

COORDINATE TABLE

NO.	NORTH	EAST
206	536907.2367	1366665.6067
310	537464.6216	1366199.9994
311	537731.3428	1366288.3074
312	537684.4556	1366429.9233
313	537724.1977	1366509.3544
314	537564.6098	1366603.8231
315	537358.9622	1366746.0469
316	537111.1978	1366882.4699
317	537022.2398	1366920.2458

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- WETLANDS
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT L 4451 F 496
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT L 4451 F 496 TO BE ABANDONED BY THIS PLAT

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
- 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.
- ⊙ 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 CE-CLI-CR PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 2010.
- WETLANDS DELINEATION PREPARED BY ESA, INC. DATED APRIL 2010, RE-CERTIFIED BY ESA ON JULY 17, 2014.
- 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.'S 652-W. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 235-S.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- 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.
- THE STRUCTURE AND USE SETBACK FOR U.S. ROUTE 1 IS 30' FOR SITES DEVELOPED PRIOR TO CREATION OF THE CE DISTRICT OF SECTION 127.2.E.4.a OF THE ZONING REGULATIONS.
- THIS PLAN IS SUBJECT TO BA-08-027V, APPROVED JULY 30, 2008, FOR VARIANCES FROM SECTION 127.2.e.(1) TO REDUCE THE 20' SETBACK FROM THE MARYLAND ROUTE 32 EXTERNAL PUBLIC STREET RIGHT-OF-WAY TO A MINIMUM OF 4 FEET FOR RETAINING WALLS, EXTERIOR STAIRS AND WALKWAYS; FROM SECTION 127.2.e.(2) TO REDUCE THE 40' SETBACK FROM THE MARYLAND ROUTE 32 EXTERNAL PUBLIC STREET RIGHT-OF-WAY TO A MINIMUM OF 9 FEET FOR PARKING AND LOADING SPACES; AND FROM SECTION 127.2.e.(2) TO REDUCE THE 40' SETBACK FROM THE GUILFORD ROAD EXTERNAL PUBLIC STREET RIGHT-OF-WAY TO 15 FEET FOR PARKING USES RELATED TO THE OFFICE BUILDING. APPROVAL GRANTED; PROVIDED, HOWEVER, THAT THE VARIANCES WILL ONLY APPLY TO THE USES AND STRUCTURES BEING REQUESTED AND NOT TO ANY NEW STRUCTURE, USES, OR CHANGES IN USES ON THE SUBJECT PROPERTY OR TO ANY ADDITIONS.
- 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 AND 100 YEAR FLOOD PLAN.
- 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 PARCELS B-1, B-2, & B-3. ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCELS. 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.
- PREVIOUS DPZ FILES : BA-95-38E, F-83-41, SDP-96-098, & ZB-963R.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, AND TO THE BEST OF OUR KNOWLEDGE, AND BELIEF THERE ARE NO HISTORIC STRUCTURES LOCATED ON SITE.
- EXISTING STRUCTURES LOCATED ON PARCEL B-1 TO REMAIN.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- ALL ENVIRONMENTAL, FOREST CONSERVATION, STORMWATER MANAGEMENT, LANDSCAPING, APFO TRAFFIC STUDY, AND OTHER REQUIREMENTS WILL BE ADDRESSED AT THE TIME OF A NEW SITE DEVELOPMENT PLAN FOR MODIFICATIONS OF PARCELS B-1, B-2, & B-3.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN PREVIOUSLY SATISFIED UNDER SDP-96-098 WITH THE RETENTION OF 1.98 ACRES WHICH MEETS OR EXCEEDS THE BREAK-EVEN POINT OBLIGATION OF 0.99 ACRES FOR THIS SITE.
THIS PLAT ABANDONS 0.61 ACRES OF THE EXISTING FOREST CONSERVATION RETENTION EASEMENT, OF WHICH 0.24 ACRES IS BEING RETAINED WITHIN A FOREST CONSERVATION EASEMENT ON THE DAY RESOURCE CENTER SUBDIVISION, PARCEL A. THE REMAINING 0.37 ACRES IS SATISFIED BY RETENTION OF 0.74 ACRES (2.17) IN THE FOREST BANK ESTABLISHED IN CONJUNCTION WITH THE CREATION OF GUILFORD ROAD (P.09-112). THE RETENTION EASEMENT IS PROVIDED ON TAX MAP 48, LOTS 180A, 180B, 180C, 180D, 180E, 180F, 180G, 180H, 180I, 180J, 180K, 180L, 180M, 180N, 180O, 180P, 180Q, 180R, 180S, 180T, 180U, 180V, 180W, 180X, 180Y, 180Z, 181A, 181B, 181C, 181D, 181E, 181F, 181G, 181H, 181I, 181J, 181K, 181L, 181M, 181N, 181O, 181P, 181Q, 181R, 181S, 181T, 181U, 181V, 181W, 181X, 181Y, 181Z, 182A, 182B, 182C, 182D, 182E, 182F, 182G, 182H, 182I, 182J, 182K, 182L, 182M, 182N, 182O, 182P, 182Q, 182R, 182S, 182T, 182U, 182V, 182W, 182X, 182Y, 182Z, 183A, 183B, 183C, 183D, 183E, 183F, 183G, 183H, 183I, 183J, 183K, 183L, 183M, 183N, 183O, 183P, 183Q, 183R, 183S, 183T, 183U, 183V, 183W, 183X, 183Y, 183Z, 184A, 184B, 184C, 184D, 184E, 184F, 184G, 184H, 184I, 184J, 184K, 184L, 184M, 184N, 184O, 184P, 184Q, 184R, 184S, 184T, 184U, 184V, 184W, 184X, 184Y, 184Z, 185A, 185B, 185C, 185D, 185E, 185F, 185G, 185H, 185I, 185J, 185K, 185L, 185M, 185N, 185O, 185P, 185Q, 185R, 185S, 185T, 185U, 185V, 185W, 185X, 185Y, 185Z, 186A, 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