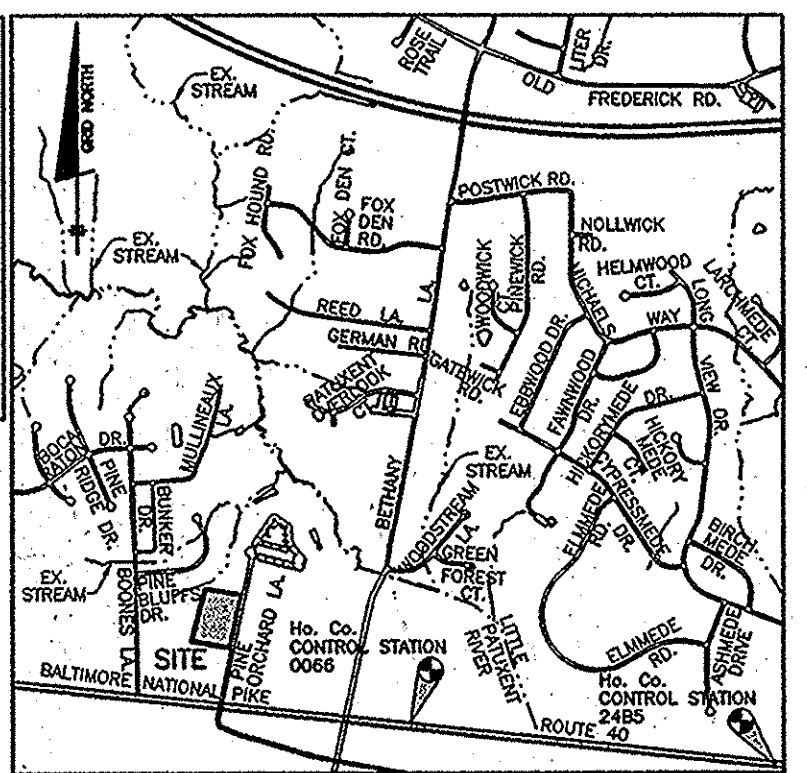


GENERAL NOTES

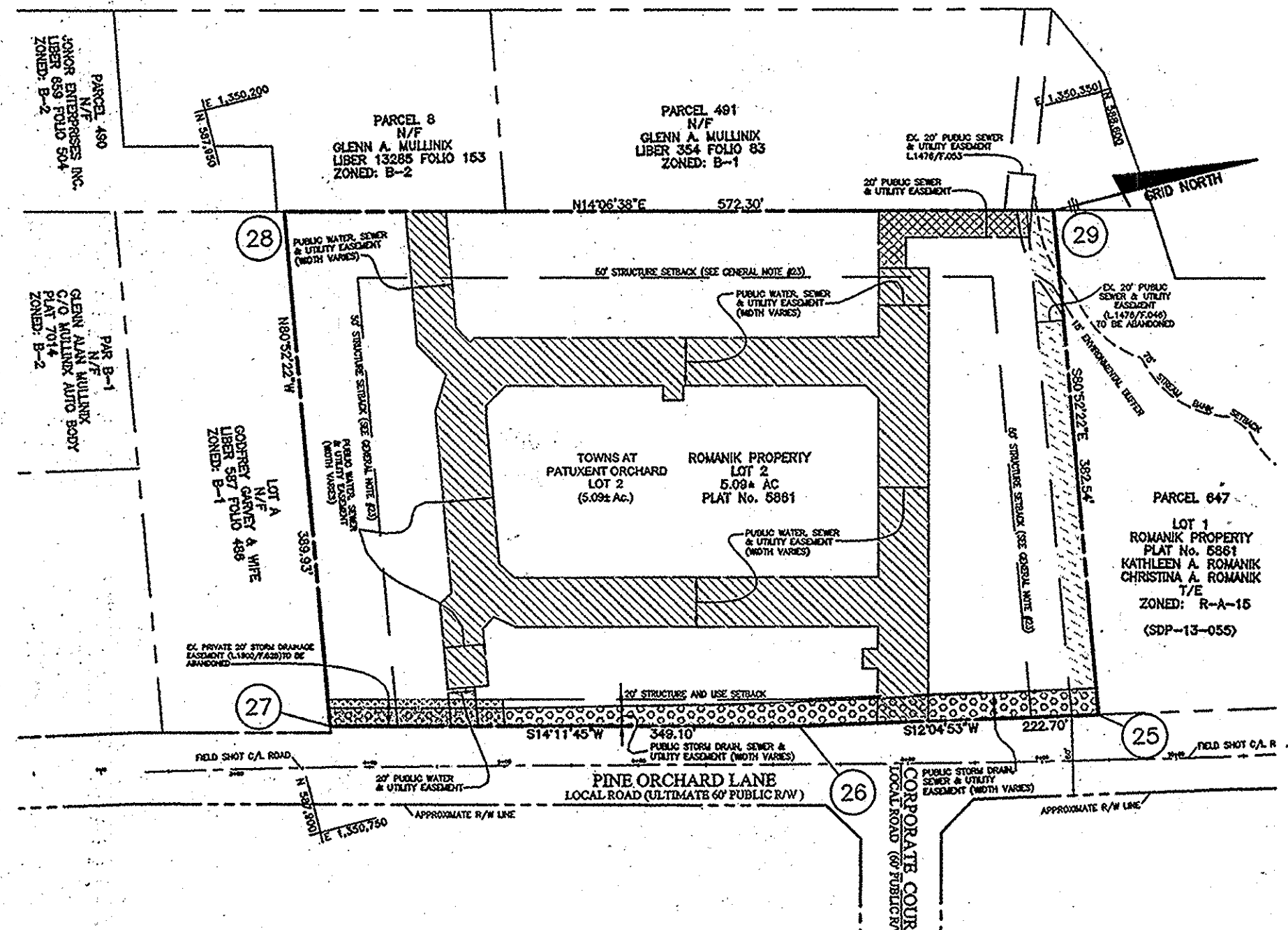
- 1.) THE SUBJECT PROPERTY IS ZONED R-A-15 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 2.) COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0066 AND 2485.
- 3.) TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2011 BY BENCHMARK ENGINEERING, INC.
- 4.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 5.) A CERTIFICATION LETTER DATED AUGUST 23, 2012, PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., INDICATING THAT THERE ARE NO WETLANDS IDENTIFIED ON SITE, WAS SUBMITTED TO HOWARD COUNTY DPZ.
- 6.) THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED MARCH 2013 AND WAS APPROVED IN FEBRUARY, 2013.
- 7.) THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 8.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 14-4797-D.
- 9.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 14-4797-D.
- 10.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 11.) THERE ARE NO WETLANDS, STREAMS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE. THERE IS APPROXIMATELY 0.1 ACRES OF STREAM BANK BUFFER ASSOCIATED WITH THE FIRST ORDER PERENNIAL STREAM LOCATED ON THE ADJOINING PARCEL 647, LOT 1 ALONG THE NORTHERN BOUNDARY.
- 12.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 13.) THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THIS SITE.
- 14.) ALL AREAS ARE "MORE" OR "LESS".
- 15.) STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL (MEP) BY THE USE OF DRY WELLS (M-5), MICRO-BIORETENTION (M-6), AND PRACTICAL UTILIZATION OF DISCONNECTION OF IMPERVIOUS RUNOFF (N-2). ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 16.) A FOREST STAND DELINEATION WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC., DATED AUGUST, 2012.
- 17.) DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE, U.S. SURVEY FOOT.
- 18.) PERIMETER LANDSCAPING SHALL BE PROVIDED UNDER THE SITE DEVELOPMENT PLAN, SDP-13-054 FOR THIS SITE. SURETY WILL BE POSTED AT THAT TIME WITH THE DEVELOPER AGREEMENT.
- 19.) FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL WILL BE FULFILLED UNDER SDP-13-054 BY RE-FORESTATION OF 2.0 ACRES TO MEET THE REQUIREMENT. THE DEVELOPER PURCHASED 400 PURCHASED 9.8 ACRES OF OFF-SITE FOREST RETENTION FROM AN APPROVED FOREST CONSERVATION BANK THE PROPERTY OF DENSITY SOLUTIONS, L.L.C. UNDER SDP-13-059 FC.
- 20.) WAIVER PETITION WP-13-146 WAS APPROVED ON JUNE 27, 2013 TO WAIVE SECTION 16.1205(A)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES HAVING A DIAMETER OF 30" OR GREATER PER THE FOLLOWING CONDITIONS: THE DEVELOPER SHALL BE REQUIRED TO PROVIDE A CERTIFIED PLAN BY A LANDSCAPE ARCHITECT UNDER THE SITE DEVELOPMENT PLAN (SDP-13-054) WHICH WILL ENSURE THAT PERIMETER OPEN SPACE, STORMWATER MANAGEMENT AND LANDSCAPING ARE DESIGNED TO OPTIMIZE AND ENHANCE THE USABILITY OF PROPOSED RECREATIONAL AND COMMUNITY OPEN SPACE AREAS.
- 21.) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON OPEN SPACE AND APPLICABLE FEATURES WITHIN. REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE IS INCLUSIVE WITH THIS RESPONSIBILITY.
- 22.) A DESIGN MANUAL WAIVER WAS APPROVED ON JUNE 18, 2013 TO WAIVE STD. R.1.03 OF THE HOWARD COUNTY DESIGN MANUAL VOL.IV TO ALLOW FOR THE USE OF A MODIFIED CLOSED SECTION FOR PUBLIC ROADWAY IMPROVEMENTS WITHIN THE METROPOLITAN DISTRICT AND TO DESIGN MANUAL VOL.III TO ALLOW FOR THE MINIMUM LENGTH OF HORIZONTAL CURVE TO BE LESS THAN THE MINIMUM REQUIRED FOR A PRIVATE ROAD PER THE FOLLOWING CONDITIONS: 1) THE JUSTIFICATION PROVIDED BY BENCHMARK ENGINEERING IN THEIR LETTER; 2) THE ROAD IS PRIVATE, THE GRANTING OF THIS WAIVER WILL NOT IMPACT THE COUNTY'S ROAD AND STORM DRAINAGE INFRASTRUCTURE; AND 3) ADD A GENERAL NOTE IN THE COVER SHEET OF SDP-13-054 TO STATE, FIRE LANE MAY BE REQUIRED TO MAINTAIN EMERGENCY ACCESS.
- 23.) THIS PROJECT IS SUBJECT TO THE VARIANCE UNDER THE BOARD OF APPEALS CASE #BA-13-005V DECIDED ON APRIL 25, 2013 TO ALLOW FOR; REDUCTION OF THE REQUIRED SETBACKS BETWEEN DWELLING UNITS (SPECIFICALLY FROM 60 FEET TO 38.5 FEET FOR REAR TO REAR AND FROM 100 FEET TO 67 FEET FOR FACE TO REAR); AND TO REDUCE PERIMETER BUILDING RESTRICTION LINES ALONG ADJOINING PROPERTIES 20% (FROM 50 FEET TO 40 FEET). THE PETITION FOR MULTIPLE SETBACK VARIANCES RELATED TO A PROPOSED SINGLE-FAMILY ATTACHED DWELLING DEVELOPMENT IN AN R-A-15 (RESIDENTIAL-APARTMENTS) ZONING DISTRICT IS HEREBY GRANTED, PROVIDED HOWEVER THAT: 1) THE VARIANCES SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION AND THE FEBRUARY, 2013 VARIANCE PLAN SUBMITTED AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS TO THE PROPERTY.
- 24.) RESERVATION OF PUBLIC UTILITY EASEMENTS. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES. LOCATED IN, ON, OVER AND THROUGH LOT 2, 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 WITH A METES AND BOUNDS DESCRIPTION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY 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.
- 25.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH 1-1/2" MIN. TAR & CHIP COATING.
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES/CURBS - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

BENCH MARKS

| | |
|--|---------------|
| HO. CO. #0066 (NAD '83) | ELEV. 386.52 |
| STANDARD DISC ON CONCRETE MONUMENT RT. 40 BY ENCHANTED FOREST SHOPPING CENTER | |
| N 587380.50 | E 1,352603.44 |
| HO. CO. #24B5 (NAD '83) | ELEV. 390.17 |
| STANDARD DISC ON CONCRETE MONUMENT ISLAND AT CORNER OF RT. 40 AND DOGWOOD DR. | |
| N 586956.27 | E 1356570.78 |

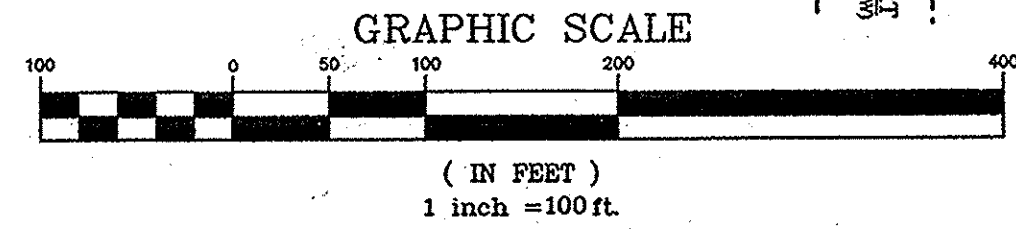


VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 20 - GRID A6



LEGEND

- BOUNDARY COORDINATE (603)
- PUBLIC STORM DRAIN, SEWER & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT
- EX. 20' PUBLIC SEWER & UTILITY EASEMENT TO BE ABANDONED
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- EX. PRIVATE 20' STORM DRAINAGE EASEMENT TO BE ABANDONED



THE REQUIREMENTS § 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.

Donald Mason 8-13-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Randolph Hoenes 8/15/2014
KAISER ORCHARD LLC DATE
NAME
Randolph Hoenes - Managing Member

AREA TABULATION CHART - THIS SUBMISSION

| | |
|--|-----------|
| 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 TO BE RECORDED | |
| BUILDABLE | 5.09± AC. |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 0 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 5.09± AC. |

COORDINATE CHART (NAD '83)

| No. | NORTH | EAST |
|-----|-------------|--------------|
| 25 | 588482.5751 | 1350806.8710 |
| 26 | 588264.8121 | 1350760.2604 |
| 27 | 587926.3702 | 1350674.6478 |
| 28 | 587988.2242 | 1350289.6513 |
| 29 | 588543.2563 | 1350429.1743 |

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BEI-CVLENGINEERING.COM

OWNER:
KAISER ORCHARD LLC
c/o RANDOLPH HOENES
8198 MAIN STREET ELLICOTT CITY, MARYLAND 21043
PHONE: 410-900-9778

PURPOSE STATEMENT:
THE PURPOSE OF THIS REVISION PLAT IS TO: RECORD A 20' PUBLIC WATER & UTILITY EASEMENT, A 20' PUBLIC SEWER & UTILITY EASEMENT, A VARIABLE WIDTH PUBLIC STORM DRAIN, SEWER & UTILITY EASEMENT; A VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT; TO ABANDON AN EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT, (L.1476/F.0046); AND TO ABANDON AN EXISTING PRIVATE 20' STORM DRAINAGE EASEMENT (L.1900/F.0628)

RECORDED AS PLAT NO. 22989 ON 9/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Debra for Maureen Rozman 9/16/2014
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad 8-28-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Ket 9-18-14
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY KAISER ORCHARD LLC FROM MARY KAISER HOENES BY DEED DATED DECEMBER 15, 2011 AND RECORDED IN LIBER 13817 AT FOLIO 00420 AND ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 8-13-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"KAISER ORCHARD LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF REVISION, AND IN CONSIDERATION OF 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 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 12th DAY OF August, 2014."

Randolph Hoenes 8/12/2014
KAISER ORCHARD LLC DATE
NAME
Randolph Hoenes - Managing Member

Michael B. N...
WITNESS DATE
NAME
Michael C. R...

REVISION PLAT
TOWNS AT PATUXENT ORCHARD
LOT 2
A PLAT OF REVISION TO LOT 2 OF ROMANIK PROPERTY (PLAT #5861)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 24 SCALE: AS SHOWN
GRID: 01 DATE: MAY, 2014
PARCEL: 647 SHEET: 1 OF 2
ZONED: R-A-15

