

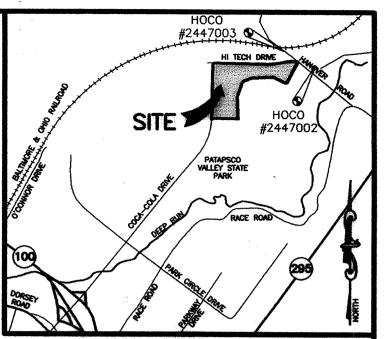
## **GENERAL NOTES**

- 1. COORDINATES BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 2447003 AND
- 2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- 3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 10, 1990 BY FISHER, COLLINS AND CARTER, INC.
- 4. THE SUBJECT PROPERTY IS ZONED M-2 AS PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- 5. THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- 6. SEE DEPARTMENT OF PLANNING AND ZONING FILE Nos. F-94-24, S-91-19, P-91-14, W-91-98, SDP-04-023 AND SDP-05-083. F-02-164
- 7. THERE ARE NO EXISTING STRUCTURES LOCATED ON PARCEL 'H'AND PARCEL G.
- 8. THIS SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF EFFECTIVE 11-14-00 ON WHICH DATE DEVELOPER AGREEMENT 14-3352-D WAS FILED AND ACCEPTED.
- 9. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AREAS.
- 10. THIS PLAT IS SUBJECT TO WAIVER WP-91-98 DATED MARCH 15, 1991 WHICH APPROVED THE FOLLOWING:
- a) SECTION 16.116.C.4 TO PERMIT REMOVAL OF VEGETATIVE COVER AND/OR GRADING ON SPECIFIC STEEP SLOPES ADJACENT TO A FLOODPLAIN OR WETLAND AND WITHIN SPECIFIC WETLANDS. b) SECTION 16.116.C.6 - TO PERMIT REMOVAL OF VEGETATIVE COVER AND/OR GRADING WITHIN THE REQUIRED TWENTY FIVE FOOT (25') WETLAND BUFFERS FOR ROAD CROSSINGS, STORMWATER MANAGEMENT AND SPECIFIC FUTURE DEVELOPMENT
- 11. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS 'G' & 'H', ANY CONVEYANCES OF THE 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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD
- 12. A TREE MAINTENANCE EASEMENT, TEN FEET (10) IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL PARCELS FORNTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE PARCELS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.

4/19/05

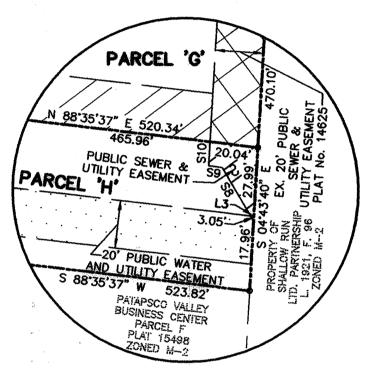
4/19/05

4.14.05



<u>VICINITY MAP</u>

SCALE: 1" = 2000'



## **OWNERS**

PATAPSCO VALLEY (TARCEL & DWNER) DEVELOPMENT CORPORATION 11900 TECH ROAD SILVER SPRING, MD 20904-1910

BLUR RUN I ENTERPRISES, LLC (PARCEL H OWNER) 15 W AYLESBURY ROAD TIMONIUM, MD 21093-4142

## THE PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADD A 20' PUBLIC WATER & UTILITY EASEMENT, A PUBLIC SEWER AND UTILITY EASEMENT AND A 20' PRIVATE STORMDRAIN EASEMENT ON PARCEL 'H' AND ADD A 20' PUBLIC SEWER & UTILITY EASEMENT AND A 20' PRIVATE STORMDRAIN EASEMENT ON PARCEL 'G'.

17546 RECORDED AS PLAT No. -JUNE 24, 2005

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

> **REVISION PLAT** PATAPSCO VALLEY

S-91-19, P-91-14, F-94-24, SDP-04-023 & SDP-05-083 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND GRID No. 20 TAX MAP No. 38 PARCEL 285 ZONED: M-2

**BUSINESS CENTER** PARCELS 'G' & 'H'

SCALE: 1" = 100' DATE: 04-13-05 SHEET: 1 OF 2 13282/1-0/SURVEY/FINAL/001 PLAT.DWG

WE, PATAPSCO VALLEY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOHN GUDELSKY, PRESIDENT AND JONATHAN GEEN, SECRETARY AND BLUE RUN I ENTERPRISES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY OURS HAND THIS DAY 19 OF AFEL 2005.

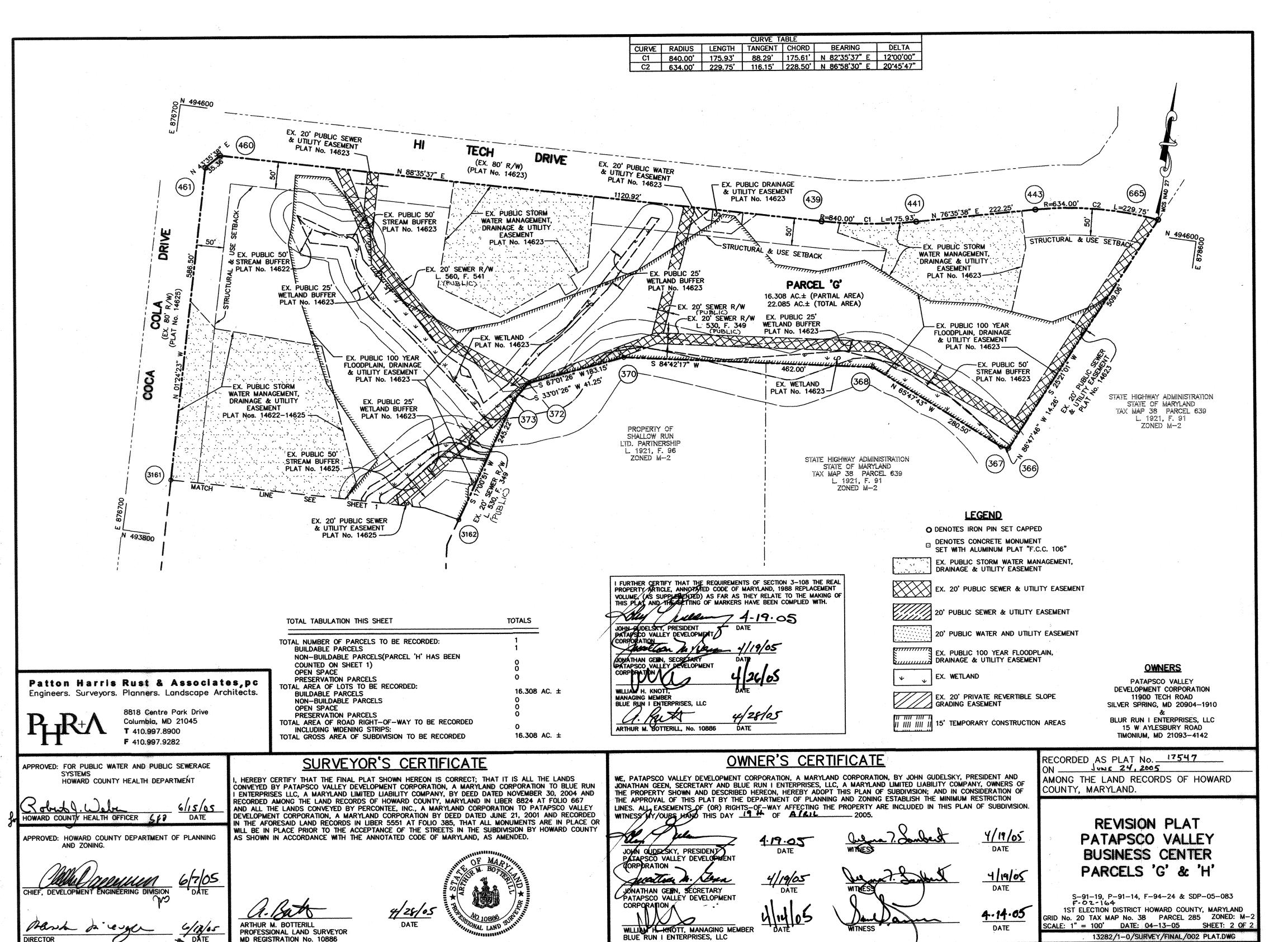
CORPORATION

JOHN GUDELSKY, PRESIDENT PAPAPSCO VALLEY DEVELOPMENT CORPORATION pallion M/ lear JONATHAN GEBN, SECRETARY PATAPSCO VALLEY DEVELOPMENT WILLIAM H. KNOTT, MANAGING MEMBER BLUE RUN ENTERPRISES, LLC

ARTHUR M. BOTTERILL PROFESSIONAL LAND SURVEYOR MD REGISTRATION No. 10886

DEVELOPMENT ENGINEERING DIVISION

F - 05 - 167



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