

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
26	533,740.4945	1,370,936.4654
30	533,857.7279	1,370,980.0072
31	534,218.4807	1,371,013.9538
32	534,245.3208	1,371,009.4023
42	533,560.3037	1,370,469.2533
59	534,253.7070	1,370,993.3450
72	533,272.8279	1,370,582.6971
73	533,418.7780	1,370,374.7204

CURVE TABLE

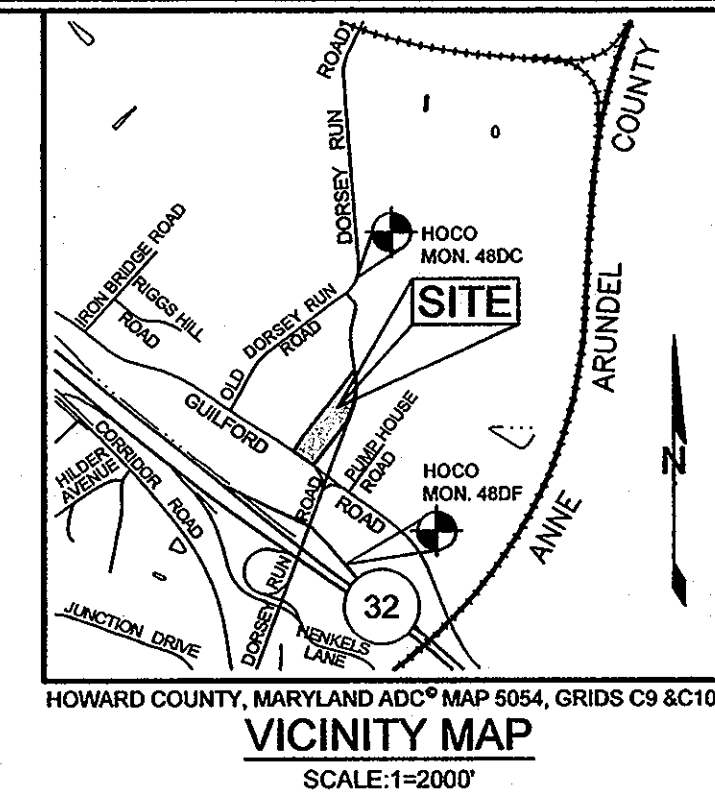
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	366.52'	700.00'	30°00'00"	S05°22'32"W	362.35'	187.56'

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

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 LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/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 OBLIGATION 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.

LEGEND

- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- PUBLIC SIGHT DISTANCE EASEMENT
- PUBLIC SIDEWALK & UTILITY EASEMENT



- SITE IS BEING DEVELOPED UNDER THE FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE DESIGN MANUAL.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS UNLESS A WAIVER HAVE BEEN APPROVED.
- PART OF WAIVER PETITION (WP-12-014) TO WAIVE SECTIONS 16.147.(d)(1), 16.147.(d)(2), 16.147.(d)(5), AND 16.147.(d)(12) OF THE AMENDED FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, REQUIRING A FOREST CONSERVATION PLAN, INCLUDING LOCATIONS AND SPECIFICATIONS FOR FOREST RETENTION, REFORESTATION, OR AFFORESTATION, A LANDSCAPE PLAN, INCLUDING LOCATIONS AND SPECIFICATIONS FOR REQUIRED LANDSCAPE PLANTING AND STREET TREES, A FINAL STORM WATER MANAGEMENT PLAN AND A TRAFFIC STUDY TO ACCOMPANY ALL FINAL PLANS FOR SUBDIVISION WHICH ARE REQUIRED TO PASS THE TEST FOR ADEQUATE ROAD FACILITIES PURSUANT TO SUBTITLE 11, "ADEQUATE PUBLIC FACILITIES", WAS APPROVED ON DECEMBER 7, 2011, SUBJECT TO THE FOLLOWING SIX CONDITIONS:
 - A LANDSCAPE PLAN AND STORM WATER MANAGEMENT PLAN SHALL BE SUBMITTED WITH THE SITE DEVELOPMENT PLAN FOR ANY PROPOSED FUTURE DEVELOPMENT FOR THE NEWLY CREATED BUILDABLE PARCEL (FUTURE PARCEL B) AND ANY REDEVELOPMENT OF PROPOSED PARCEL A.
 - AN APFO TRAFFIC STUDY SHALL BE SUBMITTED WITH THE SITE DEVELOPMENT PLAN FOR ANY PROPOSED FUTURE DEVELOPMENT FOR THE NEWLY CREATED BUILDABLE PARCEL (FUTURE PARCEL B) AND ANY REDEVELOPMENT OF PROPOSED PARCEL A.
 - SUBMISSION OF A NOTARIZED, COMPLETED FOREST CONSERVATION DECLARATION OF INTENT FOR REAL ESTATE TRANSACTION WITH THE ORIGINAL SIGNATURE OF THE PROPERTY OWNER SHALL BE INCLUDED AS A PART OF THE FINAL SUBDIVISION PLAT ORIGINALS SUBMISSION. ANY FUTURE DEVELOPMENT OF PROPOSED PARCEL A AND B SHALL COMPLY WITH THE FOREST CONSERVATION REQUIREMENTS.
 - THE SUBMISSION AND APPROVAL OF AN ENVIRONMENTAL CONCEPT PLAN PRIOR TO THE SUBMISSION OF A SITE DEVELOPMENT PLAN FOR FUTURE PARCEL B AND ANY REDEVELOPMENT OF PARCEL A.
 - COMPLIANCE WITH DED COMMENTS DATED NOVEMBER 8, 2011.
 - COMPLIANCE WITH COMMENTS FROM FINAL PLAN F-12-011.

- IN ACCORDANCE WITH THE DED CORRESPONDENCES DATED NOVEMBER 8, 2011 IN WHICH STATES "THERE IS NO CAPITAL PROJECT TO PAY A FEE-IN-LIEU OF THIS PROJECT AS ALL PROJECTS IN THIS AREA HAVE BEEN BUILT. WE ARE REQUIRING THE SIDEWALK TO BE CONSTRUCTED UNDER F-12-011 AND THAT IT WILL INCLUDE THE SITE FRONTAGE ALONG GUILFORD ROAD AND EXTENDING TO THE INTERSECTION OF GUILFORD ROAD AND DORSEY RUN ROAD."
- TO ENCOURAGE CONNECTIVITY BETWEEN THE EXISTING SIDEWALK AND CROSS WALK AREA AT THE CORNER OF GUILFORD ROAD AND DORSEY RUN ROAD, THIS DEPARTMENT REQUIRES THAT A SIDEWALK BE CONSTRUCTED ALONG THE SUBJECT SITE EAST OF THE EXISTING DRIVEWAY ENTRANCE AND ADJACENT LOT 67A FRONTAGE ALONG GUILFORD ROAD RIGHT OF WAY TO THE EXISTING SIDEWALK AT DORSEY RUN ROAD.
- CURRENTLY THERE IS NOT AN EXISTING DPW CAPITAL PROJECT IN THIS AREA THAT A PROPOSED FEE-IN-LIEU PAYMENT CAN BE PLACED INTO AS A FUNDING SOURCE.
- SUFFICIENT SPACING ALONG THE GUILFORD ROAD RIGHT OF WAY TO INSTALL THE SIDEWALK IMPROVEMENTS IS AVAILABLE AT THE SUBJECT SITES PARCEL A FRONTAGE AND ADJACENT LOT 67A.
- THE APPLICANT SHALL REVISE THE SUPPLEMENTAL PLAN DRAWINGS FOR F-12-011 TO SHOW SIDEWALK CONSTRUCTION DETAILS.
- THIS SECTION OF GUILFORD ROAD IS IN THE "ANTICIPATED COMMITTED TIMEFRAME FOR PEDESTRIAN IMPROVEMENTS" AS SHOWN ON THE PEDESTRIAN MASTER PLAN.

- THIS SUBDIVISION IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT AND HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1202.(B).(2).(IV) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS SUBDIVISION INVOLVES A REAL ESTATE TRANSACTION WHICH DOES NOT INVOLVE A CHANGE IN LAND USE OR REDEVELOPMENT INVOLVING LAND-DISTURBING ACTIVITIES. A "DECLARATION OF INTENT FOR REAL ESTATE TRANSACTION" HAS BEEN FILED WITH THIS PLAT, F-12-011. FULL COMPLIANCE WITH THIS REGULATION (OR THOSE IN EFFECT AT THE TIME) WILL BE REQUIRED FOR ANY FUTURE FURTHER DEVELOPMENT OF EITHER OF THESE PARCELS. THIS DOI AND ALL CONDITIONS SHALL BE EXPRESSLY REFERENCED IN AND ATTACHED TO ALL DEEDS AND OTHER DOCUMENTS WHICH CREATE OR TRANSFER ANY LEGAL OR EQUITABLE INTEREST IN THIS PROPERTY, IN ORDER TO PROVIDE NOTICE TO THE NEW OWNER THAT HE /SHE ASSUMES ALL OBLIGATIONS TO CONFORM TO THE REQUIREMENTS OF SECTION 16.1200, ET SEQ. SHOULD THEY PROPOSE ANY ACTIVITY REGULATED THEREUNDER.
- NO NOISE STUDY IS REQUIRED FOR THIS SUBDIVISION.

SEE GENERAL NOTES CONTINUED (THIS SHEET).

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 2
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 5.4193 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 0.0000 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.4193 AC

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

Peter DeJana 6/26/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kate Sheehan 6/7/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Sheehan 6/28/12
DIRECTOR DATE

DEDICATION FOR CORPORATIONS

WE, GUILFORD ROAD LLC, A MARYLAND LIMITED LIABILITY COMPANY BY PETER DEJANA, MEMBER, 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 ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS 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 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 ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 29 DAY OF JULY 2012.

Peter DeJana 4/5/12
PETER DEJANA, MEMBER, GUILFORD ROAD LLC. DATE

[Signature] 4/5/12
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY BFI WASTE SYSTEMS OF NORTH AMERICA, INC. TO GUILFORD ROAD LLC. BY DEED DATED THE 20TH OF NOVEMBER, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5356, FOLIO 141, 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 THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 8, SUBTITLE 10, CHAPTER 06, REGULATION 12.

Michael D. Adcock 4-13-12
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Michael D. Adcock 4-13-12
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

OWNER/DEVELOPER

GUILFORD ROAD LLC.
30 SAGAMORE HILL DRIVE
PORT WASHINGTON, NY 11050
1.516.484.7036

Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

RECORDED AS PLAT NUMBER 21990 ON 7/13/12
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT
GUILFORD PROPERTY
PARCELS A & B**

A SUBDIVISION OF PARCEL 66
TAX MAP 48, GRID 14
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED M-2
PREVIOUS DPZ FILE: WP-12-014

SCALE: 1"=100'
DATE: APRIL 4, 2012
SHEET 1 OF 1
DRAWN BY: AEM

JOB NO. 09-072