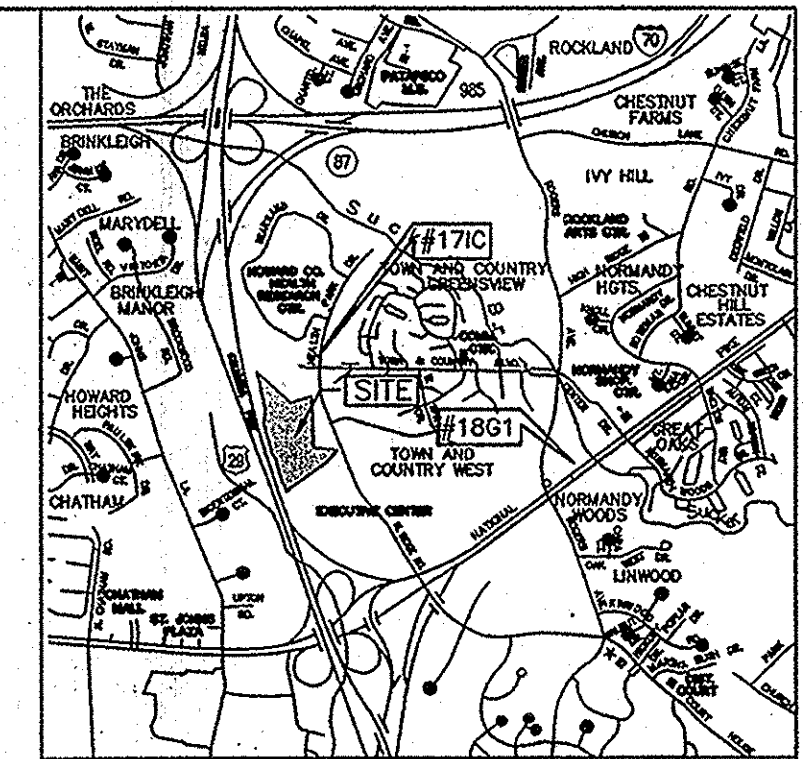


# ELLICOTT CITY WAL-MART, PARCEL D

## GENERAL NOTES

1.  CMF DENOTES 4"x4" CONCRETE MONUMENT FOUND  
 RCF ROD AND CAP FOUND  
 TRAV DENOTES TRAVERSE POINT
2. THE COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 18G1 AND 171C.  
 STA. NO. 18G1 N 589,985.01  
                   E 1,367,750.235  
 STA. NO. 171C N 591,056.901  
                   E 1,363,154.621
3. SUBJECT PROPERTY ZONED POR PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
4. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY KCI TECHNOLOGIES, INC. DATED DECEMBER 2013.
7. PREVIOUS DPZ SUBMISSIONS: ECP-14-49, SDP-14-090, F-96-01, F-96-09, F-99-208, SDP-96-01, SDP-98-29, WP 99-52, WP 98-48, WP 04-33, WP 05-22, WP 06-32, WP 00-38, GP 98-81, F 07-98
8. THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE LITTLE PATUXENT WATERSHED. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. THE EXISTING PUBLIC WATER AND SEWER CONTRACT NOS. ARE 29-S AND 1-W.
9. 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 TAR AND CHIP COATING. (1-1/2" MIN.)  
 C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.  
 D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 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 INSURE ALL WEATHER USE.
10. NO GRADING, REMOVAL OR VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
11. BRL INDICATES BUILDING RESTRICTION LINE.
12. THIS PLAT IS SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS.
13. 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 LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION 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 EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

14. WETLAND DELINEATION WAS PERFORMED BY KCI TECHNOLOGIES, INC. AND NO WETLANDS OR STREAMS WERE FOUND TO BE AFFECTED BY THE PROPOSED DEVELOPMENT.
15. NOISE STUDY WAS PREPARED BY STAIANO ENGINEERING INC. DATED JUNE 27, 2014. THE 65 DBA NOISE CONTOUR LINE DRAW ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
16. A SIMPLIFIED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN WERE PREPARED BY KCI TECHNOLOGIES, INC. IN DECEMBER 2013.
17. THIS PLAN IS EXEMPT FROM HOWARD COUNTY LANDSCAPING REQUIREMENTS SINCE IT IS A PLAT REVISION.
18. THIS PLAN IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SUBSECTION 16.1202(B)(1)(VIII) OF HOWARD COUNTY CODE SINCE IT IS A PLAT OF REVISION. **THE FOREST EASEMENT REVISIONS ARE BEING MADE FOR SDP-14-090. SEE NOTE 22.**
19. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUAL. THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT FOR THE ONSITE PRACTICES SHOWN ON THE ATTACHED STORMWATER PRACTICES TABLE, ALONG WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
20. THE STORMWATER MANAGEMENT APPROVED WITH THIS PLAN IS BASED ON A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AT THE BUILDING PERMIT STAGE. ALL ASSOCIATED DECLARATIONS OF COVENANTS SHALL BE AMENDED, AS NEEDED, BASED ON ANY FUTURE DESIGN.
21. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
22. AREA OF EXISTING FOREST CONSERVATION EASEMENTS = 5.93 AC. AREA OF FCE TO BE ABANDONED = 2,250 SQ. FT. AREA OF FCE TO BE ADDED = 2,250 SQ. FT. NEW AREA OF FCE TOTAL AREA = 5.93 AC.



**VICINITY MAP**  
 SCALE: 1" = 2000'  
 ADC MAP: MAP 2016 GRID F6

SHEET INDEX	
SHEET 1	PLAT NOTES
SHEET 2	PLAT
SHEET 3	TABLES

**DEVELOPER**  
 COMMERCIAL CONTRACTORS INC.  
 1205 YORK ROAD  
 LUTHERVILLE-TIMONIUM,  
 MARYLAND 21093  
 PHONE: (410) 825-8400

**OWNER**  
 EXECUTIVE CENTER  
 PARCEL D LIMITED PARTNERSHIP  
 1205 YORK ROAD  
 LUTHERVILLE-TIMONIUM,  
 MARYLAND 21093  
 PHONE: (410) 825-8400

ENGINEERS  
 PLANNERS  
 SCIENTISTS  
 CONSTRUCTION MANAGERS

**KCI TECHNOLOGIES**  
 11850 West Market Place  
 Suite A  
 Fulton, MD 20707  
 Telephone: (410) 792-8086  
 Fax: (410) 792-7419

### AREA TABULATION CHART

<b>a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED</b>	
BUILDABLE	1
NON-BUILDABLE	-
OPEN SPACE	-
PRESERVATION PARCELS	-
<b>b. TOTAL AREA OF LOTS AND/OR PARCELS</b>	
BUILDABLE	17.13 AC
NON-BUILDABLE	0.00 AC
OPEN SPACE	0.00 AC
PRESERVATION PARCELS	0.00 AC
<b>c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS</b>	<b>0.00 AC</b>
<b>d. TOTAL AREA OF SUBDIVISION TO BE RECORDED</b>	<b>17.13 AC</b>

NOTE: THE PURPOSE OF THIS REVISION IS TO EXTINGUISH THE EXISTING WATER EASEMENT AND ESTABLISH A NEW 20' PUBLIC WATER EASEMENT, ESTABLISH A NEW 20' WIDE PRIVATE STORM DRAIN EASEMENT, AND REVISE THE EXISTING FOREST CONSERVATION EASEMENT FOR SDP 14-090, "THE GATHERING'S AT ELLICOTT'S RETREAT!"

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.



C. Allen Paugh 4/8/15  
 C. ALLEN PAUGH DATE  
 MARYLAND PROPERTY LINE SURVEYOR No. 475

Louis Mangione 4/6/15  
 LOUIS MANGIONE, OWNER DATE

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

Richard M. Rosman 4/24/2015  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Edrington 4/28/15  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith S. ... 5-05-15  
 DIRECTOR DATE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY MARY KAISER HOENES, TRUSTEE, IRWIN P. TRAIL, TRUSTEE AND LEONORA K. HOENES TO EXECUTIVE CENTER PARCEL D LIMITED PARTNERSHIP BY DEED DATED JUNE 28, 1996 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3771 AT FOLIO 91 AND THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

C. Allen Paugh 4/8/15  
 C. ALLEN PAUGH DATE  
 MARYLAND PROPERTY LINE SURVEYOR No. 475

### OWNER'S CERTIFICATE

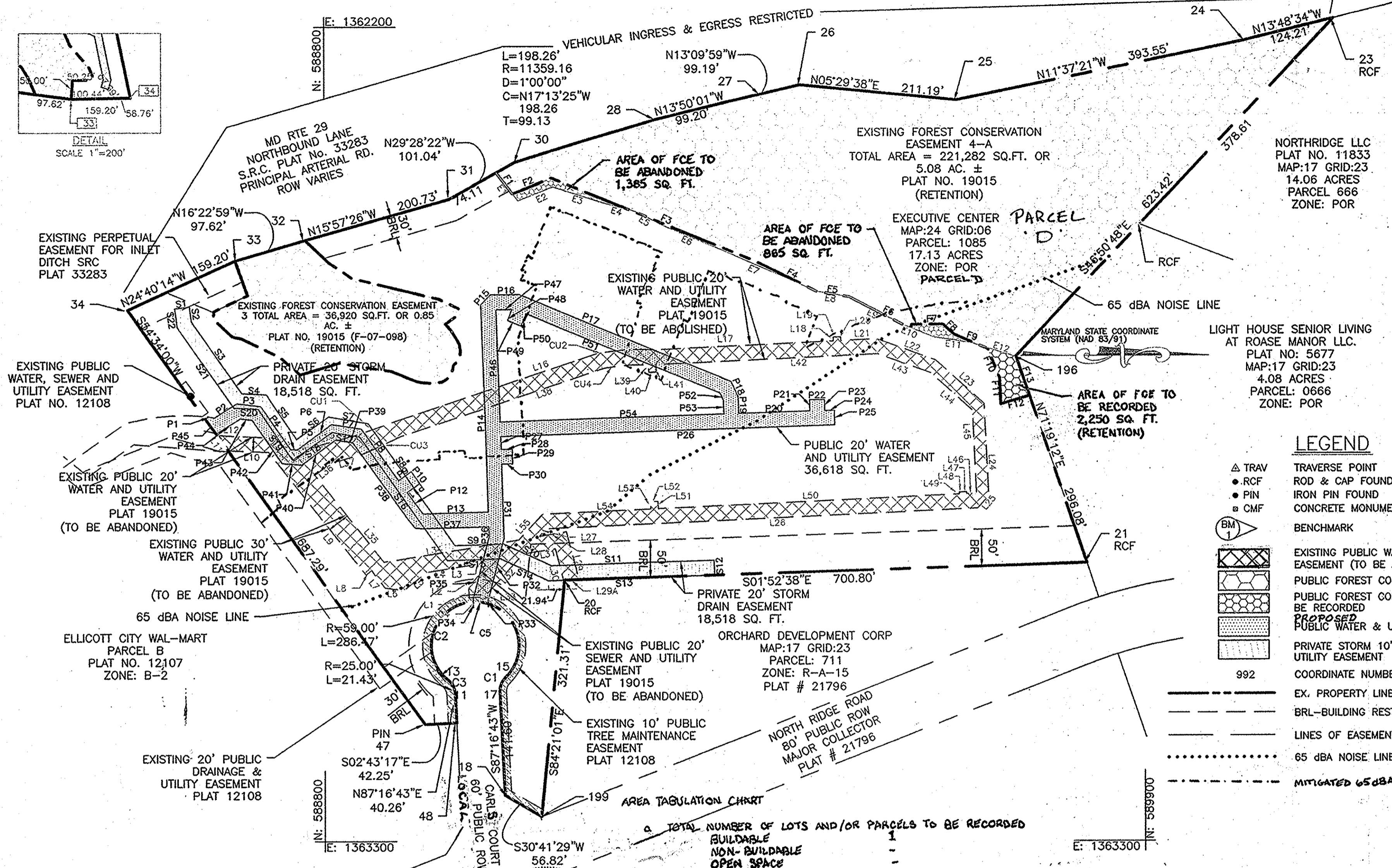
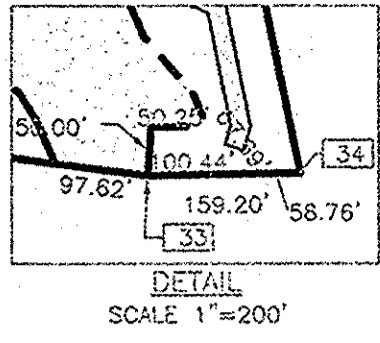
LOUIS MANGIONE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON HOWARD COUNTY, MARYLAND, ITS SUCCESSORS 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED 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 RIGHT-OF WAYS.

WITNESS MY HAND THIS 6<sup>th</sup> DAY OF APRIL 2015.  
Louis Mangione 4/6/15  
 LOUIS MANGIONE EXECUTIVE CENTER PARCEL D LIMITED PARTNERSHIP, OWNER DATE  
Paul Edrington 4/6/15  
 WITNESS DATE

RECORDED AS PLAT 23324  
 ON 5/18/15 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT  
**ELLICOTT CITY  
 WAL-MART, PARCEL D**

REFERENCE PLAT NOS. 19014-19015  
 ZONING: POR  
 MAP: 24 GRID: 06 PARCEL: 1085  
 2ND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: APRIL 6, 2015  
 SCALE: AS SHOWN



NORTH RIDGE LLC  
PLAT NO. 11833  
MAP:17 GRID:23  
14.06 ACRES  
PARCEL 666  
ZONE: POR

LIGHT HOUSE SENIOR LIVING  
AT ROASE MANOR LLC.  
PLAT NO: 5677  
MAP:17 GRID:23  
4.08 ACRES  
PARCEL: 0666  
ZONE: POR

**LEGEND**

- △ TRAV TRVERSE POINT
- RCF ROD & CAP FOUND
- PIN IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- BM BENCHMARK
- [Pattern] EXISTING PUBLIC WATER & UTILITY EASEMENT (TO BE ABOLISHED)
- [Pattern] PUBLIC FOREST CONSERVATION EASEMENT TO BE RECORDED
- [Pattern] PROPOSED PUBLIC WATER & UTILITY EASEMENT
- [Pattern] PRIVATE STORM 10' PUBLIC WATER & UTILITY EASEMENT
- 992 COORDINATE NUMBER
- EX. PROPERTY LINE
- BRL-BUILDING RESTRICTION LINE
- LINES OF EASEMENT
- 65 dBA NOISE LINE
- MITIGATED 65 dBA

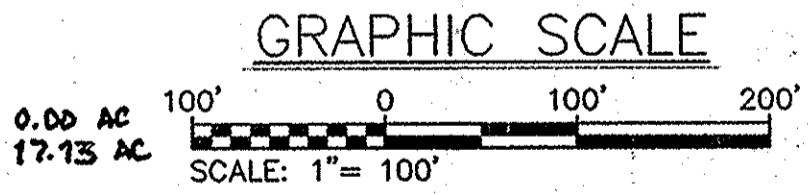
**DEVELOPER**  
COMMERCIAL CONTRACTORS INC.  
1205 YORK ROAD  
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MARYLAND 21093  
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**AREA TABULATION CHART**

a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
b. TOTAL AREA OF LOTS AND/OR PARCELS:	
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NON-BUILDABLE	0.00 AC
OPEN SPACE	0.00 AC
PRESERVATION PARCELS	0.00 AC
c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.00 AC
d. TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.13 AC

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.

*C. Allen Paugh* 4/8/15 DATE  
C. ALLEN PAUGH  
MARYLAND PROPERTY LINE SURVEYOR No. 475

*Louis Mangione* 4/8/15 DATE  
LOUIS MANGIONE, OWNER

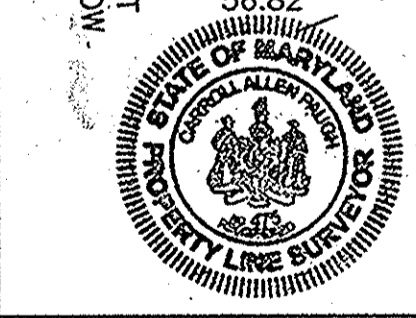
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Maura Rossman* 4/24/2015 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edelman* 4/28/15 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Neil Shadwick* 4/28/15 DATE  
DIRECTOR



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY MARY KAISER HOENES, TRUSTEE, IRWIN P. TRAIL, TRUSTEE AND LEONORA K. HOENES TO EXECUTIVE CENTER PARCEL D LIMITED PARTNERSHIP BY DEED DATED JUNE 28, 1996 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3771 AT FOLIO 91 AND THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*C. Allen Paugh* 4/8/15 DATE  
C. ALLEN PAUGH  
MARYLAND PROPERTY LINE SURVEYOR No. 475

**OWNER'S CERTIFICATE**

LOUIS MANGIONE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON HOWARD COUNTY, MARYLAND, IT'S 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED 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 RIGHT-OF WAYS.

WITNESS MY HAND THIS 8 DAY OF APRIL 2015.

*Louis Mangione* 4/8/15 DATE  
LOUIS MANGIONE EXECUTIVE CENTER PARCEL D LIMITED PARTNERSHIP, OWNER

*Neil Shadwick* 4/8/15 DATE  
WITNESS

RECORDED AS PLAT 23326  
ON 5/18/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT  
**ELLICOTT CITY  
WAL-MART, PARCEL D**

REFERENCE PLAT NOS. 19014-19015  
ZONING: POR  
MAP: 24 GRID: 06 PARCEL: 1085  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: APRIL 6, 2015  
SCALE: AS SHOWN

SHEET 2 OF 3

SHEET INDEX	
SHEET 1	PLAT NOTES
SHEET 2	PLAT
SHEET 3	TABLES

EXISTING WATER EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°08'01"W	14.82'
L2	S47°43'17"W	31.29'
L3	S42°15'43"W	10.49'
L4	S09°22'45"E	70.55'
L5	N38°07'09"E	38.73'
L6	S06°52'51"W	25.12'
L7	S51°52'51"W	29.83'
L8	S38°07'09"E	9.50'
L9	S51°52'51"W	211.45'
L10	S02°31'56"W	52.04'
L11	S54°34'00"W	25.19'
L12	N02°31'58"E	76.54'
L13	N51°52'51"E	39.14'
L14	N38°07'09"W	28.11'
L15	N15°37'09"W	61.54'
L16	N18°40'44"W	289.11'
L17	N02°43'19"W	243.16'
L18	S88°17'05"W	5.00'
L19	N02°43'19"W	10.00'
L20	N88°17'05"E	5.00'
L21	N02°43'19"W	48.67'
L22	N19°48'41"E	83.97'
L23	N42°16'41"E	87.52'
L24	N87°16'41"E	125.7'
L25	S47°43'19"E	22.08'
L26	S02°43'19"E	578.92'
L27	S47°43'17"E	13.83'
L28	N09°22'45"W	36.66'
L29	N75°40'10"E	67.11'
L29A	S01°52'38"E	20.48'
L30	S75°40'10"W	44.34'
L31	S09°22'45"E	43.60'
L32	S47°43'17"E	77.65'
L33	N87°08'01"E	9.02'
C4	BEARING: S3°37'57"E	
	CORD DISTANCE: 21.68'	
	ARC LENGTH: 21.70'	
	RADIUS: 59.00'	
L34	S09°22'45"E	182.89'
L35	S51°52'51"W	150.14'
L36	N38°07'09"W	26.20'

FOREST CONSERVATION EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
F1	N52°25'12"E	36.025'
F2	N22°25'31.1"W	56.112'
F3	N22°20'14.6"E	295.166'
F4	N26°35'26.4"E	92.301'
F5	N09°29'31"E	43.890'
F6	N27°07'40"E	81.79'
F7	N00°46'29.3"W	53.494'
F8	N41°58'54.9"E	20.468'
F9	N23°21'02.6"E	48.893'
F10	N67°59'01.8"E	42.106'
F11	N87°09'21.5"E	35.377'
F12	N16°21'17.4"W	41.121'
F13	N71°19'12"E	56.567'

WATER EASEMENT  
AREA = 0.84 AC.

LINE TABLE

LINE	BEARING	DISTANCE
P1	N11°54'39.4"E	9.584'
P2	N32°91'35.8"W	35.594'
P3	N03°46'50.2"E	31.412'
P4	N55°48'19.1"E	72.886'
P5	N04°25'37.8"E	9.139'
P6	N36°51'55.4"W	47.724'
P7	N08°58'02.5"E	40.209'
P8	N54°30'57"E	76.43'
P9	N35°31'06"W	20.96'
P10	N54°28'54"E	20.00'
P11	S35°31'06"E	20.96'
P12	N53°35'42"E	35.99'
P13	N01°36'39"W	87.43'
P14	S87°54'57"E	168.24'
P15	N46°21'50"W	18.42'
P16	N00°07'38"W	39.20'
P17	N22°14'19"E	209.01'
P18	N65°13'42"E	22.31'
P19	N87°21'04"E	22.88'
P20	N02°00'21"W	95.15'
P21	S88°51'06"W	15.05'
P22	N01°08'54"W	20.00'
P23	N88°51'06"E	14.90'
P24	N00°00'00"W	8.03'
P25	N88°44'55"E	19.68'
P26	NS01°58'51"E	448.15'
P27	N88°09'42"E	17.38'
P28	N00°39'46"W	15.01'
P29	N88°58'01"E	19.95'
P30	S01°59'45"E	14.74'

LINE TABLE

LINE	BEARING	DISTANCE
P31	N88°09'09"E	74.23'
P32	S75°36'35"E	86.22'
P33	N88°37'50"E	8.24'
C5	BEARING: S1°22'10.24"E	
	CORD DISTANCE: 19.98'	
	ARC LENGTH: 20.50'	
	RADIUS: 59.00'	
P34	S88°30'35"W	11.53'
P35	N75°36'35"W	86.13'
P36	S88°01'21"W	13.62'
P37	S01°36'19"E	87.70'
P38	S54°30'43"W	86.39'
P39	S08°58'02.5"W	23.392'
P40	S36°54'21.9"E	47.562'
P41	S04°25'37.8"W	26.773'
P42	S55°48'19.1"W	72.743'
P43	S03°45'50.2"W	15.061'
P44	S32°41'35.8"E	37.21'
P45	S11°54'34.4"W	17.785'
P46	S87°54'57"W	150.13'
P47	N00°12'37"W	20.36'
P48	S69°14'26"E	15.57'
P49	N22°20'15"E	19.08'
P50	N67°41'49"W	17.88'
P51	N22°14'19"E	208.88'
P52	N65°13'42"E	10.73'
P53	N87°59'39"E	18.75'
P54	N02°00'57"E	299.90'

COORDINATE TABLE

PT#	NORTH	EAST
11	588974.6023	1363099.0300
13	588965.2633	1363080.7890
15	289042.4323	1363077.1030
17	589034.5390	1363096.1852
18	589041.2623	1363237.6300
20	589121.7533	1362946.8813
21	589822.1748	1362923.2540
23	590153.7391	1362188.6398
24	590033.1152	1362218.2891
25	589647.6352	1362297.5751
26	589437.4163	1362277.3564
27	589340.8322	1362299.9501
28	589244.5102	1362323.6691
30	589055.1392	1362382.3751
31	588967.1742	1362432.0881
32	588774.1792	1362487.2725
33	588680.5232	1362514.8071
34	588535.8542	1362581.2571
47	588934.3113	1363141.2510
48	588976.5138	1363139.2450
196	589727.3463	1362643.4435
199	589090.1212	1363266.6305

EXISTING FOREST CONSERVATION EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
E1	N52°25'12"E	48.044'
E2	N22°08'05"W	50.120'
E3	N15°16'16"E	47.74'
E4	N28°22'47"E	35.210'
E5	N22°42'42"E	43.890'
E6	N27°07'40"E	90.490'
E7	N23°55'19"E	137.51'
E8	N09°29'31"E	43.890'
E9	N27°07'40"E	81.790'
E10	N21°58'53"E	44.000'
E11	N08°55'24"E	51.070'
E12	N17°03'58"E	61.610'

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS	TAN
CU1	N17°08'56"W	52.87'	03°03'36"	52.87	990.00	26.44'
CU2	N10°42'02"W	74.95'	15°57'25"	75.20	270.00	37.84'
CU3	N17°08'56"W	53.93'	03°03'36"	58.89	250.00	26.98'
CU4	N10°42'02"W	69.40'	15°57'25"	53.94	1010.00	35.04'

PRIVATE STORM DRAIN EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
S1	N7°23'54"W	20.00'
S2	N82°36'06"E	20.29'
S3	N54°56'17"E	117.63'
S4	N02°37'07"E	32.73'
S5	N56°27'43"E	73.10'
S6	N35°19'11"W	52.95'
S7	N09°53'39"E	54.05'
S8	N54°59'25"E	202.02'
S9	N01°51'22"W	65.27'
S10	N24°52'22"E	70.58'
S11	N01°52'38"W	218.06'
S12	N88°08'40"E	20.00'

LINE TABLE

LINE	BEARING	DISTANCE
S13	S01°52'38"E	222.80'
S14	S24°52'22"W	70.58'
S15	S1°51'22"E	71.38'
S16	S54°59'25"W	204.54'
S17	S09°53'39"W	37.42'
S18	S35°19'11"E	65.25'
S19	S56°27'43"W	83.58'
S20	S02°37'07"W	32.40'
S21	S54°56'17"W	132.38'
S22	S82°36'06"W	25.21'

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS	TAN
C1	N67° 31'40"W	20.65	48°47'15"	21.29	25.00	11.34'
C2	S02° 44'05"E	77.26	278°12'08"	286.47	59.00	N/A
C3	N62° 53'19"E	20.49	48°23'29"	21.11	25.00	11.23"

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.

*C. Allen Paugh* 4/8/15 DATE  
C. ALLEN PAUGH  
MARYLAND PROPERTY LINE SURVEYOR No. 475

*Louis Mangione* 4/6/15 DATE  
LOUIS MANGIONE, OWNER

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

*Maureen Rossman* 4/24/2015 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Shel Edelman* 4/28/15 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kent Schaeffer* 5/05/15 DATE  
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY MARY KAISER HOENES, TRUSTEE, IRWIN P. TRAIL, TRUSTEE AND LEONORA K. HOENES TO EXECUTIVE CENTER PARCEL D LIMITED PARTNERSHIP BY DEED DATED JUNE 28, 1996 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3771 AT FOLIO 91 AND THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*C. Allen Paugh* 4/8/15 DATE  
C. ALLEN PAUGH  
MARYLAND PROPERTY LINE SURVEYOR No. 475

OWNER'S CERTIFICATE

LOUIS MANGIONE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UPON 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON: (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED 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 RIGHT-OF WAYS.

WITNESS MY HAND THIS 6<sup>th</sup> DAY OF APRIL 2015.

*Louis Mangione* 4/6/15 DATE  
LOUIS MANGIONE EXECUTIVE CENTER PARCEL D LIMITED PARTNERSHIP, OWNER

*Shel Edelman* 4/11/15 DATE  
WITNESS

DEVELOPER

COMMERCIAL CONTRACTORS INC.  
1205 YORK ROAD  
LUTHERVILLE-TIMONIUM,  
MARYLAND 21093  
PHONE: (410) 825-8400

OWNER

EXECUTIVE CENTER  
PARCEL D LIMITED PARTNERSHIP  
1205 YORK ROAD  
LUTHERVILLE-TIMONIUM,  
MARYLAND 21093  
PHONE: (410) 825-8400



ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS

11850 West Market Place  
Suite A  
Fulton, MD 20707  
Telephone: (410)792-8086  
Fax: (410)792-7419

RECORDED AS PLAT 23320  
ON 6/8/10 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT  
ELLICOTT CITY  
WAL-MART, PARCEL D

REFERENCE PLAT NOS. 19014-19015  
ZONING: POR  
MAP: 24 GRID: 06 PARCEL: 1085  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: APRIL 6, 2015  
SCALE: AS SHOWN