

GENERAL NOTES

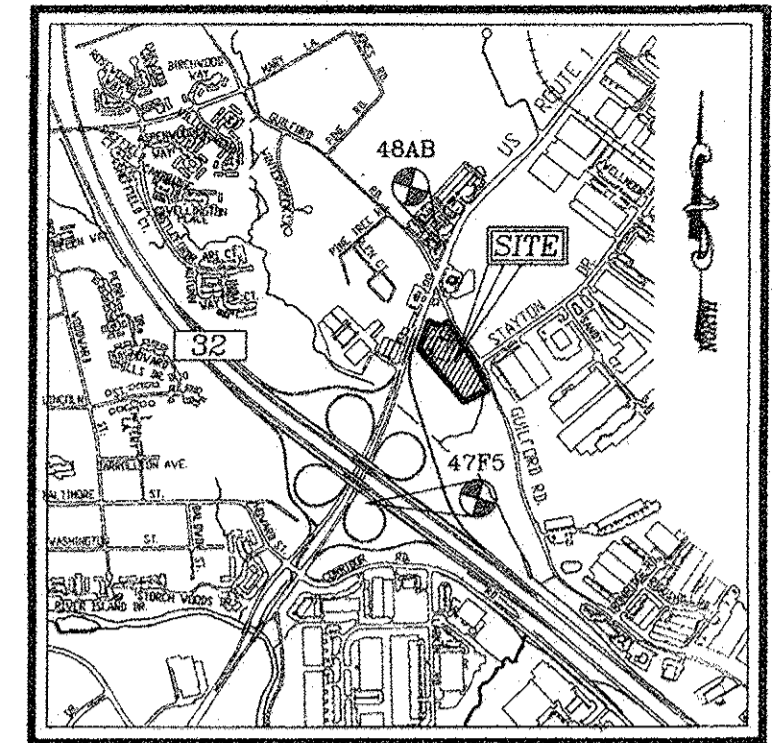
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 47F5 AND 48AB
47F5 N: 535,985.0412, E: 1,366,653.4555
48AB N: 538,384.4474, E: 1,366,415.7904
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JULY 2013.
- Ø 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-CL-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.4.0 OF THE ZONING REGULATIONS.
- 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.
- 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.
- 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 AC OF FOREST CONSERVATION REQUIREMENT IS PROVIDED BY THE FOREST BANK ESTABLISHED IN CONJUNCTION WITH THE GLENS OF GULFORD (F-09-112).

COORDINATE TABLE		
NO.	NORTH	EAST
206	536907.2367	1366665.6067
316	537111.1978	1366882.4699
317	537022.2398	1366920.2458
318	537319.5227	1366772.3417

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	△	CHORD BEARING
C-1	1315.00'	185.61'	92.96'	8°05'14"	S 30°37'25" E
C-2	1392.39'	283.33'	142.16'	11°39'32"	S 28°50'16" E

LEGEND

- VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT TO BENEFIT AVANTI-HASLUP PROPERTY PARCELS 'B-1' AND 'B-3'
- VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT TO BENEFIT THE DAY RESOURCE CENTER PARCEL B
- VARIABLE WIDTH PRIVATE ACCESS EASEMENT TO BENEFIT THE DAY RESOURCE CENTER PARCEL B
- VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT
- EXISTING 20' WIDE PUBLIC WATER & UTILITY EASEMENT



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 20 GRID E6

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Edward J. Glawe 11 OCTOBER 2017
EDWARD J. GLAWE DATE
LAND SURVEYOR, 21391

James M. Irvin 10/24/17
JAMES M. IRVIN DATE
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

AREA TABULATION

NUMBER OF EASEMENTS TO BE RECORDED	4
PRIVATE SANITARY EASEMENT	0.01455 ACRES
PRIVATE ACCESS EASEMENT	0.21989 ACRES
DRAINAGE AND UTILITY EASEMENT	0.08616 ACRES
PUBLIC WATER EASEMENT	0.15004 ACRES

OWNER / DEVELOPER

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043
(410) 313-4401

OWNER'S CERTIFICATE

WE, THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, OWNERS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
WITNESS OUR HANDS THIS 24 DAY OF OCTOBER, 2017.

James M. Irvin 10/24/17
JAMES M. IRVIN, DIRECTOR
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Megan C. Ruggieri

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN IS CORRECT; THAT IT IS A REVISION OF EASEMENTS TO BENEFIT AVANTI-HASLUP PROPERTY PARCELS B-1, B-3 OF PLAT 23546 AND THE DAY RESOURCE CENTER PARCEL B.
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 LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE 04 JUNE 2019.

Edward J. Glawe 26 SEPTEMBER 2017
EDWARD GLAWE DATE
LAND SURVEYOR Edward.Glawe@timmons.com



PURPOSE NOTE

- THE PURPOSE OF THIS PLAT IS TO:
- DELINEATE PRIVATE SEWER & UTILITY EASEMENT
 - DELINEATE PRIVATE ACCESS EASEMENT TO BENEFIT THE DAY RESOURCE CENTER, PARCEL 'B'
 - DELINEATE PRIVATE DRAINAGE & UTILITY EASEMENT TO BENEFIT PARCELS 'B-1' AND 'B-3'
 - DELINEATE PUBLIC WATER EASEMENT TO BENEFIT THE DAY RESOURCE CENTER, PARCEL 'B'

**PLAT OF REVISION
AVANTI-HASLUP PROPERTY
PARCEL B-2**

EASEMENTS OF PARCEL "B-2"
"AVANTI-HASLUP PROPERTY", PLAT NO. 23546
ZONED CE-CL-CR (PARCEL B)
TAX MAP 48, BLK: 12, PARCEL 95 (PARCEL B)
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

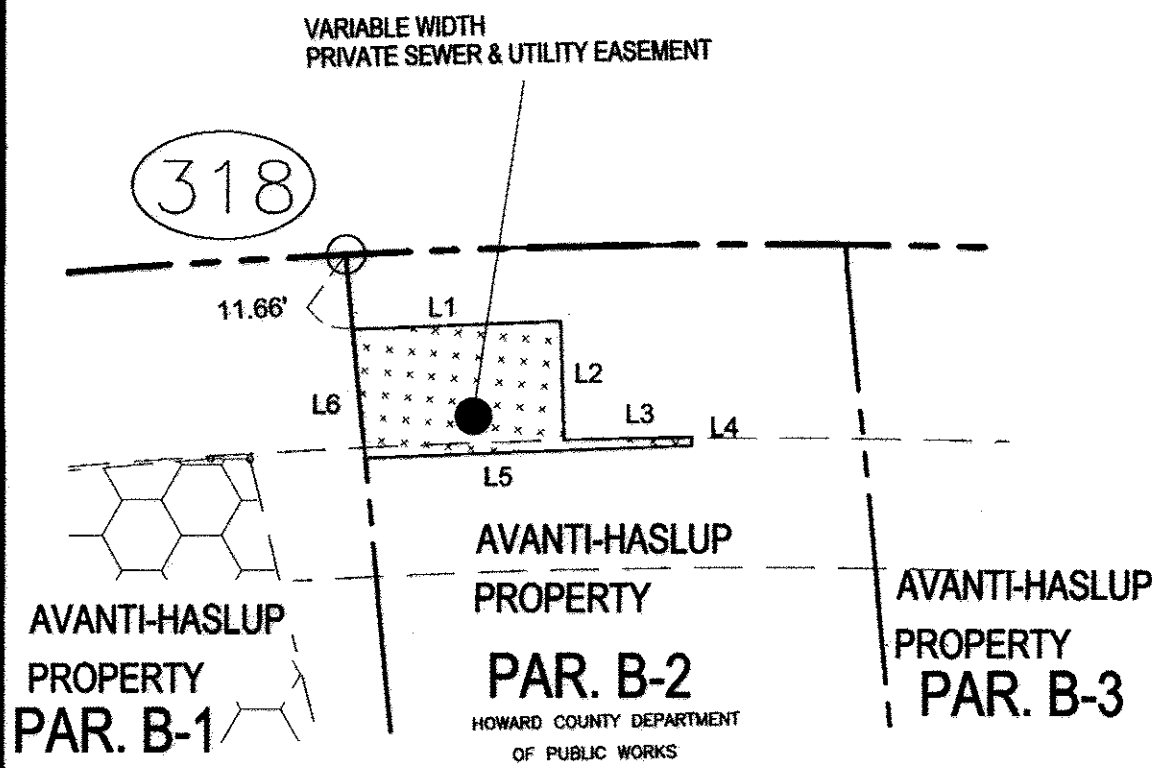
SCALE 1" = 100' 12 JULY 2017
GRAPHIC SCALE
100' 0 100' 200' 300'

SHEET 1 OF 2

GUILFORD ROAD

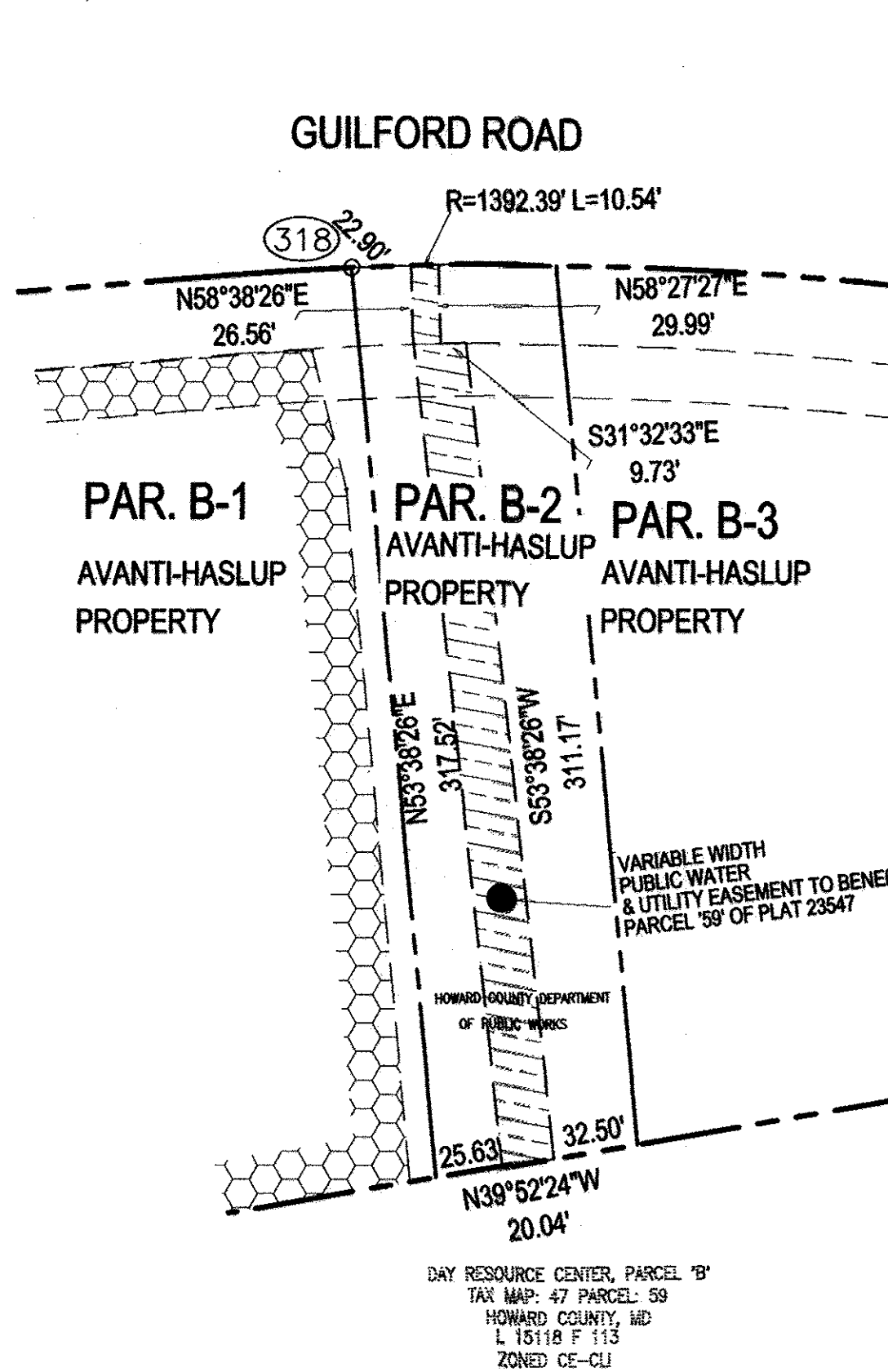
DETAIL OF PRIVATE SEWER & UTILITY EASEMENT

SCALE: 1" = 30'



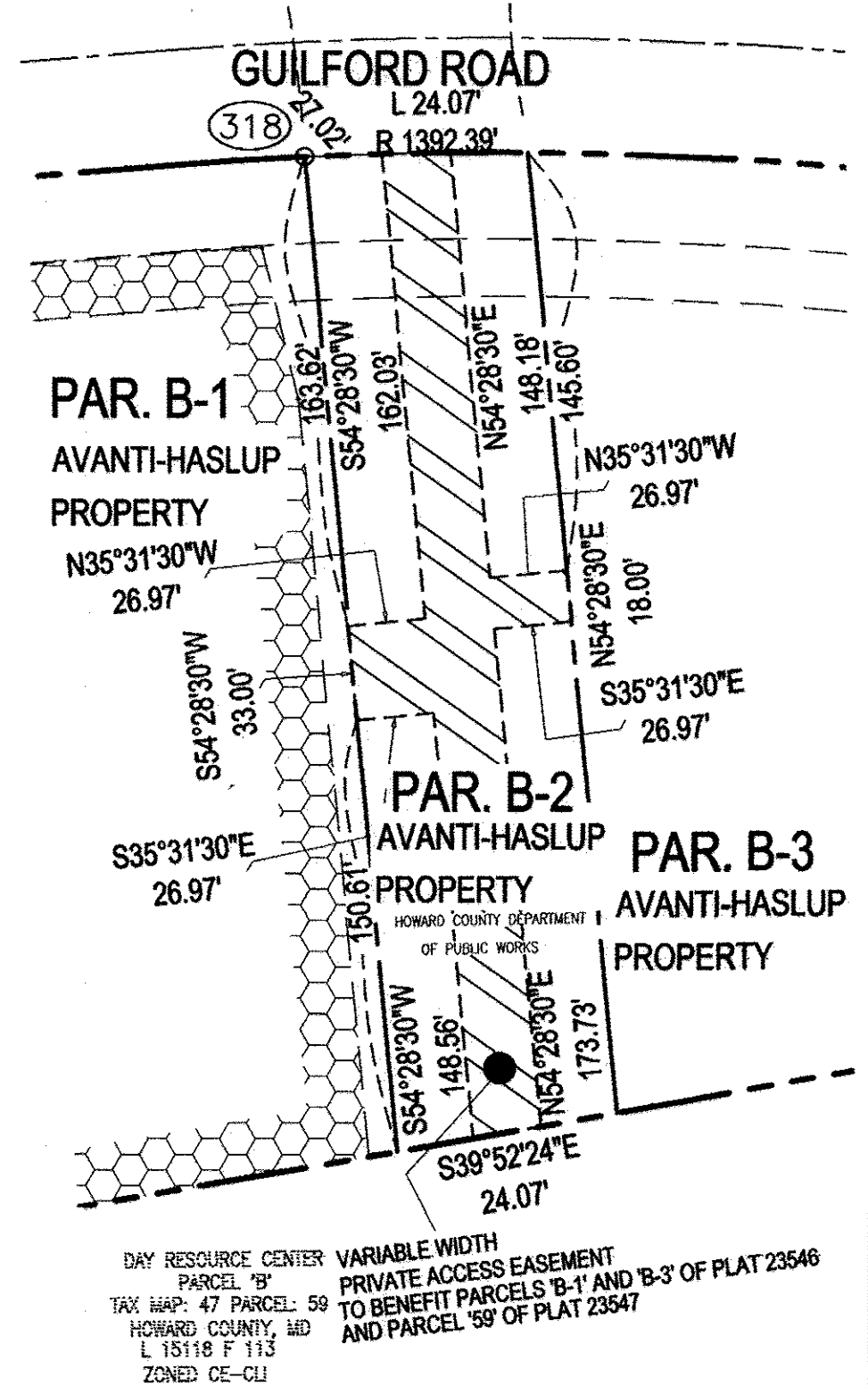
DETAIL OF PUBLIC WATER & UTILITY EASEMENT

SCALE: 1" = 60'



DETAIL OF PRIVATE ACCESS EASEMENT

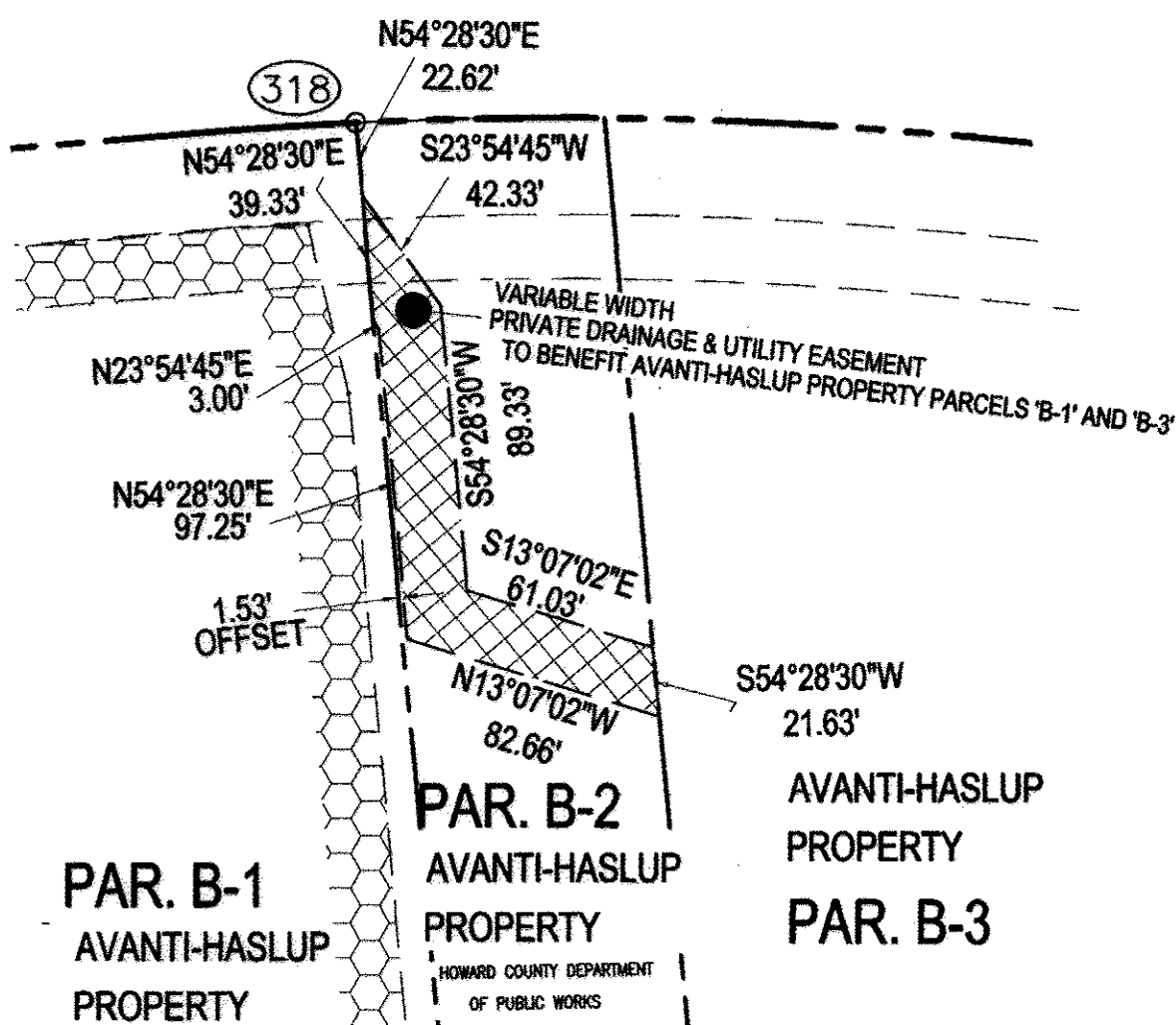
SCALE: 1" = 60'



GUILFORD ROAD

DETAIL OF PRIVATE DRAINAGE & UTILITY EASEMENT

SCALE: 1" = 60'



LEGEND

	VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT TO BENEFIT AVANTI-HASLUP PROPERTY PARCELS 'B-1' AND 'B-3'
	VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT TO BENEFIT THE DAY RESOURCE CENTER PARCEL B
	VARIABLE WIDTH PRIVATE ACCESS EASEMENT TO BENEFIT THE DAY RESOURCE CENTER PARCEL B
	VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

OWNER / DEVELOPER
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
3430 COURT HOUSE DRIVE ELLICOTT CITY, MARYLAND 21043 (410) 313-4401

RECORDED AS PLAT No. **24588** ON **3/16/18** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/15/18
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 3/16/18
DIRECTOR

OWNER'S CERTIFICATE

WE, THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, OWNERS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
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[Signature] 10/24/17
JAMES M. IRVIN, DIRECTOR
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature]

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[Signature] 20 SEPTEMBER 2017
EDWARD GLAWE
LAND SURVEYOR



PLAT OF REVISION AVANTI-HASLUP PROPERTY PARCEL B-2

EASEMENTS OF PARCEL "B-2" "AVANTI-HASLUP PROPERTY", PLAT NO. 23546
ZONED CE-CL1-CR
TAX MAP 48, BLK: 12, PARCEL 95 (PARCEL B)
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
12 JULY 2017

06-72 SURVEY.dwg RECORD PLAT SALVATION ARMY RPLAT-6 EXHIBITS.dwg