FDP-60, FDP-79-A-3, F-69-023, F-03-066, PB 15-96, PB 17-91, PLAT Nos. 15746-15747.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON PARCEL "D" & PARCEL "E" TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP 60 & FDP-79-A-3 CRITERIA.
 - RESERVATION OF PUBLIC UTILITY EASEMENTS: 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 PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
 - 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 INCREASE THE NUMBER OF UNITS IN ACCORDANCE WITH SECTION 16.124(a)(3)(iii).
 - ALL WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS SHOWN HEREON PER PLAT Nos. 15746-15747.

PURPOSE NOTE
THE SOLE PURPOSE OF THIS PLAT IS TO CREATE THE PUBLIC STORMWATER MANAGEMENT, STORMWATER MANAGEMENT ACCESS, DRAINAGE & UTILITY EASEMENT SHOWN HEREON.

COLUMBIA VILLAGE OF OAKLAND MILLS STEVEN'S FOREST SECTION 5 AREA 1 PLAT Bk. 15 FOLIO 96 ZONED: NEW TOWN

OWNERS:
 (OS LOT 83 & OS LOT 4) COLUMBIA ASSOCIATION, INC. 6310 HILLSIDE COURT SUITE #100 COLUMBIA, MD 21046
 (PARCEL "D") STEVENS FOREST LIMITED PARTNERSHIP 312 N. MARTIN LUTHER KING JR. BLVD. 3rd FLOOR BALTIMORE, MD 21201
 (PARCEL "E") HOWARD COUNTY HOUSING COMMISSION 6751 COLUMBIA GATEWAY DRIVE COLUMBIA, MD 21046

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

[Signature] 11/30/20
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 12/14/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 12/23/20
DIRECTOR

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., A MARYLAND NON-PROFIT CORPORATION (FORMERLY KNOWN AS THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.); STEVENS FOREST LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP; AND HOWARD COUNTY HOUSING COMMISSION, A PUBLIC BODY CORPORATE AND POLITICAL AND A PUBLIC HOUSING AUTHORITY OF THE STATE OF MARYLAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS DAY OF

FOR COLUMBIA ASSOCIATION, INC.: *[Signature]*
BY: DENNIS MATTEY, DIRECTOR OF OPEN SPACE AND FACILITIES SERVICES
WITNESS: ALBERT EDWARDS, P.E.

FOR STEVENS FOREST LIMITED PARTNERSHIP: *[Signature]*
BY: Todd J. Del Tello
WITNESS: Rebecca Schultz

FOR HOWARD COUNTY HOUSING COMMISSION: *[Signature]*
BY: *[Signature]*
WITNESS: Judith Day

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO: 1.) OPEN SPACE LOT 83 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF OAKLAND MILLS" AND RECORDED IN PLAT BOOK 15 AT FOLIO 96; 2.) PARCEL "E" AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF OAKLAND MILLS" AND RECORDED IN PLAT BOOK 17 AT FOLIO 91; AND 3.) OPEN SPACE LOT 4 AND PARCEL "D" AS SHOWN ON A REVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF OAKLAND MILLS" AND RECORDED AS PLAT Nos. 15746-15747; AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., BY A DEED DATED JUNE 9, 1971, AND RECORDED IN LIBER 563 AT FOLIO 624; PART OF THE LAND CONVEYED TO HOWARD COUNTY HOUSING COMMISSION, BY A DEED DATED OCTOBER 23, 2013, AND RECORDED IN LIBER 12897 AT FOLIO 112; PART OF THE LAND CONVEYED TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., BY A DEED DATED NOVEMBER 8, 1973, AND RECORDED IN LIBER 663 AT FOLIO 307; AND ALL OF THE LAND CONVEYED TO STEVENS FOREST LIMITED PARTNERSHIP, BY A DEED DATED MAY 29, 2008, AND RECORDED IN LIBER 11235 AT FOLIO 295, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 10/29/2020
THOMAS C. O'CONNOR, JR. DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2022)

RECORDED AS PLAT NUMBER 256d3 ON 1-15-2021, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
COLUMBIA, VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 3:
PARCEL "D", PARCEL "E" & OPEN SPACE LOT 4
AND
SECTION 5 AREA 1:
OPEN SPACE LOT 83

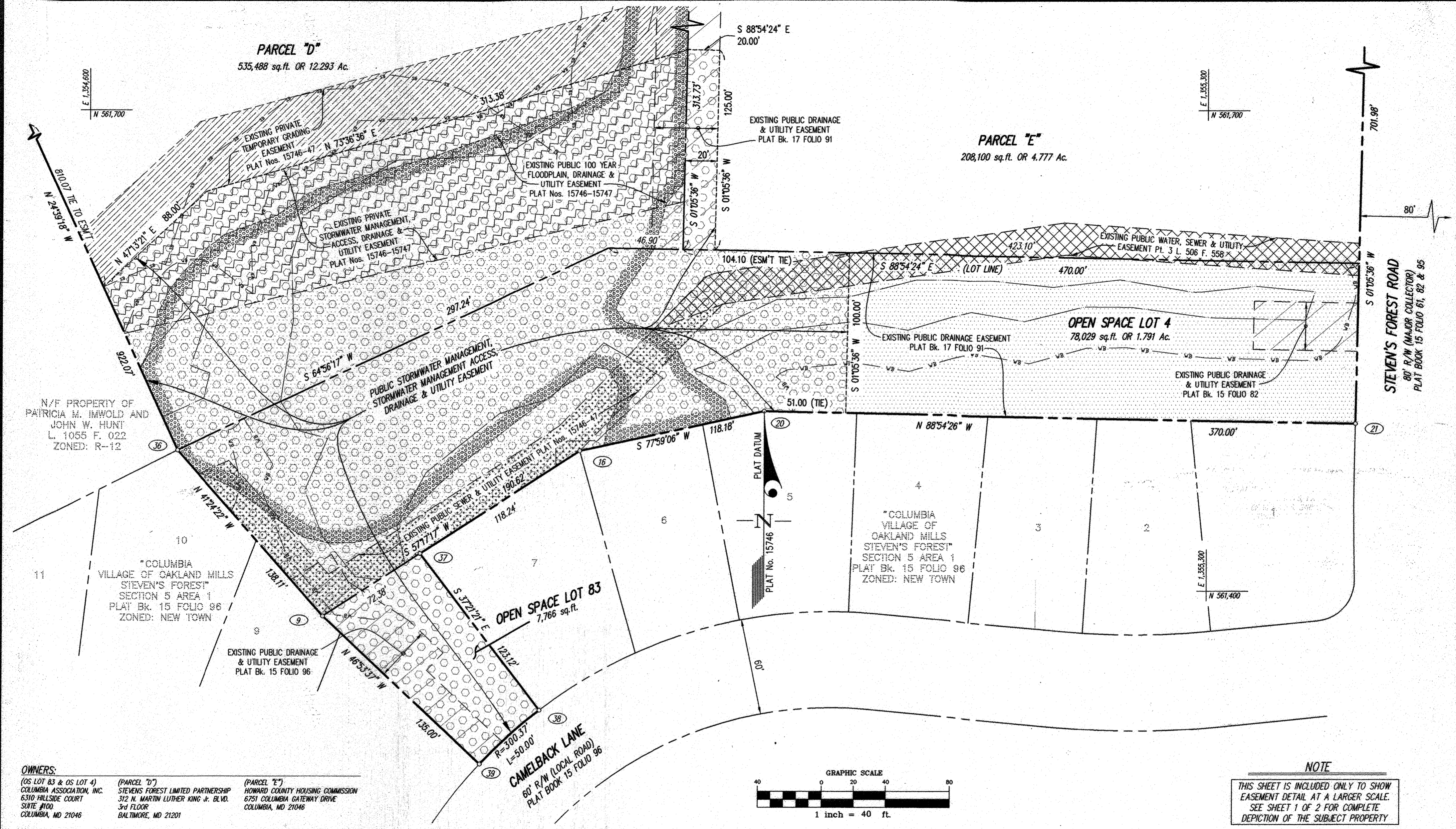
(A REVISION TO PLAT Bk. 15 FOLIO 96, PLAT Bk. 17 FOLIO 91 & PLAT Nos. 15746-15747)

ZONE: NEW TOWN TM 36, GRID 3, PARCEL 310 & TM 36, GRID 9 PARCEL 302
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 1 OF 2 JUNE 2020

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

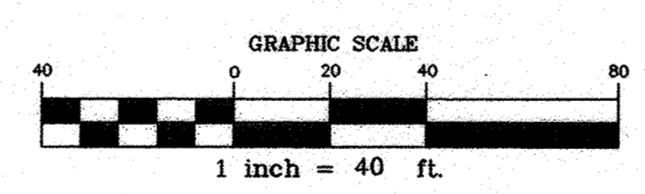
DRAWN BY: CHECK BY:

S:\Survey Drawings\19149\PLATS\19149_RPL01.dwg, PLOTTED: 6/23/2020 11:11 AM, LAST SAVED: 6/19/2020 5:30 PM, PLOTTED BY: Adam Rook



OWNERS:

(OS LOT 83 & OS LOT 4) COLUMBIA ASSOCIATION, INC. 6310 HILLSIDE COURT SUITE #100 COLUMBIA, MD 21046	(PARCEL "D") STEVENS FOREST LIMITED PARTNERSHIP 312 N. MARTIN LUTHER KING JR. BLVD. 3rd FLOOR BALTIMORE, MD 21201	(PARCEL "E") HOWARD COUNTY HOUSING COMMISSION 6751 COLUMBIA GATEWAY DRIVE COLUMBIA, MD 21046
---	---	---



NOTE

THIS SHEET IS INCLUDED ONLY TO SHOW EASEMENT DETAIL AT A LARGER SCALE. SEE SHEET 1 OF 2 FOR COMPLETE DEPICTION OF THE SUBJECT PROPERTY

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

[Signature] 11/20/20
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 12/14/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 12/23/20
DIRECTOR

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., A MARYLAND NON-PROFIT CORPORATION (FORMERLY KNOWN AS THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.); STEVENS FOREST LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP; AND HOWARD COUNTY HOUSING COMMISSION, A PUBLIC BODY CORPORATE AND POLITICAL AND A PUBLIC HOUSING AUTHORITY OF THE STATE OF MARYLAND, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS _____ DAY OF _____

FOR COLUMBIA ASSOCIATION, INC.: <i>[Signature]</i> BY: DENNIS MATTEY DIRECTOR OF OPEN SPACE AND FACILITIES SERVICES	FOR STEVENS FOREST LIMITED PARTNERSHIP: <i>[Signature]</i> BY: FRED J. DELTUFO	FOR HOWARD COUNTY HOUSING COMMISSION: <i>[Signature]</i> BY: Peter Edgel
WITNESS: ALBERT EDWARDS, P.E.	WITNESS: Rebecca Schwartz	WITNESS: JUDITH C. DAVIS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO: 1.) OPEN SPACE LOT 83 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF OAKLAND MILLS" AND RECORDED IN PLAT BOOK 15 AT FOLIO 96; 2.) PARCEL "E" AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF OAKLAND MILLS" AND RECORDED IN PLAT BOOK 17 AT FOLIO 91; AND 3.) OPEN SPACE LOT 4 AND PARCEL "D" AS SHOWN ON A REVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF OAKLAND MILLS" AND RECORDED AS PLAT Nos. 15746-15747; AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., BY A DEED DATED JUNE 9, 1971, AND RECORDED IN LIBER 563 AT FOLIO 624; PART OF THE LAND CONVEYED TO HOWARD COUNTY HOUSING COMMISSION, BY A DEED DATED OCTOBER 23, 2013, AND RECORDED IN LIBER 15297 AT FOLIO 112; PART OF THE LAND CONVEYED TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., BY A DEED DATED NOVEMBER 8, 1973, AND RECORDED IN LIBER 663 AT FOLIO 307; AND ALL OF THE LAND CONVEYED TO STEVENS FOREST LIMITED PARTNERSHIP, BY A DEED DATED MAY 29, 2008, AND RECORDED IN LIBER 11235 AT FOLIO 295, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 10/29/2020
THOMAS C. O'CONNOR, JR. DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2022)

RECORDED AS PLAT NUMBER 25624 ON 1-15-2021, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
COLUMBIA, VILLAGE OF OAKLAND MILLS
SECTION 2 AREA 3:
PARCEL "D", PARCEL "E" & OPEN SPACE LOT 4
AND
SECTION 5 AREA 1:
OPEN SPACE LOT 83

(A REVISION TO PLAT Bk. 15 FOLIO 96, PLAT Bk. 17 FOLIO 91 & PLAT Nos. 15746-15747)

ZONE: NEW TOWN TM 36, GRID 3, PARCEL 310 & TM 36, GRID 9 PARCEL 302
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=40' SHEET 2 OF 2 JUNE 2020

DRAWN BY:
GLW
3909 NATIONAL DRIVE
SUITE 250
BURTONSVILLE, MD 20886
301-421-4024
GLWPA.COM

CHECK BY:

S:\Survey\Drawings\19149\PLATS\19149_RPL01.dwg, PLOTTED: 6/23/2020 11:12 AM, LAST SAVED: 6/19/2020 5:30 PM, PLOTTED BY: Adm Rook