

GENERAL NOTES

- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., IN NOVEMBER, 1992.
- PROPERTY IS ZONED "M-1" PER THE 2/4/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/29/06 ZONING REGULATIONS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-07-16 & SOP-06-75.
- COORDINATES BASED ON NAD 27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2243002 AND No. 2243003 FOR THE PLAN VIEW.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 4203 AND 4202.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS OF THE DEVELOPER AGREEMENT # 24-4367-0 WAS POSTED WITH SOP-06-75.
- THIS SUBDIVISION PASSED THE APPO ROADS TEST UNDER P-86-22 AND AMENDED ON MARCH 19, 1999.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A PLANNED BUSINESS PARK OF AT LEAST 75 ACRES IN SIZE THAT RECEIVED PRELIMINARY PLAN APPROVAL PRIOR TO 12/31/92 AND WHICH MEETS THE INTENT OF THE REGULATIONS BY RETAINING FOREST IN HIGH PRIORITY LOCATIONS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE. THIS REVISION PLAN IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE BECAUSE IT IS A REVISION PLAN THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- THERE ARE NO ON-SITE STEEP SLOPES, WETLANDS, FLOODPLAIN, STREAMS OR OTHER BUFFERS ON THESE PARCELS PER REPORT DATED JULY 1998 BY R. PAIS & ASSOCIATES.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENTS REGULATIONS PER COUNCIL BILL 45-2003 AND THE 7/29/06 ZONING REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE PARCELS MUST COMPLY WITH SETBACK AND BUFFERS REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WATER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- IN ACCORDANCE WITH SECTION 16.1240(3)(b) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE LANDSCAPE REQUIREMENTS FOR THESE PARCELS SHALL BE ADDRESSED AND THE SURETY POSTED WITH THEIR RESPECTIVE SITE DEVELOPMENT PLANS.
- NO ARE NO ON-SITE HISTORIC FEATURES AND DIMENSIONS.

