

CURVE DATA TABLE						
NO.	△	RADIUS	ARC	TAN	CHORD	CHD BEARING
74-75	24°06'04"	423.00'	177.93'	90.30'	176.62'	S61°15'25"E
74-76	31°29'34"	423.00'	232.50'	119.27'	229.59'	S64°57'01"E

COORDINATE TABLE		
NO.	NORTHING	EASTING
1000	548910.498	1379323.021
1001	549634.871	1378585.620
1002	549696.726	1378270.778
1003	549911.998	1378515.060
1004	549912.052	1378525.312
1005	549893.833	1378615.674
1006	549873.396	1378675.225
1007	549848.831	1378753.700
1008	549833.294	1378824.577
1009	549816.475	1378881.921
1010	549800.320	1378958.025
1011	549756.074	1379035.697
1012	549756.898	1379056.410
1013	549722.810	1379124.549
1014	549631.017	1379218.011
1015	549225.633	1379632.589
1016	549722.584	1378300.121
74	549672.992	1378514.985
75	549598.215	1378674.999
76	549562.588	1378716.283
77	549546.103	1378733.065
78	549520.751	1378758.872
79	549492.216	1378730.841
80	549559.413	1378772.109
81	549647.263	1378858.403
82	549697.018	1378807.753
83	549808.891	1378917.649

THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL WITH A BREAK-EVEN RETENTION OBLIGATION OF 2.39 ACRES WHICH HAS BEEN MET BY RECORDING 2.30 ACRES OF FOREST CONSERVATION EASEMENT AREA ON THIS PLAT AND PAYMENT OF FEE-IN-LIEU FOR 0.11 ACRES. THE OWNER HAS PAID \$2,996.00 FOR FEE-IN-LIEU FOR 0.11 ACRES (4,792 SF X \$0.50/SF), IN CONJUNCTION WITH SDP-04-24.

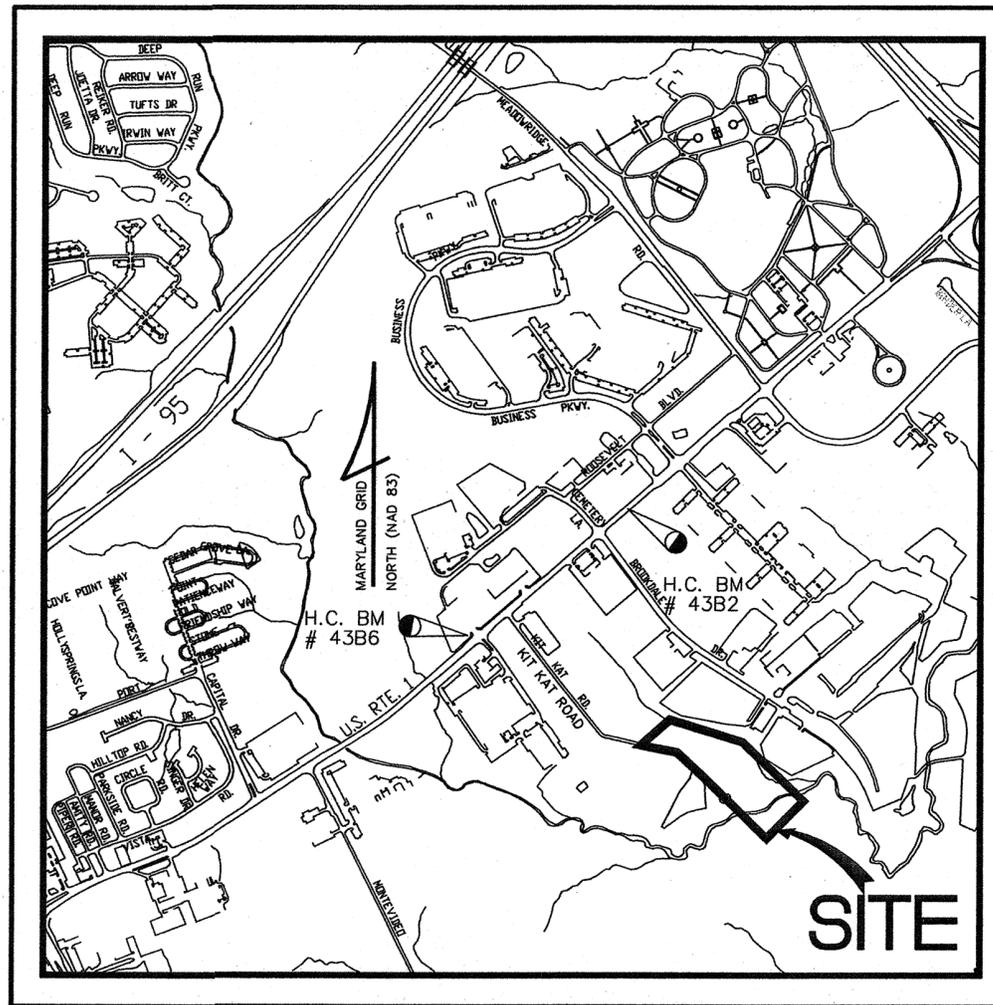
NOTE: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 29 THROUGH 31, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED(S) FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A MEETS AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.

THE REQUIREMENTS 103-108, 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.

*Erik C. Marks*  
SURVEYOR  
ERIK C. MARKS, R.P.L.S. #607

*Daniel Eric Seline*  
OWNER  
DANIEL ERIC SELINE

COORDINATES ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43B2 AND NO. 43B6.



### VICINITY MAP

SCALE: 1" = 1000'

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	11,403 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0 AC.
TOTAL AREA OF LOTS TO BE RECORDED	11,403 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.344 AC.
TOTAL AREA TO BE RECORDED	11,747 AC.

THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL A AND PARCEL B BY RESUBDIVING LOTS 29, 30 AND 31, PART OF 32 AND PART OF THE 30' ROADWAY AS SHOWN ON THE PLAT OF SUBDIVISION OF J.C. COONEYS FARM, RECORDED AT HBN 122 FOLIO 600; AND ALSO TO RECONFIGURE THE FOREST CONSERVATION EASEMENT #1 AND #2 AREAS AS SHOWN ON A PLAT RECORDED AS PLAT NO. 11226.

OWNER:  
DANIEL ERIC SELINE  
14852 OLD GUNPOWDER ROAD  
LAUREL, MD 20707



**PHOENIX ENGINEERING, INC.**  
CONSULTING ENGINEERS

1420 Joh Avenue, Suite A  
Baltimore, Maryland 21227  
(410) 247-8833 FAX 247-9397

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

*Robert J. Wilson* 2/2/05  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark D. Leitch* 1/24/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark D. Leitch* 2/4/05  
DIRECTOR DATE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREIN IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LEE GANEY JR. TO DANIEL ERIC SELINE BY DEED DATED MARCH 6, 2001 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN HBN 5368 AT FOLIO 154 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED ON OCTOBER 1, 1996.



*Erik C. Marks* 7/14/04  
ERIK C. MARKS RPLS# 607 DATE

### OWNER'S CERTIFICATE

I, DANIEL ERIC SELINE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS MY HAND THIS 15 DAY OF July, 2004

*Daniel Eric Seline*  
OWNER: DANIEL ERIC SELINE

RECORDED AS PLAT NUMBER 17298  
ON 3/18/05, 2004, AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND

### KIT KAT CENTER

PARCELS 'A' AND 'B' A RESUBDIVISION OF LOTS  
29, 30, 31, AND 32 AS SHOWN ON THE PLAT  
OF SUBDIVISION OF J. C. COONEYS FARM  
RECORDED AT HBN 122, F 600

SHEET 1 OF 2  
TAX MAP 43 PARCEL 49 ZONED M-2  
1<sup>ST</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SCALE: 1"=1000' DATE: MAY 4, 2004

### GENERAL NOTES

- FOR PREVIOUS RECORDING SEE RECORD PLAT ENTITLED: PLAT FOR GRANT OF EASEMENTS FOR 100 YEAR FLOODPLAIN EASEMENT, FOREST CONSERVATION EASEMENT, WATER AND UTILITY EASEMENT AND AREA TO BE DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF ROAD WIDENING, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 11226.
- SUBJECT PROPERTY IS ZONED M-2 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN DATED 10/18/93.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- REFER TO COUNTY FILES: SDP 04-024, SDP 04-039, SDP 94-18, WP 04-38, AND WP 02-18.
- WP 02-18: ASKED FOR A WAIVER TO SECTION 16.155(a) WHICH REQUIRES AN APPROVED SITE DEVELOPMENT PLAN PRIOR TO ISSUANCE OF A GRADING/BUILDING PERMIT WAS DENIED ON OCT. 1, 2001.
- WP 04-38: ASKED FOR A WAIVER TO SECTION 16.132(o)(1) WHICH REQUIRES A DEVELOPER TO CONSTRUCT ROADS FRONTING ON THE SUBJECT PROPERTY UP TO 1/2 THE TYPICAL SECTION. THIS WAIVER WAS DENIED ON OCTOBER 16, 2003.
- ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM; ORIGIN OF THE COORDINATE VALUES ARE FROM HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS NO. 43B2 AND 43B6. (NAD 83)
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 10, 1990, BY GUTSCHICK, LITTLE AND WEBER, P.A. SEE PLAT FOR GRANT OF EASEMENT PLAT NO. 11226.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JAN. 13, 2005 ON WHICH DATE DEVELOPER'S AGREEMENT NO. 44-4189-D WAS FILED AND ACCEPTED.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS LISTED ARE MORE OR LESS.
- INDICATES 4" X 4" CONCRETE MONUMENT TO BE SET  
○ INDICATES REBAR AND CAP
- STORMWATER MANAGEMENT AND WATER QUALITY REQUIREMENTS FOR THIS PROPERTY WERE PROVIDED UNDER SDP 04-024.
- 665.3 INDICATES 100 YEAR FLOODPLAIN ELEVATION
- THERE IS AN EXISTING STRUCTURE TO REMAIN ON PARCEL A
- ALL LANDSCAPING ISSUES FOR PARCELS A AND B WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.

