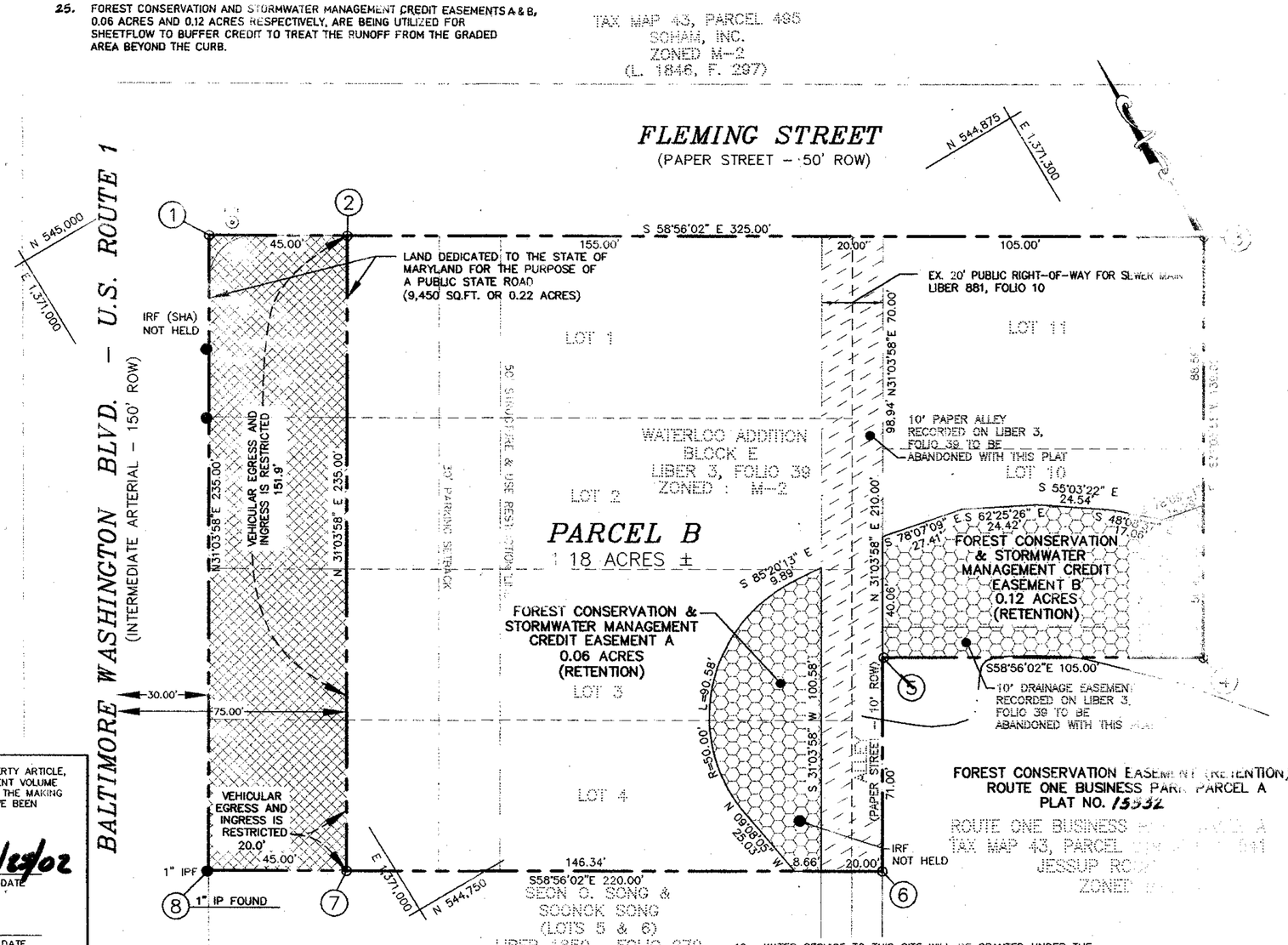
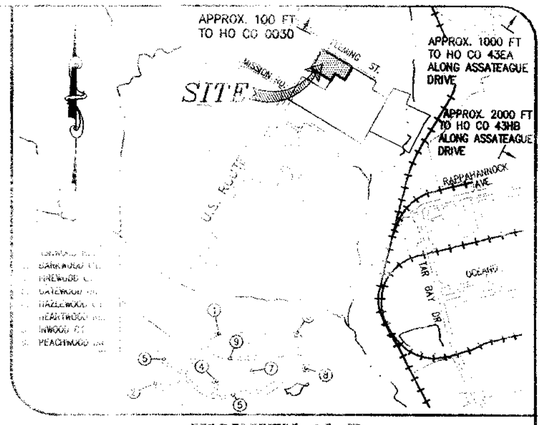
COORDINATE LIST

NO.	NORTH	EAST
1	544,997.871	1,371,066.824
2	544,974.650	1,371,107.369
3	544,830.162	1,371,347.209
4	544,689.684	1,371,262.581
5	544,743.668	1,371,172.971
6	544,683.050	1,371,136.003
7	544,773.355	1,370,986.103
8	544,796.577	1,370,947.557

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

25. FOREST CONSERVATION AND STORMWATER MANAGEMENT CREDIT EASEMENTS A & B, 0.06 ACRES AND 0.12 ACRES RESPECTIVELY, ARE BEING UTILIZED FOR SHEETFLOW TO BUFFER CREDIT TO TREAT THE RUNOFF FROM THE GRADED AREA BEYOND THE CURB.





VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES :

1. SUBJECT PROPERTY ZONED M-2 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
2. HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS :

STA. No. 0030	N 545,924.889 E 1,371,561.666	ELEV. 217.50
STA. No. 43EA	N 546,594.000 E 1,373,621.745	ELEV. 242.38
STA. No. 43HB	N 543,168.776 E 1,374,425.020	ELEV. 252.31

3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 1999 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
4. ● DENOTES AN IRON PIPE FOUND.
   ■ DENOTES AN ANGULAR BREAK
   ○ DENOTES AN ANGULAR BREAK
5. THIS FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS FOR SDP-02-66, ROUTE ONE BUSINESS PARK, WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
6. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 0.18 ACRES OF FOREST AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR 0.35 ACRES (15,246.0 SQ. FT.) IN THE AMOUNT OF $7,625.00. FINANCIAL SURETY FOR THE ON-SITE RETENTION (0.18 ACRES OR 7,840.8 SQ.FT. IN THE AMOUNT OF $1,568.16) HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT. (SEE SDP-02-66)
7. FOREST CONSERVATION TABULATION

EASEMENT A (RETENTION)	0.06 ACRES
EASEMENT B (RETENTION)	0.12 ACRES
TOTAL EASEMENT AREA	0.18 ACRES

8. ALL AREAS ARE MORE OR LESS.
9. THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
10. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
11. NO STEEP SLOPES OR FLOODPLAIN EXIST ON-SITE.
12. NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY HILLES CARNES ENGINEERING ASSOCS., INC., IN MAY 2000.
13. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
14. THERE ARE NO EXISTING STRUCTURES ON-SITE.
15. [ ] DENOTES LAND DEDICATED TO MSHA FOR THE PURPOSE OF A STATE ROAD.
16. [ ] DENOTES A FOREST CONSERVATION EASEMENT (RETENTION).
17. [ ] DENOTES AN EXISTING EASEMENT.
18. STORMWATER MANAGEMENT DESIGN WAS DONE IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II. WATER QUALITY CONTROL WILL BE PROVIDED BY MEANS OF A PRIVATELY MAINTAINED BIORETENTION FACILITY AND STORMCEPTOR STC 500 OR EQUAL OIL-GRIT SEPARATOR. QUANTITY CONTROL FOR THE 2yr WILL BE PROVIDED BY MEANS OF A PRIVATELY MAINTAINED EXTENDED DETENTION POND. NO QUANTITY CONTROL IS REQUIRED FOR THE 10-YR AND 100-YR STORMS. (SEE SDP-02-66)

19. WATER SERVICE TO THIS SITE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
20. PUBLIC WATER ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
21. LANDSCAPING FOR THIS SITE IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SDP-02-66 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT WITH SDP-02-66 FOR THE REQUIRED LANDSCAPE PLANTINGS (4 STREET TREES, 13 SHADE TREES, & 13 EVERGREENS) IN THE AMOUNT OF $7,050.00.
22. ON JANUARY 8, 2002, THE HOWARD COUNTY BOARD OF APPEALS, ORDERED UNDER BA 00-35E THAT THE AMENDED PETITION OF FLEETMAN, INC., t/a FUELMAN, PETITIONER, FOR A SPECIAL EXCEPTION FOR A FLEET GASOLINE STATION IN AN M-2 (MANUFACTURING HEAVY) ZONING DISTRICT, BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
    1) THE SPECIAL EXCEPTION SHALL APPLY ONLY TO THE PROPOSED SELF-SERVICE FLEET FUELING STATION AS DESCRIBED IN THE PETITION AND AS DEPICTED ON THE AMENDED PLAN FOR "FUELMAN STATION" SUBMITTED ON JANUARY 6, 2001, AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS TO THE PROPERTIES.
    2) THE OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS AND ANY CANOPY LIGHTING SHALL BE DESIGNED TO BE SHIELDED AND DIRECTED TO MINIMIZE GLARE AND SPILLOVER OF LIGHT BEYOND THE CANOPY AREA.
23. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH P/O PARCEL 541, PARCEL B ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
24. THE PURPOSE OF THIS PLAT IS TO ADD TWO FOREST CONSERVATION & SWM CREDIT EASEMENTS, TO DEDICATE ROAD RIGHT-OF-WAY, AND TO CONSOLIDATE LOTS.

OWNER/DEVELOPER

JESSUP ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

THE REQUIREMENTS OF §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.

JOHN F. MILDENBERG, SURVEYOR — DATE 7/26/02

MARK LEVY, JESSUP ROCK, LLC, OWNER — DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC
AREA OF BULK PARCELS	1.18 AC ±
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.22 AC ±
AREA	1.40 AC ±

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

HOWARD COUNTY HEALTH OFFICER — DATE 8-6-02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 8/5/02

DIRECTOR — DATE 8/30/02

OWNER'S STATEMENT

JESSUP ROCK, LLC, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 26th DAY OF July, 2002

MARK LEVY
JESSUP ROCK, LLC — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY RENTAL TOOLS & EQUIPMENT CO. INC. TO JESSUP ROCK, LLC BY DEED DATED JUNE 9, 1999, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 4788, FOLIO 0000, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN F. MILDENBERG, PLS. NO. 10218 — DATE 7/26/02

RECORDED AS PLAT 15569 ON 9-13-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FUELMAN STATION

PARCEL B P/O PARCEL 541
(WATERLOO ADDITION, BLOCK E, LOTS 1-4, 10 and 11)

SHEET 1 OF 1

TAX MAP 43 PARCEL No. P/O 541 BLOCK 14	SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING M-2	SCALE : 1" = 30' DATE : JULY 2002 DPZ FILE NOS. BA-00-35E; SDP-02-66

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5877 Wash. (410) 997-0298 Fax.

F 03-05

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