•					
UTIL	/ATE DRAIN/ LITY EASEME 516.79 Sq. Ft. or 0.	NT #1	UTIL	ATE DRAINA ITY EASEME 1.92 Sq. Ft. or 0.01	NT #2
No.	BEARING	DIST.	No.	BEARING	DIST.
P93	N51°32'53"E S38°27'07"E	162.98 289.45	P106 P107	N51°32'53"E \$38°27'07"E	20.00 21.60
P95	N83°10'33"E	69.91	P108	S51°32'53"W	20.00
P96	N51°32'53"E	895.95	P109	N38°27'07"W	21.60
P97	N14°32'38"E S75°27'22"E	104.63 20.00		-	
P99	S14°32'38"W	111.32	7. 7.4	ATE DRAIN	
P100	S51°32'53"W	908.31		ITY EASEME 10.00 Sq. Ft. or 0.0	
P101	\$83°10'33"W	86.75			·
P102	N38°27'07"W S51°32'53"W	280.62 146.67	No. P110	BEARING N51°32'53"E	DIST. 20.00
P104	N13°51'05"W	19.72	P111	\$38°27'07"E	27.00
P105	S76°08'55"W	4.98	P112	S51°32'53"W	20.00
UTIL	ATE DRAINA	NT #4	. ,	ATE DRAINA	
42	11.92 Sq. Ft. or 0.01			.ITY EASEME 591.17 Sq. Ft. or 0.:	
No. P114	BEARING N51°32'53"E	DIST. 20.00	No.	BEARING	DIST
P114 P115	N51"32"53"E S38°27'07"E	27.00	P122	N13°51'05"W	138.71
P116	S51°32'53"W	20.00	P123	N76°08'55"E	378.16
P117	N38°27'07"W	27.00	P124	\$40°52'04"E	294.94
			P125 P126	S49°07'56"W N40°52'04"E	20.00 282.69
	/ATE DRAIN/ .ITY EASEME	.7	P127	S76°08'55"W	345.98
	.11 T EASENIE 40.00 Sq. Ft. or 0.0		P128	S13°51'05"E	118.72
No.	BEARING	DIST.	P129	S76°09'12"W	20.00
P118	N51°32'53"E	20.00			
P119	\$38°27'07"E	27.00		•	
P120	\$51°32'53"W	20.00			
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			I	PROPERTY LII BUILDING RES PUBLIC FORE	STRICTI
					1.7
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K.	200	)		PUBLIC WATE	
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	200			POINT COORE	DINATE I OF ROA RM WAT
	200			POINT COORE CENTERLINE PRIVATE STOE EXISTING PUE	DINATE I OF ROA RM WAT BLIC WA
	200			POINT COORE CENTERLINE PRIVATE STO EXISTING PUE	DINATE I OF ROA RM WAT BLIC WA
	200			POINT COORE CENTERLINE PRIVATE STOE EXISTING PUE	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE I
ARE	200 A TABULA	TION C		POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE I
	A TABULA		HART /OR PARCE	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE I
A TO	A TABULA  OTAL NUMBER OF BUILDABLE  NON-BUILDABLE		HART OR PARCE	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE /
A TO	A TABULA  OTAL NUMBER OF BUILDABLE	LOTS AND	HART OR PARCE	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE I
A. TO	A TABULA  OTAL NUMBER OF BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I	LOTS AND	HART  OR PARCE  0 0 0	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE I
A. TO	A TABULA  OTAL NUMBER OF BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I	LOTS AND	HART  OR PARCE  O  O  R PARCELS	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE I
A. TO	A TABULA  OTAL NUMBER OF BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I	LOTS AND PARCELS DTS AND/OF	HART  OR PARCE  0 0 0	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE I
A. TO	A TABULA  OTAL NUMBER OF BUILDABLE NON-BUILDABLE PRESERVATION I  OTAL AREA OF LO  BUILDABLE NON-BUILDABLE NON-BUILDABLE OPEN SPACE	LOTS AND PARCELS OTS AND/OF	HART  OR PARCELS  35.97 Acre 0.00 0.00	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE I
A. T(	A TABULA  TAL NUMBER OF BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I  OTAL AREA OF LO  BUILDABLE NON-BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I	PARCELS OTS AND/OF	HART /OR PARCE 2 0 0 0 R PARCELS 35.97 Acre 0.00 0.00 0.00	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO LS TO BE RECORE	OF ROARM WATER OF ROARM WATER OF ROARM WATER OF THE PROPERTY O
A. T(	A TABULA  OTAL NUMBER OF BUILDABLE NON-BUILDABLE PRESERVATION I  OTAL AREA OF LO  BUILDABLE NON-BUILDABLE NON-BUILDABLE OPEN SPACE	PARCELS  DARCELS  PARCELS  PARCELS	HART  OR PARCELS  35.97 Acre 0.00 0.00 0.00 D BE RECOR	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO LS TO BE RECORE	OINATE I OF ROA RM WAT BLIC WA UTILITY INAGE I
A. TO B. T	A TABULA  TAL NUMBER OF BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I  OTAL AREA OF LO  BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I  OTAL AREA OF RI  OTAL AREA OF RI  OTAL AREA OF SI  OVED: FOR PL	PARCELS DADWAY TO UBDIVISION  JBLIC WA	HART  /OR PARCEI  2 0 0 0 R PARCELS 35.97 Acre 0.00 0.00 0.00 D BE RECOR TO BE REC	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO LS TO BE RECORE  RDED INCLUDING ORDED 35.97 AC D PUBLIC SEV	OF ROARM WATER AND THE TENT OF
A. TO B. T	A TABULA  TAL NUMBER OF BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I  OTAL AREA OF LO  BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I  OTAL AREA OF RI  OTAL AREA OF RI  OTAL AREA OF RI  OTAL AREA OF SI	PARCELS DADWAY TO UBDIVISION  JBLIC WA	HART  /OR PARCEI  2 0 0 0 R PARCELS 35.97 Acre 0.00 0.00 0.00 D BE RECOR TO BE REC	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO LS TO BE RECORE  RDED INCLUDING ORDED 35.97 AC D PUBLIC SEV	OF ROARM WAT BLIC WA UTILITY INAGE / RESTAT
A. TO B. T	A TABULA  TAL NUMBER OF BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I  OTAL AREA OF LO  BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I  OTAL AREA OF RI  OTAL AREA OF RI  OTAL AREA OF SI  OVED: FOR PL	PARCELS  PARCELS  PARCELS  DADWAY TO  UBDIVISION  UBDIVISION  UBLIC WA	HART  OR PARCELS  35.97 Acre 0.00 0.00 0.00 DE RECORTO BE RECORTO BE RECORTO BE RECORTO HEALTH	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO  LS TO BE RECORE ROED INCLUDING FORDED 35.97 AC D PUBLIC SEV DEPARTMENT	OF ROARM WAT BLIC WA UTILITY INAGE / RESTAT
B. TO  C. TO  D. TO  APPRO SYSTEI  Howard	A TABULA  TAL NUMBER OF BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I  OTAL AREA OF LO  BUILDABLE NON-BUILDABLE OPEN SPACE PRESERVATION I  OTAL AREA OF RI  OTAL AREA OF RI  OTAL AREA OF SI  OVED: FOR PL	PARCELS DADWAY TO UBDIVISION UBDIVISION UBLIC WA COUNTY	HART  OR PARCELS  35.97 Acre 0.00 0.00 0.00 DE RECORTO BE RECORTO BE RECORTO BE RECORTO HEALTH	POINT COORE CENTERLINE PRIVATE STO EXISTING PUE EXISTING 20' I PRIVATE DRA PUBLIC REFO LS TO BE RECORE RDED INCLUDING FORDED 35.97 AC DEPARTMENT	DINATE I OF ROA RM WAT BLIC WA UTILITY INAGE / INAGE / Dote

**EXISTING 20' UTILITY EASEMENT** 

**PUBLIC REFORESTATION AREA** 

PRIVATE DRAINAGE / UTILITY EASEMENT

10-16-14

Date

PRIVATE STORM WATER MANAGEMENT EASEMENT

**EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT** 

SHEET INDEX

SHEET 1

SHEET 2

SHEET 3

SHEET 4

SHEET 5

OWNER'S CERTIFICATE

OPEN SPACE WHERE APPLICABLE; AND

TITLE SHEET

PLAN VIEW (P.B-1 & E-1) PUBLIC EASEMENT

THE MARYLAND FOOD CENTER AUTHORITY, A BODY CORPORATE AND PUBLIC AND AN INSTRUMENTALITY OF THE STATE OF MARYLAND,

THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS.

UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC BASEMENT SHOWN HEREON;

(4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY MINISHAM BE ERECTED DAY OF THE TOTAL 2014

DONALD J. DARNALL MANAGING MEMBER

CREATED BY CHAPTER 145 OF THE LAWS OF MARYLAND OF 1967, AS AMENDED (THE "ACT") (THE "AUTHORITY"), OWNER OF THE PROPERTY

SHOWN AND DESCRIBED HEREIN, BY ITS AUTHORIZED AGENT, DONALD J. DARNALL, EXECUTIVE DIRECTOR, HEREBY ADOPTED THIS PLAN OF

SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH

(1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND

(2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE

(3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION.

WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY

TO ACQUIRE THE FER STAPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND

PLAN VIEW (P.B-1 & E-1) PRIVATE EASEMENT'S & PUBLIC F.C.E.'S

WITNESS

PLAN VIEW (P.B-1) PRIVATE EASEMENTS & PUBLIC F.C.E.'S

PLAN VIEW (P.B-1) PUBLIC EASEMENT

											125.43							
RIVATE DRAINAGE & PRIVATE DRAINAGE & UTILITY EASEMENT #7			PRIVATE STORM WATER MANAGEMENT EASEMENT #1		PUBLIC FOREST CONSERVATION EASEMENT #1			PUBLIC WATER, SEWER & UTILITY EASEMENT 77,726.60 Sq. Ft. or 1.78 Ac.										
4	31.92 Sq. Ft. or 0.01	Ac.	13,5	508.18 Sq. Ft. or 0.3	31 Ac.	28,4	150.71 Sq. Ft. or 0.	65 Ac.	34,3	302.04 Sq. Ft. or 0.7	79 Ac.	No.	BEARING	DIST.	1	No.	BEARING	DIST.
_	BEARING	DIST.	No.	BEARING	DIST.	No.	BEARING	DIST.	No.	BEARING	DIST.	L1	S13°18'54"E	146.68	l	L.37	N13°51'05"W	20.00
3	N51°32'53"E	20.00	P130	N51°32'53"E	141.06	S147	N51°32'53*E	909.64	F56	N26°03'53"W	17.88	L2	S76°08'55"W	166.48		L38	N76°08'55"E	39.51
,	\$38°27'07"E	21.60	P131	N74°10'57"E	119.51	S148	\$38°27'07"E	18.00	F57	N08*30'16"E	31.66	L3	S13°51'05"E	30.47	· ·	L39	N13°18'54"W	91.32
3	S51°32'53"W	20.00	P132	N80°49'16"E	96.13	S149	RAD=14.00 A	RC=65.97	F58	N44°49'21"E	66.84	L4	\$38°27'07"E	312.28		L40	S13°51'05"E	31.73
)	N38°27'07"W	21.60	P133	N51°32'53"E	18.01	`	S06°32'52"W	19.80	F59	N52°02'17"E	101.34	L5	S51°32'53"W	33.25		L41	S51°32'53"W	16.30
			P134	N27°32'52"E	89.98	S150	S51°32'53"W	895.64	F60	N55°05'08"E	53.18	L6	S38°27'07"E	22.67	]	L42	\$38°27'07"E	20.00
Rľ	VATE DRAINA	GE &	P135	S62°27'08"E	20.00	S151	N38°27'07"E	32.00	F61	N60°15'18"E	58.99	L.7	S51°32'53"W	20.00	Ì	L43	N51°32'53"E	15.01
TII	ITY EASEME	NT #3	P136	S27°32'52"W	94.23	PRIV	ATE STORM	NATER	F62	N38°44'11"E	68.29	L.8	N38°27'07"W	22.67	ļ	L44	S38°27'07"E	279.47
5	40.00 Sq. Ft. or 0.01	Ac.	P137	S51°32′53″W	5.87		MANAGEMEN		F63	N54°09'44"E	103.97	L9	S51°32'53"W	300.97		L45	S51°32'53"W	507.26
_	BEARING	DIST.	P138	S38*27'07*E	137.00		EASEMENT #	<b>#2</b>	F64	N52°32'30"E N46°36'37"E	74.11 51.55	L10	S38°27'07"E	22.67		L46	N38°27'07"W	13.00
<u> </u>	N51°32'53"E	20.00	P139	N51°32'53"E	49.37	13,	942.48 Sq. Ft. or 0	.32 Ac.	F66	N53°58'33"E	35.24					L47	S51°32'53"W	404.50
_	S38°27'07"E	27.00	P140	\$38°27'07"E	20.00 69.37	No.	BEARING	DIST.	F67	S38°27'07"E	33,01	L11	S51°32'53"W	20.00	- 1		N38°27'07"W	253.00
· -	S51°32'53"W	20.00	P141	S51°32'53"W	156.10	S152	N51°32'53"E	155.03	F68	S22°57'50'W	35.00	L12	N38°27'07"W	22.67		L48		<u> </u>
3	N38°27'07"W	27.00	P143	S80°49'16"W	102.04	\$153	RAD=7.00 A	RC=16.34	F69	S48°11'55"W	70.27	L13	S51°32'53"W	283.00		L49	N51°32'53"E	10.17
			P144	S74°10'57"W	114.35		S61°34'05"E	12.88	F70	S54°34'16"W	73.29	L14	S38°27'07"E	22.67		L50	N38°27'07"W	20.00
	ATE DE AINIA	or 0	P145	S51°32'53"W	137.06	S154	RAD=497.67 A	RC=23.11	F71	\$38°27'07"E	9.76	L15	S51°32'53"W	20.00		L.51	S51°32'53"W	10.17
	VATE DRAINA LITY EASEME		P146	N38°27'07"W	20.00		S04°25'17"W	23.11	F72	\$51°32'53"W	395.77	L16	N38°27'07"W	22.67		L52	N38°27'07"W	12.42
	.11 T EASEME 591.17 Sq. Ft. or 0.3					S155	RAD=39.00 A	VRC=7.00	F73	S63°11'15"W	68.76	L17	S51°32'53"W	221.72		L53	N13°50'48"W	412.77
PRIVATE STORM WATER			\$01°37'00"E 6.99						L18	S29°02'53"W	26.38	ı	L54	N76°08'55"E	216.14			
	BEARING	DIST.	MANAGEMENT			\$156	S06°45'37*E	35.89	LADE	PUBLIC	VATION	L19	S60°57'07"E	7.90	- 1	L55	S13°51'05"E	70.94
2	N13°51'05"W	138.71	EASEMENT #3 62,480.93 Sq. Ft. or 1.43 Ac.			S157	S03°46'06"E	54.06	1	FOREST CONSERVATION			S29°02'53"W	20.00	i	L56	N76°08'55"E	20.00
3	N76°08'55"E	378.16				\$158	RAD=27.00 ARC=26.07			EASEMENT #2 40,162.90 Sq. Ft. or 0.92 Ac.		L20	N60°57'07"W	7.90		L57	N13°51'05"W	70.94
_	S40°52'04"E	294.94	No.	BEARING	DIST.		S23°53'24"W	25.07				L22	S29°02'53"W	35.70		L58	N76°08'55"E	318.92
<u> </u>	S49°07'56"W	20.00	\$166	N76°09'12"E	127.05	S159	S51°32'53"W	56.33	No.	BEARING	DIST.		S17°47'53"W	32.13		L59	S13°51'05"E	70.94
-	N40°52'04"E S76°08'55"W	282.69 345.98	S167	RAD=27.00 A	1	\$160	RAD=9.00 A N83°27'07"W	RC=14.14 12.73	F74	N52°21'28"E N53°14'33"E	58.79 89.50	L23		-		L60	N76°08'55"E	20.00
·	S13°51'05"E	118.72	S168	S58°50'48"E S13°50'48"E	38.18 307.44	S161	N38°27'07"W	39.29	F76	N42°26'25"E	88.04	L24	N38°52'43"W	3.54			N13°51'05"W	70.94
-	S76°09'12"W	20.00	S169	RAD=103.00 A		\$162	RAD=20.00 A		F77	N54°25'51"E	61.89	L25	N17°26'13"E	58.25		L61		
_	0.000.00		3100	S21°21'46"E	26.95	10.02	N64°16'07"W	17.42	F78	N26°42'26"E	70.22	L26	N72°33'47"W	30.00		L62	N76°08'55"E	254.64
			S170	S42°17'08"W	89.57	S163		ARC=8.30	F79	N47°55'11"E	76.36	L27	N17°26'13"E	22.15	'			
			S171	S59°02'48"W	60.96		N63°39'53"W	8.01	F80	N07°34'55"E	16.32	L28	N38°27'07"W	298.57				
			S172	S76°08'55"W	24.90	S164	N38°27'17"W	41.79	F81	N15°33'12"E	12.43	L29	N13°50'48"W	417.13				
			\$173	N13°51'05"W	429.01	S165	RAD=8.00 A	\RC=12.57	F82	N15"33'34"E	30.29	L30	S76°08'55"W	112.56				7
			***************************************			' L	N06°32'53"E	11.31	F83	N29*09'00"E	8.05	L31	N13°51'05"W	41.46				
•	END								F84	N05°03'23"W	2.40	L32	N76°08'55"E	20.00				
<b>7</b>					,				F85	N60°11'10"E	35.08	L33	S13°51'05"E	21.46				
	REBAR AND C		D						F86	S29°48'50"E	120.27	L34	N76°08'55"E	1108.92				
	PROPERTY LIN								F87	S33°21'56"W	9.51	L35	N13°18'54"W	23.71				
_	BUILDING RES	RICHOR	4 LINE		*				F88	S74°33'02"E	8.86	-	S76°08'55"W	39.32				
PUBLIC FOREST CONSERVATION EASEMENT							F89	N35°05'27"E	8.00	L36	370 00 33 W	33.32			· .			
					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	F90	\$29°48'50"E	8.60 511.16										
PUBLIC WATER, SEWER, & UTILITY EASEMENT						F91 F92	S51°32'53"W N38°27'07"W	511.16 57.37			•			,	. :			
	PUBLIC WATE	r, sewei	T, & UIII	LITTEASEME	V I				1-92	T GO ET OF TO								
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	CENTED NC	)E BAAR	***															
3	CENTERLINE	JE KUAD			7													

13.00

20.00

70.94

20.00

70.94

**GENERAL NOTES** 

1. SUBJECT PROPERTY IS ZONED M-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING

2. PROPOSED LOT LINES, EASEMENTS AND FEATURES PROVIDED BY BALTIMORE LAND DESIGN GROUP INC. SDP-14-068

3. THERE ARE STRUCTURE'S LOCATED ON EXISTING PARCEL B AND EXISTING PARCEL E TO REMAIN, NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. 4. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. 5. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE

REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. 6. RESERVATION OF PUBLIC UTILITY 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 LOCATED IN, ON, OVER AND THROUGH LOTS / PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS / PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS / 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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 DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

7. "THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ONSITE RETENTION OF 1.66 ACRES OF FOREST AND ON SITE REFORESTATION OF 0.05 ACRES. THERE WILL ALSO BE 3.95 ACRES OF OFFSITE FOREST CONSERVATION PLANTING OBLIGATION FOR "MD FOOD CENTER AUTHORITY PARCELS B-1 AND E-1" (SDP-14-068) THE FOREST CONSERVATION SURETY SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT FOR THE PROJECT. THE SURETY FOR THE 3.95 ACRES OF OFFSITE PLANTING, BASED ON \$0.50 PER SQUARE FOOT OF PLANTING, WILL BE \$86,031,00. AN ADDITIONAL SURETY OF \$1,089.00 SHALL ALSO BE POSTED FOR THE 0.05 ACRES OF ON-SITE FOREST PLANTINGS. SEE ALSO GENERAL NOTE #19 FOR ADDITIONAL INFORMATION

8. LANDSCAPING FOR FOR PARCELS B-1 AND E-1 WILL ADDRESSED UNDER SDP-14-068 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE

9. THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY MTPLS LAND SURVEYORS,

10. THERE IS NO FLOODPLAIN ON THIS SITE

11. STORMWATER MANAGEMENT IS PROVIDED FOR PARCEL 8-1 AND PARCEL E-1 PER SDP-14-068

12. THERE ARE NO WETLANDS ON THIS SITE

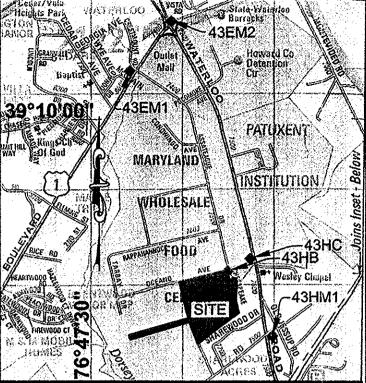
13. PREVIOUS DPZ FILE REFERENCES - ECP-14-004, SDP-83-188, SDP-87-001, F-07-194, F-82-120, F-83-062, SDP-14-068, P-65-003, P-87-060 AND WP-96-089

14. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT 43HB AND 43HC

15. DENOTES PIPE OR REBAR & CAP FOUND

16. PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.

17. REQUEST TO WAIVE SECTIONS 16.120 (o) (f) TO PERMIT THE MINIMUM PUBLIC ROAD FRONTAGE FOR AN INDUSTRIAL PARCEL TO BE REDUCED FROM 60' TO 30', 16.144 (a) AND (f) TO REQUIRE SKETCH AND PRELIMINARY PLAN SUBMISSIONS AND APPROVALS FOR AN INDUSTRIAL SUBDIVISION AND 16.155 (a) (f) TO NOT REQUIRE AN APPROVED SITE DEVELOPMENT PLAN PRIOR TO ISSUANCE OF A GRADING PERMIT FOR NON-RESIDENTIAL DEVELOPMENT (MASS GRADING), APPROVED WP-96-089 MARCH 25, 1996



**VICINITY MAP** SCALE: 1" = 2000' PER ADC MAP #41 GRID 1D & 2D

PERMIT USE #21003176

FROM ANY EXTERNAL PUBLIC STREET RIGHT-OF-WAY: 50 FT EXCEPT FOR PARKING USES AND FENCES ADJOINING PARKING USES: 30 FT FROM ANY INTERNAL PUBLIC STREET RIGHT OF WAY: 50 FT EXCEPT FOR PARKING USES AND FENCES ADJOINING PARKING USES: 10 FT FROM ANY RESIDENTIAL DISTRICT: 150 FT.

ADMINISTRATIVE ADJUSTMENT REQUEST AA14-002 TO REDUCE THE REQUIRED 150 FT STRUCTURE AND USE SETBACK FROM A RESIDENTIAL DISTRICT (ZONIN REGULATIONS SECTION 123.DD.2.C) TO 120 FT FOR A PARKING AREA WAS APPROVED ON MARCH 12, 2014 SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND COUNTY

2.THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PARKING DRIVE AISLE AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE,

3.THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNERS PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING

THIS DECISION AND ORDER HAD ORIGINALLY BEEN SIGNED BY THE PLANNING DIRECTOR ON MARCH 5, 2014, SUBSEQUENT TO THE ISSUANCE OF THAT DECISION, IT WAS DISCOVERED THAT APPROVAL CONDITION \*2 CONTAINED AN ERRONEOUS REFERENCE TO RETAINING WALL. THIS REVISED DECISION AND ORDER CORRECTS AND SUPERSEDES THAT OF MARCH 5, 2014.

19. THE ONSITE FOREST CONSERVATION EASEMENT ENCOMPASSES A TOTAL OF 1.71 ACRES (FCE 1 - 0.79 ACRES, FCE 2 0.92 ACRES) OF THIS ACREAGE 1.66 ACRES IS RETAINED FOREST AND 0.05 ACRES IS FOREST PLANTING. THE FOREST PLANTING WILL BE LOCATED WITHIN THE LIMITS OF FCE 2. AN OFFSITE PLANTING AREA OF 3.95 ACRES WILL BE CREATED TO ADDRESS THE REMAINING REFORESTATION /AFFORESTATION OBLIGATION FOR THIS PROJECT. THE OFFSITE PLANTING WILL OCCUR ON THE HAY MEDOW PROPERTY. THE OFFSITE PLANTING EASEMENT IS RECORDED ON THE REVISION PLAT FOR HAYMEDOW PARCEL 'B' (BEING A RESUBDIVISION TO PARCEL 'B', AS SHOWN ON PLATS ENTITLED "HAY MEDOW PARCEL 'B' AND LOT 5 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS 22332 & 22333)



### OWNER

C/O DONALD J. DARNALL, EXECUTIVE DIRECTOR

## **DEVELOPER**

MERRITT PROPERTIES LLC ATTN: STUART B. FOARD, P.E. LEED AP 2066 LORD BALTIMORE DRIVE BALTIMORE, MARYLAND 21244 410-250-5699

THE PURPOSE OF THIS PLAT IS TO RELOCATE THE COMMON PARCEL LINES BETWEEN PARCEL B AND PARCEL E OF THE MARYLAND WHOLESALE FOOD AUTHORITY AND TO ESTABLISH A FOREST CONSERVATION EASEMENT, A PUBLIC DRAINAGE AND UTILITY EASEMENT, THREE (3) PRIVATE STORM WATER MANAGEMENT EASEMENTS AND SEVEN (7) PRIVATE DRAINAGE/UTILITY EASEMENTS

RECORDED AS PLAT NUMBER 3307 ON 10 AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION MARYLAND WHOLESALE FOOD CENTER - PARCELS B-1 and E-1

A RESUBDIVISION OF PARCELS 'B' AND 'E' SHOWN ON PREVIOUS PLATS #5461 AND #12210, SECTION 3, BLOCK'S A & C

DPZ SUB FILE #'S F-82-120,P-87-050,P-82-007,SDP-83-188 ZONING M-2

TAX MAP: 43 GRID: 21

PARCEL: 662 & 696 LOT: PAR B & PAR E 6TH ELECTION DISTRICT - HOWARD CO., MARYLAND

PLAT 1 of 5 DATE: SEPTEMBER 2014 SCALE: AS SHOWN

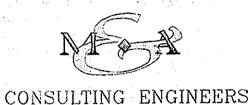
THE MARYLAND FOOD CENTER AUTHORITY 7801 OCEANO DRIVE JESSUP, MARYLAND 20794

SURVEYOR'S CERTIFICATE " I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SURDIVISION OF ALL OF THE LANDS CONVEYED BY THE STATE OF MARYLAND FOR AND ON BEHALF OF THE DEPARTMENT OF CORRECTIONAL SERVICES BY THE BOARD OF PUBLIC WORKS OF THE STATE OF MARYLAND AND THE COMMISSIONER OF THE DEPARTMENT OF CORRECTIONAL SERVICES OF THE STATE OF MARYLAND AND ARCANCELO AND EMDIA MACCIOCCA TO THE GREATER BALTIMORE CONSOLIDATED WHOLESALE FOOD MARKET AUTHORITY AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 508. FOLIO 782 AND LIBER 510, FOLIO 205, AND THAT ALL MONUMENTS ARE IN A 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

GLENN M. SUTPHIN, PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 325 COMMISSION EXPIRES 9-20-16

CODE OF MARYLAND, AS AMENDED.

# MESSICK & ASSOCIATES\*



PLANNERS AND SURVEYORS 2120 RENARD COURT ANNAPOLIS, MARYLAND 21401 (410) 266-3212 \* FAX (410) 266-3502 www.messickandassociates.com . MESSICK GROUP, INC. T/A MESSICK AND ASSOCIATES

