

GENERAL NOTES

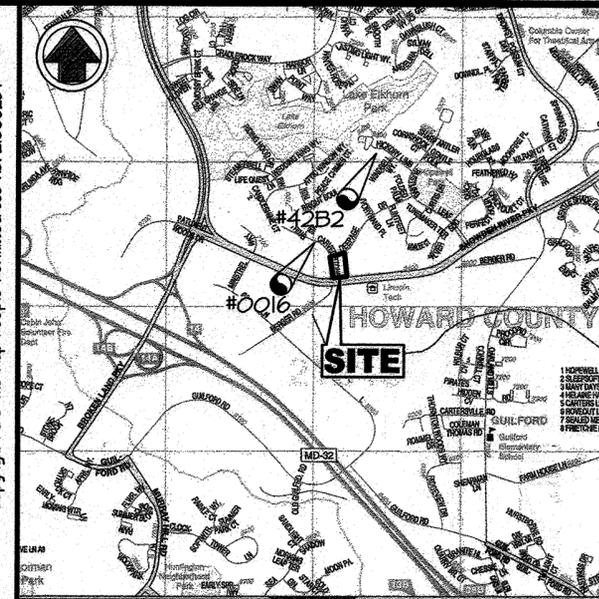
- THIS PLAN IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN MARCH, 2018.
- COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MERIDIAN OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83) PROJECTED FROM GPS STATIONS:
MRA-101 IBC N=544961.126, E=1357144.670
MRA-103 IBC N=544685.124, E=1357472.946
PROJECTED FROM HOWARD COUNTY GEODETIC CONTROL STATIONS:
0016 N 550274.375 E 1357324.021
42B2 N 551718.408 E 1358460.600
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 COMMERCIAL) IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT OF WAY LINES TO BE IN ACCORDANCE WITH FDP-118-A-3, PART II.
- THERE ARE NO BURIAL GROUNDS, WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN OR FOREST CONSERVATION AREAS ON THE SITE.
- THERE ARE EXISTING STRUCTURES ON LOT D-1. 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 INTO 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.
- A SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN WAS APPROVED FOR THIS PROJECT DATED (10/15/2018).
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- THE SITE DEVELOPMENT PLAN SDP-74-122 WAS APPROVED BY THE PLANNING BOARD ON 8/20/2020.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED APRIL 26, 2018 AND WAS APPROVED ON 09/11/2019.
- 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.
- THIS SITE IS REFERENCED BY THE FOLLOWING: P.B. 27, PG. 41 (F-74-39C), PLAT NO. 3337 (F-75-87C), SDP-74-122, FDP-118-A-3, PART II.
- THIS PROJECT UTILIZES ENVIRONMENTAL SITE DESIGN FOR ALL SWM PRACTICES. ALL SWM DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A CONSOLIDATION PLAT THAT DOES NOT CREATE ANY NEW LOTS. THE LANDSCAPING REQUIREMENTS ARE SATISFIED UNDER SDP-74-122.
- THIS PROJECT IS IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$5,445 FOR THE 0.1 ACRE OBLIGATION. THE FEE-IN-LIEU WAS PAID WITH THE REDLINE REVISION FOR SDP-74-122.

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. 2/11/2022
BY: KENNETH L. EVANS, JR., PROF. L.S. DATE

Beverly Dobrochowski 2/15/22
BY: BEVERLY DOBROCHOWSKI, VICE PRESIDENT DATE



HOWARD CO. ADC MAP 39 GRID C6
Copyright ADC The Map People Permitted Use No. 21006297

VICINITY MAP
SCALE: 1" = 2000'

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO: 1) CONSOLIDATE LOTS D-8 & D-1 INTO LOT D-12, 2) ESTABLISH NEW PRIVATE SWM ACCESS, DRAINAGE AND UTILITY EASEMENTS, PARTS 1, 2 AND PART 3, AND 3) DEDICATE PUBLIC ROAD R/W.

RECORDED AS PLAT NO. 210053
ON 4/18/22 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

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	1.751 ACS.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 ACS.
TOTAL AREA OF PARCELS AND LOTS TO BE RECORDED	1.751 ACS.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.036 ACS.
TOTAL AREA TO BE RECORDED	1.787 ACS.

OWNER/DEVELOPER
SNOWDEN CROSSING LLC
2800 QUARRY LAKE DRIVE, SUITE 340
BALTIMORE, MARYLAND 21204
Phone: 410-308-0700
ATTN: SCOTT CHERRY

OWNER'S DEDICATION
SNOWDEN CROSSING LLC, 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 15th DAY OF FEBRUARY, 2022
SNOWDEN CROSSING LLC
BY: *Beverly Dobrochowski*
BEVERLY DOBROCHOWSKI, VICE PRESIDENT
ATTEST: *Scott Cherry*

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF RESUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED FROM THREE BROTHERS OF COLUMBIA PROPERTIES, LLC TO SNOWDEN CROSSING LLC BY SPECIAL WARRANTY DEED DATED DECEMBER 16, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER WAR 17342, FOLIO 229, AND THAT IT IS A CONSOLIDATION OF LOTS D-1 AND D-8 AS SHOWN ON THE PLATS ENTITLED "COLUMBIA - VILLAGE OF OWEN BROWN - SECTION 2, AREA 2" RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 27, PAGE 41 AND PLAT NO. 3337, RESPECTIVELY, 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. 02-13-2023 2/11/2022

MRA
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

PLAT OF RESUBDIVISION
COLUMBIA
VILLAGE OF OWEN BROWN
SECTION 2 AREA 2
LOT D-12
A CONSOLIDATION OF LOT D-1 AND D-8
SNOWDEN RIVER CROSSING
PREVIOUSLY RECORDED AS:
LOT D-1 - PLAT BOOK 27, FOLIO 41 - DPZ NO. F-74-39C
LOT D-8 - PLAT NO. 3337 - DPZ NO. F-75-87C
TAX MAP 42, GRID 4, PARCEL 347
6th ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SHEET 1 OF 2
ZONING: NT
SCALE: AS SHOWN DATE: 02/11/2022 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 14650

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Davin 3/22/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Scott Cherry 3-29-22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Beverly Dobrochowski 4/12/22
DIRECTOR DATE

(CORPORATE SEAL)

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.

BY: *Kenneth L. Evans, Jr.* 2/11/2022
 BY: KENNETH L. EVANS, JR., PROF. L.S. DATE

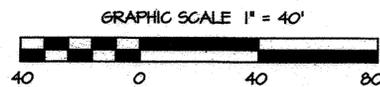
SNOWDEN CROSSING LLC

BY: *Beverly Dobrochowski* 2/15/2022
 BY: BEVERLY DOBROCHOWSKI, VICE PRESIDENT DATE

LINE	BEARING	DISTANCE
L-1	S 47°02'56" E	24.01'
L-2	S 04°57'25" E	15.72'
L-3	S 83°51'56" W	11.94'
L-4	S 81°56'53" W	68.22'
L-5	N 07°53'37" W	22.16'
L-6	N 82°42'03" E	144.14'
L-7	S 85°08'55" W	52.17'
L-8	N 48°07'34" W	8.89'
L-9	S 81°56'53" W	9.00'
L-10	N 08°03'07" W	19.00'
L-11	N 81°56'53" E	9.00'
L-12	S 08°03'07" E	19.00'
L-13	S 07°32'01" E	15.00'
L-14	S 82°27'54" W	9.00'
L-15	N 07°32'01" W	15.00'
L-16	N 82°27'54" E	9.00'
L-17	S 50°44'47" E	23.35'
L-18	S 83°14'50" W	202.87'

NO.	NORTHING	EASTING
1	544941.5404	1357150.6145
2	550028.0862	1357151.8182
3	550064.2948	1357156.7403
4	544686.6455	1357184.1513
5	544661.0655	1357184.4420
6	544671.1435	1357170.6642
7	544671.5606	1357169.2453
8	544765.3311	1357161.6324
9	544855.2519	1357148.8134
10	544945.1731	1357135.9966
11	544910.0139	1357133.0438
12	544670.7689	1357191.3525
13	544672.3365	1357166.8139
14	544672.5115	1357124.1943
15	544654.9574	1357191.5854

CURVE	RADIUS	LENGTH	CHORD
C-1	420.00'	92.55'	N 66° 55' 02" E 92.57'
C-2	18.33'	22.74'	N 61° 46' 16" W 21.31'
C-3	25.00'	6.59'	N 12° 30' 38" W 6.57'
C-4	825.00'	90.87'	N 08° 06' 48" W 90.83'
C-5	825.00'	90.87'	N 08° 06' 44" W 90.83'
C-6	420.00'	25.01'	N 06° 39' 54" W 25.01'
C-7	25.00'	35.61'	N 32° 25' 47" E 32.67'
C-8	825.00'	15.00'	N 07° 09' 55" W 15.00'
C-9	31.57'	29.86'	N 71° 02' 58" W 28.76'
C-10	20.88'	14.29'	N 67° 48' 56" W 14.01'
C-11	150.00'	24.82'	N 86° 22' 28" W 24.79'
C-12	150.00'	42.56'	N 89° 45' 44" W 42.42'
C-13	25.00'	33.96'	N 58° 58' 46" W 31.41'



LEGEND

[1090] = STREET ADDRESS

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TOTAL AREA TO BE RECORDED	1.787 ACS.

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

BY: *Michael J. Davis* 2/22/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

BY: *Chad Elmer* 2/29/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 BY: *Julia Salway* 4/12/22
 DIRECTOR DATE

OWNER/DEVELOPER
 SNOWDEN CROSSING LLC
 2800 QUARRY LAKE DRIVE, SUITE 340
 BALTIMORE, MARYLAND 21209
 Phone: 410-308-0700
 ATTN: SCOTT CHERRY

OWNER'S DEDICATION

SNOWDEN CROSSING LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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:

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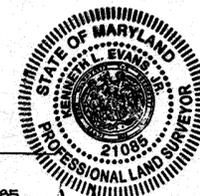
WITNESS MY/OUR HANDS THIS 15th DAY OF February, 2021
 SNOWDEN CROSSING LLC

BY: *Beverly Dobrochowski*
 BEVERLY DOBROCHOWSKI, VICE PRESIDENT
 ATTEST: *Scott Cherry*

(CORPORATE SEAL)

SURVEYOR'S CERTIFICATE

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BY: *Kenneth L. Evans, Jr.*
 KENNETH L. EVANS, JR.
 DATE PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21085
 EXP. 02-13-2023



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
 14280 Park Center Drive, Suite A
 Laurel, Maryland 20707
 Phone: 410-792-4792
 Fax: 410-792-7395

**PLAT OF RESUBDIVISION
 COLUMBIA
 VILLAGE OF OWEN BROWN
 SECTION 2 AREA 2
 LOT D-12**

A CONSOLIDATION OF LOT D-1 AND D-8
 SNOWDEN RIVER CROSSING
 PREVIOUSLY RECORDED AS:
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 LOT D-8 - PLAT NO. 3337 - DPZ NO. F-75-87C
 TAX MAP 42, GRID 4, PARCEL 347
 6th ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 SHEET 2 OF 2 ZONING: NT

SCALE: 1" = 40' DATE: 02/11/2022 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 14650

