

GENERAL NOTES

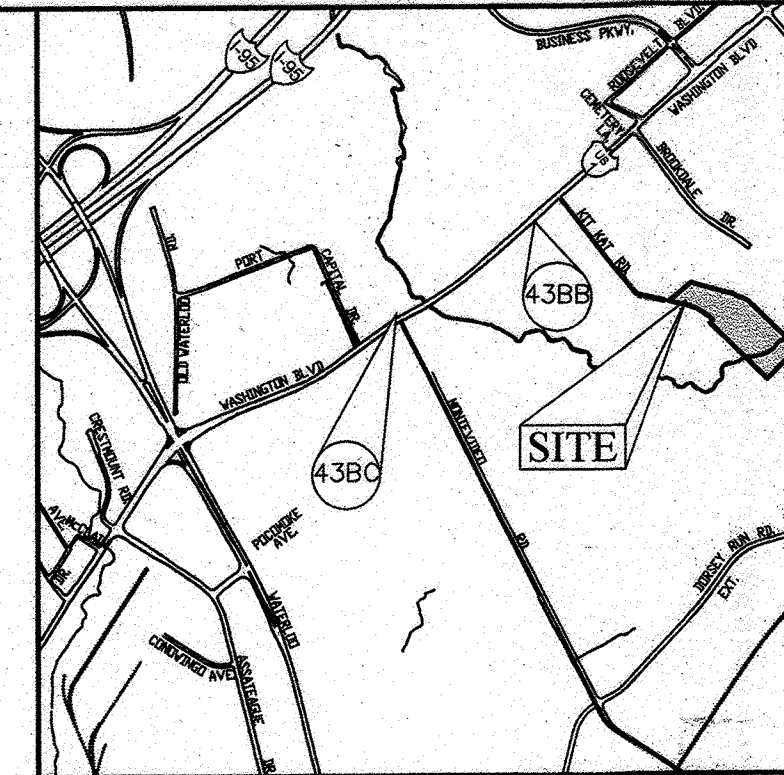
- ⊙ DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 ⊠ DENOTES CONCRETE MONUMENT FOUND
 △ DENOTES TRAVERSE POINT.
- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43BB AND NO. 43BC. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. FOOT.
- THE SUBJECT PROPERTY IS ZONED M-2 PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2016 BY BENCHMARK ENGINEERING, INC., AND PREVIOUS RECORD PLAT NO. 17298-99.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBERS ARE 36 W&S (WATER), 573-S (SEWER), 14-3306-D (WATER), 44-4189-D (WATER).
- WATER AND SEWER SERVICES TO THIS LOT WILL BE GRANTED UNDER THIS PREVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PARCEL "A-1" CONTAINS FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS OR STEEP SLOPES AS SHOWN ON PLATS 11226 & 17299.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS OR 100 YEAR FLOODPLAIN, UNLESS WAIVERS HAVE BEEN GRANTED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THESE PARCELS.
- THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THESE PARCELS.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- STORMWATER MANAGEMENT WAS PROVIDED BY SDP-04-024. THE CONTRIBUTING IMPERVIOUS FROM PARCEL A HAS BEEN DUPLICATED FOR THIS DEVELOPMENT. ALL PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOESN'T CREATE ANY NEW LOTS / PARCEL DIVISION.

- RESERVATION OF PUBLIC UTILITY EASEMENTS
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCEL E-4 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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- ALL AREAS ARE MORE OR LESS.
- FOREST CONSERVATION PREVIOUSLY ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT UNDER (SDP-04-024). NO NEW FOREST CONSERVATION IS REQUIRED, NO FOREST CONSERVATION PLAN IS NECESSARY FOR THIS SUBMISSION. FOREST STAND DELINEATION WAS APPROVED UNDER SDP-04-024.
- PREVIOUS HOWARD COUNTY FILE NUMBERS F-04-81, SDP-04-024, PLAT 11226, SDP-94-18.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. IN AUGUST, 1993, AND WAS APPROVED BY HOWARD COUNTY, SEE PLAT No. 11226.
- WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1993, AND WAS APPROVED ON SDP-94-18. BENCHMARK ENGINEERING, INC., COMPLETED A WETLAND CERTIFICATION LETTER DATED MARCH 3, 2017.
- A FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED MARCH 2017. IT IS BEING REVIEWED WITH A REDLINE REVISION TO THE SITE DEVELOPMENT PLAN, SDP-04-024.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC., DATED MARCH 2017, AND IS BEING REVIEWED WITH A REDLINE REVISION TO THE SITE DEVELOPMENT PLAN, SDP-04-024.
- ON JUNE 20, 2017 THE DIRECTOR CONDITIONALLY APPROVED AN ALTERNATIVE COMPLIANCE REQUEST, WP-17-113, TO WAIVE SECTION 16.1205(A)(7) TO ALLOW THE REMOVAL OF TWO SPECIMEN TREES. THE FIRST CONDITIONS IS REQUIRING A REPLACEMENT MITIGATION OF TWO LARGER CALIPER TREES (AT LEAST THREE INCHES DBH) FOR EACH SPECIMEN TREE REMOVED (FOUR TREES TOTAL). THE SECOND CONDITIONS WAS COMPLIANCE WITH SRC AGENCY COMMENTS ISSUED FOR THE SDP-04-024 RED-LINE REVISION PLAN.

BENCHMARKS NAD'83 HORIZONTAL

HO.CO. #43BB
 STAMPED BRASS DISK SET ON TOP OF
 CONCRETE BASE.
 N 550,534.19' E 1,376,905.25'

HO. CO. #43BC
 STAMPED BRASS DISK SET ON TOP OF
 CONCRETE BASE
 N 549,592.091' E 1,375,466.62'



VICINITY MAP
 SCALE: 1" = 2000'
 (ADC MAP: 34 - GRID: F6 & F7)

TRAVERSE COORDINATES (NAD'83)

| POINT # | NORTHING | EASTING |
|---------|------------|-------------|
| 3 | 549606.513 | 1378657.593 |
| 4 | 549713.475 | 1378938.732 |
| 5 | 549464.187 | 1379207.892 |
| 6 | 549187.364 | 1378985.271 |

OWNER:

PARCEL A
 KIT KAT ROAD PARTNERS II, LLC
 LIBER: 9300 FOLIO: 150
 107 FOREST DRIVE
 CATONSVILLE, MARYLAND 21228
 410-340-9387

PARCEL B
 KIT KAT ROAD PARTNERS, LLC
 LIBER: 9300 FOLIO: 190
 107 FOREST DRIVE
 CATONSVILLE, MARYLAND 21228
 410-340-9387

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 A. Mason 11/18/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Tracy M. Heath 11/19/19
 AUTHORIZED MEMBER DATE
 KIT KAT ROAD PARTNERS, LLC

Tracy M. Heath 11/19/19
 AUTHORIZED MEMBER DATE
 KIT KAT ROAD PARTNERS II, LLC

BOUNDARY COORDINATES

| POINT # | NORTHING | EASTING |
|---------|-------------|--------------|
| 74 | 549672.9920 | 1378514.9850 |
| 76 | 549562.5854 | 1378716.2866 |
| 1000 | 548910.4980 | 1379323.0210 |
| 1003 | 549911.9980 | 1378515.0600 |
| 1004 | 549912.0520 | 1378525.3120 |
| 1005 | 549893.8330 | 1378615.6740 |
| 1006 | 549873.3960 | 1378675.2250 |
| 1007 | 549848.8310 | 1378753.7000 |
| 1008 | 549833.2940 | 1378824.5770 |
| 1009 | 549816.4750 | 1378881.9210 |
| 1010 | 549800.3200 | 1378958.0250 |
| 1011 | 549756.0740 | 1379035.6970 |
| 1012 | 549756.8980 | 1379056.4100 |
| 1013 | 549722.8100 | 1379124.5490 |
| 1014 | 549631.0170 | 1379218.0110 |
| 1015 | 549225.6330 | 1379632.5890 |
| 1016 | 549722.5831 | 1378300.1218 |
| 1019 | 549520.7489 | 1378758.8754 |
| 1020 | 549492.0778 | 1378730.9025 |

AREA TABULATION CHART - THIS SUBMISSION

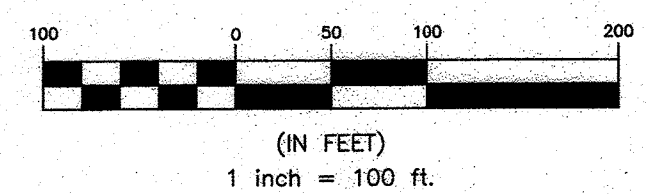
| | |
|--|------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 1 |
| BUILDABLE | 0 |
| OPEN SPACE | 0 |
| BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | N/A |
| BUILDABLE | N/A |
| OPEN SPACE | N/A |
| BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 11.40± AC. |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | DELTA | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|-------|---------|------------|-----------|---------|-----------------|--------------|
| C1 | 423.00' | 232.51' | 31°29'36" | 119.27' | N61°15'29"W | 229.59' |

LEGEND

- SUBJECT PROPERTY
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING 100-YR PUBLIC FLOODPLAIN
- EXISTING ON-SITE EASEMENT (PRIVATE OR PUBLIC)
- PUBLIC WATER & UTILITY EASEMENT
- TRAVERSE LOCATION



BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELUGOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6644
 WWW.BEI-CIVLENGINEERING.COM

THE PURPOSE OF THIS REVISION PLAT IS TO: ABANDON AN EXISTING PUBLIC WATER AND UTILITY EASEMENT PREVIOUSLY RECORDED AS PLAT No. 11226; TO EXTINGUISH A PARCEL LINE PREVIOUSLY RECORDED UNDER PLAT Nos. 17298-17299; AND TO CREATE PUBLIC WATER & UTILITY EASEMENTS.

RECORDED AS PLAT NO. 25609 ON 1-15-2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 1/19/20
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 12/14/20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Director 12/23/20
 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 DATE 1-7-2021 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY KIT KAT ROAD PARTNERS II, LLC FROM DANIEL ERIC SELINE, BY DEED DATED MAY 18, 2005 AND RECORDED IN LIBER 9300 AT FOLIO 150 AND ALL THE LAND ACQUIRED BY KIT KAT ROAD PARTNERS FROM DANIEL ERIC SELINE BY DEED DATED MAY 16, 2000 AND RECORDED IN LIBER 9300 AT FOLIO 190 AND THAT 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 A. Mason 11/18/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
 "KIT KAT ROAD PARTNERS II, LLC, AND KIT KAT ROAD PARTNERS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT 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 11th DAY OF NOVEMBER, 2019."
Tracy M. Heath 11/19/19 MEMBER
 KIT KAT ROAD PARTNERS II, LLC
Tracy M. Heath 11/19/19 MEMBER
 KIT KAT ROAD PARTNERS, LLC
Shirley H. Co 11/19/19 WITNESS
Shirley H. Co 11/19/19 WITNESS

PLAT OF REVISION
KIT KAT CENTER, PHASE 2
PARCEL A-1
 PREVIOUSLY RECORDED AS PARCELS A AND B
 PLAT No. 17298 AND 17299
 PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-02-18, F-04-81, SDP-04-024, PLAT 11226, PLATS 17298 AND 17299, SDP-94-18, WP-17-113
 FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 43 - PARCEL: 49 - GRID: 11
 ZONED: M-2
 SCALE: 1" = 100'
 DATE: NOVEMBER, 2019
 SHEET: 1 OF 1