

GENERAL NOTES

1. THE PROJECT SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
2. SUBJECT PROPERTY IS ZONED M-2 PER THE 2013 COMPREHENSIVE ZONING REGULATIONS ADOPTED 10/6/2013.
3. PUBLIC WATER TO BE UTILIZED. (CAPITAL PROJECT W-8245, CONTRACT NO. 14-4852)
4. PUBLIC SEWER IS TO BE UTILIZED. (CAPITAL PROJECT W-8245, CONTRACT NO. 14-4852)
5. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 1/27/2020, ON WHICH DATE DEVELOPER AGREEMENT # N/A WAS FILED AND ACCEPTED. * NO DA REQUIRED FOR CAPITAL PROJECT # F-5975
6. STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
7. PLAT IS BASED ON A FIELD-RUN MONUMENTED BOUNDARY SURVEY BY SHANABERGER AND LANE, DATED DECEMBER, 2011. THE COURSES AND COORDINATES SHOWN THEREON ARE BASED ON THE FOLLOWING HOWARD COUNTY MONUMENTS:

POINT	NORTHING	EASTING	ELEVATION
43BC	N 549592.09	E 1375466.62	214.092
43BB	N 550534.19	E 1376905.25	209.335

8. EXISTING WETLANDS ARE SHOWN WITH ASSOCIATED WETLAND BUFFER. WETLANDS DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON JUNE 17, 2013 AND SUBMITTED WITH SDF-18-014.
9. THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
10. A FOREST STAND DELINEATION WAS PREPARED BY ECO SCIENCE PROFESSIONALS DATED JUNE 17, 2013 AND A RE-CERTIFICATION WAS DONE, AUGUST 2017 AND SUBMITTED WITH SDF-18-014.
11. FOREST CONSERVATION: THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION OBLIGATIONS AND WILL BE FULFILLED BY ON-SITE RETENTION OF 0.8 ACRES, 0.7 ACRES RETENTION CREDIT AND THE REMAINING OBLIGATION OF 2.2 ACRES OF REFORESTATION WILL BE MET THROUGH THE PURCHASE OF CREDIT WITHIN EXISTING FOREST CONSERVATION BANK, ROSHAN PROPERTY, AS RECORDED ON RE-16-004(S1) & SDF-16-041(S1).
12. 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 DECLARATION BY HOWARD COUNTY ARE ALLOWED.
13. A LANDSCAPE PLAN FOR THIS PROJECT HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND OF THE HOWARD COUNTY LANDSCAPE MANUAL AND HAS BEEN SUBMITTED AND APPROVED WITH SDF-18-014. PROPOSED PLANTING CALCULATIONS CAN BE FOUND ON SHEET 26 OF SDF-18-014. THIS IS A COUNTY PROJECT; LANDSCAPING SURETY IS NOT REQUIRED.
14. NO 100 YEAR FLOODPLAINS, STREAMS OR REGULATED STEEP SLOPES EXIST ONSITE.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:

BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

TOTAL AREA OF LOTS AND/OR PARCELS:

BUILDABLE	5.6863 ACRES±
NON-BUILDABLE	0.0000 ACRES±
OPEN SPACE	0.0000 ACRES±
PRESERVATION PARCELS	0.0000 ACRES±

TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS

INCLUDING WIDENING STRIPS	0.0000 ACRES±
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TOTAL AREA OF SUBDIVISION TO BE RECORDED

TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.6863 ACRES±
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APPROVED: FOR PUBLIC WATER & SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.

BeNijon for Maurea Roseman 1/9/2020
COUNTY HEALTH OFFICER H.O. DATE

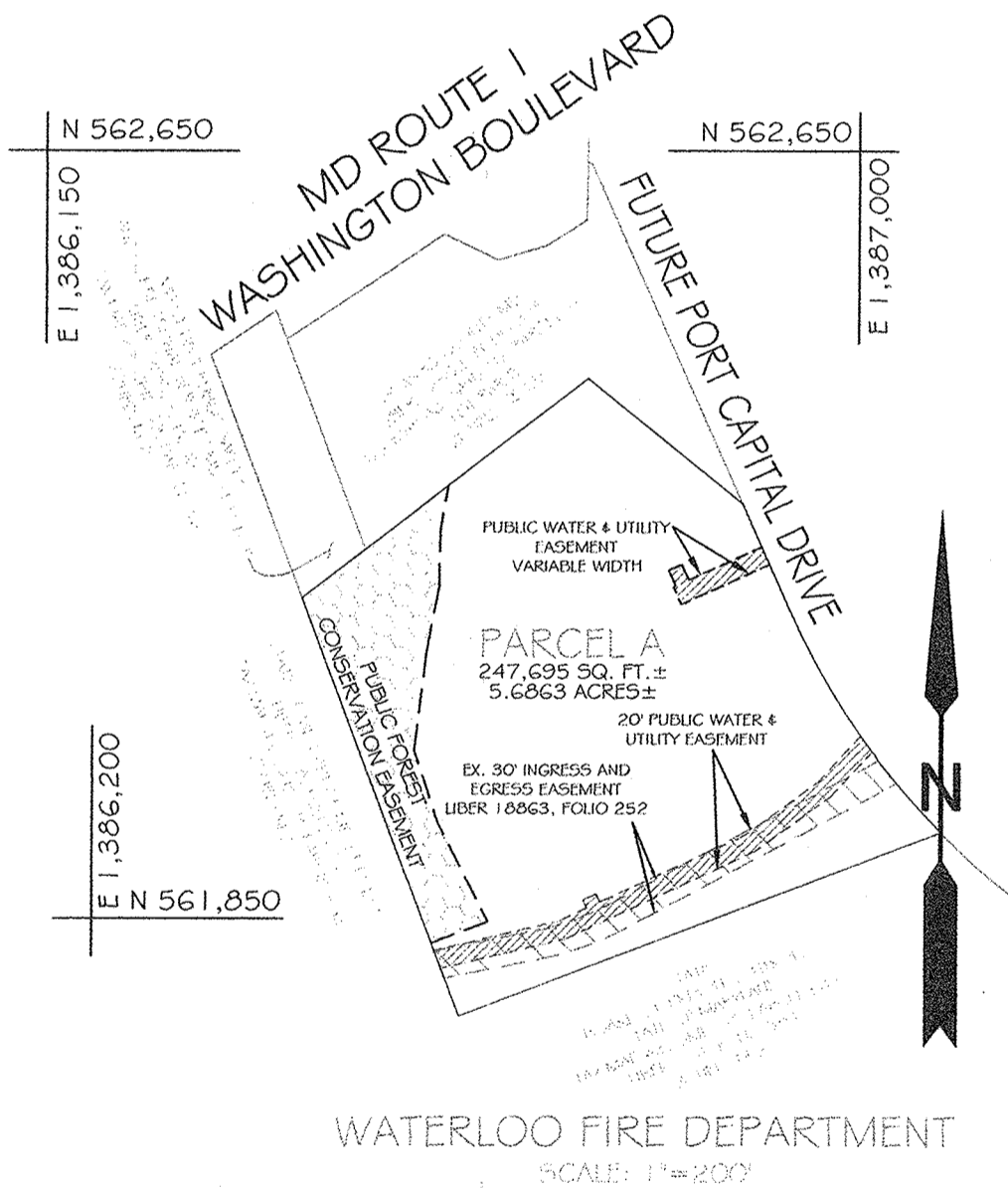
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Shelley Church 1/21/20
CHIEF, DEVELOPMENT ENGINEERING & DATE
DIVISION

Julia Sauer 1/27/20
DIRECTOR DATE

GENERAL NOTES

15. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN, EXCEPT AS APPROVED BY HOWARD COUNTY AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
16. THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS FOR THIS PROJECT IS CONTAINED IN REPORTS PREPARED BY HERBST BENSON & ASSOCIATES DATED FEBRUARY 14, 2012 AND SUBMITTED WITH SDF-18-014.
17. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
18. ALTERNATIVE COMPLIANCE PETITION WP-14-048 WAS APPROVED ON 1/11/13 TO WAIVE SECTION 16.1205(A)(7) REQUIRING RETENTION OF SPECIMEN TREES TO ALLOW REMOVAL OF THREE (3) SPECIMEN TREES SUBJECT TO THE FOLLOWING CONDITION:
1. THE DEVELOPER SHALL BE REQUIRED TO FULFILL REQUIREMENTS OF THE LANDSCAPE MANUAL AND FOREST CONSERVATION OBLIGATIONS UNDER THE SITE DEVELOPMENT PLAN TO BE SUBMITTED FOR THE PROPOSED DEVELOPMENT WHICH WILL SERVE TO MITIGATE REMOVAL OF SPECIMEN TREES.
19. ALTERNATIVE COMPLIANCE PETITION WP-18-077 WAS APPROVED ON 03/05/2018 TO WAIVE SECTION 16.1205(a)(7) REQUIRING THE PRESERVATION OF TREES GREATER THAN 30" DBH IN SIZE OR 75% OF THE DIAMETER OF A STATE CHAMPION TREE TO ALLOW THE REMOVAL OF TWO (2) SPECIMEN TREES SUBJECT TO THE FOLLOWING CONDITIONS:
1. INDICATION OF THIS ALTERNATIVE COMPLIANCE FILE NUMBER (WP-18-077) ON SHEET 1 OF THE SITE DEVELOPMENT PLAN. SDF-18-014, INCLUDING SECTION NUMBER, CONDITIONS OF APPROVAL AND DATE OF DECISION.
2. MITIGATE AT A 2:1 THE REMOVAL OF THE TWO (2) SPECIMEN TREES. REPLACEMENT TREES SHALL BE 4 NATIVE SHADE TREES OF 2.5" CALIPER AND PLANTED IN THE OPEN AREA (THE NORTH-WEST PROPERTY CORNER) OF THE PROPOSED FOREST CONSERVATION EASEMENT.



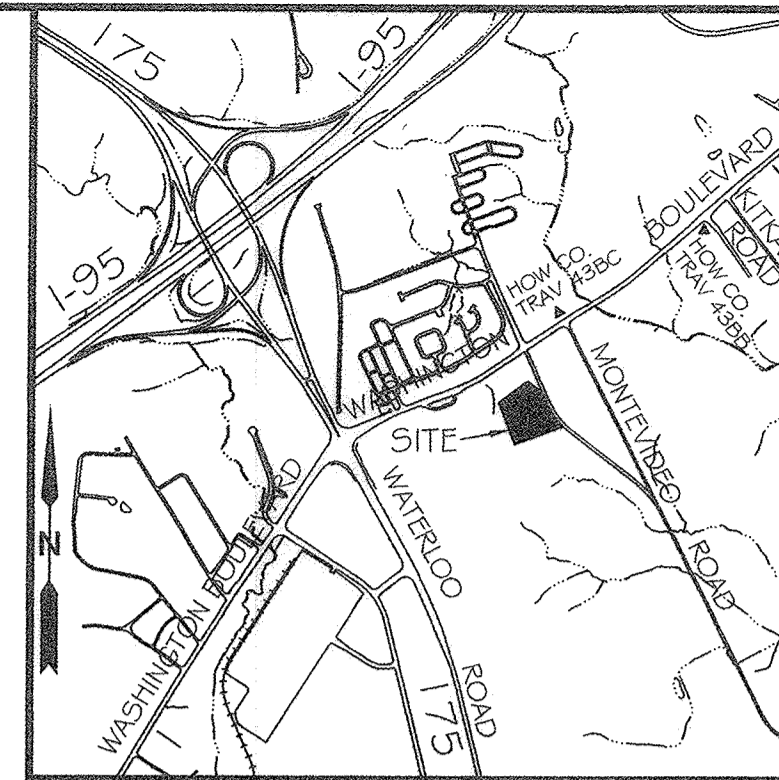
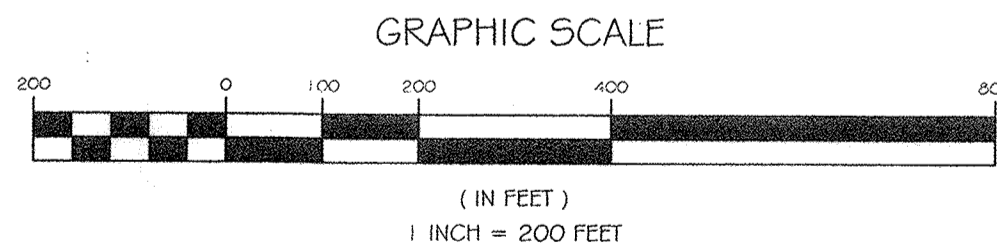
GENERAL NOTES

20. DESIGN MANUAL WAIVER WAS APPROVED ON 04/15/14 FOR DESIGN MANUAL VOLUME III/IV SECTION 2.6C, DETAIL R6.09 AND DESIGN MANUAL VOLUME I, SECTION 5.1.1 A & C, AND SECTION 5.32A, WAIVER TO DESIGN MANUAL III/IV ALLOWS A 55' WIDE COMMERCIAL ENTRANCE INSTEAD OF THE MAXIMUM 35' ALLOWED. DESIGN MANUAL WAIVERS TO VOLUME I ALLOWS THE USE OF THE CHANGE IN CURVE NUMBER TO ANALYZE THE 10 YEAR AND 100 YEAR STORMWATER MANAGEMENT REQUIREMENTS AND TO ALLOW 2:1 SIDE SLOPES ADJACENT TO ROADS AND DRIVEWAYS FOR STORMWATER MANAGEMENT FACILITIES.
21. THE PROJECT IS SUBJECT TO THE HOWARD COUNTY GREEN BUILDINGS LAW SET FORTH IN TITLE 3, SUBTITLE 10 OF THE HOWARD COUNTY CODE.
22. THIS PROJECT HAS BEEN REGISTERED WITH THE USGBC AS WATERLOO FIRE STATION PROJECT ID 1000025211 ON JUNE 6, 2012.
23. THIS FINAL PLAT IS SUBJECT TO THE FEB. 5, 2003 AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. 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, OR AS APPROVED BY THE HOWARD COUNTY COUNCIL.
24. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
25. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.

26. 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 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(S) CONVEYING SAID LOT(S)/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, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

27. THE REQUIREMENTS OF SECTION 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 THE MARKERS HAVE BEEN COMPLIED WITH.

G. Scott Shanaberger 12/23/19
G. SCOTT SHANABERGER DATE
Mark G. Stranich 12/27/2019
OWNER DATE



VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 5054 F3

SHEET INDEX	
SHEET 1	INDEX SHEET AND GENERAL NOTES
SHEET 2	PARCEL INFORMATION

OWNER/DEVELOPER
HOWARD COUNTY, MARYLAND
OF PUBLIC WORKS
C/O MICHAEL KAMINETZ, P.E.
9250 BENDIX ROAD
COLUMBIA, MARYLAND 21045
(410) 313-5781

SURVEYOR
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELICOTT CITY, MD. 21043
(410)-461-9563

OWNER'S CERTIFICATE

WE, HOWARD COUNTY, MARYLAND, OWNERS OF THE THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 FLOODPLAINS, 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 27th DAY OF DECEMBER, 2019.

BY *Mark G. Stranich* 12/27/2019 DATE
WITNESS *Taylor Busami* 12/27/2019 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND WHICH WAS CONVEYED BY THE STATE OF MARYLAND TO THE USE OF THE DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES AND THE MARYLAND STATE POLICE UNTO HOWARD COUNTY, MARYLAND BY DEED DATED AUGUST 27, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 18863, FOLIO 252; AND THAT ALL MONUMENTS ARE IN 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 CODE OF MARYLAND AS AMENDED.

G. Scott Shanaberger 12/23/19
G. SCOTT SHANABERGER, PROFESSIONAL L.S. DATE
EXP. DATE 4/2/2020



RECORDED AS PLAT # **25338** ON 1/31/2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT
WATERLOO FIRE STATION
PARCEL A

PREVIOUS COUNTY FILES:
ECP-14-025, WP-14-048, SDF-18-014, WP-18-077
1st ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 43 BLOCK 9 PARCELS 745
ZONING: M-2
SCALE: 1"=50' DATE: 12/23/19
SHEET 1 OF 2

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	789.00'	286.05'	20°42'11"	144.61'	S34°35'06"E	284.49'
WC1	789.00'	20.39'	1°28'49"	10.19'	S36°07'55"E	20.39'

BOUNDARY POINTS

POINT	NORTHING	EASTING
855	548895.65	1375082.15
897	548717.86	1374849.99
899	548324.12	1374914.11
1000	548764.85	1375244.45
1005	548657.20	1375292.82
1009	548422.99	1375454.30
1013	548667.05	1374783.64
1014	548230.65	1374949.67

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F1	S69°08'11"W	62.88'
F2	S2°56'19"E	116.43'
F3	S1°08'20"E	78.68'
F4	S6°50'34"W	104.78'
F5	S1°08'43"W	68.08'
F6	S1°27'52"W	60.31'
F7	S9°40'10"W	45.16'
W1	S76°27'34"W	135.56'
W2	S65°12'34"W	30.67'
W3	S24°47'26"E	9.17'
W4	S65°12'34"W	15.00'
W5	N24°47'26"W	9.17'
W6	S65°12'34"W	167.16'
W7	S53°57'34"W	94.10'
W8	S42°42'34"W	65.67'
W9	S42°42'34"W	63.69'
W10	S53°57'34"W	98.04'
W11	S65°12'34"W	216.78'
W12	S76°27'34"W	134.97'
W13	N2°08'49"E	20.16'
W14	S65°48'05"W	101.23'
W15	S24°11'55"E	20.00'
W16	S65°48'05"W	2.50'
W17	S24°11'55"E	17.63'
W18	S65°48'05"W	15.00'
W19	S24°11'55"E	17.63'
W20	S65°48'05"W	83.73'

TABULATION OF FINAL PLAT

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BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS:	
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OPEN SPACE	0.0000 ACRES±
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TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.6863 ACRES±

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

Belifon for Maurea Rossman 1/9/2020
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Chief Clerk 1-21-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Julia
DIRECTOR DATE

OWNER'S CERTIFICATE

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BY *Scott Shanaberger* 12/22/2019 DATE
WITNESS *Taylor Bilew* 12/22/2019 DATE

SURVEYOR'S CERTIFICATE

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Scott Shanaberger 12/23/19 DATE
G. SCOTT SHANABERGER, PROFESSIONAL LAND SURVEYOR
EXP. DATE 4/2/2020



RECORDED AS PLAT # 25339 ON 1/31/2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT
WATERLOO FIRE STATION
PARCEL A

PREVIOUS COUNTY FILES:
ECP-14-025, WP-14-048, SDP-18-014, WP-18-077
1st ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 43 BLOCK 9 PARCELS 745
ZONING: M-2
SCALE: 1"=100' DATE: 12/23/19
SHEET 2 OF 2

THE REQUIREMENTS OF SECTION 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 THE MARKERS HAVE BEEN COMPLIED WITH.

Scott Shanaberger 12/23/19 DATE
G. SCOTT SHANABERGER
Scott Shanaberger 12/23/2019 DATE
OWNER

LEGEND

- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT
- OFF-SITE WETLANDS
- 25' WETLAND BUFFER
- CONC. MONUMENT FD.
- 1" IRON PIPE FD. ON-LINE

SHEET 1	INDEX SHEET AND GENERAL NOTES
SHEET 2	PARCEL INFORMATION

OWNER/DEVELOPER

HOWARD COUNTY, MARYLAND OF PUBLIC WORKS
C/O MICHAEL KAMINETZ, P.E.
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