

GENERAL NOTES

- COORDINATES BASED ON THE MARYLAND STATE COORDINATE SYSTEM (NAD 83/91) PER PLAT 15803, AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS 2485 AND 0066.
- THE BOUNDARY AS SHOWN HEREON IS BASED ON PLAT 15803 BY FISHER, COLLINS & CARTER, INC. DATED 12-02-2002 AND ON A MONUMENTED BOUNDARY SURVEY BY MILDENBURG, BOENDER ASSOCIATES, INC. DATED OCTOBER 2003.
- 3/11 DENOTES BUILDING RESTRICTION LINE.
- 4/ DENOTES REBAR WITH CAP SET MARKED (PROP.MARK 21204).
- 5/ DENOTES IRON PIPE OR IRON BAR FOUND.
- 6/ DENOTES CHANGE IN BEARING OR RIGHT-OF-WAY.
- 7/ DENOTES STONE OR MONUMENT FOUND.
- 8/ AREAS SHOWN HEREON ARE MORE OR LESS.
- 9/ THE SUBJECT PROPERTY IS ZONED "B-1" IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- 10/ THERE ARE NO STEEP SLOPES ON SITE.
- 11/ DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH "PARCEL A". ANY CONVEYANCES OF THE AFORESAID "PARCEL A" SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID "PARCEL A". 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, THE COUNTY SHALL RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 12/ THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT APPLICATIONS.
- 13/ PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 113-W.
- 14/ PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 24-4012-D AND 125-S.
- 15/ STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION FACILITIES (M-5) AND PERMEABLE PAVEMENT (A-2) TO ACCOMMODATE THE TOTAL ESD VOLUME REQUIRED. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- 16/ THE 100YR FLOODPLAIN SHOWN PER THE CURRENT DIGITAL FLOOD INSURANCE RATE MAP APPROVED BY FEMA AND EFFECTIVE FOR COUNTY DEVELOPMENT RESTRICTIONS AS OF 05/06/13.
- 17/ THIS SITE CONTAINS WETLANDS, WETLAND BUFFERS, STREAMS, AND STREAM BUFFERS, AND PREVIOUSLY APPROVED UNDER SDP-02-113, RE-CERTIFICATION OF WETLAND AND STREAM PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED 01/31/12.
- 18/ THE FOREST STAND DELINEATION PREVIOUSLY PROVIDED UNDER SDP-02-113.
- 19/ NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- 20/ THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN PREVIOUSLY SATISFIED UNDER SDP-02-113 WITH THE RETENTION OF 1.9 ACRES (0.9 CREDITED AND 1.0 NON-CREDITED) WHICH MEETS OR EXCEEDS THE BREAK-EVEN POINT OBLIGATION OF 0.9 ACRES FOR THIS SITE. A FOREST CONSERVATION SURETY IN THE AMOUNT OF \$7,841.00 WAS POSTED FOR THE RETENTION (PLAT 15803). THIS PLAN ABANDONS 0.05 ACRES OF THE EXISTING FOREST CONSERVATION RETENTION EASEMENT AND PROPOSES 0.05 ACRES OF RETENTION WITHIN A NEW FOREST CONSERVATION EASEMENT. NO ADDITIONAL SURETY IS REQUIRED.
- 21/ THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- 22/ THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- 23/ THE LANDSCAPING PLAN FOR SDP-13-073 HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE LANDSCAPING IN THE AMOUNT OF \$9,900.00 FOR THE REQUIRED 19 SHADE TREES, 15 EVERGREENS, AND 65 SHRUBS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS SITE DEVELOPMENT PLAN.
- 24/ THIS PLAN IS SUBJECT TO ZB-1094, A ZONING PETITION TO AMEND THE ZONING MAP OF HOWARD COUNTY TO RECLASSIFY THIS PARCEL FROM R-20 (RESIDENTIAL SINGLE) DISTRICT TO B-1 (BUSINESS LOCAL); GRANTED ON 03-19-2012.
- 25/ TRAFFIC IMPACT STUDY PREPARED BY TRAFFIC CONCEPTS, INC., DATED NOVEMBER, 2012, AND APPROVED 11/18/2013.
- 26/ A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 27/ THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- 28/ THIS PROJECT IS SUBJECT TO WP-14-058; APPROVED JANUARY 6, 2014; TO WAIVE SUBDIVISION SECTION 16.166(j)(1), TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 25 FEET OF A WETLAND FOR A PORTION OF A RETAINING WALL FOR THE PARKING LOT AREA. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL OBTAIN STATE AUTHORIZATION OF ACTIVITIES PROPOSED IN THE WETLAND BUFFER.
 - THE PETITIONER IS ADVISED THAT WHILE THE SHA HAD NO OBJECTION TO APPROVAL OF THE WAIVER, THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF AN ACCESS PERMIT.

COORDINATE TABLE

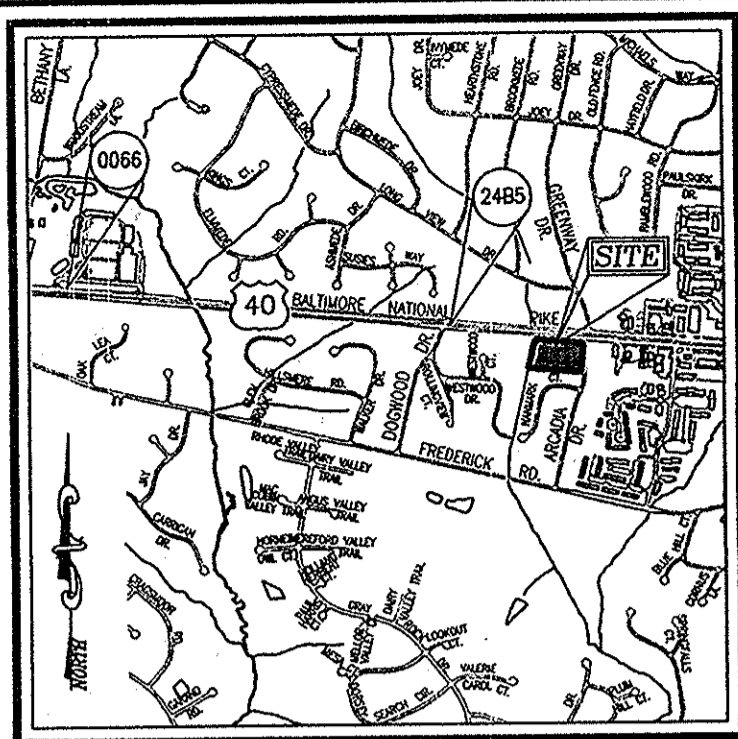
NO	NORTH	EAST
11	586806.5936	1357465.7679
12	586766.0077	1357920.4314
13	586738.8830	1357943.1085
14	586464.9699	1357918.6459
15	586513.0796	1357379.9499
16	586781.6576	1357441.4533
17	586779.7006	1357463.3661

EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLAT 15803 (TO BE RELEASED BY THIS PLAT)

LINE	COURSE	LINE	COURSE
L1	S05°06'04"W 19.21'	F1	S24°58'26"W 9.78'
L2	S22°43'22"E 50.28'	F2	S53°54'56"W 18.23'
L3	S00°04'19"W 8.59'	F3	S18°41'08"W 11.49'
L4	N77°23'00"W 57.14'	F4	S16°19'18"E 13.10'
L5	N32°23'00"W 9.19'	F5	S84°36'13"E 6.79'
L6	N77°23'05"W 8.85'	F6	S03°40'45"E 8.84'
L7	S04°20'05"E 16.31'	F7	N87°32'18"E 7.02'
L8	S48°00'22"E 7.10'	F8	S44°08'47"E 29.55'
L9	N47°51'55"E 8.04'	F9	S17°42'20"E 23.93'
L10	S77°23'00"E 58.04'	F10	S29°04'01"E 16.14'
L11	S00°04'19"W 27.63'	F11	S20°07'00"E 35.09'
L12	S42°08'57"E 9.85'	F12	S33°09'37"E 11.99'
L13	S69°05'48"E 16.92'	F13	S09°20'35"E 14.63'
L14	R=25.00' L=35.88'	F14	S22°48'25"W 15.13'
	R=14.50' L=16.38'		
	CH=S19°14'27"E 15.53'		

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	COURSE	LINE	COURSE
F1	S24°58'26"W 9.78'	F15	S23°47'26"E 33.42'
F2	S53°54'56"W 18.23'	F16	S73°03'49"W 17.43'
F3	S18°41'08"W 11.49'	F17	S50°33'59"W 7.04'
F4	S16°19'18"E 13.10'	F18	S77°36'28"W 18.81'
F5	S84°36'13"E 6.79'	F19	S68°30'58"W 15.47'
F6	S03°40'45"E 8.84'	F20	S24°05'07"W 31.59'
F7	N87°32'18"E 7.02'	F21	S33°13'43"W 11.44'
F8	S44°08'47"E 29.55'	F22	S55°53'56"W 16.58'
F9	S17°42'20"E 23.93'	F23	S24°30'07"W 12.00'
F10	S29°04'01"E 16.14'	F24	S41°21'44"E 6.08'
F11	S20°07'00"E 35.09'	F25	N81°39'12"E 13.02'
F12	S33°09'37"E 11.99'	F26	S80°42'09"E 17.53'
F13	S09°20'35"E 14.63'	F27	S61°39'50"E 9.71'
F14	S22°48'25"W 15.13'	F28	N84°53'48"W 119.07'



VICINITY MAP
SCALE: 1"=2000'
ADC MAP : 11 K-8

LEGEND

- WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT (PER FEMA/DFIRM EFFECTIVE 05/06/13)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION - 1.90 AC.) PLAT 15803
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (TO BE RELEASED BY THIS PLAT) 1,047 SF OR 0.0240 AC
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) 2,342 SF OR 0.0538 AC
- 20' PUBLIC WATER & UTILITY EASEMENT

WETLANDS LINE TABLE

LINE	COURSE	LINE	COURSE
W1	S84°53'48"E 11.32'	W19	S70°03'04"W 44.88'
W2	S04°20'05"E 16.31'	W20	N67°41'16"W 15.31'
W3	S48°00'22"E 60.14'	W21	S77°38'54"W 25.69'
W4	S34°36'03"E 40.75'	W22	N81°03'32"W 27.34'
W5	S05°28'11"E 64.47'	W23	S72°03'23"W 10.35'
W6	S76°13'19"E 52.62'	W24	N39°13'15"W 21.74'
W7	S87°52'12"E 32.69'	W25	N58°16'22"W 30.83'
W8	S42°08'57"E 40.22'	W26	N70°29'21"W 30.44'
W9	S69°05'48"E 22.91'	W27	N82°48'49"W 20.14'
W10	S13°07'26"W 48.15'	W28	N61°27'33"W 29.21'
W11	S77°39'35"E 7.47'	W29	N82°00'48"W 21.98'
W12	S61°28'09"E 34.46'	W30	N65°04'19"W 23.87'
W13	S05°08'27"W 31.52'	W31	N60°24'07"W 30.21'
W14	S71°54'57"W 16.06'	W32	N78°21'02"W 15.71'
W15	S87°10'01"W 37.75'	W33	S10°24'32"W 80.89'
W16	S80°08'56"W 23.71'	W34	S27°32'28"E 19.61'
W17	N64°35'57"W 32.85'	W35	N84°53'48"W 26.09'
W18	N51°32'28"W 30.67'		

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
NUMBER OF PARCELS TO BE RECORDED	1
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF PARCELS AND LOTS TO BE RECORDED	1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	3.5678 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	3.5678 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	3.5678 AC

OWNER/DEVELOPER
LEWAL PARTNERSHIP
C/O SKIP ANTONUCCI
100 PAINTERS MILL ROAD
SUITE 900
OWINGS MILLS, MD 21117
410-363-3434

OWNER'S CERTIFICATE

WE, LEWAL PARTNERSHIP, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 21ST DAY OF JULY, 2014.

[Signature]
LEWAL PARTNERSHIP, L.L.C.
SKIP ANTONUCCI, AUTHORIZED PERSON

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THAT SAME LAND DESCRIBED IN CONVEYANCE FROM CHARLES CRANE, ET AL TO LEWAL PARTNERSHIP BY DEED DATED AUGUST 27, 1986 AND RECORDED IN LIBER 1551, FOLIO 89.

I ALSO CERTIFY 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 BOUNDARY SURVEY 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 DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

[Signature] 5-27-14
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. 02915 ON 8/18/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION
ARCADIA SQUARE
PARCEL A**

A SUBDIVISION OF
"PLAT OF FOREST CONSERVATION EASEMENT,
PROPERTY OF LEWAL PARTNERSHIP, LLP"
PLAT 15803

ZONED B-1
0P2 FILES : ECP-13-034, PLAT 15803, SDP-02-113, SDP-13-073, WP-14-058, ZB-10444, ZB-1094
TAX MAP 24 BLK 4 PARCEL 77
9525 BALTIMORE NATIONAL PIKE
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE 1" = 50'
MAY 27, 2014

SHEET 1 OF 1

K:\Projects\09-14\SURVEY\dwg\PLAT.OF.SUBDIVISION.dwg

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

[Signature] 8/5/2014
HOWARD COUNTY HEALTH OFFICER NO. 02 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

[Signature] 7-25-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8-07-14
DIRECTOR DATE

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 5-27-14
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

[Signature] 7/21/14
LEWAL PARTNERSHIP, L.L.C.
SKIP ANTONUCCI, AUTHORIZED PERSON

PURPOSE

- THE PURPOSE OF THIS PLAT IS TO :
- ABANDON 0.05 AC. OF EXISTING PUBLIC FOREST CONSERVATION RETENTION EASEMENT (PLAT 15803).
 - CREATE 0.05 AC. OF PUBLIC FOREST CONSERVATION RETENTION EASEMENT, AND
 - CREATE 20' PUBLIC WATER & UTILITY EASEMENT

**ROBERT H. VOGEL
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FAX: 410.461.8961