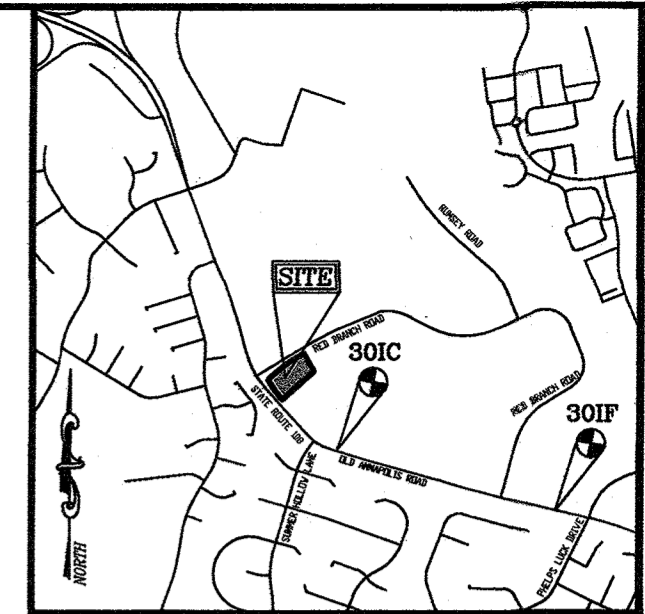


GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 301C 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
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., JULY, 2014, DATED
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING/GRADING PERMITS APPLICATIONS.
- THE SUBJECT PROPERTY IS ZONED "NT" PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL SITES, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 165-WS. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 165-WS.
- FLOODPLAIN DATA TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND FLOOD INSURANCE RATE MAP 2403300052E, EFFECTIVE DATE SEPTEMBER 16, 2016. THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON THE SUBJECT PROPERTY AND THE SITE DISCHARGES TO A TRIBUTARY OF THE LITTLE PATUXENT RIVER N-P. THE SITE WAS PREVIOUSLY CLEARED AND GRADED AND THERE IS NO FOREST, WETLANDS OR STREAMS LOCATED ON THE SUBJECT PROPERTY.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED.
- RED BRANCH ROAD IS CLASSIFIED AS A MAJOR COLLECTOR. MD ROUTE 108 IS CLASSIFIED AS A MINOR ARTERIAL.
- NO STEEP SLOPES OVER 25% S.F. CONTIGUOUS AREA ARE LOCATED ON SITE.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(iv) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- THERE ARE NO FOREST, WETLANDS, STREAMS OR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY BASED ON ECO-SCIENCE PROFESSIONALS, INC. LETTER DATED SEPTEMBER 17, 2014.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE IS ONE SPECIMEN TREE LOCATED ON THE SUBJECT PROPERTY; A 33" RED OAK LOCATED ALONG MD ROUTE 108 (TO REMAIN).
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY TWO MICRO-BIORETENTION FACILITIES.
- DPZ/DEED REFERENCES: PB12 P24, PB 12 P65, FDP-3A, SDP-19-049.
- WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-3A CRITERIA.
- 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 HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREE PLANTING FOR THIS PROJECT HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT FOR THE SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$12,300.00 FOR THE REQUIRED 30 SHADE TREES (1 PARKING LOT SHADE TREE INCLUDED), 18 EVERGREEN TREES, AND 20 SHRUBS.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREE PLANTING FOR THIS PROJECT HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$3,600.00 FOR 12 REQUIRED SHADE TREES. THE PUBLIC SURETY WILL BE INCLUDED IN THE DEED'S COST ESTIMATE.
- A COMMUNITY MEETING FOR THIS PROJECT WAS HELD AT LINDEN HALL, 4765 DORSEY HALL DRIVE, ELICOTT CITY, MD 21042 AT 6:00 PM ON NOVEMBER 27, 2018.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 27 GRID D/6

COORDINATE TABLE

NO.	NORTH	EAST
205	569407.4105	1361493.7880
206	568110.1849	1361165.7383
207	569299.0841	1361034.8675
208	569344.1048	1361042.8531
209	569488.4797	1361220.0952
210	569540.6717	1361305.3948
702	569591.1706	1361392.1446

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	35.00'	49.83'	81°33'55"	30.19'	N10°03'30"E 45.72'
C-2	2288.74'	100.38'	02°30'47"	50.20'	N59°47'44"E 100.38'
C-3	1650.00'	299.99'	07°59'11"	115.18'	N34°42'52"W 229.80'

10' PUBLIC STREET TREE MAINTENANCE EASEMENT LINE TABLE

LINE	BEARING	LENGTH
T1	N58°32'20"E	100.00'
T3	S29°29'51"E	10.00'
T5	S58°32'20"W	173.92'
T6	N50°50'06"E	74.60'

10' PUBLIC STREET TREE MAINTENANCE EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
T2	2288.74'	78.44'	01°57'49"	39.22'	N59°31'14"E 78.43'
T4	2278.74'	78.09'	01°57'49"	39.05'	S59°31'14"W 173.92'

20' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
S1	N50°50'06"E	20.00'
S2	S39°09'54"E	10.00'
S3	S50°50'06"W	20.00'
S4	N39°09'54"W	10.00'

15' PUBLIC SEWER, WATER & UTILITY EASEMENT CURVE TABLE

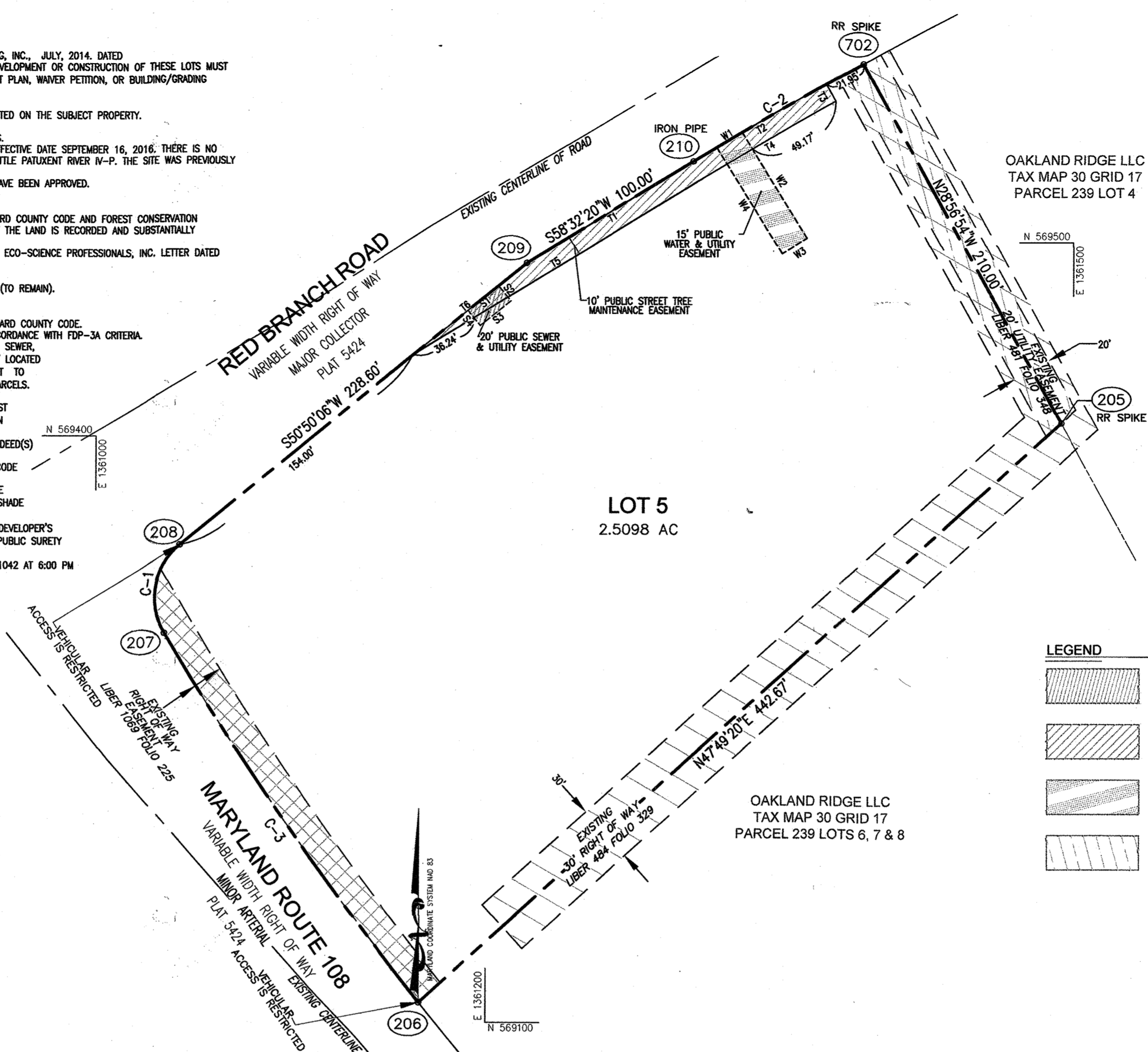
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
W1	2288.74'	15.00'	00°22'32"	7.50'	N59°04'25"E 15.00'

15' PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
W2	S31°49'52"E	63.54'
W3	S58°10'08"W	15.00'
W4	N31°49'52"W	63.78'

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
- BUILDABLE	1
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.5098 AC
- BUILDABLE	2.5098 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.5098 AC



LEGEND

	20' PUBLIC SEWER & UTILITY EASEMENT		EXISTING 30' RIGHT OF WAY LIBER 484 FOLIO 329
	10' PUBLIC STREET TREE MAINTENANCE EASEMENT		EXISTING RIGHT OF WAY LIBER 1089 FOLIO 225
	15' PUBLIC SEWER, WATER & UTILITY EASEMENT		BOUNDARY LINE
	EXISTING 20' UTILITY EASEMENT LIBER 481 FOLIO 348		ADJOINER LINE

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.

Edward John Glaw AUGUST 20, 2019
EDWARD JOHN GLAW
LAND SURVEYOR, MD REG. NO. 21391
DATE

Edward John Glaw 10-19-19
BRABHAM OIL COMPANY, INC.
AUTHORIZED PERSON
DATE

OWNER
BRABHAM OIL COMPANY, INC.
525 MIDWAY STREET
BAMBERG, SC 29003

DEVELOPER
RED BRANCH ROAD SELF STORAGE, LLC
1276 ASSEMBLY STREET
COLUMBIA, SC 29201

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO CREATE A 20' PUBLIC SEWER & UTILITY EASEMENT, A 15' PUBLIC WATER & UTILITY EASEMENT, & A 10' PUBLIC STREET TREE MAINTENANCE EASEMENT.

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

Maureen Rossman 12/3/2019
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

M. Clark 12-6-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

T. Manha 12-11-19
DIRECTOR
DATE

OWNER'S CERTIFICATE

WE, BRABHAM OIL COMPANY, INC., OWNER OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, 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 OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 19 DAY OF Oct 2019.

Edward John Glaw
BRABHAM OIL COMPANY, INC.
AUTHORIZED PERSON

Robert H. Vogel
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LAND DESCRIBED IN CONVEYANCE FROM TSC/9199 RED BRANCH ROAD, LLC TO BRABHAM OIL COMPANY, INC. BY DEED DATED JULY 18, 2018 AND RECORDED IN LIBER 18280 FOLIO 319 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO 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 LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glaw AUGUST 20, 2019
EDWARD JOHN GLAW
LAND SURVEYOR, MD REG. NO. 21391
DATE

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
2300 NORTH RIDGE ROAD
ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. 25243 ON 12/19/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
BRABHAM OIL COMPANY PROPERTY
A REVISION OF "OAKLAND RIDGE INDUSTRIAL PARK SECTION 1, LOT 5" PLAT BOOK 12 PAGE 65

ZONED NT
2.5098 ACRES
DPZ/DEED REFERENCES: PB. 12-24, PB. 12-65, FDP-3A, LIBER 18280 FOLIO 319
TAX MAP 30, GRID 17, PARCEL 239, LOT 5
TWELFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' AUGUST, 2019

GRAPHIC SCALE
100' 50' 25' 0 50' 100'

SHEET 1 OF 1