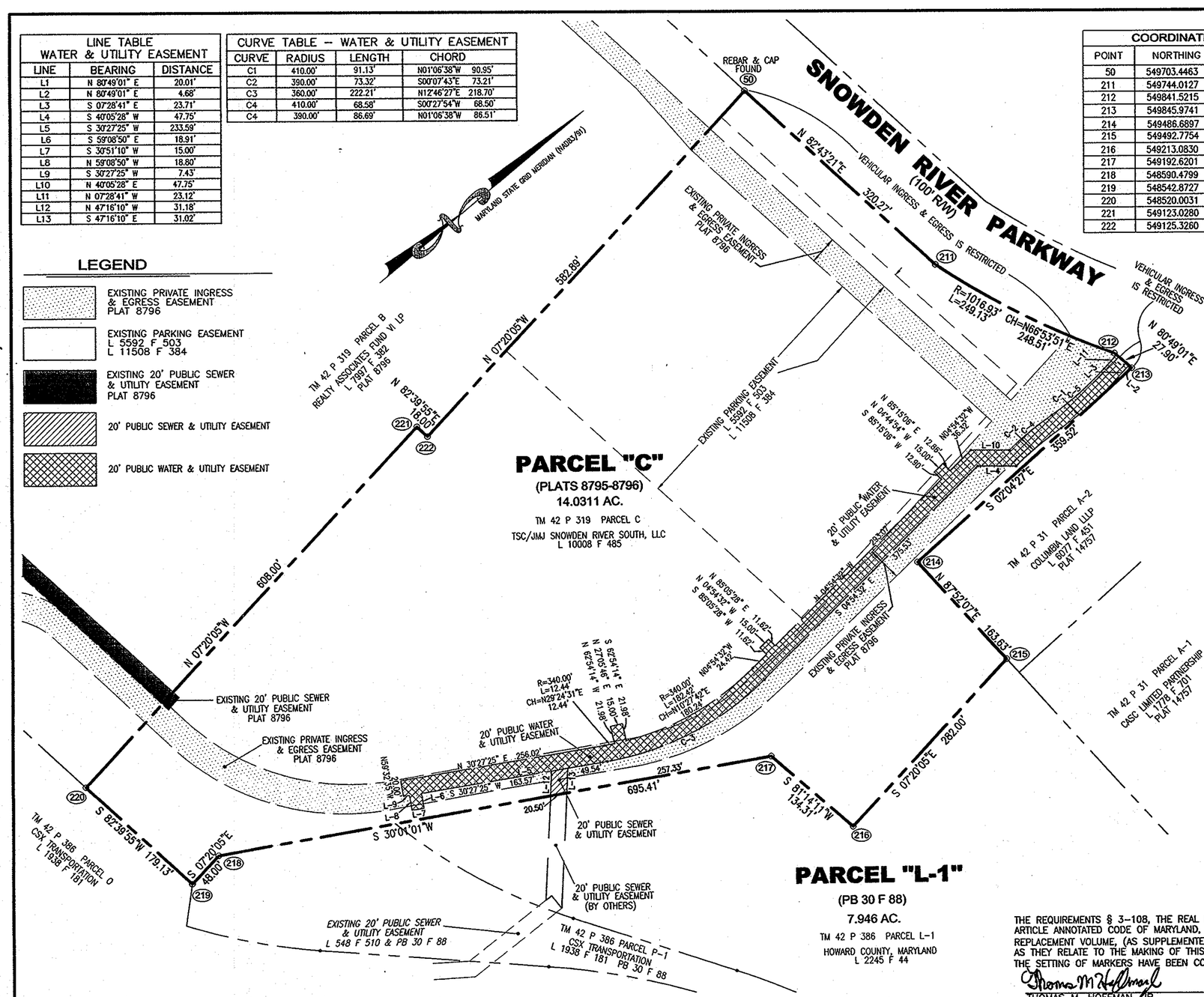
| LINE TABLE WATER & UTILITY EASEMENT | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 80°49'01" E | 20.01' |
| L2 | N 80°49'01" E | 4.68' |
| L3 | S 07°28'41" E | 23.71' |
| L4 | S 40°05'28" W | 47.75' |
| L5 | S 30°27'25" W | 233.59' |
| L6 | S 59°08'50" E | 18.91' |
| L7 | S 30°51'10" W | 15.00' |
| L8 | N 59°08'50" W | 18.80' |
| L9 | S 30°27'25" W | 7.43' |
| L10 | N 40°05'28" E | 47.75' |
| L11 | N 07°28'41" W | 23.12' |
| L12 | N 47°16'10" W | 31.18' |
| L13 | S 47°16'10" E | 31.02' |

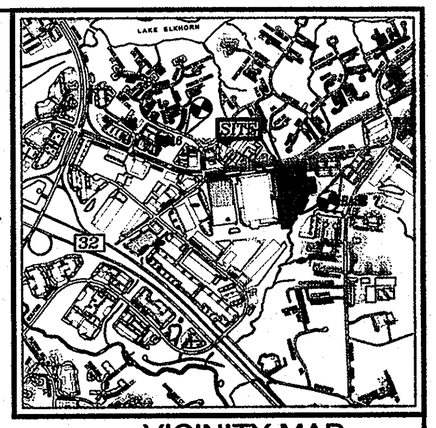
| CURVE TABLE -- WATER & UTILITY EASEMENT | | | |
|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD |
| C1 | 410.00' | 91.13' | N01°06'38"W 90.95' |
| C2 | 390.00' | 73.32' | S00°07'43"E 73.21' |
| C3 | 360.00' | 222.21' | N12°46'27"E 218.70' |
| C4 | 410.00' | 68.58' | S00°27'54"W 68.50' |
| C4 | 390.00' | 86.69' | N01°06'38"W 86.51' |

| COORDINATE LIST | | |
|---|---|---|
| POINT | NORTHING | EASTING |
| 50 | 549703.4463 | 1359036.6214 |
| 211 | 549744.0127 | 1359354.3153 |
| 212 | 549841.5215 | 1359582.8942 |
| 213 | 549845.9741 | 1359610.4366 |
| 214 | 549486.6897 | 1359623.4491 |
| 215 | 549492.7754 | 1359786.9659 |
| 216 | 549213.0830 | 1359822.9679 |
| 217 | 549192.6201 | 1359690.2289 |
| 218 | 548590.4799 | 1359342.3463 |
| 219 | 548542.8727 | 1359348.4743 |
| 220 | 548520.0031 | 1359170.8056 |
| 221 | 549123.0280 | 1359093.1843 |
| 222 | 549125.3260 | 1359111.0370 |




## LEGEND

- EXISTING PRIVATE INGRESS & EGRESS EASEMENT PLAT 8796
- EXISTING PARKING EASEMENT L 5592 F 503 L 11508 F 384
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLAT 8796
- 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT




## VICINITY MAP

SCALE: 1"=2000'
ADC MAP COORDINATE: 16 A13

## GENERAL NOTES

1. COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS 42CA & 361B
2. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ENGINEERING, INC. IN NOVEMBER 2006.
3. BRL DENOTES BUILDING RESTRICTION LINE.
4. ⊕ DENOTES REBAR WITH "21204" CAP SET.
5. ⊘ DENOTES IRON PIPE OR IRON BAR FOUND.
6. ⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
7. ⊡ DENOTES STONE OR MONUMENT FOUND.
8. AREAS SHOWN HEREON ARE MORE OR LESS.
9. THE SUBJECT PROPERTY IS ZONED NT PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
10. THIS PLAN IS IN CONFORMANCE WITH FINAL DEVELOPMENT PLAN FDP-10, AND IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
11. STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE PROJECT IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME I AND THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. THE PROJECT IS CONSIDERED REDEVELOPMENT, AND THEREFORE STORMWATER QUALITY VOLUME (WQv) IS REQUIRED FOR 20% OF THE EXISTING IMPERVIOUS AREA AND STORMWATER QUALITY VOLUME (WQv) AND RECHARGE VOLUME (Rev) IS REQUIRED FOR ALL THE PROPOSED IMPERVIOUS AREA. CHANNEL PROTECTION VOLUME (Cpv), OVERBANK FOLD PROTECTION (Op) AND EXTREME FLOOD (Qf) ARE NOT REQUIRED. THE STORAGE VOLUME REQUIRED IS MET BY A COMBINATION OF UNDERGROUND STORAGE, UNDERGROUND STORMFILTERS, SURFACE SANDFILTER, AND A BIORETENTION FACILITY.
12. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
13. IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS LOCATED IN AN NT ZONE.
14. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER & SEWER LOCATED IN, ON, OVER AND THROUGH PARCEL C, ANY CONVEYANCES OF THE AFORESAID PARCEL C SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL C. 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 ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
15. THIS PLAN IS SUBJECT TO WP-09-009, APPROVED APRIL 25, 2008, TO WAIVE SECTION 16155(a)(1)(ii) APPLICABILITY WHICH REQUIRES A SITE DEVELOPMENT PLAN FOR ANY ESTABLISHMENT OF A USE OR CHANGE OF USE UNLESS TO DEPARTMENT OF PLANNING AND ZONING DETERMINES THAT THE ESTABLISHMENT OR CHANGE IN USE WILL CAUSE LESS THAN 5,000 SQUARE FEET OF SITE DISTURBANCE, THAT NO SIGNIFICANT ALTERATION TO ACCESS, PARKING, CIRCULATION, DRAINAGE, LANDSCAPING, STRUCTURES, OR OTHER SITE FEATURES IS REQUIRED, AND THAT THE PROPOSED USE DOES NOT QUALIFY AS REDEVELOPMENT THAT REQUIRES STORMWATER MANAGEMENT IN ACCORDANCE WITH THE DESIGN MANUAL. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
    1. APPROVAL FROM THE HOWARD SOIL CONSERVATION DISTRICT AND THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS IS REQUIRED FOR THE ASSOCIATED GRADING PLAN PRIOR TO THE ISSUANCE OF ANY REQUIRED PERMITS.
    2. BASED ON INFORMATION PROVIDED BY THE APPLICANT'S CONSULTANT, A SITE DEVELOPMENT PLAN (SDP) FOR THE SUBJECT SITE WILL BE SUBMITTED IN THE NEAR FUTURE. AS SUCH, THE TEMPORARY STOCKPILE MAY NOT REMAIN IN PLACE LONGER THAN 9 MONTHS FROM THE DATE OF APPROVAL LETTER (BY MAY 25, 2009)
16. THERE IS NO 100 YEAR FLOODPLAIN, WETLANDS, OR STEEP SLOPES LOCATED ONSITE.
17. THERE ARE NO BURIAL OR CEMETERY SITES LOCATED ON THIS PROPERTY.
18. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
19. PREVIOUS DPZ FILE REFERENCES : FDP-10, FDP-75, F-79-130, F-89-182, SDP-76-025 SDP-76-074, WP-88-139, WP-89-10, S-89-58, F-71-31, F-89-11, F-89-142, F-85-153, SDP-72-18, SDP-82-97C, SDP-79-52C, SDP-78-107, SDP-79-52, SDP-81-167C, F-83-02, PB-170, F-86-145, FDP-92A, PB-141, F-84-60, SDP-89-39, SDP-90-19, WP-09-009, SDP-10-005.
20. TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED MARCH 18, 2009.
21. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
22. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER IS AVAILABLE UNDER CONTRACT NO. 24-4649-D AND 178-W. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 383-A-W&S AND 24-4649-D.
23. LANDSCAPING WILL BE ADDRESSED UNDER SDP-10-005 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
24. MINIMUM BUILDING SETBACK RESTRICTIONS FROM THE PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-10 CRITERIA.

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 2.22.13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

S. Bruce Jaffe 4.9.13
TSC/JMJ SNOWDEN RIVER SOUTH, L.L.C. DATE


ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-461-7666


**OWNER / DEVELOPER**

TSC/JMJ SNOWDEN RIVER SOUTH, L.L.C.
8600 SNOWDEN RIVER PARKWAY, SUITE 207
COLUMBIA, MARYLAND 21045
(410) 953-0222

**THE PURPOSE OF THIS PLAT IS TO:**

REVISE PLAT # 8796 IN ORDER TO ADD A 20' PUBLIC WATER & UTILITY EASEMENT AND A 20' PUBLIC SEWER & UTILITY EASEMENT FOR PROPOSED UTILITIES TO BE CONSTRUCTED UNDER CONTRACT 24-4649-D

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

B Nilon for Maura Rossman 4/22/2013
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

4/17/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

4/24/13
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, S. BRUCE JAFFE, MANAGING MEMBER AND AUTHORIZED SIGNATORY FOR TSC/JMJ SNOWDEN RIVER SOUTH, L.L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF REVISION, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 9TH DAY OF APRIL, 2013.

S. Bruce Jaffe
MANAGING MEMBER AND AUTHORIZED SIGNATORY FOR TSC/JMJ SNOWDEN RIVER SOUTH, LLC

WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LAND CONVEYED FROM WALALLAN HOLDINGS, INC. TO TSC/JMJ SNOWDEN RIVER SOUTH, L.L.C. BY DEED DATED APRIL 27, 2006 AND RECORDED IN LIBER 10008 AT FOLIO 485, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Thomas M. Hoffman 2.22.13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO.267

STATE OF MARYLAND · THOMAS MAYO HOFFMAN, JR. · No. 267 · PROPERTY LINE SURVEYOR

RECORDED AS PLAT No. 22360 ON 4/24/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

# MIDWAY BUSINESS CENTER

PARCEL C

A REVISION OF "PARCELS A, B, & C MIDWAY BUSINESS CENTER", PLATS 8795-8796

ZONING: NT

TAX MAP 42, PARCEL 319, PARCEL C
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1"= 100' FEBRUARY 22, 2013

SHEET 1 OF 1

SDP-10-005 F-13-097