GENERAL NOTES COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 47F5 AND 48AB 47F5 N: 535,985.0412, E: 1,365,653.4555 48AB N: 538,384.4474, E: 1,366,415.7904 23. BA-08-027V REQUESTED THE VARIANCE OF SECTION 127.2e.2.a.(1) OF THE ZONING REGULATIONS TO REDUCE THE SETBACK FOR RETAINING WALLS, EXTERIOR BUILDING EGRESS STAIRS AND WALKWAY FROM 20' TO A MINIMUM OF 4 FEET; SECTION 127.2.E.2.0.(2) OF THE ZONING REGULATIONS TO REDUCE THE SETBACK FOR PARKING SPACES AND LOADING FROM 40 FEET TO A MINIMUM OF 9 FEET ALONG MARYLAND ROUTE 32; SECTION 127.2.E.2.a(2) OF THE ZONING REGULATIONS TO REDUCE THE PARKING SPACES AND DRIVE AISLES FROM 40 FEET TO 15 FEET ALONG GUILFORD ROAD. THESE VARIENCES WERE GRANTED ON JULY 30, 2008. 24. BA-10-024V REQUESTED TO REDUCE THE 20 FOOT SETBACK FROM AN EXTERNAL PUBLIC STREET RIGHT OF WAY TO A MINIMUM OF 4 FEET FOR RETAINING WALLS, EXTERIOR STARS AND WALKWAYS (SECTION 127.E.2.a.(1)); TO REDUCE THE 40 FOOT SETBACK FROM THE THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JULY 2013. DENOTES REBAR WITH CAP SET MARKED (PROP.MARK 21204). DENOTES IRON PIPE OR IRON BAR FOUND. MD 32 EXTERNAL PUBLIC STREET RIGHT OF WAY TO A MINIMUM OF 9 FEET FOR PARKING SPACES AND LOADING SPACES (SECTION * DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. DENOTES STONE OR MONUMENT FOUND. 127.E.2.o(2)); AND TO REDUCE THE 40 FOOT SETBACK FROM THE GUILFORD ROAD PUBLIC STREET RIGHT OF WAY TO 15 FEET FOR PARKING USES (SECTION 127.E.2.o(2)). THESE VARIANCES WERE GRANTED 11/5/10. 25. PER AA CASE NO. AA-14-008. THE STRUCTURE AND USE SETBACK FOR A HOUSING COMMISSION HOUSING DEVELOPMENT PROJECT IN AREAS SHOWN HEREON ARE MORE OR LESS. THE SUBJECT PROPERTY IS ZONED CE-CLI PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. A NON-RESIDENTIAL ZONE TO AN M-2 ZONE (PARCEL 87) HAS BEEN REDUCED FROM 25' TO 20' FOR A PARKING LOT, A TRASH FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED FEBRUARY 2010. ENCLOSURE, AND THE STRUCTURE AND USE SETBACK HAS BEEN REDUCED FROM PUBLIC STREET RIGHT-OF-WAY FROM 30' TO 24' 10. WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ESA, INC. DATED DECEMBER, 2007, UPDATED JULY 17, 2014. THERE ARE NO PROPOSED DISTURBANCES TO THE FOR A BUILDING (SECTION 128.J(1)(c)). 26. REFERENCE WP-15-068, APPROVED 12/04/14, TO WAIVE SECTION 16:116(a)(2)(i) TO ALLOW DISTURBANCE WITHIN THE 50' STREAM BUFFER, AND SECTION 16:120(c)(1) TO ALLOW LESS THAN THE REQUIRED 60' ROAD FRONTAGE FOR PARCEL B. WETLANDS OR ASSOCIATED BUFFERS. 11. A NOISE STUDY IS REQUIRED IF THE PROPERTY IS DEVELOPED FOR RESIDENTIAL USE AND WILL BE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: PROVIDED WITH THE SITE DEVELOPMENT PLAN. 1) COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SOP-15-023. 12. 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. 652-W. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 235-S. 2) THE AREAS OF DISTURBANCE WITHIN THE STREAM BUFFER MUST BE STABILIZED UPON COMPLETION OF THE CONSTRUCTION ACTIVITY. 3) THE WAIVER PETITION NUMBER AND CONDITIONS OF APPROVAL MUST BE ADDED 13. TO THE BEST OF THE OWNER'S KNOWEDGE AND BELIEF, THERE ARE NO BURIAL GROUNDS, CEMETERIES. TO SDP-15-023, F-14-130, AND ALL FUTURE PLANS. OR EXISTING STRUCTURES (HISTORIC OR NOT) LOCATED ON THE SUBJECT PROPERTY. 14. 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 APPLICATION. 15. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS. OR 100 YEAR FLOODPLAIN. 16. 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 N, ANY CONVEYANCES OF THE AFORESAID PARCEL N SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL N. 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. 17. PREVIOUS DPZ FILES: AA-14-008, BA-08-027V, BA-10-024V, SDP-96-098, SDP-10-091, SDP-15-023, & WP-15-068. 18. THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. 19. TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, DATED SEPTEMBER 26, 2014: 20. FOREST STAND DELINEATION PREPARED BY ESA, INC. DATED APRIL 2010 AND UPDATED 7/17/14. 21. THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT (SDP-15-023) HAS BEEN SATISFIED BY THE RETENTION OF 0.76 ACRES (BREAK EVEN POINT) OF FOREST. THIS PLAT ALSO RETAINS AN ADDITIONAL 0.24 ACRES WHICH HAS BEEN ABANDONED FROM THE AVANTI-HASLUP PROPERTY, PARCELS B-1 AND B-2. THE TOTAL FOREST RETENTION EASEMENT AREA IS 1.00 ACRES (0.76 AC + 0.24 AC = 1.00 AC). TAX MAP: 48 PARCEL: 95 NO SURETY IS REQUIRED FOR THE ON-SITE RETENTION. THE SALVATION ARMY 22. THE SETBACKS SHOWN HEREON ARE IN ACCORDANCE WITH ZONING REGULATION SECTION 128.0.J(1) FOR C/O MAJOR WILLIAM MADISON A HOUSING COMMISSION HOUSING DEVELOPMENT IN A NON-RESIDENTIAL ZONE. IF THE PROPERTY IS L 3587 F 228 DEVELOPED FOR ANOTHER USE, IT WILL BE SUBJECT TO THE CE-CLI REGULATIONS (SECTION 127.2). PARCEL B AVAIT HASLUP PROPERTY PLAT #5342 ZONED: CE-CLI 726.27 S 39'52'24" E TAX MAP: 47 PARCEL: 59 HOWARD COUNTY, MARYLAND UBER 15118, FOLIO 113 PARCEL B 189,350 SF **AREA TABULATION** N 41'01'56" W 216.57 NUMBER OF PARCELS TO BE RECORDED

OWNER

HOWARD COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS

3430 COURTHOUSE DRIVE

ELLICOTT CITY, MD. 21043

410-313-4401

COORDINATE TABLE 536907.2367 1366665.6067 537033.6559 1366945.5231 536777.6096 | 1366368.3463
 536777.6096
 1366368.3463

 536940.9770
 1366226.1715

 537464.6216
 1366199.9994

 537026.1674
 1366928.9422

 536971.1345
 1366952.6519

 536756.9192
 1367044.9299

 536702.7456
 1367068.2610

 536684.0727
 1367075.7214

48 PARCEL: 166

130,683 SF 3.0001 AC

STAYTON STATION, LLC

PUAT #8791

TAX MAP: 48 PARCEL: 167 VICINITY MAP

SCALE: 1"=2000'

ADC MAP : 20 E6

LEGEND

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

EXISTING WETLANDS

PUBLIC FOREST CONSERVATION EASEMENT

THE REQUIREMENTS: §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE 1)F 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 PROPERTY LINE SURVEYOR, MD REG. NO. 267

9.22.15 DATE

407 MAIN STREET TEL: 410.461.7666 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT.

ROBERT H. VOGEL

ENGINEERING, INC.

NGINEERS . SURVEYORS . PLANNERS

AREA OF ROADWAY TO BE RECORDED

AREA TO BE RECORDED .

HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

11.3.15 CHIEF. DEVELOPMENT ENGINEERING DIVISION &

11-4-15

OWNER'S CERTIFICATE

DEVELOPER

HOWARD COUNTY HOUSING COMMISSION

6751 COLUMBIA GATEWAY DR., 3RD FLOOR

COLUMBIA, MD 21046

(410) 313-6320

HOWARD COUNTY, MARYLAND, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT 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-WAY 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-WAY.
WITNESS OUR HANDS THIS 3 A DAY OF

HOWARD COUNTY, WARYLAND

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TSC/ROUTE 32, L.L.C. TO HOWARD COUNTY, MARYLAND BY DEED DATED JULY 25, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 15118, FOLIO 113.

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 LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

Thomas m He THOMAS M. HOFFMAN, JR.

9.22.15

RECORDED AS PLAT No. 33547 ON 11/85/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND! "PLAT OF SUBDIVISION

DAY RESOURCE CENTER PARCELS A - C

A SUBDIVISION OF T.M. 47, PARCEL 59 LIBER 15118, FOLIO 113

ZONED CE-CLI

TAX MAP 47, BLK: 12, PARCEL 59 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

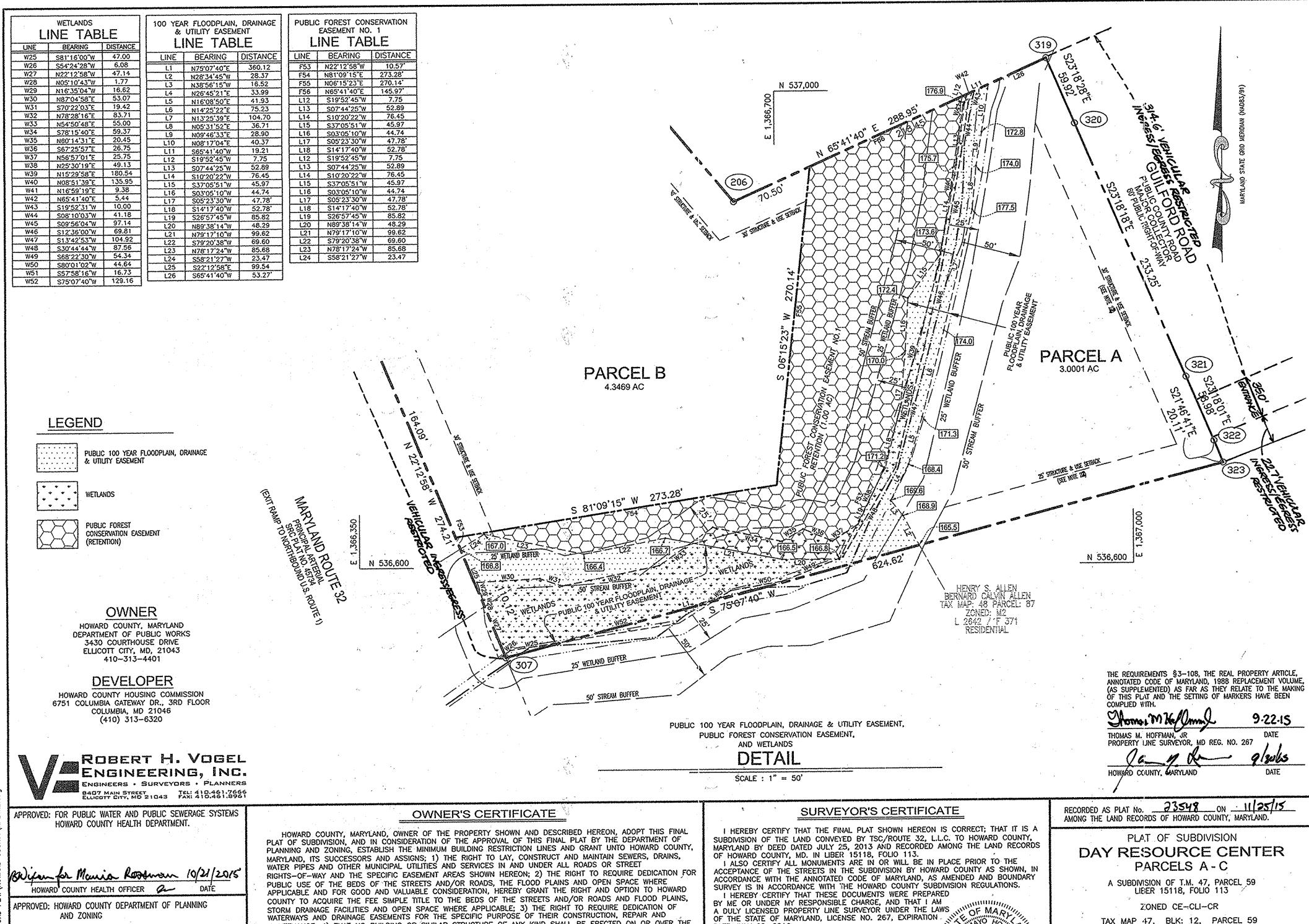
SCALE 1" = 100'

MAY 22, 2015

GRAPHIC SCALE SHEET 1 OF 2

PROPERTY LINE SURVEYOR, MD. REG. NO. 267

F-14-130



DATE JULY 28, 2016.

THOMAS M. HOFFMAN, JR.

PROPERTY LINE SURVEYOR, MD. REG. NO. 267

9.22.15 DATE

TAX MAP 47. BLK: 12. PARCEL 59

SCALE 1" = 50'

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GRAPHIC SCALE

50'

SHEET 2 OF 2 F-14-130

MAY 22, 2015

WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND

SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 70 DAY OF CAPE 2015.

DWARD COUNTY MARYLAND

MAINTENANCE: 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE

WITNESS

AND ZONING

EVELOPMENT ENGINEERING DIVISION 14.8

11-03-15

11-16-15