

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: July 9, 2013

DPZ File No. WP-14-003

Department of Planning and Zoning

- 1 Transportation Planning
- 1 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- 1 Research
- Address Coordinator

- 1 Comprehensive & Community Planning
- 2 Development Engineering Division
- Other
- 2 File

Agencies

- Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1/5 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- WSSC (Non-Residential Only)
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- 1 DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Patuxent Park Industrial Area, Parcel A

ENCLOSED FOR YOUR = Signature Approval Review & Comments Files

THE ENCLOSED = Original Pre-Packaged Plan Set

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<u>Applications</u>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input checked="" type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Justification Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/> Deeds
<input type="checkbox"/> Overall Scaled Composite	<input type="checkbox"/>	<input type="checkbox"/> Photographs
<input type="checkbox"/> Water & Sewer Plans	<input type="checkbox"/>	<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/> List of _____	<input type="checkbox"/>	<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS: Received Tentatively Approved Recorded

Received and Revised Approved On July 9, 2013

COMMENTS: _____ SRC/Comments Due By: 8/1/2013

JW Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JW

Howard County Department of Planning and Zoning
 Division of Land Development
WAIVER PETITION APPLICATION
[Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted 7/9/13 DPZ File Number WP-14-003

I. Site Description

Subdivision Name/Property Identification: Patuxent Park Industrial Area, Parcel A
 Location of property: 8235 Patuxent Range Road
 (Street Address and/or Road Name)

<u>Industrial</u> (Existing Use) <u>48</u> (Tax Map No.) <u>M-2</u> (Zoning District)	<u>Warehouse</u> (Proposed Use) <u>129</u> (Parcel No.) <u>14.61</u> (Total Site Area)
<u>3</u> (Grid/Block No.)	<u>6</u> (Election District)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

ECP-12-061 Approved. SDP-13-013 currently TC, O's due 7/21/2013. F-13-18 currently TC, O's due 7/16/2013

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>Section 16.144(p)</u>	<u>Submission of the final plat original for signature and recordation within 180 days</u>
2. <u>Section 16.156(m)</u>	<u>SDP originals must be submitted within 180 days</u>
3. _____	_____
4. _____	_____
5. _____	_____

III. *Justification*

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE WAIVER REQUESTS.

IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for waivers of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<input checked="" type="checkbox"/> Information Provided	<input type="checkbox"/> Information Not Provided, Justification Attached
	<input type="checkbox"/> NA Not Applicable	

- T 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- T 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- T 3. North arrow and scale of plan.
- T 4. Location, extent, boundary lines and area of any proposed lots.
- T 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- T 6. Delineation of building setback lines.
- T 7. Delineation of all existing public road and/or proposed street systems.
- T 8. Identification and location of all easements.

- T ___ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- NA ___ 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- T ___ 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- NA ___ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- NA ___ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- SOP-13-13 NA 14. Submit 2 sets of photographs for all existing on-site structures.
- NA 15. Identify the location of any existing wells and/or private septic systems.
- NA 16. **Route 1 Manual**
Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- NA 17. **Route 40 Design Manual**
Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- SOP-13-13 18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

NA ___ 19. Please complete the following:

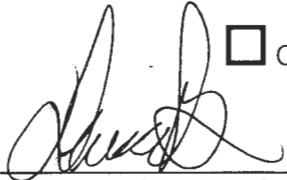

A pre-submission meeting was held with DPZ on _____ with
[date]
_____, if applicable.
[DPZ, Director, DLD Division Chief or other SRC representatives]

VI. Fees

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.** For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached *
 _____ 7/1/13 _____
(Signature of Property Owner) (Date)
(Fee Simple Owner Only)
 _____ 7/9/13 _____
(Signature of Petition Preparer) * (Date)

Patuxent 8235, LLC

(Name of Property Owner)

898 Airport Park Rd, Suite 210

(Address)

Glen Burnie, MD 21061

(City, State, Zip Code)

E-Mail _____

410-347-7170

(Telephone) (Fax)

Contact Person: **Dave Lazas**

Gutschick, Little, & Weber

(Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)

3909 National Drive, Suite 250

Address)

Burtonsville, MD 20866

(City, State, Zip Code)

E-Mail **dsweeney@glwpa.com**

410-880-1820 301-421-4186

(Telephone) (Fax)

Contact Person: **Dan Sweeney**

**Howard County Department of Planning and Zoning
Division of Land Development**

**INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)**

Project Name _____ **DPZ File No.** _____
DPZ Plan Reviewer _____ **Submission Date** _____
Plan Consultant Representative _____ **Time** _____

- I. Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete _____
 - b. Required number of plans and applications are provided..... _____
 ___ Plans (15 sets on County Road or
 ___ Applications 19 sets on State Road)
 - c. Supplemental Information is provided _____
 - d. Certification of pre-submission community meeting and summary of community
 comments with dated responses to all meeting attendees within 60 days is provided
 and three week notice given to DPZ and County Council, if applicable _____
 - e. Certification of pre-submission HDC advisory meeting for new projects in
 Historic District or listed in Historic Sites Inventory _____
 - f. Photographs of existing structures (for Historic Preservation Review) _____
 - g. MAA Approval Letter (if applicable) _____
 - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic) _____
 - i. DAP project design recommendation for Route 1/Route 40 projects _____

- II. Fee Computation** **Fee**
- Number of waivers requested..... _____
 - * Base Fee for first two waiver sections (**\$450**) _____
 - Fee for each additional waiver section (___ additional waivers x **\$50** each)..... _____
 - * (Maximum fee of **\$350** for Agricultural Preservation parcels)
- TOTAL** _____

III. Certification

Cash Receipt No. _____ Amount _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

Waiver Justification (WP-14-___)

Patuxent Park Industrial Area

7/8/13

Section 16.144(p) & Section 16.156(m) (Submission of Originals within 180 days)

The Patuxent Park Industrial Area site plan (SDP-13-013) and plat (F-13-018) were given technically complete status in January, 2013. Since this date the owners secured a tenant for the entire site. The site layout that the new tenant requires was not compatible with the layout that was approved on the site plan. On 5/23/13 we had a meeting with DPZ and decided that the best way to move forward was to make a revised submission for the site plan and plat rather than get the original layout approved and redline the changes. Submitting mylar originals for the site plan and plat only to immediately process a redline and a revision plat is not in anyone's best interest. Currently the deadline to submit the mylar originals is 7/21/2013 for the site plan and 7/16/2013 for the plat. The site plan and plat were resubmitted to the county on 6/28/2013 for another review with the revised layout. There is not insufficient time for the county to review the revised plans and for GLW to respond and then submit the mylars within the original deadline. With this waiver, we are requesting an additional three months to submit the mylar originals for the site plan (SDP-13-013) and plat (F-13-018).

Extending this deadline is not detrimental to the public interest. The developer still wishes to move forward with this project as soon as possible. Making the layout changes will put an actual tenant at this site right away rather than getting the original layout approved and waiting to find a tenant to move in.

This waiver will not nullify the intent of the regulations. The revised site plan and plat will still be reviewed by DPZ and the mylars will not be submitted until all agencies have approved the revised layout. The plans will still have an orderly processing. The developer is anxious to start this project and will do everything possible to keep the processing moving along.

DPZ PROJECT MANAGEMENT COMMUNICATION

FROM: Kent Sheubrooks

TO: Log Book

DATE: March 20, 2012

Follow-Up Meeting on 5/23/13

PROJECT/PROPERTY NAME: Patuxent Park Industrial Area

SITE ADDRESS: Southeast side of Patuxent Range Road

FILE NO.: SDP-98-65/SDP-13-13 Pre-sub **SOURCE:** Phone Email Meeting

MEETING ATTENDEES: Kent – DPZ, Carl, Dan Sweeney- GLW and Dave Lazas -Atapco

MEETING SUMMARY

BACKGROUND NOTES: Existing approved site development plans, SDP-89-238 and SDP-98-65 for the subject property for manufacturing buildings for Owens Corning. The site is zoned "M-2" and is located on Tax Map 48, Parcel "A". Other DPZ files include F-68-68 and SDP-89-238, SDP-85-137.

KEY ISSUES:

1. **Redevelopment of the Site** – The proposal is to redevelop the entire site of 14 acres. The only question to DLD concerned the forest conservation obligation. Kent told them that the entire new LOD for their new SDP had to address the forest obligation as the State eliminated any exemption that previously existed prior to October, 2009 for non-residential projects. A 15% obligation is required for afforestation as little or no forest outside of flood plain is existing at this site.

FOLLOW-UP ACTIONS/SOLUTIONS:

No additional follow-up needed by DPZ.

Follow-Up Meeting on 5/23/13

Attendees: Kent, Chuck, Carl, Dan Sweeney, Jim Lighthizer, Dave Lazas, Armin Groeschel (see attached sign-up sheet)

Key Issues:

1. F-13-018 Resubdivision to create Parcels A-1 and A-2, TC Letter 1/17/13
2. SDP-13-013 TC Letter on 1/24/13 for two office/warehouse buildings
3. WP-12-172 – Approved for a waiver to allow stream disturbance for entrance road.
4. Atapco has signed a new tenant that wants only 1 larger building of approximately 241,000 sq. ft. The other 2 proposed buildings were about 247,000 sq. ft.
5. GLW was prepared to complete approved plan and then submit a red-line revision to revise the plan. Kent urged them to resubmit a revised paper plan now and correct the plan to show the 1 new building before the SDP is signed. GLW needs 1 month to revise the plan and resubmit by the last week of June. DPZ assigns a 12 work day review on the revised plan. They are hoping to get comments to submit the plan original by July to get the SDP signed by August.

6. Kent told them a ½ fee is required for major revision by the applicant when resubmitting the plan which must be submitted as paper plans since GLW doesn't have a task in PDox to submit revised plans. Once the plan is reviewed and okay to submit the originals, GLW will upload the new plan in PDox. DED wants 2 paper copies and DLD wants 2 paper copies.
7. F-13-018 – They will also revise the final plat since they no longer need to subdivide into 2 parcels but will need to revise the water easements and eliminate the interior lot line and put back to Parcel A. They will submit revised paper copies of the plat also.
8. The developer indicated that they are almost finished processing the developer's agreement which may need some minor adjustments for water and sewer plans. Kent told them to leave the landscape surety as is even if plant totals change a little since they have already obtained the surety bond.
9. They will need to submit and process a red-line revision to the signed water and sewer drawings with Maury.
10. They will need to submit a waiver petition application to request a plan extension to submit the SDP plan and plat originals for 3 months while the plans are being revised and reviewed.

KS/T:DPZ/shared/DLD/presubmissionmtg/patuxentparkindustrial3-20-12

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: June 28, 2013

DPZ File No. F-13-018

Department of Planning and Zoning

- Transportation Planning
Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
Research - Return to BB
Address Coordinator

- Comprehensive & Community Planning
Development Engineering Division
Other
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Health Department
Public School System
Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

REVISED
JUN 28 2013

DPZ Land Development

RE: Patuxent Park Industrial Area, Parcel A

ENCLOSED FOR YOUR Signature Approval Review & Comments Files

THE ENCLOSED Original Pre-Packaged Plan Set

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various documents like Sketch Plan, Preliminary Plan, Final Plat, Wetlands Report, etc.

WAS: Received Tentatively Approved Recorded
Received and Revised Approved On June 28, 2013

COMMENTS: SRC/Comments Due By: 7/18/2013

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JW

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: June 28, 2013

DPZ File No. SDP-13-013

Department of Planning and Zoning

- Transportation Planning
- Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- Research - Return to BB
- Address Coordinator

- Comprehensive & Community Planning
- Development Engineering Division
- Other
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department
- Public School System
- Recreation and Parks
- WSSC (Non-Residential Only)
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Patuxent Park Industrial Area

ENCLOSED FOR YOUR = Signature Approval Review & Comments Files
 THE ENCLOSED = Original Pre-Packaged Plan Set

Plans # of Sheets

- Sketch Plan
- Prel Equiv Sketch Plan
- Preliminary Plan
- Final Plat/Plat of Easement/RE Plat
- Final Constr Plans (RDS)
- Final Development Plan
- Site Development Plan
- Landscape Plan/Supplemental Plan
- Grading Plan
- House Type Revision/Walk-Thru Red-Line
- Water and Sewer Plan

Supplemental Documents

- Wetlands Report
- Soils/Topo Map/Drain Area Map
- FSD/FCP/Worksheet and Application
- Declaration of Intent (Forest Cons)
- Drainage and/or Computation/Pond Safety Comps
- Preliminary Road Profiles
- APFO Roads Test/Mitigation Plan/Traffic Study
- Noise Study
- Sight Distance Analysis/Speed Flow Study
- Floodplain Study
- Stormwater Management Comps/Geo-Tech Report
- Industrial Waste Survey (DPW)
- Road Poster Form Letter
- Response Letter
- Perc Plat
- Scenic Road Exhibits
- Deed
- Photographs
- Retaining Wall Comps/Details
- Poster/Community or HDC Meeting Information
- Route 1 Details/Summary

Applications

- Waiver Petition Applic/Exhibit
- Planning Board Application
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On June 28, 2013

COMMENTS: _____ SRC/Comments Due By: 7/18/2013

 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JW

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

June 28, 2013

Mr. Kent Sheubrooks, Chief
Division of Land Development
Howard County Department of Planning and Zoning
3430 Court House Drive
Ellicott City, Maryland 21043

Re: SDP-13-013, F-13-018, Patuxent Park Industrial Area

Dear Mr. Sheubrooks:

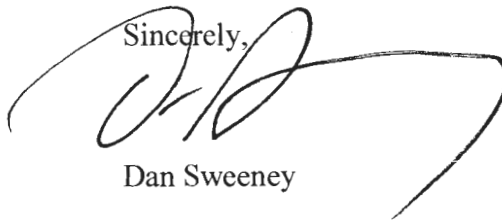
The Patuxent Park Industrial Area site plan and plat were given technically complete status in January, 2013. Since this date the owners secured a tenant for the entire site. The site layout that the new tenant requires was not compatible with the layout that was approved on the site plan. On 5/23/13 we had a meeting with DPZ and decided that the best way to move forward was to make a revised submission for the site plan and plat rather than get the original layout approved and redline the changes. Some of the revisions are listed below. The meeting notes from the 5/23/13 meeting with DPZ are attached.

Plan Revisions

- One cross dock building with truck court on either side of the building instead of two buildings with a common truck court.
- The overall limits of the site and limit of disturbance are the same.
- Building area increased to 262,155 sf. A letter from the traffic consultant has been included with the resubmission.
- One parcel instead of two parcels.
- All sewer on site is now private.
- The stormwater management is conceptually the same as previous versions of the plan. The gravel wetland location and design has not changed.

If anything is not clear, or you need any additional information, please contact our office at your first opportunity.

Sincerely,



Dan Sweeney

DPZ PROJECT MANAGEMENT COMMUNICATION

FROM: Kent Sheubrooks

TO: Log Book

DATE: March 20, 2012

Follow-Up Meeting on 5/23/13

PROJECT/PROPERTY NAME: Patuxent Park Industrial Area

SITE ADDRESS: Southeast side of Patuxent Range Road

FILE NO.: SDP-98-65/SDP-13-13 Pre-sub **SOURCE:** Phone Email Meeting

MEETING ATTENDEES: Kent – DPZ, Carl, Dan Sweeney- GLW and Dave Lazas -Atapco

MEETING SUMMARY

BACKGROUND NOTES: Existing approved site development plans, SDP-89-238 and SDP-98-65 for the subject property for manufacturing buildings for Owens Corning. The site is zoned "M-2" and is located on Tax Map 48, Parcel "A". Other DPZ files include F-68-68 and SDP-89-238, SDP-85-137.

KEY ISSUES:

1. **Redevelopment of the Site** – The proposal is to redevelop the entire site of 14 acres. The only question to DLD concerned the forest conservation obligation. Kent told them that the entire new LOD for their new SDP had to address the forest obligation as the State eliminated any exemption that previously existed prior to October, 2009 for non-residential projects. A 15% obligation is required for afforestation as little or no forest outside of flood plain is existing at this site.

FOLLOW-UP ACTIONS/SOLUTIONS:

No additional follow-up needed by DPZ.

Follow-Up Meeting on 5/23/13

Attendees: Kent, Chuck, Carl, Dan Sweeney, Jim Lighthizer, Dave Lazas, Armin Groeschel (see attached sign-up sheet)

Key Issues:

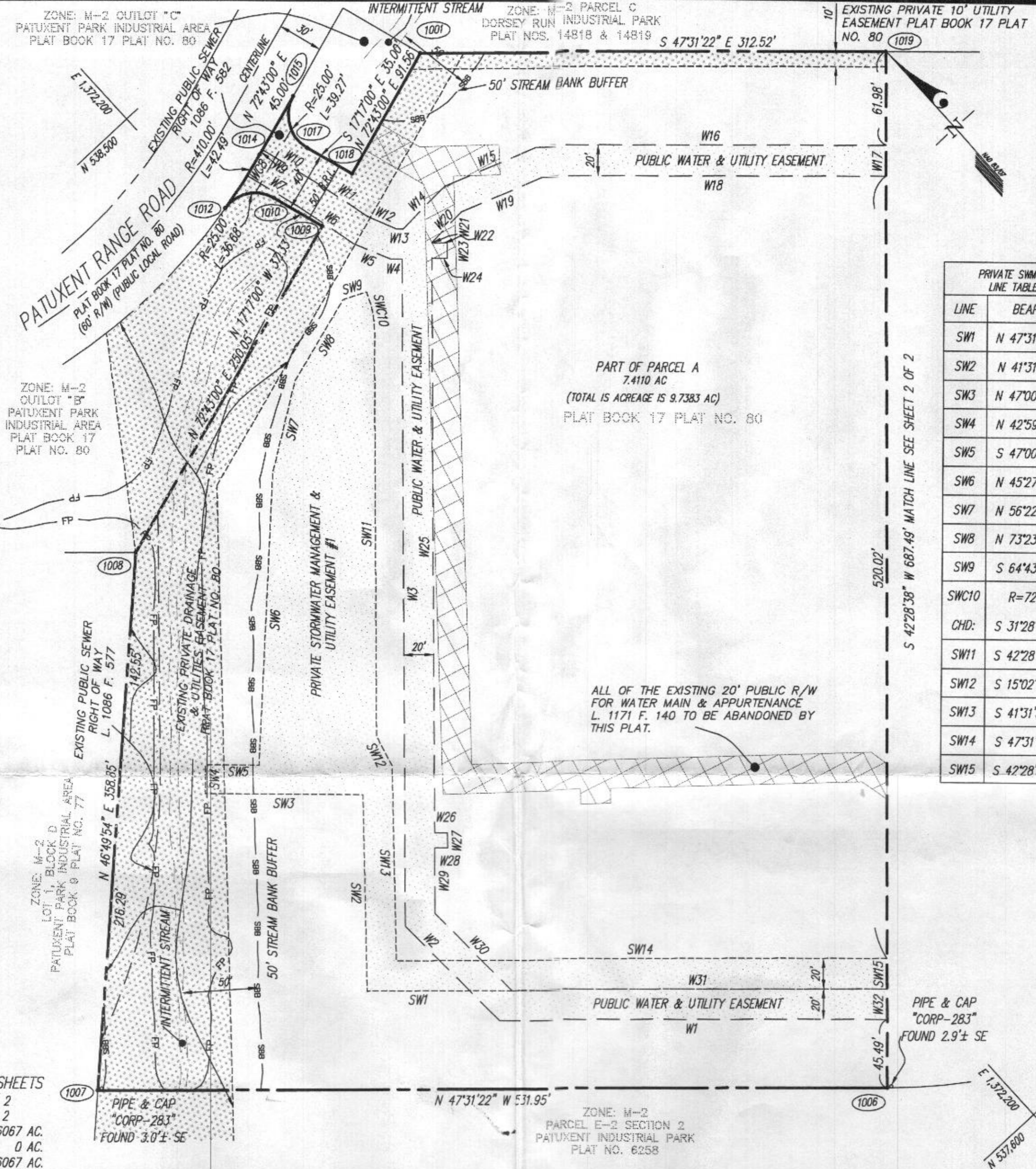
1. F-13-018 Resubdivision to create Parcels A-1 and A-2, TC Letter 1/17/13
2. SDP-13-013 TC Letter on 1/24/13 for two office/warehouse buildings
3. WP-12-172 – Approved for a waiver to allow stream disturbance for entrance road.
4. Atapco has signed a new tenant that wants only 1 larger building of approximately 241,000 sq. ft. The other 2 proposed buildings were about 247,000 sq. ft.
5. GLW was prepared to complete approved plan and then submit a red-line revision to revise the plan. Kent urged them to resubmit a revised paper plan now and correct the plan to show the 1 new building before the SDP is signed. GLW needs 1 month to revise the plan and resubmit by the last week of June. DPZ assigns a 12 work day review on the revised plan. They are hoping to get comments to submit the plan original by July to get the SDP signed by August.

6. Kent told them a ½ fee is required for major revision by the applicant when resubmitting the plan which must be submitted as paper plans since GLW doesn't have a task in PDox to submit revised plans. Once the plan is reviewed and okay to submit the originals, GLW will upload the new plan in PDox. DED wants 2 paper copies and DLD wants 2 paper copies.
7. F-13-018 – They will also revise the final plat since they no longer need to subdivide into 2 parcels but will need to revise the water easements and eliminate the interior lot line and put back to Parcel A. They will submit revised paper copies of the plat also.
8. The developer indicated that they are almost finished processing the developer's agreement which may need some minor adjustments for water and sewer plans. Kent told them to leave the landscape surety as is even if plant totals change a little since they have already obtained the surety bond.
9. They will need to submit and process a red-line revision to the signed water and sewer drawings with Maury.
10. They will need to submit a waiver petition application to request a plan extension to submit the SDP plan and plat originals for 3 months while the plans are being revised and reviewed.

KS/T:DPZ/shared/DLD/presubmissionmtg/patuxentparkindustrial3-20-12

GENERAL NOTES

- PROPERTY IS ZONED 'M-2' PER THE FEBRUARY 02, 2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE JULY 28, 2006.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-70-23, SDP-71-05, SDP-74-72, SDP-82-189, SDP-85-137, SDP-89-238, SDP-98-65, EOP-12-061, WP-12-172 & SDP-13-153.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 48AA - N 539314.9079 E 1,371,539.2575 AND No. 48DB - N 536,548.6006 E 1,371,005.7944
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF STREAM, OR THEIR REQUIRED BUFFERS, AND FLOODPLAIN UNLESS WAIVERS HAS BEEN APPROVED (SEE NOTE 14).
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE FULFILLED IN ACCORDANCE WITH SECTION 16.1200 OF THE FOREST CONSERVATION MANUAL UNDER SDP-13-013 BY THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$77,872.50 FOR THE 103,830 SQ. FT. OF FOREST CONSERVATION OBLIGATION.
- RESERVATION OF PUBLIC UTILITY EASEMENTS:
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCEL, ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID PARCEL. 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 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.
- PER HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO CEMETERIES ON THIS SITE.
- PER REPORT BY CNA, INC., DATED APRIL 9, 2012, THERE ARE NO WETLANDS ON THIS SITE.
- THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. A GRAVEL WETLAND, MICRO-BIOTENTIONS, A STORMCEPTOR, AND UNDERGROUND DETENTION WILL ALL BE USED TO PROVIDE THE WQV, CPV & REV REQUIREMENTS FOR REDEVELOPMENT AND REPLACE THE EXISTING STORMWATER PRACTICES ON SITE. ALL PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- WP-12-172, WAIVER REQUEST FROM SUBDIVISION SECTION 16.116(A)(2)(i), PROHIBITING GRADING, PAVING OR NEW STRUCTURES OR DISTURBANCE WITHIN 50' OF AN INTERMITTENT STREAM BANK, WAS APPROVED ON JUNE 8, 2012 UNDER THE FOLLOWING CONDITIONS:
1. A FINAL PLAT WILL BE REQUIRED TO SHOW THE ABANDONMENT OF EXISTING EASEMENTS AND TO RECORD NEW EASEMENT LOCATIONS. A 50' STREAM BANK BUFFER FROM THE INTERMITTENT STREAM BANK ALONG THE WESTERN PROPERTY LINE OF PARCEL A SHALL ALSO BE SHOWN AND RECORDED AT THAT TIME.
2. REFERENCE THIS WAIVER PETITION, DECISION AND DATE ON ALL FUTURE DEVELOPMENT PLANS AND BUILDING PERMITS.
- WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- LANDSCAPING SHALL BE DEFERRED TO THE SITE DEVELOPMENT PLAN. SDP-13-013.
- DISTURBANCE OF ENVIRONMENTAL FEATURES FOR PUBLIC UTILITIES AND ENTRANCEWAY ARE CONSIDERED ESSENTIAL DISTURBANCE. ALL OTHER DISTURBANCE SHALL BE IN ACCORDANCE WITH WP-12-172.
- THE 100 YEAR FLOOD PLAIN LIMITS SHOWN ARE FROM SDP-89-238. (0.35 AC ± ON SITE)
- THE PUBLIC WATER SERVICE IS PROVIDED UNDER CONTRACT NO. 24-4766-D BASED ON SDP-13-013. ALSO SEE EXISTING CONTRACT NOS. 44-1064-D & 24-1380-D.
- THIS PROJECT IS NOT WITHIN THE BWI AIRPORT ZONE.

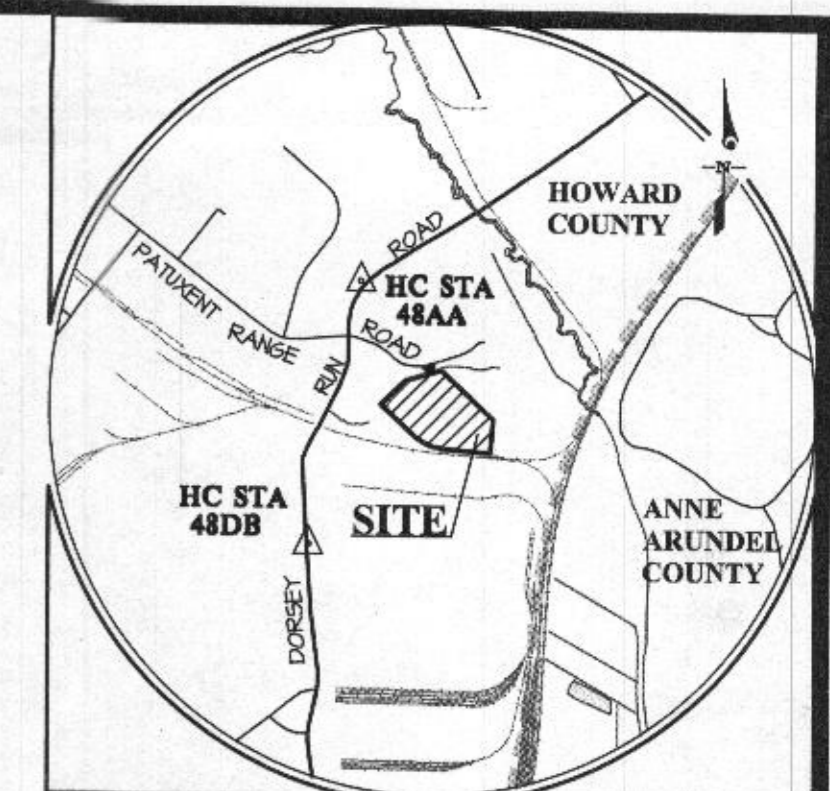


PART OF PARCEL A
7.4110 AC
(TOTAL IS ACREAGE IS 9.7383 AC)
PLAT BOOK 17 PLAT NO. 80

ALL OF THE EXISTING 20' PUBLIC R/W FOR WATER MAIN & APPURTENANCE L. 1171 F. 140 TO BE ABANDONED BY THIS PLAT.

PRIVATE SWM EASEMENT #1
LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SW1	N 47°31'22" W	350.97'
SW2	N 41°31'30" E	130.34'
SW3	N 47°00'32" W	105.66'
SW4	N 42°59'28" E	20.00'
SW5	S 47°00'32" E	35.94'
SW6	N 45°27'29" E	194.21'
SW7	N 56°22'58" E	62.84'
SW8	N 73°23'20" E	63.17'
SW9	S 64°43'18" E	16.67'
SWC10	R=72.33' L=27.80'	
CHD:	S 31°28'05" W	27.63'
SW11	S 42°28'38" W	267.79'
SW12	S 15°02'38" W	22.49'
SW13	S 41°31'30" W	130.17'
SW14	S 47°31'22" E	331.30'
SW15	S 42°28'38" W	20.00'



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP: 5054 GRID: D7

LEGEND

- SBB --- STREAM BANK BUFFER
- STREAM BANK
- FP --- 100 YEAR FLOOD PLAIN LIMITS PER SDP-89-238.
- [Hatched Box] PUBLIC EASEMENT TO BE ABANDONED BY THIS PLAT.
- [Dashed Box] PUBLIC EASEMENTS BEING CREATED BY THIS PLAT.
- [Dotted Box] PRIVATE EASEMENTS BEING CREATED BY THIS PLAT.

OWNER
PATUXENT 8235, LLC
888 AIRPORT PARK ROAD, SUITE 210
GLEN BURNE, MD 21061
PH: 410-787-8872

CURVE TABULATION ALL SHEETS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1010-1012	25.00'	36.68'	22.53'	33.48'	N 59°18'53" W	84°03'46"
1012-1014	410.00'	42.49'	21.26'	42.47'	N 75°41'07" E	5°56'14"
1015-1017	25.00'	39.27'	25.00'	35.36'	S 27°43'00" W	90°00'00"
1004-1006	400.00'	265.45'	137.82'	260.60'	N 66°32'03" W	38°01'22"

TABULATION OF FINAL PLAT -

	THIS SHEET	ALL SHEETS
1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 2	2
2. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	P/O 2	2
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	7.4110 AC.	14.6067 AC.
4. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.	0 AC.
5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.4110 AC.	14.6067 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

OWNER'S DEDICATION

PATUXENT 8235, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JAMES L. LIGHIZER, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS _____ DAY OF _____

PATUXENT 8235, LLC

BY: _____ WITNESS: _____
JAMES L. LIGHIZER, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY OWENS CORNING ROOFING AND ASPHALT, LLC TO PATUXENT 8235, LLC, BY A DEED DATED MAY 6, 2008 AND RECORDED IN LIBER 11215 AT FOLIO 442 AND A REVISION TO PARCEL "A" AS SHOWN ON A REVISED PLAT ENTITLED "REVISED PLAT OF SECTION 2, PATUXENT PARK INDUSTRIAL AREA" AND RECORDED IN PLAT BOOK 17 AS PLAT NO. 80; BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 C. O'CONNOR, JR. DATE _____
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
PATUXENT PARK INDUSTRIAL AREA
PARCEL A
(A REVISION TO PARCEL "A", PATUXENT PARK INDUSTRIAL AREA, PLAT BOOK 17 PLAT NO. 80)

ZONE: M-2
6TH ELECTION DISTRICT
SCALE: 1"=60'

TM 48, GRID 3, PARCEL 129
HOWARD COUNTY, MARYLAND
SHEET 1 OF 2
JUNE 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186
DRAWN BY: _____ CHECK BY: _____

S:\Survey Drawings\12014\PLATS\12014 PLAT 1.dwg, PLOTTED: 6/27/2013 6:34 PM, LAST SAVED: 6/27/2013 8:08 AM, PLOTTED BY: Don Sweeney

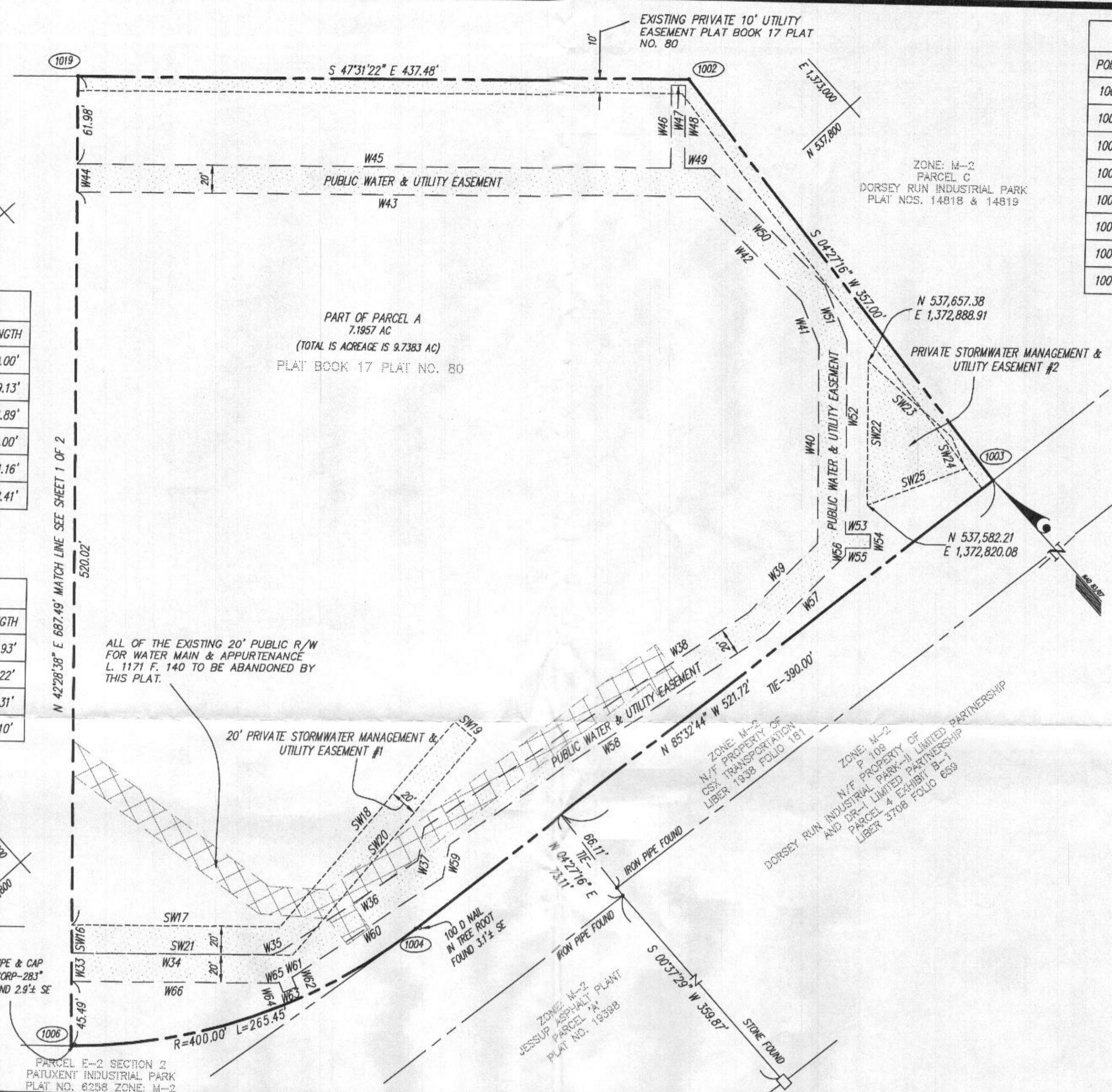
PUBLIC WATER & UTILITY EASEMENT LINE TABLE SHEET 1		
LINE	BEARING	LENGTH
W1	N 47°31'22" W	262.21'
W2	N 02°31'22" W	89.02'
W3	N 42°28'38" E	443.57'
W4	N 47°22'43" W	7.83'
W5	N 24°52'43" W	26.85'
W6	N 14°05'32" W	42.20'
W7	N 16°20'16" W	42.12'
WC8	R=410.00'	L=16.28'
CHD:	N 73°51'15" E	16.28'
W9	N 72°27'23" E	3.72'
W10	S 16°20'16" E	42.53'
W11	S 14°05'32" E	40.70'
W12	S 24°52'43" E	20.98'
W13	S 47°22'43" E	4.37'
W14	N 87°30'30" E	39.42'
W15	S 70°01'22" E	67.01'
W16	S 47°31'16" E	234.79'
W17	S 42°28'38" W	20.00'
W18	N 47°31'16" W	230.81'
W19	N 70°01'22" W	59.06'
W20	S 87°30'30" W	27.97'
W21	S 42°28'38" W	0.64'
W22	S 47°31'22" E	10.14'
W23	S 42°28'38" W	10.00'
W24	N 47°31'22" W	10.14'
W25	S 42°28'38" W	382.58'
W26	S 47°35'40" E	8.66'
W27	S 42°24'20" W	10.00'
W28	N 47°35'40" W	8.67'
W29	S 42°28'38" W	43.20'
W30	S 02°31'22" E	72.46'
W31	S 47°31'22" E	253.92'
W32	S 42°28'38" W	20.00'

PRIVATE SWM EASEMENT #1 LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SW16	N 42°28'38" E	20.00'
SW17	S 47°31'22" E	149.13'
SW18	N 82°43'21" E	191.89'
SW19	S 07°16'39" E	20.00'
SW20	S 82°43'21" W	201.16'
SW21	N 47°31'22" W	158.41'

PRIVATE SWM EASEMENT #2 LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SW22	N 42°28'38" E	101.93'
SW23	S 06°05'51" E	80.22'
SW24	S 18°05'39" W	24.31'
SW25	N 68°21'27" W	75.10'

COORDINATE TABLE FOR ALL SHEETS					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1001	538,397.5332	1,372,373.6064	1010	538,394.0932	1,372,236.8903
1002	537,891.0604	1,372,926.7659	1012	538,411.1772	1,372,208.1007
1003	537,535.1388	1,372,899.0390	1014	538,421.6769	1,372,249.2483
1004	537,575.6589	1,372,378.8949	1015	538,435.0477	1,372,292.2212
1006	537,679.4323	1,372,139.8426	1017	538,403.7491	1,372,275.7775
1007	538,038.6565	1,371,747.5051	1018	538,370.3295	1,372,286.1759
1008	538,284.1579	1,372,009.2272	1019	538,186.4895	1,372,604.1042
1009	538,358.4456	1,372,247.9820			

PUBLIC WATER & UTILITY EASEMENT LINE TABLE THIS SHEET					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W33	N 42°28'38" E	20.00'	W50	S 02°31'22" E	116.47'
W34	S 47°31'22" E	143.27'	W51	S 19°58'38" W	41.89'
W35	S 70°01'22" E	6.93'	W52	S 42°28'38" W	137.44'
W36	S 81°19'19" E	117.46'	W53	S 47°31'22" E	17.81'
W37	N 53°43'38" E	23.70'	W54	S 42°28'38" W	10.00'
W38	S 81°15'03" E	278.18'	W55	N 47°31'22" W	17.81'
W39	N 87°28'38" E	69.17'	W56	S 42°28'38" W	5.19'
W40	N 42°28'38" E	140.36'	W57	S 87°28'38" W	79.43'
W41	N 19°58'38" E	33.93'	W58	N 81°15'03" W	271.86'
W42	N 02°31'22" W	104.21'	W59	S 53°43'38" W	23.68'
W43	N 47°31'16" W	445.50'	W60	N 81°19'19" W	127.72'
W44	N 42°28'38" E	20.00'	W61	N 70°01'22" W	1.34'
W45	S 47°31'16" E	425.08'	W62	S 19°58'38" W	7.81'
W46	N 42°28'38" E	57.86'	W63	N 70°01'22" W	10.00'
W47	S 47°31'22" E	10.00'	W64	N 19°58'38" E	7.81'
W48	S 42°28'38" W	57.86'	W65	N 70°01'22" W	1.55'
W49	S 47°31'16" E	18.71'	W66	N 47°31'22" W	147.25'



OWNER
 PATUXENT 8235, LLC
 898 AIRPORT PARK ROAD, SUITE 210
 GLEN BURNE, MD 21061
 PH: 410-787-8872

TABULATION OF FINAL PLAT - THIS SHEET
 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: P/O 2
 2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: P/O 2
 3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: 7.1957 AC.
 4. TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.1957 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

OWNER'S DEDICATION

PATUXENT 8235, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JAMES L. LIGHTHIZER, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS _____ DAY OF _____

PATUXENT 8235, LLC

BY: JAMES L. LIGHTHIZER, PRESIDENT

WITNESS: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY OWENS CORNING ROOFING AND ASPHALT, LLC TO PATUXENT 8235, LLC, BY A DEED DATED MAY 6, 2008 AND RECORDED IN LIBER 11215 AT FOLIO 442 AND A REVISION TOPARCEL "A" AS SHOWN ON A REVISED PLAT ENTITLED "REVISED PLAT OF SECTION 2, PATUXENT PARK INDUSTRIAL AREA" AND RECORDED IN PLAT BOOK 17 AS PLAT NO. 80; BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 C. O'CONNOR, JR. _____ DATE _____
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
PATUXENT PARK INDUSTRIAL AREA
PARCEL A
 (A REVISION TO PARCEL "A", PATUXENT PARK INDUSTRIAL AREA, PLAT BOOK 17 PLAT NO. 80)

ZONE: M-2
 6TH ELECTION DISTRICT
 SCALE: 1"=60'

TM 48, GRID 3, PARCEL129
 HOWARD COUNTY, MARYLAND
 SHEET 2 OF 2
 JUNE 2013

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3808 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: _____ CHECK BY: _____