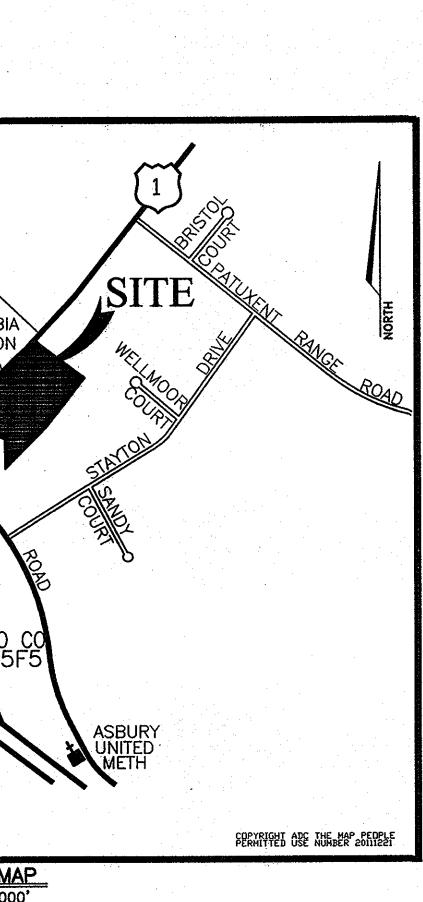
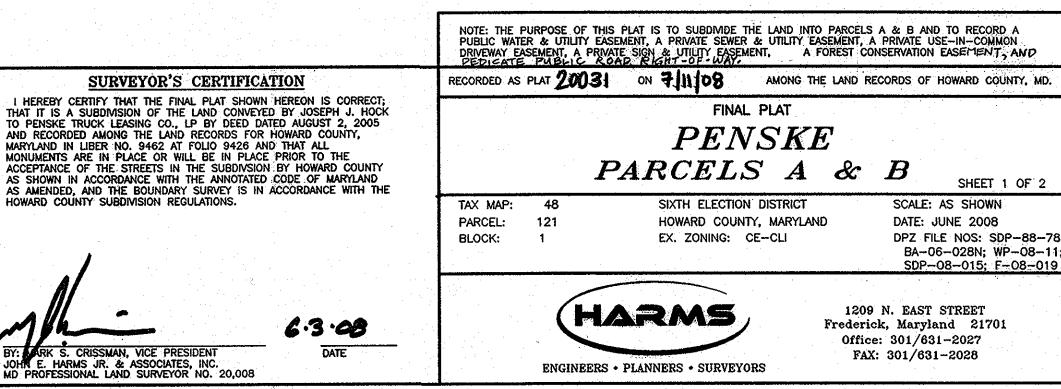
COORDINATE LIST			· ·		
N 538,448,567 E 1,366,530,366 N 538,466,801 E 1,366,538,410 N 538,709,222 E 1,366,651,733					
4 N 538.827.396 E 1.366.721.634 5 N 538.961.312 E 1.366.835.220 6 N 539.094.115 E 1.366.958.936					
N 539,388.314 E 1,367,257.318 B N 539,306.767 E 1.367,253.573					
9 N 538.947.753 E 1.367.728.132 0 N 538.421.398 E 1.367.329.948 1 N 537.972.474 E 1.366.890.957			· · · · · · · · · · · · · · · · · · ·		
2 N 538.289.501 E 1.366.889.441 3 N 538.431.555 E 1.366.568.766 4 N 538.634.172 E 1.366.658.523					
5 N 538,963.002 E 1,366,885.780 6 N 539,326.534 E 1,367,254.481					
NOTES: 1. TAX MAP: 48, PARCEL: 121, BLOCK: 1					
2. SUBJECT PROPERTY ZONED CE-CLI PER AND PER THE COMP LITE ZONING AMEN	R THE 02/02/2004 COMPREH	ENSIVE ZONING PLAN			114
3. THIS PLAT IS BASED ON A FIELD RUN JUNE 2006 BY JOHN E. HARMS, JR. &	MONUMENTED BOUNDARY SURV				
4. COORDINATES BASED ON NAD '83 MARY HOWARD COUNTY GEODETIC CONTROL ST ARE STAMPED (BRASS OR ALUMINUM) D CONCRETE.	'LAND COORDINATE SYSTEM AS TATIONS NO. 47F5 & 38GA. B	OTH MONUMENTS		MARY	E BB
STA. NO. 45F5 N 535,985.02, E 1,3	65,653.51 ELEV. 235.05			ERHAUSEN GUIL	All I
STA. NO. 48AB N 538,384.45, E 1,3	66,415.81 ELEV. 225.70		VOLUM	ROAD	
5. ALL AREAS ARE MORE OR LESS. 6. THIS SUBDMISION IS IN THE METROPOLI	ITAN DISTRICT.				HO CO COLUN
7. NO BURIAL GROUNDS OR CEMETERIES E					PLAZ
8. NO STREAMS OR FLOODPLAINS EXIST OF 9. WETLANDS EXIST ON-SITE PER FIELD IN		MS. JR. &		n an	A A A A A A A A A A A A A A A A A A A
ASSOCIATES, INC. ON JUNE 2007.				h	
10. THE FOREST CONSERVATION EASEMENT REQUIREMENTS OF SECTION 16.1200 OF CONSERVATION ACT. NO CLEARING, GRA	F THE HOWARD COUNTY CODE DING. OR CONSTRUCTION IS P	AND FOREST ERMITTED WITHIN THE		(32)	
FOREST CONSERVATION EASEMENT; HOW DEFINED IN THE DEED OF FOREST EASE REQUIREMENTS HAVE BEEN MET BY RET	EMENT ARE ALLOWED. THE FOR TENTION OF 2.12 ACRES OF F	REST CONSERVATION OREST AND PAYMENT		\mathcal{M}	
OF A FEE-IN-LIEU OF REFORESTATION AMOUNT OF \$47,371.50. FINANCIAL SUF	FOR 1.45 ACRES (63,162 SQ RETY FOR THE ON-SITE RETEN	.FT.) IN THE ITION (2.12 ACRES			
OR 92,347.2 SQ.FT. IN THE AMOUNT OF THE DEVELOPER'S AGREEMENT.		an da an			
11. DEVELOPER RESERVES UNTO ITSELF, IT SHOWN ON THIS PLAN FOR WATER, SEV AND FOREST CONSERVATION (DESIGNATE	NER, STORM DRAINAGE, OTHER	PUBLIC UTILITIES			
ON, OVER AND THROUGH PARCELS A A PARCELS SHALL BE SUBJECT TO THE E	ND B, ANY CONVEYANCES OF CASEMENTS HEREIN RESERVED,	THE AFORESAID WHETHER OR		N	NA
NOT EXPRESSLY STATED IN THE DEED(S	5) CONVEYING SAID PARCELS. EASEMENTS HEREIN RESERVE	DEVELOPER SHALL			
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NOTES CONTINUED:

- 12. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD, NO HISTORIC STRUCTURES EXIST ON THE SUBJECT PROPERTY.
- 13. AREA OF SUBDIVSION = 17.48 ACRES \pm AREA OF THE SMALLEST LOT = 6.85 ACRES.
- 14. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED VIA STRUCTURAL METHODS. THREE BIORETENTION FACILITIES WILL BE UTILIZED TO PROVIDED WATER QUALITY MANAGEMENT IN ACCORDANCE WITH REDEVELOPMENT REQUIREMENTS.
- 15. WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- 16. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 17. LANDSCAPING FOR PARCEL A HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER SDP-08-015. AT THE SITE DEVELOPMENT PLAN STAGE, LANDSCAPING FOR PARCEL B WILL BE PROVIDED.
- 18. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR PARCELS A AND B SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
- 19. A SITE DEVELOPMENT PLAN SHALL BE REQUIRED FOR PARCELS A AND B.
- 20. THIS PLAN IS IN CONFORMANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 21. THERE ARE TWO EXISTING STRUCTURES LOCATED ON PARCEL A WHICH ARE TO REMAIN UNTIL SUCH TIME AS THE SITE DEVELOPMENT PLANS ARE APPROVED TO REMOVE THEM EXCEPT FOR TWO EXISTING WALLS OF THE SHOP / OFFICE BUILDING WHICH WILL REMAIN.
- 22. THE GRADING AND REMOVAL OF VEGETATION WITHIN THE WETLANDS IS PERMITTED PER WP-08-11 APPROVED ON SEPTEMBER 18, 2007. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- 1. THE PETITIONER SHALL OBTAIN ALL NECCESSARY PERMITS FROM THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, AS WELL AS FROM ALL APPLICABLE HOWARD COUNTY AGENCIES.
- 2. THE PETITIONER SHALL ENSURE ALL STORMWATER RUNOFF CURRENTLY RECIEVED BY THIS MAN-MADE WETLAND AREA IS DIVERTED TO OTHER AREAS AS APPROVED BY DED PRIOR TO FILLING IN THIS WETLAND AREA.
- 3. STABILIZE GRADED AREAS THAT WILL NOT BE IMMEDIATELY DEVELOPED IN CONJUNCTION WITH A PLAN APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT(SCD) AND DEVELOPMENT ENGINEERING DIVISION(DED).
- 4. THE APPLICANT MUST MEET THE REQUIREMENTS OF THE DEPARTMENT OF HEALTH AS LISTED ON THEIR AUGUST 30, 2007 RESPONSE TO THIS APPLICATION.
- 23. APFO STUDY FOR PARCEL A WAS PREPARED BY THE TRAFFIC GROUP, INC. IN AUGUST 2007.
- 24. APPROVAL OF SDP-08-015 IS REQUIRED FOR THE DEVELOPMENT OF THIS SITE PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. SEE SDP-08-015 FOR ADDITIONAL REQUIRED INFORMATION FOR THIS PLAT.
- 25. SEPTIC SYSTEM TO BE PROPERLY ABANDONED AS PART OF PHASE 2 CONSTRUCTION IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION UNDER SDP-08-015.
- 26, SHA HAS THE RIGHT TO DISCHARGE STORMWATER ON PARCEL A.





F-08-019

	LEGEND					BEARING & DISTANCE	LINE	BEARING & DI
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	С. — — — — — — — EX	ISTING EASEMENT OR R/W				<u>S36'43'05"W 15.39'</u> S81'43'05"W 28.28'	L16 L17	N64'31'55"W S25'28'05"W
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	4-5 N40'18'16"E 175.60' 5-6 N42'58'16"E 181.50'			P.82 PROPERTY PROPERTY AMED PARMERSHIP	PARTNER PARTNER	N - 7888721		33336
	5-6 N42'58'16"E 181.50' 6-7 N45'24'16"E 419.03'		1.3E0.E12		20794	ZIN ABBER	0P-08-015- \\\\\\\\	8882
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	13-1 S48*50'57"E 95.24'			PARC	EL A	668666	86886	ġ.»
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