

GENERAL NOTES

- 1.) \odot DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 \triangle DENOTES TRAVERSE POINT.
- 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47FC AND NO. 47ID.
- 3.) THE SUBJECT PROPERTY IS ZONED CE-CL1 PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- 4.) COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 47FC AND 47ID. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. FOOT.
- 5.) 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. 8439.
- 6.) AN AFPO TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. DATED JUNE, 2016 AND APPROVED UNDER SDP-15-059.
- 7.) THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 8.) WATER IS PUBLIC. THE WATER CONTRACT NUMBER IS 44-4986-D AND TIES INTO EXISTING WATER 24-1536-D.
- 9.) SEWER IS PUBLIC. THE CONTRACT NUMBERS ARE 382-A-S AND TIES INTO AN EXISTING HOUSE CONNECTION CONSTRUCTED UNDER THAT CONTRACT.
- 10.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 10/10/17, ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED.
- 11.) PARCEL "E-4" CONTAINS NO FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS OR STEEP SLOPES.
- 12.) 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.
- 13.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THESE LOTS.
- 14.) THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THESE LOTS.
- 15.) NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- 16.) STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ALL PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER. A PRELIMINARY CONCEPT WAS APPROVED FOR THIS PARCEL ON 6-21-11 UNDER ECP-15-045.
- 17.) PERIMETER LANDSCAPING, UNIT PLANTING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$5,610.00 FOR 6 SHADE TREES, 3 EVERGREEN TREES, 18 ORNAMENTAL TREES, 22 LF OF WALL AND 65 SHRUBS. IT IS TO BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR SDP-15-059.
- 18.) 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.
- 19.) ALL AREAS ARE "MORE OR LESS".
- 20.) WP-18-088, A REQUEST TO WAIVE SECTIONS 18.156 (i) AND (m), TO REACTIVATE AN APPROVED SITE DEVELOPMENT PLAN, WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON AUGUST 10, 2017 WITH THE FOLLOWING CONDITIONS:
1. REACTIVATION FOR SDP-15-059 IS HEREBY REACTIVATED AND EXTENDED FOR 60 DAYS' PERIOD FROM THE DATE OF THE ALTERNATIVE COMPLIANCE PETITION APPROVAL LETTER TO SUBMIT THE ORIGINAL MYLARS FOR EMILIA'S ACROBATICS GYM/SCHOOL (ON OR BEFORE OCTOBER 9, 2017). THE APPLICANT SHALL THEN COMPLY WITH ALL BUILDING PERMIT APPLICATION REQUIREMENTS OF THE DEPARTMENT OF INSPECTION, LICENSES AND PERMITS IN ACCORDANCE WITH THE DATE OF SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN.
2. THE APPLICANT SHALL ADD A GENERAL NOTE ON SHEET 1 REFERENCING THIS WAIVER PETITION FILE NUMBER, REQUEST, SECTION OF THE REGULATIONS AND APPROVAL DATE OF THE 60-DAY EXTENSION TO SUBMIT THE SDP ORIGINAL MYLARS.
- 21.) APPLICABLE HOWARD COUNTY PREVIOUS FILE NUMBERS: S-85-017, P-86-104, F-89-145, ECP-15-045, WP-18-088

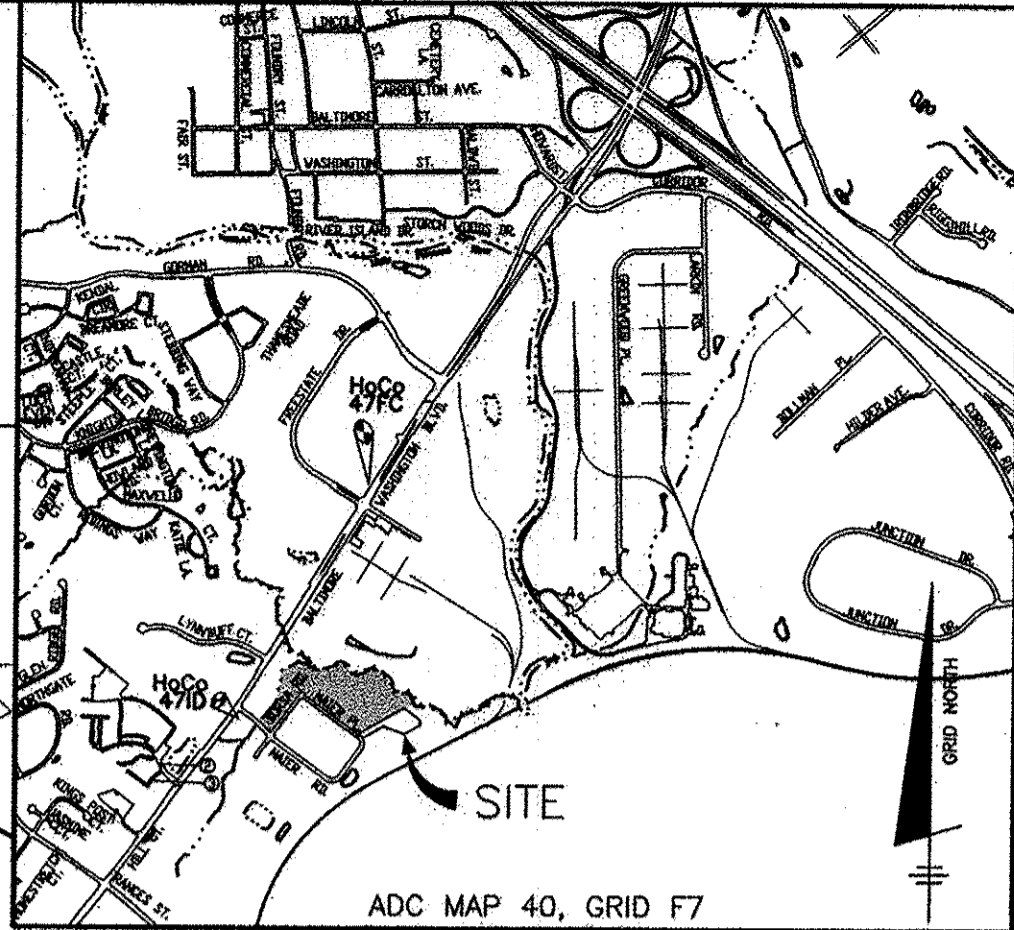
LEGEND

- LINE OF SUBMISSION
- EXISTING EASEMENT
- 20' PUBLIC WATER AND UTILITY EASEMENT
- \triangle TRAVERSE LOCATION
- \odot BOUNDARY COORDINATE
- \circ IP/RB MARKER FOUND
- \square CONCRETE MONUMENT FOUND

BENCHMARKS NAD'83 HORIZONTAL

47FC
STAMPED DISC SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE ON THE WEST SIDE OF THE SOUTH BOUND LANE OF US ROUTE 1, 3.9' WEST OF THE EDGE OF PAVING, 11.7' EAST FROM A CONCRETE SIDE WALK AND 60.2' NORTH OF AN STORM DRAIN INLET.
N 532305.005' E 1362985.191' ELEV. 186.407

47ID
STAMPED DISC SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE ON THE EAST SIDE OF US ROUTE 1, 2.5' EAST OF THE EDGE OF PAVING, 32.7' NORTH OF POLE 295429 AND 43' SOUTH OF A TELEPHONE MANHOLE.
N 529698.859' E 1361467.982' ELEV. 180.229



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	110.00'	29.87'	15°33'39"	15.03'	N46°09'03"W	29.78'

BOUNDARY COORDINATES

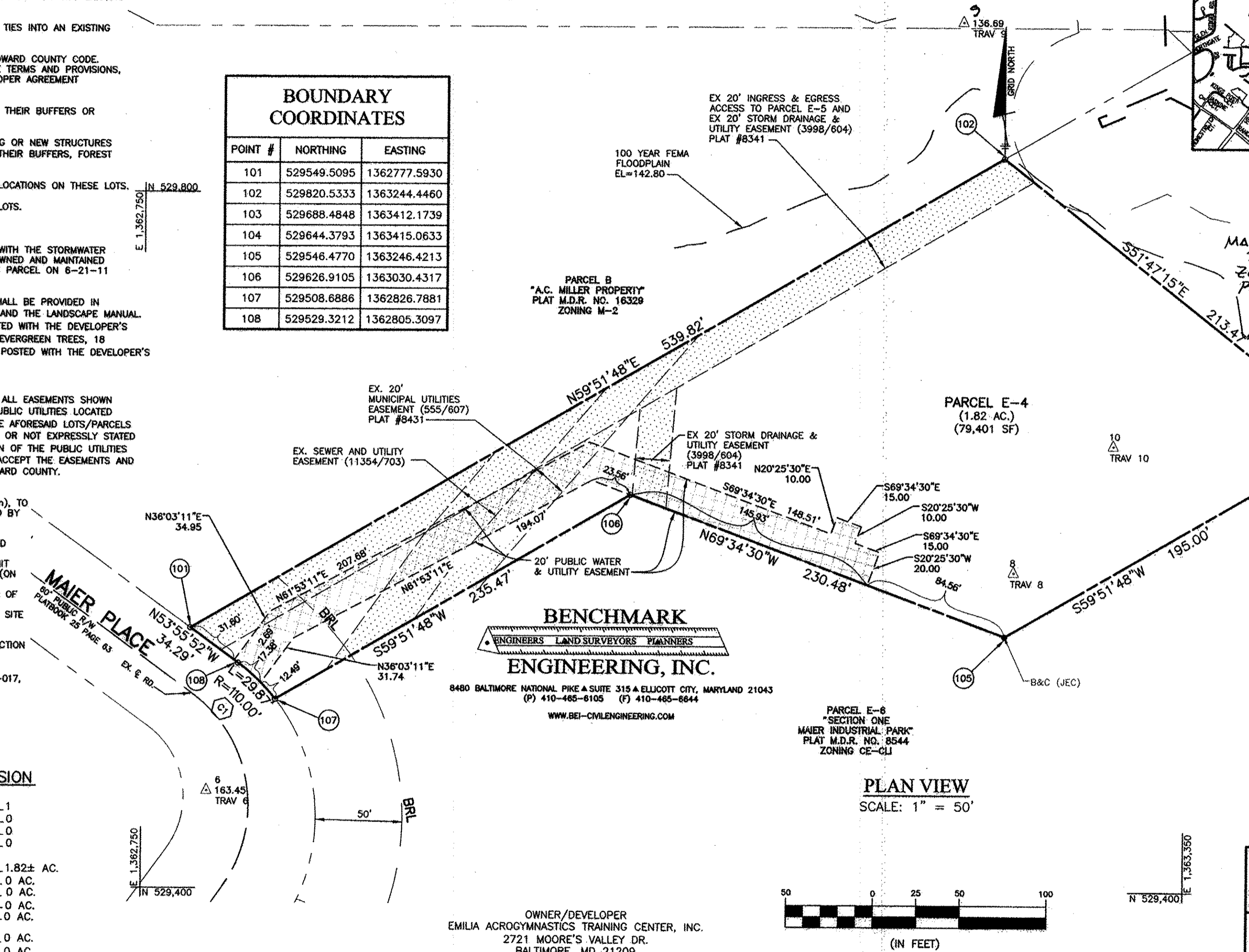
POINT #	NORTHING	EASTING
101	529549.5095	1362777.5930
102	529820.5333	1363244.4460
103	529688.4848	1363412.1739
104	529644.3793	1363415.0633
105	529546.4770	1363246.4213
106	529628.9105	1363030.4317
107	529508.6886	1362826.7881
108	529529.3212	1362805.3097

TRAVERSE COORDINATES (NAD'83)

POINT #	NORTHING	EASTING
5	529649.2520	1362548.2810
6	529456.0270	1362787.6180
8	529583.0510	1363251.3820
9	529898.5680	1363220.3000
10	529655.7910	1363308.3660

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1
BUILDABLE PARCELS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.82± AC.
BUILDABLE LOTS	1.82± AC.
BUILDABLE PARCELS	0 AC.
OPEN SPACE REQUIRED	0 AC.
OPEN SPACE PROVIDED	0 AC.
PRESERVATION PARCELS	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0 AC.



BENCHMARK ENGINEERING, INC.
ENGINEERS LAND SURVEYORS PLANNERS
8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-485-6105 (F) 410-485-6844
WWW.BEI-CVLENGINEERING.COM

THE REQUIREMENTS § 3-106, 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 M. Mason 10/10/17
DONALD A. MASON 10/10/17
REGISTERED PROFESSIONAL LAND SURVEYOR DATE
MARYLAND NO. 21320

Daniil Kostovestky 10.08.2017
DANIIL KOSTOVESTKY 10.08.2017
EMILIA ACROGYMNASTICS TRAINING CENTER, INC. DATE

THE PURPOSE OF THIS REVISION PLAT IS TO ADD A 20' PUBLIC WATER & UTILITY EASEMENT TO MAIER INDUSTRIAL PARK, PARCEL E-4, AS SHOWN ON PLAT #8439.

RECORDED AS PLAT NO. 24448 ON 12/1/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William for Maiera Roseman 10/30/17
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Plumb 11-6-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

T. M. ... 11-21-17
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 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY EMILIA ACROGYMNASTICS TRAINING CENTER, INC., FROM DBW LLC BY DEED DATED FEBRUARY 4, 2016 AND RECORDED IN LIBER 16702 AT FOLIO 436 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 M. Mason 10/10/17
DONALD A. MASON 10/10/17
REGISTERED PROFESSIONAL LAND SURVEYOR DATE
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320

OWNER'S CERTIFICATE

"EMILIA ACROGYMNASTICS TRAINING CENTER, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, 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 8th DAY OF OCTOBER, 2017."

Daniil Kostovestky 10.08.2017
DANIIL KOSTOVESTKY 10.08.2017
EMILIA ACROGYMNASTICS TRAINING CENTER, INC. DATE

... 10/10/17
WITNESS DATE

REVISION PLAN

MAIER INDUSTRIAL PARK
PARCEL E-4
PLAT REFERENCE 8439

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 47
GRID: 21
PARCEL: 873
ZONED: CE/CL1

SCALE: AS SHOWN
DATE: OCTOBER, 2017
SHEET: 1 OF 1