

GENERAL NOTES

- The property shown hereon is zoned New Town (NT), Employment Center, Industrial and is included in Final Development Plan (FDP) - 10.
- The total area of the tract is 48.874 acres, and is now recorded as Columbia E.G.U. subdivision, Sec. 1, Area 1 (sh. 1 of 1) in P.B. 21 F. 22.
- The total area of proposed lots is 48.874 acres.
- There are no public streets or roads proposed within the tract.
- A total of three lots are proposed by this plan. Lot 2 shall contain an existing office/warehouse building and Lots 1 and 3 are proposed for future similar use or as permitted by the New Town zone and FDP-10. There are no floodplains within the tract and no open space parcels are proposed.
- This tract is the property of Snowden River Investment Ltd. Partnership as recorded in Liber 1769 at Folio 482 and Snowden River Development Ltd. Partnership as recorded in Liber 1769 Folio 584 and Liber 1769 at Folio 674.
- Other than as shown on this plan the property is subject to the following encumbrances as noted by Lawyers Title Insurance Corporation by a title commitment dated October 18, 1987:
 - Limitations and right-of-way granted to Baltimore Gas and Electric Company by instrument dated August 26, 1959 and recorded in Liber 338 at Folio 551, as partially released by instrument recorded in Liber 491 at Folio 703.
 - Easement and right-of-way granted to Baltimore Gas and Electric Company by instrument dated April 26, 1967 recorded in Liber 468, at Folio 239.
 - Restrictions, covenants, easements, charges and liens contained in deed, agreement and declaration dated December 17, 1966 and recorded December 13, 1966 in Liber 463 at Folio 158, said instrument contains maintenance assessments in favor of Columbia Park Recreation Association.
 - Building height limitations, terms concerning setbacks, easements and terms and conditions contained in industrial restrictions contained in Exhibit 'A' attached to deed and recorded in Liber 471 at Folio 627 and at Folio 655 (Exhibit 'A' was recorded previous to the recordation in Liber 545 at Folio 786.)
- As indicated on the plan, public sanitary sewer is proposed to be extended across Lots 1 and 2 to Lot 3 in order to provide service to all lots. Public water to Lots 1 and 3 shall be provided by service from existing public mains within easements on the property and bounding on Snowden River Parkway, with future development plans.

TENTATIVELY APPROVED
ON 7-13-89
OFFICE OF PLANNING AND
COMMUNITY DEVELOPMENT
HOWARD COUNTY

James B. Balle
PLANNING DIRECTOR

PER OWNER PETITION - CR-89-91

4/18/89
DATE
J.B.

QPZ File Nos.: FDP-05, SDP-72-56, SDP-72-18, SDP-81-08, SDP-82-97C, SDP-83-63C, SDP-84-221C, SDP-84-226C, SDP-86-124C, F-86-153, SDP-86-215C, SDP-88-128C, FDP-154, FDP-142A-1, SDP-71-95C, SDP-79-52C, SDP-78-107, SDP-79-52, FDP-10, FDP-38, FDP-55, FDP-75, SDP-81-157C, FDP-92, F-93-02, PB-170, FDP-99A, F-86-145, SDP-87-102C, FDP-124, FDP-92-A, FDP-93, FDP-156, FDP-156A, PB-141, F-84-60, S-88-107, WP-88-139, F-89-11, SDP-80-30C.

REVISION #2 ONLY



***NOTE:**
THE ROOFTOP SOLAR PANELS ARE AN ACCESSORY USE TO THE PRINCIPLE USE. THE MAXIMUM HEIGHT OF THE SOLAR PANELS FROM THE GROUND IS 26' (25' FROM GROUND LEVEL TO THE TOP OF THE BUILDING + 11.25' OF THE SOLAR PANELS FULLY EXTENDED AT A 10° TILT).

- Proposed Crosslot Ingress-Egress Easements as shown shall be granted with subdivision to provide access to limited existing entrances at public roads.
- Interim Parking Easements (pending future development) shall be granted in the area of the existing parking lot on proposed Lot 3 for use by tenants of the existing building on lot 2 and as required by tenant needs.
- THERE ARE NO SIGNIFICANT AND NATURALLY OCCURRING VEGETATIVE COMMUNITIES CURRENTLY EXISTING ON THIS SITE, EXCEPT FOR PLANTED INDIVIDUAL EXISTING TREES SHOWN. THE PROPERTY IS PRIMARILY COVERED BY MOWED GRASS FIELDS.



Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects
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Rockville, Maryland 20855
301 782-2220

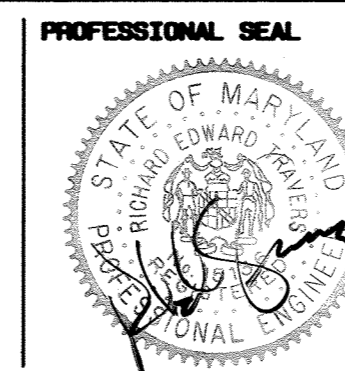
Office:
Fairfax, VA
Bristow, VA
Leesburg, VA
Rockville, MD
Virginia Beach, VA

CLIENT
OWNER/DEVELOPER
SNOWDEN RIVER INVESTMENT
LIMITED PARTNERSHIP &
SNOWDEN RIVER DEVELOPMENT
LIMITED PARTNERSHIP
c/o WALT ROBBINS INC.
14014 B SULLYFIELD CIRCLE
CHANTILLY, VA 22021

JOB
MIDWAY BUSINESS CENTER
COLUMBIA E.G.U. SUBDIVISION, 1/1
P.B. 21 FOLIO 92 TAX MAP NO.42 PARCEL
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
SKETCH PLAN
Parcels B,C & D
E.G.U. SUBDIVISION
Section 1 / Area 1

A Resubdivision of
E.G.U. SUBDIVISION
Section 1 / Area 1
ALSO KNOWN AS LOTS 1,2 & 3, TAX PARCEL 319



NO.	REVISIONS	DATE	BY
1	REVISED PARCELS TO B,C & D PER HOWARD COUNTY	2/2/89	HB
2	REVISE TO ADD ROOFTOP SOLAR TO EXISTING BUILDING	7-13-20	RHV

SURVEY BY	FILE NO.
PHIRA/ONITE	2203-1-2
1000 OFF SITE	
DESIGN	DATE
LB	3/14/89
DRAWN	SCALE
CADD & J.D.W	1"=100' CI
CHKD	SHEET
	OF 1

SDP-89-39