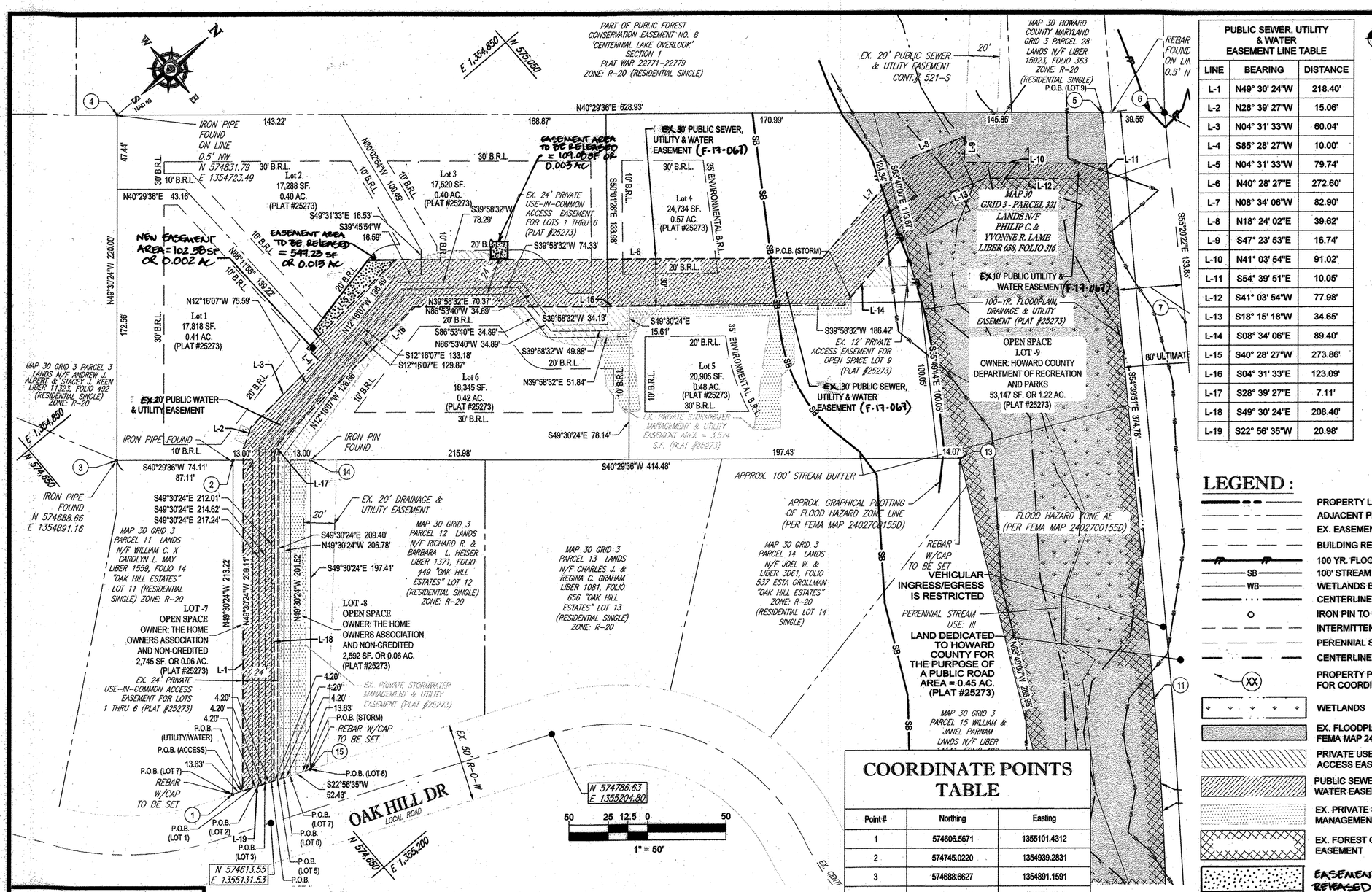
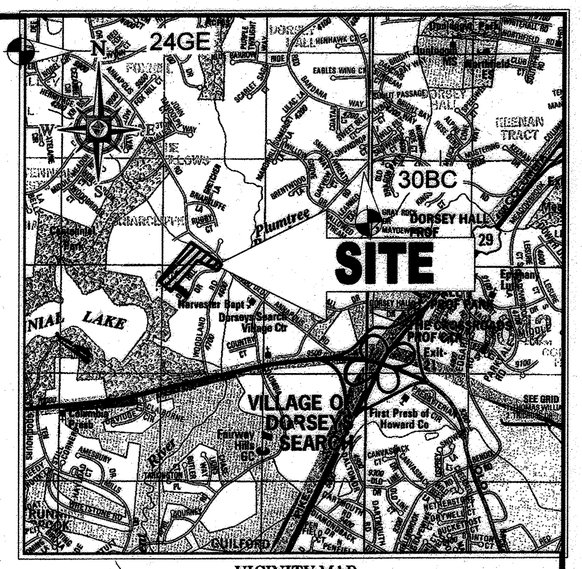


PUBLIC SEWER, UTILITY & WATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N49° 30' 24"W	218.40'
L-2	N28° 39' 27"W	15.06'
L-3	N04° 31' 33"W	60.04'
L-4	S85° 28' 27"W	10.00'
L-5	N04° 31' 33"W	79.74'
L-6	N40° 28' 27"E	272.60'
L-7	N08° 34' 06"W	82.90'
L-8	N18° 24' 02"E	39.62'
L-9	S47° 23' 53"E	16.74'
L-10	N41° 03' 54"E	91.02'
L-11	S54° 39' 51"E	10.05'
L-12	S41° 03' 54"W	77.98'
L-13	S18° 15' 18"W	34.65'
L-14	S08° 34' 06"E	89.40'
L-15	S40° 28' 27"W	273.86'
L-16	S04° 31' 33"E	123.09'
L-17	S28° 39' 27"E	7.11'
L-18	S49° 30' 24"E	208.40'
L-19	S22° 56' 35"W	20.98'



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4935-E2

LEGEND :

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- BUILDING RESTRICTION LINE
- FP FP — 100 YR. FLOODPLAIN LIMITS
- SB — 100' STREAM BUFFER
- WB — WETLANDS BUFFER
- CENTERLINE PERENNIAL STREAM
- IRON PIN TO BE SET
- INTERMITTENT STREAM BUFFER
- PERENNIAL STREAM BUFFER
- CENTERLINE INTERMITTENT STREAM
- (XX) — PROPERTY POINTS (SEE SHEET 1 FOR COORDINATE TABLE)
- WETLANDS
- EX. FLOODPLAIN AREA PER FEMA MAP 24027C0155D
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC SEWER, UTILITY & WATER EASEMENT
- EX. PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT
- EX. FOREST CONSERVATION EASEMENT
- EASEMENT AREA TO BE RELEASED

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/6/2013 COMPREHENSIVE ZONING REGULATIONS.
2. PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-16-061, WP-17-014, WP-17-112, F-78-191, F-17-067, F-20-027 AND 24-5002-D.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT 5/5/16 BY CONTROL POINT ASSOCIATES, INC..
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HORIZONTAL AND VERTICAL CONTROL DATUM ARE BASED ON HOWARD COUNTY MONUMENT NOS. 30BC AND 24GE WHICH WERE USED FOR THIS PROJECT.
5. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
6. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. 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, ALTERNATIVE COMPLIANCE APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
7. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
8. THIS PLAT IS NOT SUBJECT TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL SINCE THIS IS A PLAT OF REVISION ONLY.
9. FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAS BEEN PREVIOUSLY ADDRESSED UNDER F-20-027.

COORDINATE POINTS TABLE

Point #	Northing	Easting
1	574606.5671	1355101.4312
2	574745.0220	1354939.2831
3	574688.6627	1354891.1591
4	574831.5218	1354723.8532
5	575309.8087	1355132.2525
6	575339.8821	1355157.9315
7	575263.7740	1355268.0074
8	575090.3664	1355508.1042
9	575043.4246	1355561.6233
10	575017.1290	1355538.5593
11	575093.0475	1355437.9896
12	574970.9596	1355498.0638
13	575098.2485	1355240.8911
14	574783.0441	1354971.7445
15	574654.8540	1355121.8712

DEVELOPER

WILLIAMSBURG HOMES, LLC
5485 HARPERS FARM RD. SUITE 200
COLUMBIA, MD 21044
CONTRACT: BRUCE A. HARVEY
PHONE: 410-997-8800

OWNERS

LOTS 1, 4, 5, & 6
WILLIAMSBURG GROUP LLC
5485 HARPERS FARM RD. SUITE 200
COLUMBIA, MD 21044

LOT 2
BYUNG DOO & DIANA LUCY KIM
8509 ABBY LANE
ELLICOTT CITY, MD 21042

LOT 3
VIJAYAKRISHNA & LATHA CHATLA
8513 ABBY LANE
ELLICOTT CITY, MD 21042

LOTS 7 & 8
OAK HILL HOME OWNERS ASSOCIATION
3684 CENTERVIEW DR., SUITE 120
CHANTILLY VA, 20151

LOT 9
HOWARD COUNTY, MARYLAND
3430 COURT HOUSE DRIVE
ELLICOTT CITY, MD 21043
PHONE: (410) 313-2330

SITE ANALYSIS DATA

TOTAL NUMBER OF BUILDABLE LOTS AND /OR PARCEL TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC.±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0 AC±
TOTAL AREA TO BE RECORDED	0 AC.±

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO REVISE THE VARIABLE WIDTH PUBLIC SEWER, UTILITY & WATER EASEMENT TO ACCOUNT FOR THE RELOCATED FIRE HYDRANT AS SHOWN ON THE APPROVED PUBLIC WATER AND SEWER PLAN (24-5002-D).

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND
410.821.7900 - 410.821.7987 FAX
www.bohlerengineering.com
UPSTATE NEW YORK · BOSTON, MA · NEW YORK METRO · WARREN, NJ · PHILADELPHIA/SOUTHERN NJ · LEHIGH VALLEY, PA · SOUTHEASTERN PA
BALTIMORE, MD · SOUTHERN MARYLAND · NORTHERN VIRGINIA · WASHINGTON, DC · CENTRAL VIRGINIA · CHARLOTTE, NC · RALEIGH, NC

RECORDED AS PLAT 25272 ON 6/26/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

HOWARD COUNTY HEALTH OFFICER — DATE 9/3/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9.15.21

DIRECTOR — DATE 11/7/22

OWNER'S CERTIFICATE

WE, WILLIAMSBURG GROUP, LLC, BYUNG DOO & DIANA LUCY KIM, VIJAYAKRISHNA & LATHA CHATLA AND HOWARD COUNTY, MARYLAND 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 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 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
(5) THE REQUIREMENTS OF SECTION 3-108. THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY REQUIRE THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

OWNER: WILLIAMSBURG GROUP, LLC	DATE 7/22/2021	WITNESS	DATE 7/22/21
OWNER: BYUNG DOO & DIANA LUCY KIM	DATE 7/21/2021	WITNESS	DATE 7/21/21
OWNER: VIJAYAKRISHNA & LATHA CHATLA	DATE 7/21/2021	WITNESS	DATE 7/21/21
OWNER: HOWARD COUNTY, MARYLAND	DATE 08/19/2021	WITNESS	DATE 8/19/21

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO PUBLIC SEWER, UTILITY & WATER EASEMENT AS SHOWN ON A REVISION PLAT ENTITLED " LOTS 1-6 & OPEN SPACE LOTS 7-9, OAK HILL SUBDIVISION, (A RESUBDIVISION OF LOT 16 OAK HILL ESTATES, PLAT #4277) "AND RECORDED AS PLAT NO. 25272 AND BEING ALL OF THE LANDS CONVEYED BY 9692 OAK HILL DRIVE, LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED 1/18/19 AND RECORDED IN LIBER 18529 FOLIO 460, AND ALL OF THE LANDS CONVEYED BY [illegible] SEWERS CROSSING, LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED 2/28/19 AND RECORDED IN LIBER 18877 FOLIO 19, BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

JAMES D. SENS
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 1572
EXPIRATION DATE: 6/27/22
NOT VALID UNLESS SEALED AND SIGNED IN INK
DATE 7/9/2021

REVISION PLAT
LOTS 1-4
OAK HILL SUBDIVISION

(A REVISION TO PUBLIC SEWER, UTILITY & WATER EASEMENT)
ZONING: R-20
TAX MAP # 30, GRID 3, PARCELS 321 & 368
2nd ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND

SHEET: 1 OF 1

SCALE: 1" = 50'
DATE: JUNE 22, 2021

DPZ FILE #S: F-17-067, F-20-027

F-17-010