

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 24AA AND 24BS.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ASSOCIATES, INC. DATED JUNE 2012.
- Ø DENOTES REBAR WITH CAP SET MARKED (PROP.MARK 21204).
- Ø DENOTES IRON PIPE OR IRON BAR FOUND.
- Ø DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- Ø DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED B-1 IN ACCORDANCE WITH THE 10/08/13 COMPREHENSIVE ZONING PLAN.
- THERE IS NO 100 YEAR FLOODPLAIN OR STEEP SLOPES ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER IS AVAILABLE UNDER CONTRACT NO. S 71-W AND 436-W. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 411-S.
- 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 N, ANY CONVEYANCES OF THE AFORESAID PARCEL N SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL N. 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.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- 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.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS DPZ FILES : ECP 14-021, ECP 14-089, F-12-099 (PLAT 22168), F-85-162 (PLAT 6378), PLAT 15/35, SDP 77-063, AND SDP-14-089.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON SITE.
- THERE ARE NO EXISTING STRUCTURES ON PARCEL B.
- THE USE-IN-COMMON ACCESS EASEMENT HAS BEEN RECORDED UNDER PLAT 22168, AND THE ASSOCIATED DECLARATION OF EASEMENT HAS BEEN RECORDED AS L 14494 F 319 ON 10/01/12.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 21, 2013.
- IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, FOREST CONSERVATION OBLIGATIONS FOR PARCEL B SHALL BE FULFILLED BY THE PLACEMENT OF 0.26 ACRES OF RETENTION AND 0.07 ACRES OF REFORESTATION INTO AN EASEMENT AREA LOCATED ON PARCEL B WHICH IS SUFFICIENT TO MEET THE MINIMUM REQUIREMENT.

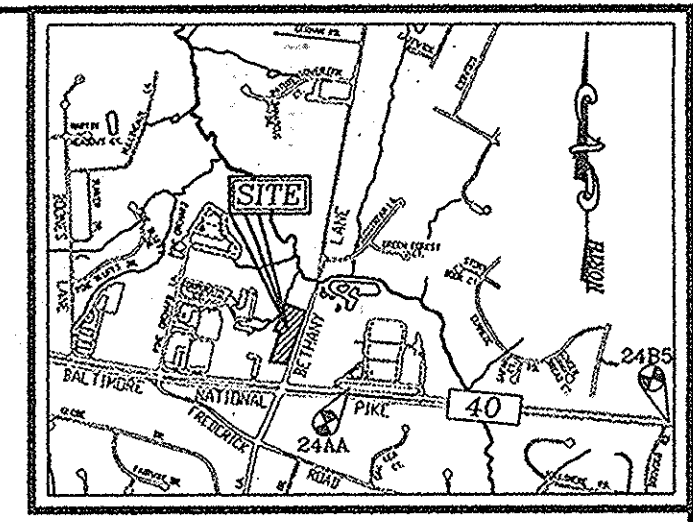
- POSTING OF SURETY FOR 0.07 ACRES OF REFORESTATION IN THE AMOUNT OF \$ 1,525.00 (3,049 SF X 0.50) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT UNDER THE SITE DEVELOPMENT PLAN FOR PARCEL B (SDP-14-089).
- FOREST CONSERVATION ON PARCEL A HAS BEEN ADDRESSED UNDER F-12-099.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION FACILITIES (M-6) AND DRY WELLS (M-5) TO ACCOMMODATE THE TOTAL ESD VOLUME REQUIRED. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL IS NOT REQUIRED FOR THIS PLAN OF REVISION. FULFILLMENT OF REQUIRED LANDSCAPING FOR DEVELOPMENT ON PARCEL B WILL BE ADDRESSED UNDER THE SITE DEVELOPMENT PLAN, SDP-14-089.
- TRAFFIC STUDY PREPARED BY THE MARS GROUP, ON OCTOBER 11, 2013; APPROVED 08/28/14.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 21, 2013. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, OR FOREST CONSERVATION AREAS.
- REFERENCE WP-15-134, APPROVED 5/18/2015, TO WAIVE SECTION 16.156(k)(1) TO ALLOW A 60 DAY EXTENSION OF TIME REQUIRED FOR THE DEVELOPERS AGREEMENT AND TO WAIVE SECTION 16.156(m) TO ALLOW A 60 DAY EXTENSION OF TIME REQUIRED FOR THE SITE DEVELOPMENT PLAN AND PLAT OF FOREST CONSERVATION EASEMENT ORIGINALS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1) THE NEW DATE FOR THE DEVELOPERS AGREEMENT IS 7/17/2015.
2) THE NEW DATE FOR THE SITE DEVELOPMENT PLAN AND PLAT OF FOREST CONSERVATION EASEMENT IS 7/17/2015.
- REFERENCE WP-15-040, APPROVED 10/21/2014, TO WAIVE SECTION 16.120(a)(7) TO ALLOW REMOVAL OF SPECIMEN TREE ST-1 (30" TULIP POPLAR) LOCATED ON PARCEL B. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1) GRANTS REMOVAL OF 30" TULIP POPLAR SPECIMEN TREE AS IDENTIFIED ON THE WAIVER PETITION EXHIBIT.
2) PLACEMENT OF 0.26 ACRES OF EX. FOREST AND 0.07 ACRES OF REFORESTATION INTO AN ON-SITE FOREST CONSERVATION EASEMENT. IN ADDITION, PROVIDE PERIMETER LANDSCAPING, SWM PLANTINGS, AND STREET TREES.

WETLANDS LINE TABLE	
LINE	BEARING DISTANCE
W1	S 58°09'22" W 20.56'
W2	S 38°49'34" W 28.33'
W3	S 63°37'26" W 18.85'
W4	S 20°26'30" E 15.34'
W5	S 40°35'07" E 7.85'
W6	S 14°33'56" E 25.46'
W7	S 86°09'53" W 11.71'
W8	N 81°44'44" W 18.91'
W9	S 34°02'58" W 19.08'
W10	S 10°14'30" E 16.54'
W11	S 62°24'33" E 15.43'
W12	S 27°57'30" E 6.84'
W13	S 17°10'13" W 19.22'
W14	S 70°03'36" E 1.59'

PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°27'18"E	15.00'
L2	N11°31'07"W	23.69'
L3	N31°33'19"E	63.19'
L4	N35°18'43"E	55.09'
L5	N22°17'58"W	9.66'
L6	N26°29'46"E	39.75'
L7	N54°59'02"E	17.86'
L8	N34°02'58"E	19.08'
L9	N11°54'14"E	18.85'
L10	N11°33'29"E	27.87'
L11	N49°47'28"E	30.38'
L12	N49°43'24"E	13.91'
L13	N33°39'12"E	14.58'
L14	N24°07'28"E	31.95'
L15	N21°02'09"E	12.86'
L16	N10°22'55"E	15.28'
L17	R=50.00' L=25.45' CH=N04°52'34"W 25.17'	

20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L23	N71°06'58"W	16.83'
L24	S18°53'02"W	16.00'
L25	N71°06'58"W	15.00'
L26	N18°53'02"E	16.00'
L27	N71°06'58"W	12.50'
L28	N18°53'02"E	20.00'
L29	S71°06'58"E	44.33'
L30	S18°53'02"W	20.00'

COORDINATE TABLE		
NO.	NORTH	EAST
103	587995.6815	1351819.9113
104	588268.5653	1351931.3996
140	587908.8486	1352043.4178
141	587960.9702	1351891.0439
1018	588192.7014	1352140.5136
1021	587971.3698	1351878.7353



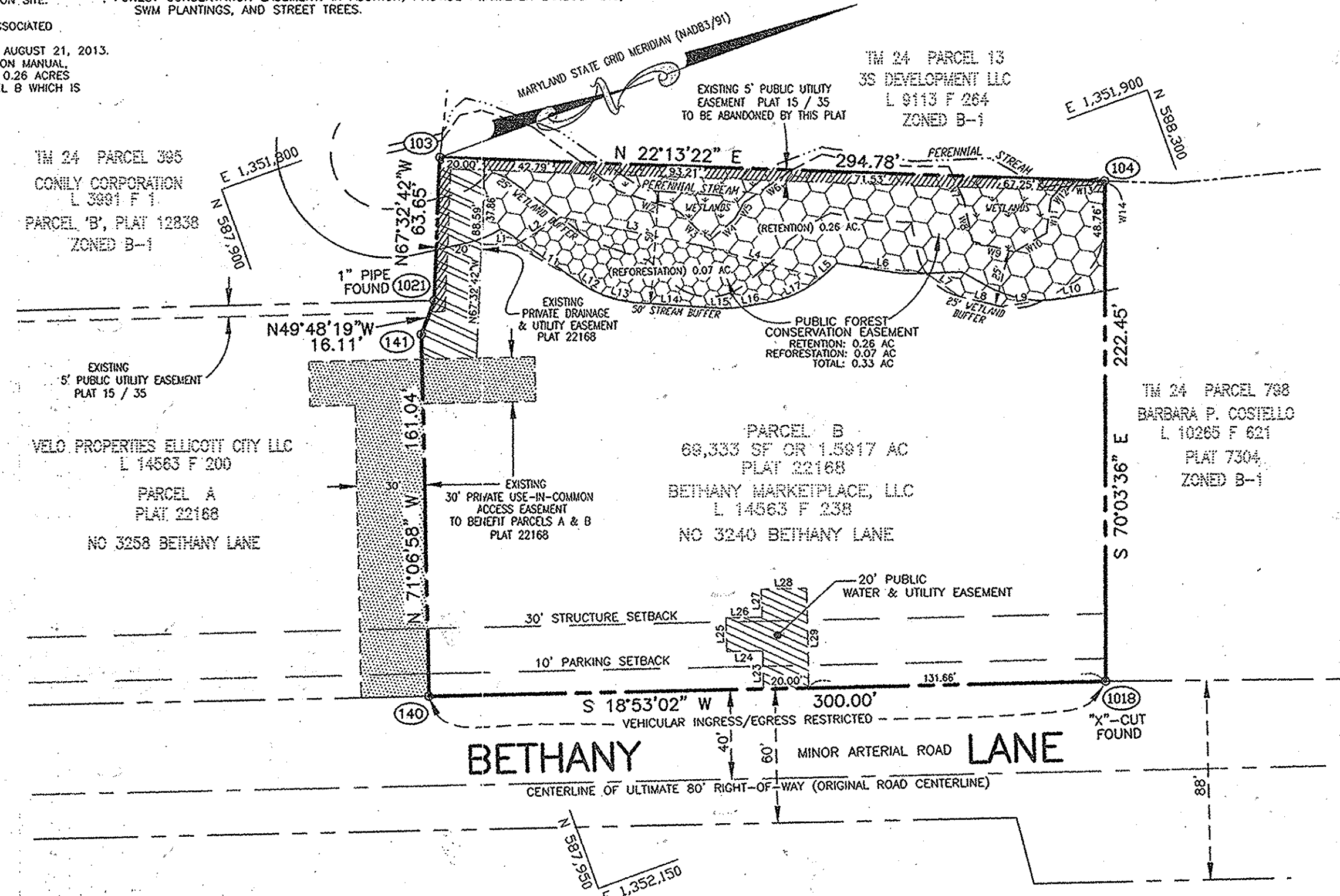
VICINITY MAP
SCALE: 1"=2,000'
ADC MAP : 4815 C-6

LEGEND

	EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT 22168		20' PUBLIC WATER & UTILITY EASEMENT
	EXISTING 30' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT PARCELS A & B PLAT 22168		WETLANDS
	EXISTING 5' PUBLIC UTILITY EASEMENT PLAT 15 / 35		PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	EXISTING 5' PUBLIC UTILITY EASEMENT PLAT 15 / 35 TO BE ABANDONED BY THIS PLAT		PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)

AREA TABULATION

NUMBER OF LOTS TO BE RECORDED	1
AREA OF LOTS TO BE RECORDED	1.5917 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	1.5917 AC



OWNER / DEVELOPER
BETHANY MARKETPLACE, LLC
8808-C PEAR TREE COURT
ALEXANDRIA, VIRGINIA 22309
C/O CHARLES FAIRCHILD
(703) 926-1812

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043 TEL: 410.461.2666 FAX: 410.461.2991

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.

Thomas M. Hoffman, Jr. 7-14-15
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD. REG. NO. 267.

Charles Fairchild 7-14-15
BETHANY MARKETPLACE, LLC DATE
CHARLES FAIRCHILD, AUTHORIZED PERSON

PURPOSE

THE PURPOSE OF THIS PLAT IS (1) TO ABANDON EXISTING 5' PUBLIC UTILITY EASEMENT ON PARCEL B, (2) ADD 20' PUBLIC WATER & UTILITY EASEMENT ON PARCEL B, AND (3) ADD STREAM, STREAM BUFFER, WETLANDS, WETLANDS BUFFER, AND PUBLIC FOREST CONSERVATION EASEMENT ON PARCEL B.

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

Maureen Rosman 7/29/2015
HOWARD COUNTY HEALTH OFFICER HO DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Edwards 8-13-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kestel 8-31-15
DIRECTOR DATE

OWNER'S CERTIFICATE

BETHANY MARKETPLACE, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 14 DAY OF JULY, 2015.

Charles Fairchild
BETHANY MARKETPLACE, LLC
CHARLES FAIRCHILD, AUTHORIZED PERSON

Megan Rippon
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF ALL THE LAND CONVEYED BY BETHANY LANE, LLC TO BETHANY MARKETPLACE, LLC BY DEED DATED DECEMBER 27, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 14563, FOLIO 238.

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, 2016.

Thomas M. Hoffman, Jr. 7-14-15
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD. REG. NO. 267



RECORDED AS PLAT No. 23480 ON 9/4/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION AND FOREST CONSERVATION EASEMENT
ELICOTT INVESTMENTS INC.
PARCEL B

A REVISION OF
"ELICOTT INVESTMENTS INC., PARCELS A & B", PLAT 22168
ZONED B-1

TAX MAP No. 24 BLK: 2 PARCEL No. 993
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 50' JULY 14, 2015

GRAPHIC SCALE
50' 0 50 100 150'

SHEET 1 OF 1
F-16-806

12-08 SURVEY RECORD PLAT PLAT OF REV.DWG