

GENERAL NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 47FC & 47FD.
- SUBJECT PROPERTY ZONED 'M-2' PER 2/21/2004 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/26/2006.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 TONNING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

Scott Shanaberger 10/21/2010
DATE
G. SCOTT SHANABERGER
Mark DeLuca (acting) 10/26/10
DATE
OWNER

- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN SEPTEMBER, 2007.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18-122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION HAS BEEN GRANTED UNDER THE TERMS & PROVISIONS THEREOF. EASEMENTS THEREON, ON WHICH DATE DEVELOPMENT AGREEMENT #24-4668-D WAS FILED & ACCEPTED.
- FOREST CONSERVATION REQUIREMENTS FOR THE SAVAGE VOLUNTEER FIRE STATION ARE FULFILLED UNDER SDP-10-084 BY PAYMENT OF A FEE-IN-LIEU.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 UNDER THE FOREST CONSERVATION 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 COUNTY.
- THIS PLAT IS SUBJECT TO WP-10-126, APPROVED ON APRIL 29, 2010, GRANTING WAIVERS OF SECTION 16.116(a) AND (b), PROHIBITING GRADING, REMOVAL OF VEGETATIVE COVER, OR CONSTRUCTION OF STRUCTURES WITHIN 25' OF WETLANDS, 50', 75', OR 100' FROM STREAM BANKS, OR WITHIN AREAS OF SLOPES 25% OR GREATER THAT SPAN OVER 10 VERTICAL FEET OVER AN AREA OF 20,000 SQUARE FEET; AND SECTION 16.17(a) WHICH ASQUIRES LAND TO BE DEVELOPED IN A MANNER RESPECTING EXISTING TOPOGRAPHY AND MINIMIZING CLEARING OF EXISTING PLANT COMMUNITIES; AND SECTION 16.1206(a)(7) WHICH OUTLINES FOREST RETENTION PRIORITIES. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE STREAM IS RELOCATED AND RESTORED IN ACCORDANCE WITH THE STREAM MITIGATION PLAN, WHICH MUST BECOME PART OF THE SIGNED SDP-10-84.
 - AT LEAST ONE ADDITIONAL UNDERSTORY SPECIES MUST BE ADDED TO THE STREAM MITIGATION PLAN.
 - REMOVE INVASIVE SPECIES FROM THE RETAINED FOREST, CONTROL VINES, REMOVE JUNK AND DEBRIS.
 - APPROVAL IS SUBJECT TO MDS PERMIT REQUESTED UNDER TRACKING NUMBER #2009-26 AND ALL OTHER REQUIRED PERMITS. PROOF OF APPROVAL MUST BE SUBMITTED TO DED-DLD PRIOR TO SIGNATURE APPROVAL OF SDP-10-84.
 - COMPLIANCE WITH SRC COMMENTS FOR SDP-10-84

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1,916 AC.
NON-BUILDABLE	0 SF.
OPEN SPACE	0 SF.
PRESERVATION PARCELS	0 SF.
TOTAL AREA OF ROADWAY TO BE RECORDED, INCLUDING WIDENING STRIPS	0 SF.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1,916 AC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark DeLuca 11/3/10
CHIEF DEVELOPMENT ENGINEERING DIVISION
Mark DeLuca 11/19/10
DIRECTOR

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Mark DeLuca 11/15/10
HOWARD COUNTY HEALTH OFFICER

COORDINATE LIST

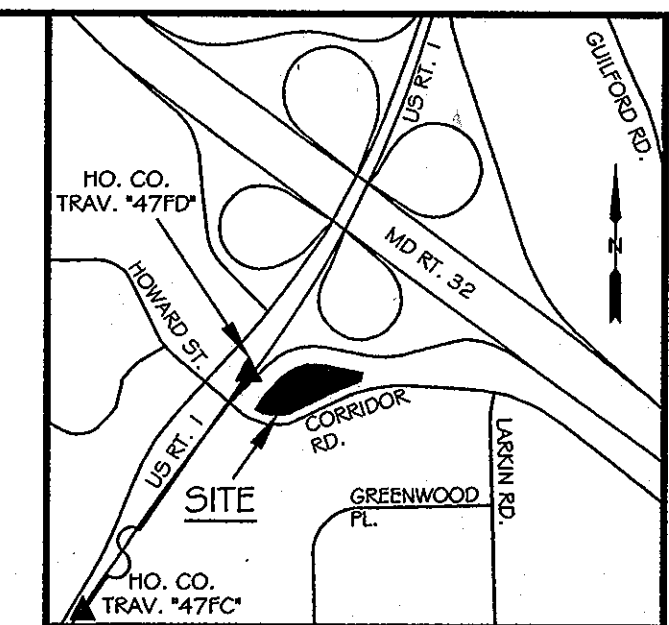
POINT	NORTHING	EASTING	DESCRIPTION
12	535080.4418	1365091.8725	PIN # CAP SET AT CORNER
13	535143.1254	1365126.2448	PIN # CAP SET AT CORNER
14	535236.8672	1365208.9338	PIN # CAP SET AT CORNER
16	535319.1254	1365453.5736	PIN # CAP SET AT CORNER
17	535279.5425	1365649.6175	PIN # CAP SET AT CORNER
18	535231.3549	1365639.8880	PIN # CAP SET AT CORNER
20	535181.4656	1365513.8072	PIN # CAP SET AT CORNER
21	535078.2781	1365308.3212	PIN # CAP SET AT CORNER

CURVE TABLE

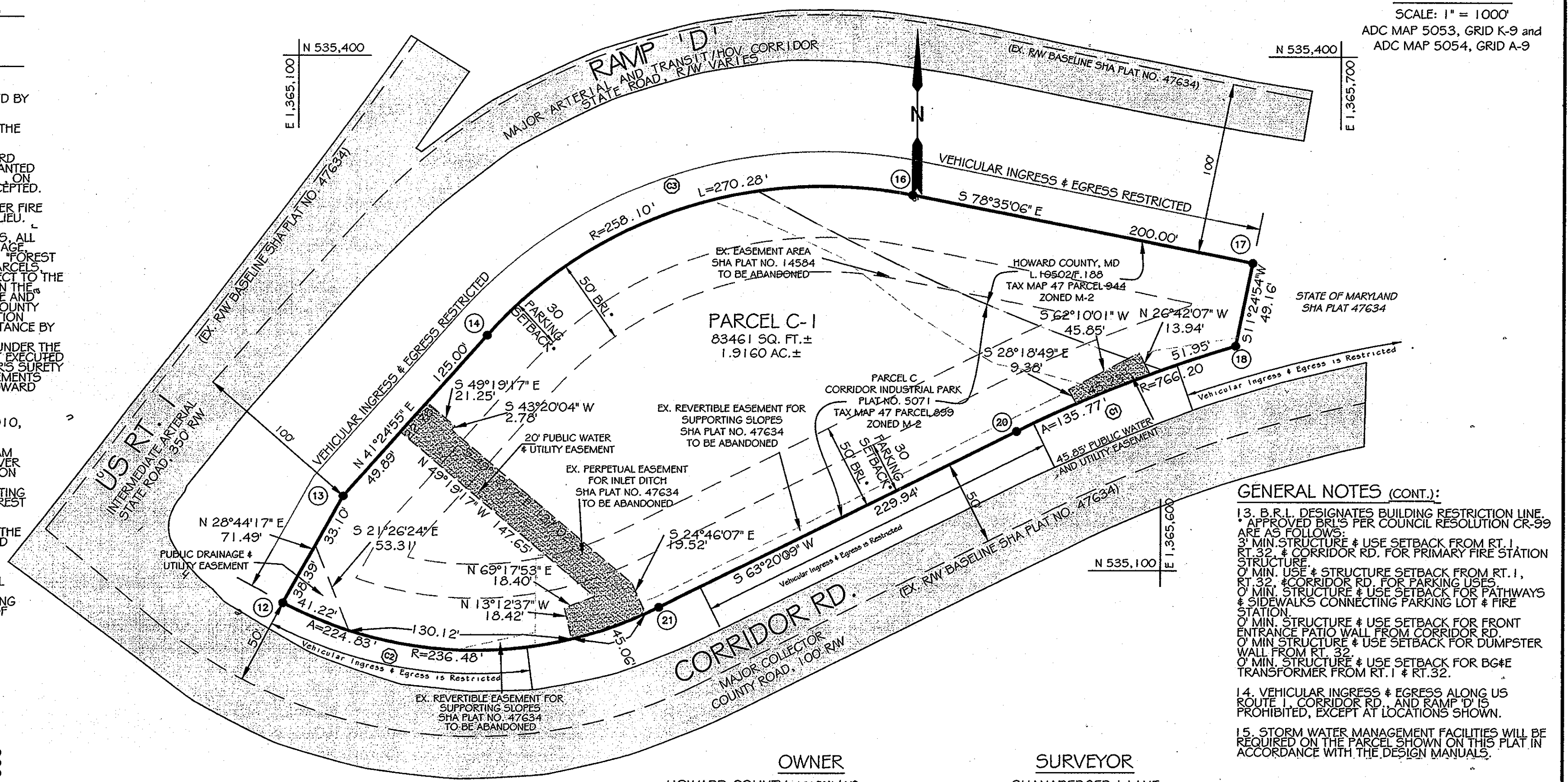
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	766.20'	135.77'	10°09'10"	68.06'	N 68°24'42" E	135.59'
C2	236.48'	224.83'	54°28'25"	121.73'	S 89°25'38" E	216.46'
C3	258.10'	270.28'	59°59'59"	149.01'	S 71°24'55" W	258.10'

GENERAL NOTES (CONT.):

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS PERMITTED PER WP-10-126 AND OTHER APPROVED WAIVERS. DISTURBANCE OF THE STREAM AND WETLANDS WILL BE MITIGATED BY LANDSCAPE PLANTING ALONG THE RELOCATED STREAM.
- LANDSCAPING FOR THE SAVAGE VOLUNTEER FIRE STATION WILL BE COMPLETED UNDER SDP-10-084.



VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 5053, GRID K-9 and
ADC MAP 5054, GRID A-9



GENERAL NOTES (CONT.):

- B.R.L. DESIGNATES BUILDING RESTRICTION LINE. APPROVED B.R.L.'S PER COUNCIL RESOLUTION CR-99 ARE AS FOLLOWS:
 - 3' MIN. STRUCTURE & USE SETBACK FROM RT. 1
 - RT. 32 & CORRIDOR RD. FOR PRIMARY FIRE STATION STRUCTURE
 - 0' MIN. USE & STRUCTURE SETBACK FROM RT. 1, RT. 32, & CORRIDOR RD. FOR PARKING USES
 - 0' MIN. STRUCTURE & USE SETBACK FOR PATHWAYS & SIDEWALKS CONNECTING PARKING LOT & FIRE STATION
 - 0' MIN. STRUCTURE & USE SETBACK FOR FRONT ENTRANCE PATIO WALL FROM CORRIDOR RD.
 - 0' MIN. STRUCTURE & USE SETBACK FOR DUMPSTER WALL FROM RT. 32
 - 0' MIN. STRUCTURE & USE SETBACK FOR BG#E TRANSFORMER FROM RT. 1 & RT. 32.
- VEHICULAR INGRESS & EGRESS ALONG US ROUTE, CORRIDOR RD. AND RAMP 'D' IS PROHIBITED, EXCEPT AT LOCATIONS SHOWN.
- STORM WATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCEL SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS.

OWNER
HOWARD COUNTY, MARYLAND
3430 COURT HOUSE DR.
ELLCOTT CITY, MD 21043
(410)-313-3000
CONTACT: DAVID LOUDERMILK

SURVEYOR
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410)-461-9563

PURPOSE: TO MERGE 2 PARCELS INTO 1, ALTER, REMOVE, AND CREATE EASEMENTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark DeLuca 11/3/10
CHIEF DEVELOPMENT ENGINEERING DIVISION
Mark DeLuca 11/19/10
DIRECTOR

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Mark DeLuca 11/15/10
HOWARD COUNTY HEALTH OFFICER

OWNER'S CERTIFICATE

HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 EASEMENT 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 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 26th DAY OF OCTOBER, 2010

Mark DeLuca 10/26/10
JAMES M. IRVIN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Mark DeLuca 10/26/10
By Mark DeLuca (acting Director)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND WHICH WAS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HOWARD COUNTY, MD BY DEED DATED APRIL 12, 2001, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5454, FOLIO 243, AND ALL OF THE LAND WHICH WAS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HOWARD COUNTY, MD BY DEED DATED JANUARY 5, 2007, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 10502, FOLIO 188, 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.

Scott Shanaberger 10/21/2010
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849

RECORDED AS PLAT # 21380 ON 11/24/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

CORRIDOR INDUSTRIAL PARK, SECTION 1, PARCEL C-1 SAVAGE VOLUNTEER FIRE STATION
A RESUB. OF PARCEL 944 AND OF THE REMAINDER OF PARCEL C AS SHOWN ON A PLAT OF "CORRIDOR INDUSTRIAL PARK, SECTION 1" PLAT-C.M.P. #5071
F-75-57, F-82-49, SDP-10-84, WF-10-126, CAPITAL PROJECT F-5971
6TH ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP: 47 GRID: 12 PARCELS: 899, 944
ZONING: M-2 SCALE: 1"=50'
DATE: 10/6/10 SHEET 1 OF 1