

CURVE DATA TABLE					
NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C-1	214.50'	70.94'	35.80'	18°56'59"	N54°00'47"E 70.82'
C-2	320.37'	245.61'	129.20'	43°55'32"	N22°34'32"E 239.84'

COORDINATE TABLE		
NO	NORTH	EAST
201	549047.5231	1352538.3191
202	549135.8170	1352342.8888
203	549138.3850	1352337.3226
204	549159.7964	1352315.3915
205	549201.2928	1352372.5338
206	549422.5701	1352464.5320
207	549334.5855	1352668.0116
909	549400.4611	1352522.2022

### GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 34C2 AND 0013.  
42DA N 548,260.1079 E 1,354,371.8105  
42DB N 546,638.8270 E 1,353,431.4839
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ASSOCIATES, INC. DATED FEBRUARY 2013.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH CAP SET MARKED (PROP.MARK 21204).
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊙ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED NT PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 07/28/06. PER FDP-184-A-IV, THE PARCEL IS DESIGNATED AS EMPLOYMENT USE-INDUSTRIAL.
- THERE IS NO 100 YEAR FLOODPLAIN, WETLANDS, STREAMS, STEEP SLOPES, OR FOREST CONSERVATION EASEMENTS ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER IS AVAILABLE UNDER CONTRACT NO. 24-1174-D. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 24-1174-D.
- FOREST CONSERVATION IS NOT REQUIRED FOR THIS SITE. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(4) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS LOCATED IN THE NT ZONE.  
SHA FOREST MITIGATION THAT WAS PREVIOUSLY ON THE LAND AS IDENTIFIED IN LIBER 14756, FOLIO 184 HAS BEEN RELOCATED TO BRIGHTON MILL FOREST BANK (F-12-080 & SDP-11-056).
- 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 PARCEL F-3, ANY CONVEYANCES OF THE AFORESAID PARCEL F-3 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL F-3. 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, THE COUNTY SHALL RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING WILL BE ADDRESSED UNDER SDP-13-032 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE PROVIDED WITH SDP-13-032.
- APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC.; DATED JULY 31, 2007. APPROVED AUGUST 23, 2007.
- THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- STORMWATER MANAGEMENT TO BE PROVIDED. NO CHANNEL PROTECTION (CPV) OR RECHARGE (REV) IS REQUIRED. BECAUSE THIS PROJECT IS A REDEVELOPMENT PROJECT. WATER QUALITY IS REQUIRED AND PROVIDED FOR 20% OF THE IMPERVIOUS AREA. TWO STORMCEPTORS ARE PROPOSED TO ADDRESS WQV.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT APPLICATIONS.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS DPZ FILES : ECP-13-020, F-09-040, FDP-184-A-IV, P-84-005, SDP-85-010, SDP-86-010, SDP-08-008, SDP-12-045, PLAT 5696, & SHA PLAT 58235. BRIGHTON MILL FOREST CONSERVATION BANK (SHA FOREST BANK MITIGATION RELOCATION) - F-12-080 & SDP-11-056
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON SITE.
- THERE ARE EXISTING STRUCTURES LOCATED ON SITE. ALL EXISTING STRUCTURES LOCATED ON-SITE SHALL BE REMOVED.

### AREA TABULATION

NUMBER OF PARCELS TO BE RECORDED.....	1
AREA OF PARCELS TO BE RECORDED.....	1.5089 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	1.5089 AC

**OWNER/DEVELOPER**  
TAYLOR FAMILY LIMITED PARTNERSHIP A  
MANAGING MEMBER BRUCE TAYLOR, AUTHORIZED PERSON  
4100 COLLEGE AVENUE  
ELLCOTT CITY, MD 21043  
(410) 465-3500

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043 TEL: 410.461.7666  
FAX: 410.461.8961

### PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCEL F-2 AND LIBER 14756 FOLIO 184 INTO PARCEL F-3 AND TO CREATE A 20' PUBLIC WATER & UTILITY EASEMENT.

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

*B. Wilson for Maury Roseman* 9/20/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chris Edwards* 9.12.13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Walter S. ...* 9.21.13  
DIRECTOR DATE

### OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP A, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 26th DAY OF *July*, 2013.

*Bruce Taylor*  
TAYLOR FAMILY LIMITED PARTNERSHIP A  
MANAGING MEMBER, BRUCE TAYLOR, AUTHORIZED PERSON

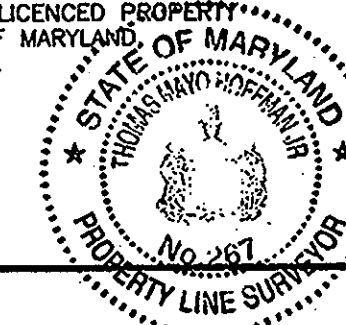
*Thomas M. Hoffman, Jr.*  
WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES; (1) FROM SUNOCO, INC. (R&M) TO TAYLOR FAMILY LIMITED PARTNERSHIP A BY DEED DATED MARCH 22, 2007 AND RECORDED IN LIBER 10605, FOLIO 479 AND (2) FROM STATE OF MARYLAND TO TAYLOR FAMILY LIMITED PARTNERSHIP A BY DEED DATED SEPTEMBER 13, 2012 AND RECORDED IN LIBER 14756, FOLIO 184. I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman, Jr.* 6.11.13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267



RECORDED AS PLAT No. *22534* ON *9/27/13*  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### RESUBDIVISION PLAT OF RIVERS OVERLOOK PARCEL F-3

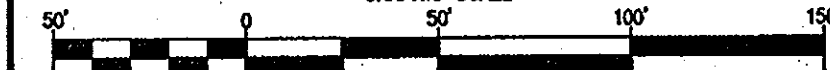
A CONSOLIDATION OF  
PARCEL F-2, "COLUMBIA, RIVERS COORPORATE PARK", PLAT 5696  
AND LIBER 14756, FOLIO 184 (SRC PLAT 58235)

ZONED: NT (EMPLOYMENT USE-INDUSTRIAL)

DPZ FILES : ECP-13-020, F-09-040, FDP-184-A-IV, P-84-005, SDP-85-010,  
SDP-86-010, SDP-08-008, SDP-12-045, PLAT 5696, & SHA PLAT 58235,  
F-12-080 & SDP-11-056.

TAX MAP No. 42 BLK: 8 PARCEL No. 322  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 50' GRAPHIC SCALE JUNE 11, 2013

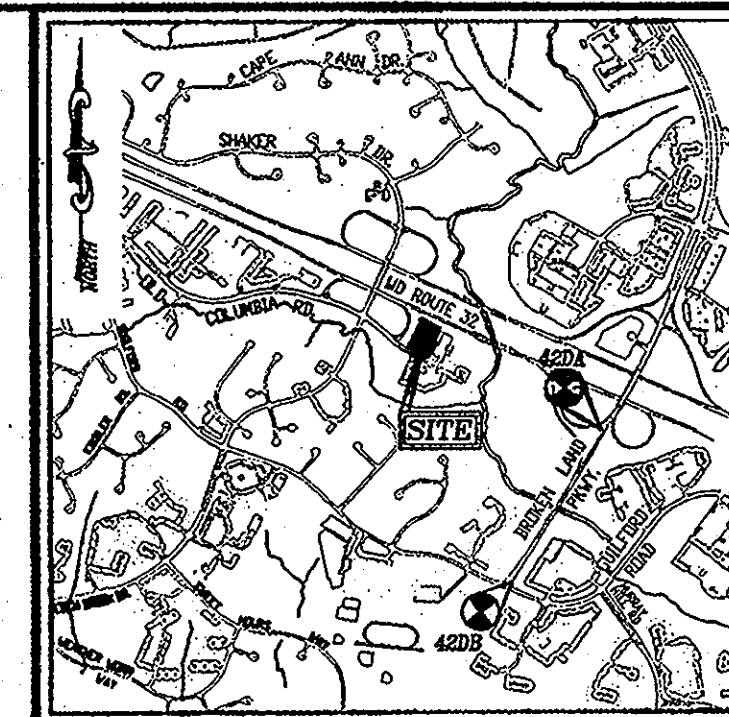
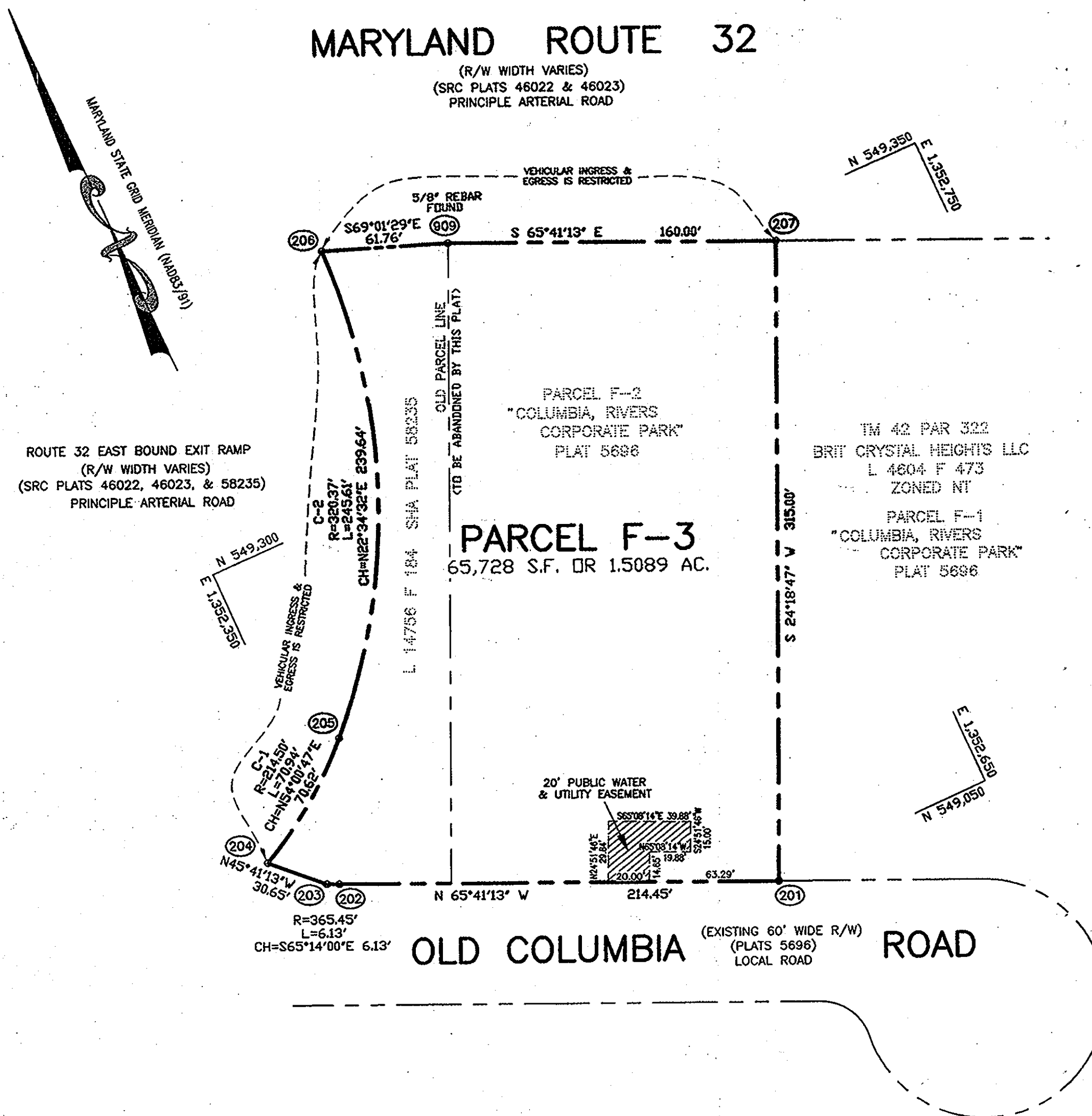


SHEET 1 OF 1

F-13-087

## MARYLAND ROUTE 32

(R/W WIDTH VARIES)  
(SRC PLATS 46022 & 46023)  
PRINCIPLE ARTERIAL ROAD



### VICINITY MAP

SCALE: 1"=2,000'  
ADC MAP COORDINATE: 33 A6/B7

### LEGEND



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 6.11.13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*Bruce Taylor* 7/26/13  
TAYLOR FAMILY LIMITED PARTNERSHIP A DATE  
MANAGING MEMBER, BRUCE TAYLOR, AUTHORIZED PERSON