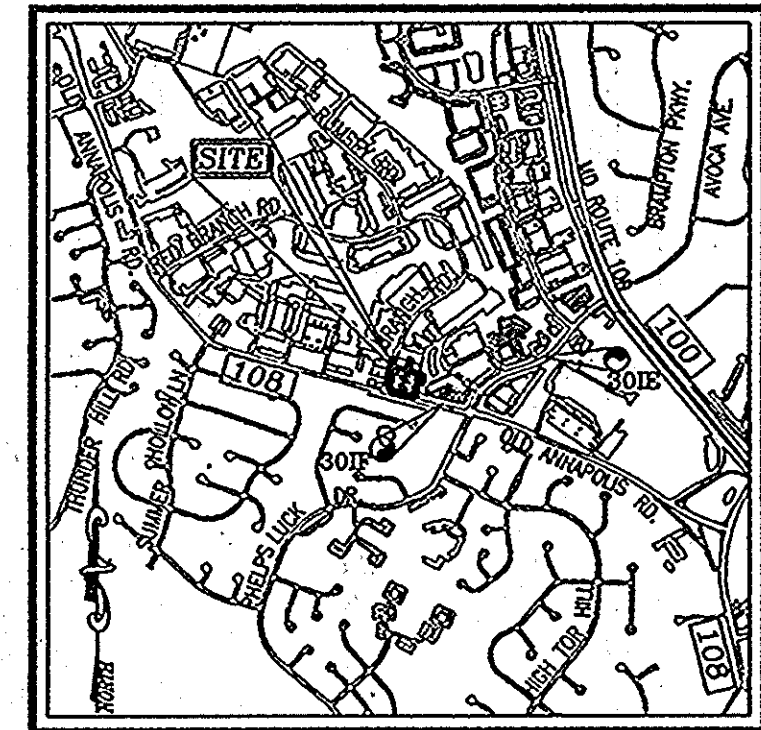


GENERAL NOTES

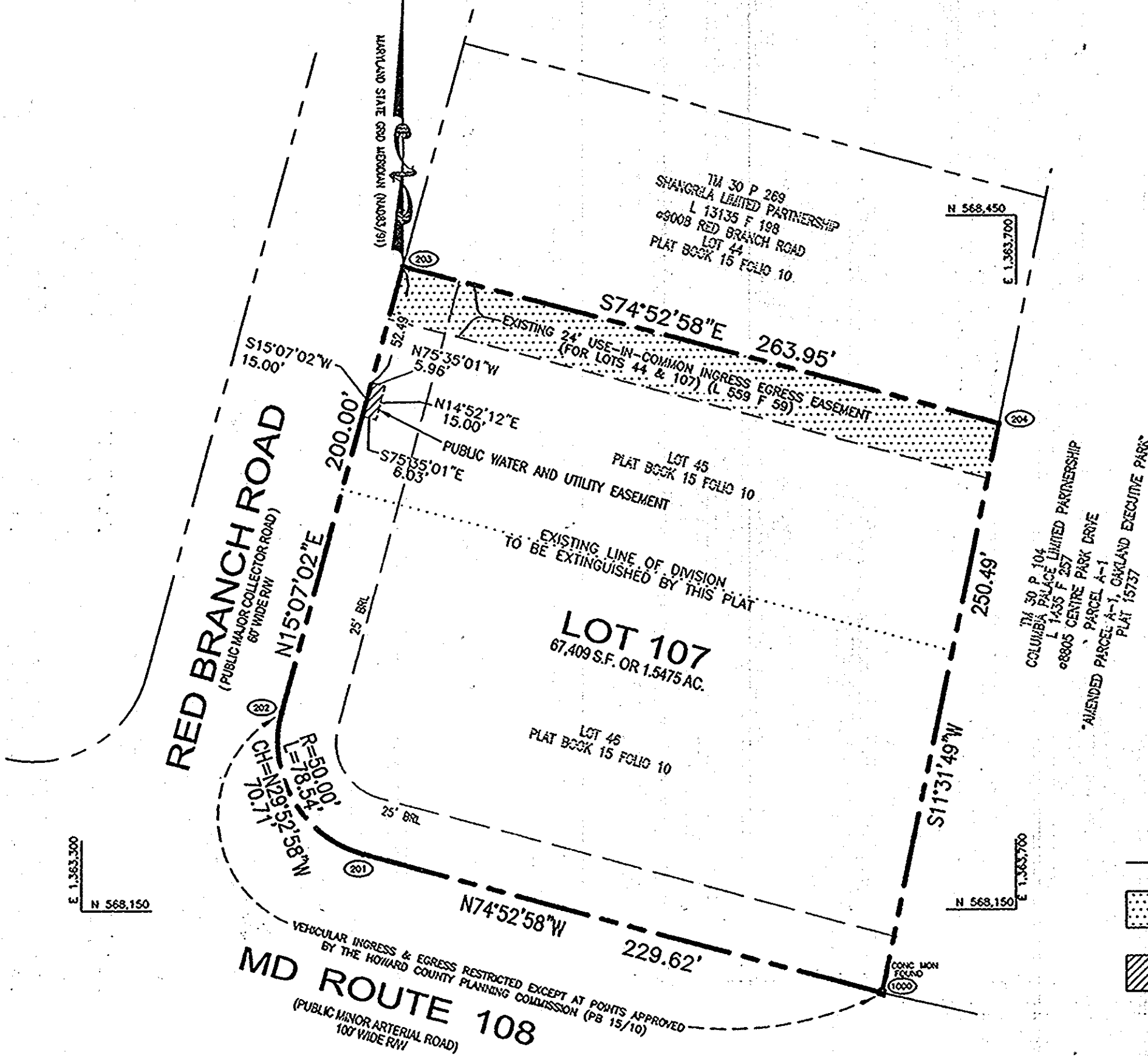
- THE SUBJECT PROPERTY IS ZONED NT 'NEW TOWN' PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS ARE PUBLIC AND PROVIDED UNDER CONTRACT NUMBER 228-V&S.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- COORDINATES BASED UPON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 301E AND 301F.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
 - DENOTES IRON PIPE OR BAR FOUND
 - DENOTES STONE OR MONUMENT FOUND
 - ⊗ DENOTES REBAR WITH CAP SET
- BRL DENOTES BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 18, 2014 BY ROBERT H. VOGEL ENGINEERING, INC.
- THERE ARE EXISTING STRUCTURE(S) LOCATED ON EXISTING LOT 45 & PARCEL 46 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURE(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS PROJECT.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR THE FOREST CONSERVATION BECAUSE IT IS IN THE NT ZONING DISTRICT AND THIS PROPERTY HAS A SITE DEVELOPMENT PLAN APPROVED PRIOR TO DECEMBER 31, 1992.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE FOR LANDSCAPING AS NO NEW LOTS ARE BEING CREATED BY THIS SUBDIVISION, ONLY A LOT LINE ADJUSTMENT.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION 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 (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 EASEMENT, 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- PERIMETER, SWM AND PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$6,900 FOR 12 SHADE TREES AND 20 EVERGREENS SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE DEVELOPMENT PLAN, SDP-15-009.
- ~~THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR THE FOREST CONSERVATION BECAUSE IT IS IN THE NT ZONING DISTRICT AND THIS PROPERTY HAS A SITE DEVELOPMENT PLAN APPROVED PRIOR TO DECEMBER 31, 1992.~~
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH 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.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ENVIRONMENTAL SITE DESIGN UTILIZING A MICRO-BIOTENTION (M-6) FACILITY TO ACCOMMODATE THE TOTAL ESD VOLUME REQUIRED. THE SWM FACILITY SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THIS PROJECT RECEIVED APPROVAL FROM OAKLAND RIDGE BUSINESS CENTER INC. GRANTING APPROVAL ON 07/07/14.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH FDP-25-A-4.

COORDINATE TABLE

NO.	NORTHING	EASTING
201	568173.9912	1363420.9466
202	568235.3007	1363385.7167
203	568428.3750	1363437.8744
204	568359.5375	1363692.6931
1000	568114.1065	1363642.624



VICINITY MAP
SCALE: 1"=2000'
ADC MAP/GRID = 16/4C



LEGEND

- EXISTING 24' USE-IN-COMMON INGRESS EGRESS EASEMENT (FOR LOTS 44 & 107) (L 559 F 59)
- PUBLIC WATER & UTILITY EASEMENT

AREA TABULATION CHART

	TOTAL
BUILDABLE LOTS TO BE RECORDED	1
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS AND PARCELS TO BE RECORDED	1
AREA OF BUILDABLE LOTS TO BE RECORDED	1.5475 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	0
AREA OF LOTS AND PARCELS TO BE RECORDED	1.5475 AC
AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	1.5475 AC

THE REQUIREMENTS OF § 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 5/19/15
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Andy Schwan 5/19/15
BUY THE BOOK LLC
AUTHORISED PERSON

OWNER / DEVELOPER
BUY THE BOOK LLC
C/O ENTERPRISE INFORMATION
9002 RED BRANCH ROAD
COLUMBIA, MD 21045
(443) 713-4130

PURPOSE
THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 45 & 46 INTO LOT 107 AND ESTABLISH A PUBLIC WATER & UTILITY EASEMENT.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chad Chubb 6-3-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vest S. Deery 6-15-15
DIRECTOR MH DATE

OWNER'S CERTIFICATE

BUY THE BOOK LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 19 DAY OF May 2015.

Andy Schwan
BUY THE BOOK LLC
AUTHORISED PERSON

Thomas M. Hoffman
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM SUE TRUST II TO BUY THE BOOK, LLC, BY DEED DATED MAY 10, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8320, FOLIO 317.

I HEREBY FURTHER 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 THAT THE BOUNDARY 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. Hoffman 5/19/15
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267



ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
BLADENBORO, MD 21043 FAX: 410.481.9921

RECORDED AS PLAT No. 23390 ON 6/18/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT OF COLUMBIA
OAKLAND RIDGE INDUSTRIAL PARK, SECTION 2
LOT 107

A CONSOLIDATION OF LOTS 45 & 46,
COLUMBIA, OAKLAND RIDGE INDUSTRIAL PARK, SECT. 2, PLAT BOOK 15/10

DPZ REF'S: FDP-25-A-4, P.B.15 F.10, ECP-14-088

ZONED: NT
TAX MAP 30, BLOCK 17, PARCEL 269
2TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' FEBRUARY 16, 2015

SHEET 1 OF 1

K:\PROJECTS\14-10 SURVEY\DWG\PLAT1.DWG