

GENERAL NOTES

- TAX MAP: 43, PARCEL: 657(B), GRIDS: 3&9
- ZONING: PROPERTY IS ZONED CAC-CLJ PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2005 BY MILDENBERG, BOENDER & ASSOC, INC. AND IS A REVISION TO PREVIOUSLY RECORDED PARCEL B. PLAT NO. 21465.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43EC & 43BC. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE U. S. FOOT.
STA. No. 43EC N 547,821.272 E 1,372,882.450 ELEV. 220.415
STA. No. 43BC N 549,592.091 E 1,375,466.620 ELEV. 214.870
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS, CEMETERIES, HISTORIC STRUCTURES OR STEEP SLOPES (25% OR GREATER) EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- THE ORIGINAL WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 15, 2007, AND APPROVED UNDER F-08-013; THESE FINDINGS WERE VERIFIED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. IN A LETTER DATED SEPTEMBER 3, 2015. WETLANDS WERE DELINEATED UNDER F-09-007. THERE ARE NO EXISTING WETLANDS WITHIN THE LIMITS OF THIS PARCEL.
- WP-06-114 WAS APPROVED ON AUGUST 28, 2006 WAIVING SECTION 16.119(f) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITION:
1. THE PROPOSED ROAD AND ACCESS IMPROVEMENTS WILL REQUIRE AN ACCESS PERMIT ISSUED BY THE STATE ENGINEERING ACCESS PERMITS DIVISION. THE DEVELOPER MUST MEET ALL TERMS AND CONDITIONS OF THE ACCESS PERMIT.
- WP-07-052 WAS APPROVED ON MAY 8, 2007 WAIVING SECTION 16.116(o)(1) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
1. UNDERGROUND SWM IN THE CURRENT LOCATION OF THE EXISTING SWM POND WILL BE INSTALLED AS NECESSARY. THE UNDERGROUND FACILITY WILL BE DESIGNED AND SUBMITTED FOR REVIEW AT THE PRELIMINARY, FINAL, AND SITE DEVELOPMENT PLAN STAGES.
2. LIMITS OF DISTURBANCE WILL BE THE MINIMUM NECESSARY TO INSTALL THE IMPROVEMENTS AND SHALL NOT EXCEED THE DISTURBANCE SHOWN ON THE WAIVER PETITION EXHIBIT SUBMITTED ON 4-4-07. DISTURBANCE IS LIMITED AS FOLLOWS:
AREA 1: 1,600 S.F. OF WETLAND DISTURBANCE AND 7,500 S.F. OF WETLAND BUFFER DISTURBANCE.
AREA 2: 19,780 S.F. OF WETLAND DISTURBANCE AND 19,500 S.F. OF WETLAND BUFFER DISTURBANCE.
AREA 3: 30,000 S.F. OF WETLAND DISTURBANCE AND 35,250 S.F. OF WETLAND BUFFER DISTURBANCE AND 62,250 S.F. OF STREAM BUFFER DISTURBANCE.
3. ALL NECESSARY STATE AND LOCAL PERMITS WILL BE OBTAINED PRIOR TO ANY GRADING AND/OR CONSTRUCTION ACTIVITY.
4. SUPER SILT FENCING SHALL BE INSTALLED ALONG THE ENTIRE LOD FOR THE SIDEWALK IMPROVEMENTS IN "AREA 1" PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING ACTIVITY AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
5. THE GREENSPACE/OPEN SPACE AREA IN THE NORTHEASTERN PORTION OF THE SITE SHALL BE INCREASED BY A MINIMUM OF 20,150 SQUARE FEET (THE AREA OF WETLAND AND WETLAND BUFFER DISTURBANCE ALONG U.S. ROUTE 1 THAT IS ABOVE AND BEYOND THE NECESSARY DISTURBANCE FOR ROUTE 1 ROAD IMPROVEMENTS), BUILDING #43, ITS ACCESS AND OTHER IMPERVIOUS AREAS INCLUDING SIDEWALKS SHALL BE RELOCATED AND/OR REDESIGNED TO ALLOW FOR THIS ADDITIONAL GREENSPACE. THIS AREA SHALL BE USED TO ADDRESS A PORTION OF THE SITES FOREST CONSERVATION OBLIGATION.
- WATER AND SEWER SERVICE TO THIS PARCEL WAS GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- LANDSCAPING FOR PARCEL 'B' IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN UNDER THE SDP IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- WP-07-129 WAS APPROVED ON JULY 24, 2007, WAIVING SECTION 16.144(f) REQUIRING PRELIMINARY PLAN SUBMISSION. THE APPROVAL IS SUBJECT TO THE FOLLOWING:
1. THE ENTIRE PUBLIC ROAD SYSTEM MUST BE DESIGNED WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
2. STORMWATER MANAGEMENT MUST BE DESIGNED FOR ALL PUBLIC IMPROVEMENTS WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
3. PRELIMINARY WATER AND SEWER PLANS MUST BE SUBMITTED PRIOR TO OR CONCURRENTLY WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
ALL OF THESE CONDITIONS HAVE BEEN MET WITH THIS SUBMISSION. ROCKSIDE AVENUE IS THE ONLY PUBLIC ROAD WITHIN THIS PROJECT. STORMWATER MANAGEMENT IS BEING PROVIDED VIA AN UNDERGROUND STORMWATER MANAGEMENT FACILITY. PRELIMINARY WATER AND SEWER HAS BEEN SUBMITTED FOR REVIEW.
- REQUIREMENTS OF THE FOREST CONSERVATION ACT HAVE BEEN SATISFIED UNDER F-09-007 AND SDP-08-046.
- THERE ARE NO ENVIRONMENTAL FEATURES OR CORRESPONDING BUFFERS WITHIN PROPOSED PARCEL 'B'. THE FOREST CONSERVATION ACT HAS BEEN SATISFIED UNDER F-09-007 AND SDP-08-046.
- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2008. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65dBA 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.
- WP-09-025 WAS APPROVED IN SEPTEMBER 2008, WAIVING SECTION 16.115 (c)(2) AND SECTION 16.116(1) AND (2) WHICH PROHIBITS CLEARING, EXCAVATION, FILLING AND ALTERING DRAINAGE IN A FLOODPLAIN AND GRADING, REMOVAL OF VEGETATIVE COVER IN THE WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
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	
BUILDABLE	5.46± AC.
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	5.46± AC.
HOWARD COUNTY DPZ FILE NOS.	SDP-16-017
WP-92-165, WP-93-044, WP-94-047, WP-94-047, WP-06-114, WP-07-052, S-06-010, WP-07-129, WP-08-020, F-08-013, SDP-08-046, SDP-08-078, WP-09-025, F-09-007, F-09-053, WP-10-140, F-10-118, WP-11-017, WP-11-067, F-11-009, F-11-077, WP-11-165, F-11-076, F-11-084, SDP-92-079, SDP-11-043, SDP-11-054, SDP-12-018, F-13-011, F-13-023, F-14-077, F-15-062, F-16-129, SDP-15-036, SDP-15-051, F-15-081	

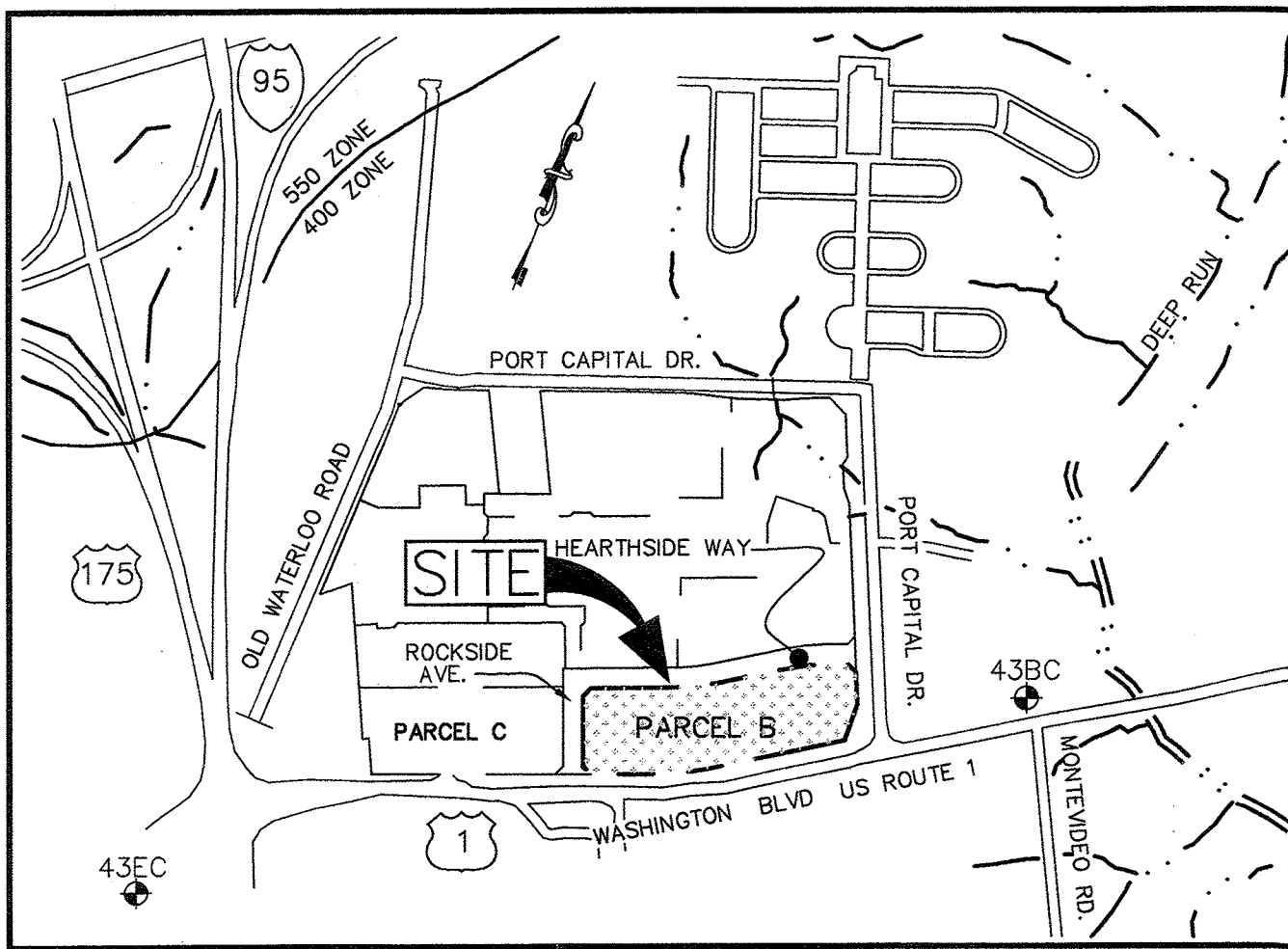
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
HOWARD COUNTY HEALTH OFFICER
5/22/2019
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE
5-28-19
DATE
6-3-19
DATE

GENERAL NOTES CONT'D

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"). LOCATED IN, ON, OVER AND THROUGH PARCEL 'B', ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WAIVER PETITION (WP-11-165) WAS APPROVED ON JUNE 8, 2011 TO SECTION 16.120(C)(4) TO ALLOW FOR PRIVATE ROADS SUBJECT TO THE FOLLOWING:
1. A HOME OWNER'S ASSOCIATION FOR EACH PHASE OF THE HOWARD SQUARE PROJECT WILL BE CREATED THAT WILL BE THE RESPONSIBLE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND MAINTAINED FOR EACH UNIT WITHIN A RECORDED PUBLIC EASEMENT.
- WP-08-020 WAS APPROVED ON OCTOBER 3, 2007, WAIVING SECTION 16.155 (APPLICABILITY) WHICH REQUIRED THE SUBMISSION OF SITE DEVELOPMENT PLAN FOR NEW OR EXPANDED NONRESIDENTIAL DEVELOPMENT AND NEW RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY ATTACHED, APARTMENT AND MOBILE HOME RESIDENTIAL DEVELOPMENT. APPROVAL IS SUBJECT TO THE FOLLOWING:
1. HSOD MUST APPROVE THE ASSOCIATED GRADING PERMIT.
2. THE APPLICANT AND HIS CONSULTANT MUST SCHEDULE A MEETING WITH ALL APPLICABLE COUNTY AND STATE AGENCIES TO ADDRESS THE COMMENTS FOR F-08-013 ISSUED IN THE DEPARTMENT OF PLANNING AND ZONING'S LETTER DATED SEPTEMBER 27, 2007.
- WP-11-017 WAS APPROVED IN AUGUST 27, 2010, WAIVING SECTION 16.156 (g)(2) WHICH ESTABLISHES TIMELINES FOR SUBMISSION OF REVISED PLANS AND SECTION 16.1104(b) WHICH OUTLINES THE PHASING PROCESS AND THE ESTABLISHMENT OF THE PHASING SCHEDULE AND ASSOCIATED MILESTONES. APPROVAL IS SUBJECT TO THE FOLLOWING:
1. THE DEVELOPER MUST SUBMIT REVISED PLANS IN ASSOCIATION WITH SDP-08-078 FOR THE REMAINING 105 UNITS ON OR BEFORE MAY 14, 2011
2. THE DEVELOPER MUST SUBMIT THE NEXT PHASE FOR 73 UNITS (DESIGNATED PHASE 3 IN DEPARTMENT OF PLANNING AND ZONING'S LETTER OF MAY 27, 2008) ON OR BEFORE SEPTEMBER 30, 2011.
3. REVISED PLANS WILL BE SUBMITTED TO ALL SRC AGENCIES FOR REVIEW.



NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD 83 AND ARE IN U.S. SURVEY FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.
LOCATION PLAN
SCALE: 1"=600'

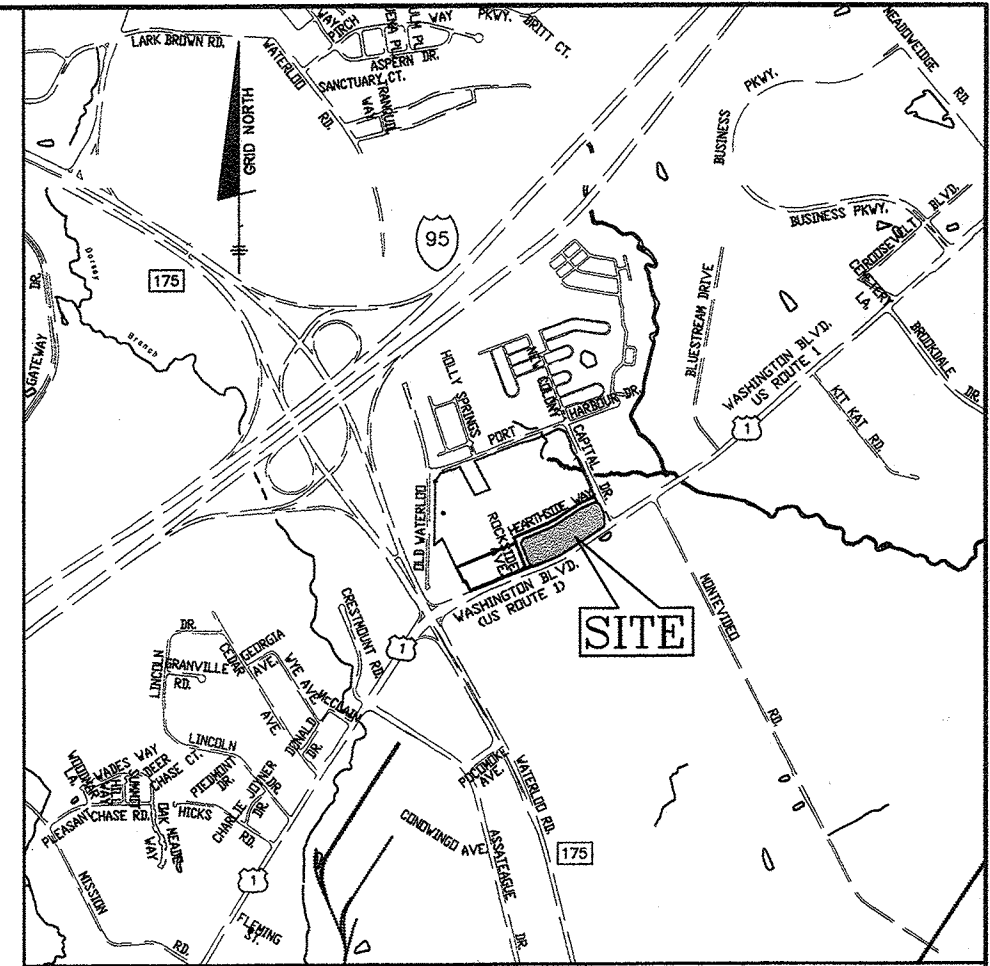
GENERAL NOTES CONT'D

- MIHU AGREEMENT & MIHU COVENANTS IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE SHALL BE PROVIDED UNDER SDP-16-017 AND RECORDED PRIOR TO SIGNATURE APPROVAL.
- PER SECTION 127.5.0.4 OF THE 2006 ZONING REGULATIONS THE FOLLOWING SETBACKS ARE REQUIRED AND ABIDED BY:
A. MINIMUM SETBACKS FROM PUBLIC STREET RIGHT-OF-WAY
1. PRINCIPAL STRUCTURES AND AMENITY AREAS 0 FEET
2. ALL OTHER STRUCTURES AND USES 10 FEET
B. MINIMUM SETBACKS FROM VICINAL PROPERTIES
1. FROM RESIDENTIAL DISTRICTS:
A. NON RESIDENTIAL STRUCTURES AND ASSOCIATED USES 30 FEET
B. STRUCTURES CONTAINING RESIDENCES AND ASSOCIATED USES 20 FEET
2. FROM ALL OTHER ZONING DISTRICT:
ALL STRUCTURES AND USES 0 FEET
3. IF A RESIDENTIAL DISTRICT IS SEPARATED FROM THE CAC DISTRICT BY A PUBLIC STREET RIGHT OF WAY, ONLY THE SETBACKS FROM A PUBLIC STREET RIGHT OF WAY SHALL APPLY.
C. MAXIMUM STRUCTURE SETBACK FROM PUBLIC STREET RIGHT OF WAY
1. AS PROVIDED IN THE ROUTE 1 MANUAL, THE BUILDING FACADE CLOSEST TO A PUBLIC STREET SHOULD BE LOCATED NO MORE THAN 10 FEET FROM THE EDGE OF THE PUBLIC STREET RIGHT OF WAY UNLESS TOPOGRAPHY, UTILITIES OR OTHER PHYSICAL CONSTRAINTS MAKE A GREATER SETBACK NECESSARY. THIS 10-FOOT SETBACK MAY BE INCREASED WITHOUT A VARIANCE IN ACCORDANCE WITH THE ROUTE 1 MANUAL.

OWNER'S CERTIFICATE

HOWARD SQUARE VERDE II LLC, 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 MY HANDS THIS 3/18/19 OF 2019.

HOWARD SQUARE VERDE II LLC, 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 MY HANDS THIS 3/18/19 OF 2019.



ADC MAP: 34 GRID: D-7
VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES CONT'D

- IN ACCORDANCE WITH SECTION 127.5.0.4 OF THE 2013 ZONING REGULATIONS THE FOLLOWING APPLICABLE SETBACKS ARE ALSO ADHERED TO:
A. MINIMUM SETBACKS FROM THE PUBLIC STREET RIGHT-OF-WAY
2. FROM ROUTE 1 (INTERMEDIATE ARTERIAL)
1. STRUCTURES AND PARKING 10 FEET
2. FENCES, WALLS, AND AMENITY AREAS 0 FEET
3. SURFACE PARKING 10 FEET
3. FROM OTHER PUBLIC STREET RIGHT-OF-WAY (INTERMEDIATE ARTERIAL)
1. ALL STRUCTURE AND USES (EXCEPT SURF. PARK.) 0 FEET
2. SURFACE PARKING 10 FEET
- WAIVER PETITION (WP-16-141) WAS APPROVED ON JUNE 30, 2016 TO SECTION 16.144(g) WHICH DICTATES THAT ORIGINAL MYLARS BE SUBMITTED WITHIN 180 DAYS OF FINAL PLAN APPROVAL SUBJECT TO THE FOLLOWING:
1. THE DEVELOPER'S CONSULTANT MUST SUBMIT FINAL MYLARS FOR F-15-081 ("HOWARD SQUARE", PARCEL 'B') TO COINCIDE WITH THE 180-DAY DEADLINE FOR SUBMISSION OF THE SITE DEVELOPMENT PLAN MYLARS FOR SDP-16-017 ("HOWARD SQUARE", PHASES 8 & 9, PARCEL 'B').

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 M Mason 4/2/19 DATE
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 751
Howard Square Verde II, LLC, by: VERDE II MARYLAND LLC, its sole member, by: ATAPCO HOWARD SQUARE BUSINESS I TRUST, its sole member, by: ATAPCO HOWARD SQUARE TRUSTEE LLC, its Trustee, By: KEVIN F. McANDREWS President 3/18/19 DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CMILENGINEERING.COM

PURPOSE OF THIS REVISION PLAT IS TO CREATE A PUBLIC BUS PAD EASEMENT ON PARCEL 'B'

RECORDED AS PLAT NO. 25036 ON 4/7/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
HOWARD SQUARE PARCEL 'B'
PREVIOUSLY RECORDED AS PLAT #24081(F-15-081)
FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 43 GRID: 9 TM PARCEL: 657 ZONED: CAC-CLJ
SCALE: 1" = 50' DATE: MARCH 2019 SHEET: 1 OF 2

LEGEND

- 62 COORDINATE LABEL
- LIMIT OF SUBMISSION
- PUBLIC BUS PAD EASEMENT
- EXISTING REVERTIBLE PUBLIC EASEMENT FOR SEDIMENT & EROSION CONTROL (SRC PLAT 53414)
- EXISTING 16' PUBLIC PEDESTRIAN ACCESS EASEMENT
- EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- NOISE LINE

PUBLIC BUS PAD EASEMENT

LINE	BEARING	DISTANCE
P1	S56°21'12"W	10.00'
P2	N33°06'51"W	6.68'
P3	S56°53'12"W	5.00'
P4	N33°06'51"W	11.50'
P5	N56°53'09"E	20.00'
P6	S33°06'51"E	11.50'
P7	S56°53'12"W	5.00'
P8	S33°06'51"E	6.59'

COORDINATE CHART (NAD83) PARCEL 'B'

NO.	NORTH	EAST
74	548,824.8982	1,374,224.6963
75	549,036.9386	1,374,138.9752
76	549,069.6210	1,374,152.7279
77	549,179.4025	1,374,419.7985
78	549,232.4984	1,374,519.9546
79	549,371.3033	1,374,729.5589
80	549,418.4743	1,374,818.5388
81	549,451.0082	1,374,897.6854
82	549,437.7097	1,374,931.0556
83	549,343.0259	1,374,973.6055
84	549,321.5109	1,374,974.5040
85	549,218.6302	1,374,979.2258
86	548,972.3317	1,374,609.1702
87	548,883.3892	1,374,439.4966
88	548,810.9562	1,374,257.2978

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE 1
- 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

- BUILDABLE 5.46± AC.
- 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 5.46± AC.

HOWARD COUNTY DPZ FILE NOS. SDP-16-017
 WP-92-165, WP-93-044, WP-93-094, WP-94-047, WP-06-114, WP-07-052, S-06-010,
 WP-07-129, WP-08-020, F-08-013, SDP-08-046, SDP-08-078, WP-09-025, F-09-007,
 F-09-053, WP-10-140, F-10-118, WP-11-017, WP-11-067, F-11-009, F-11-077, WP-11-165,
 F-11-076, F-11-084, SDP-92-079, SDP-11-043, SDP-11-054, SDP-12-018, F-13-011,
 F-13-023, F-14-077, F-15-062, F-16-129, SDP-15-036, SDP-15-051, SDP-16-017, F-15-081

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

W. Wilson for Maureen Roseman 5/22/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

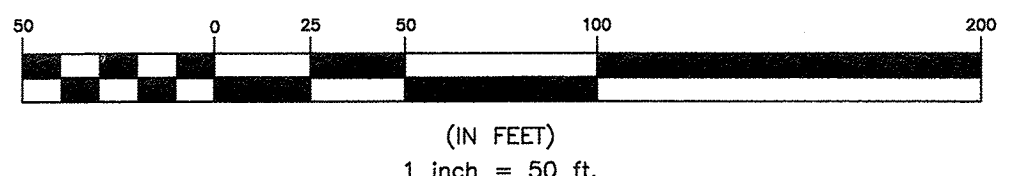
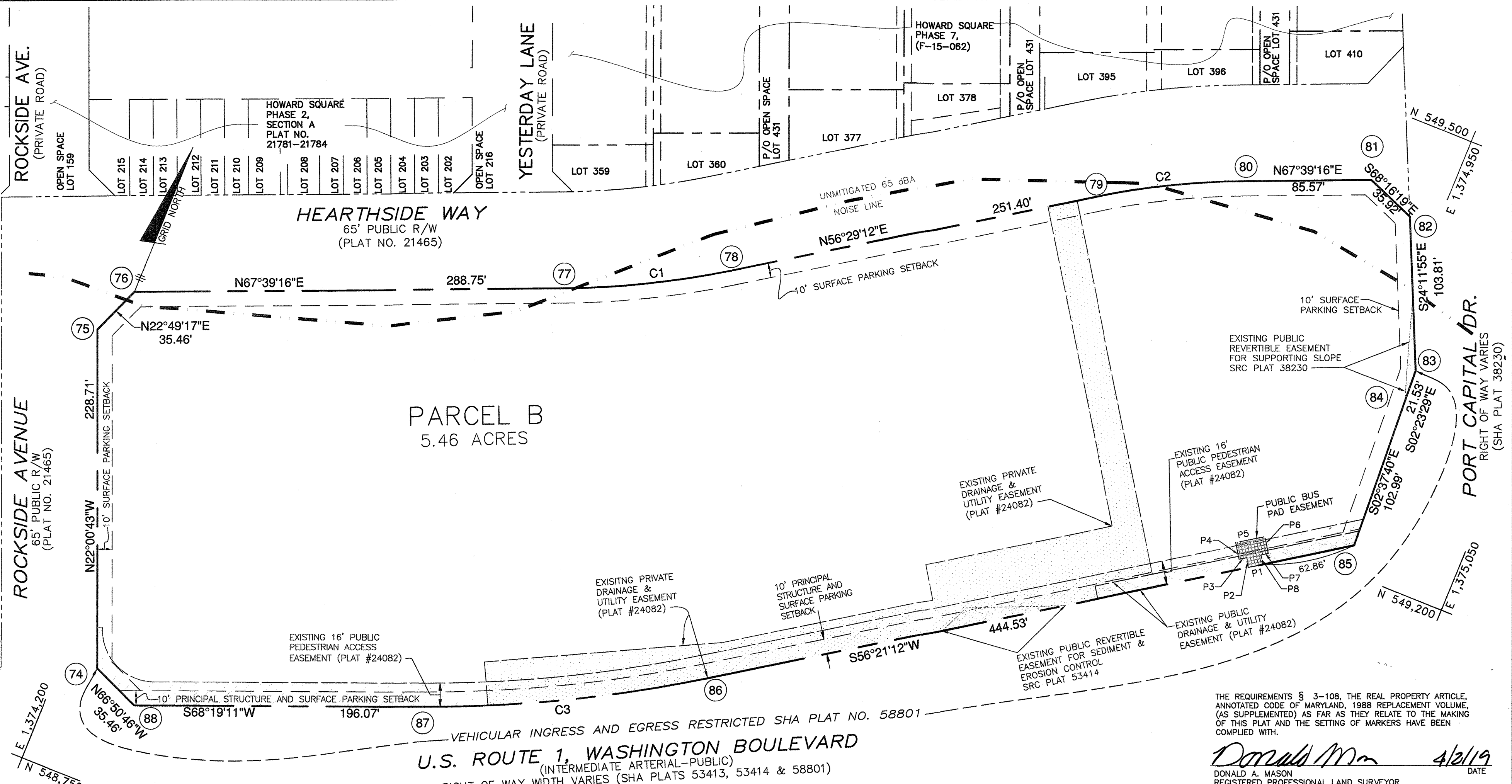
W. Wilson 5-28-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE

Kent Delwood 6-3-19
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR 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 1/7/2024, AND THAT IT IS A REVISION ON PART OF THE LAND CONVEYED BY JOHN J. DUFFY AND KIRK KUBISTA TO ATAPCO HOWARD SQUARE BUSINESS TRUST BY DEED DATED AUGUST 17, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 12638, FOLIO 179, AND THAT ALL MONUMENTS ARE IN PLACE 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.

Donald A. Mason 4/2/19
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351



BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043
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 WWW.BEI-CIVILENGINEERING.COM

OWNER:
 HOWARD SQUARE VERDE II, LLC
 One South Street
 Suite 2800
 Baltimore, MD 21202
 (410) 347-7189
 Attn: David Polonsky

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 4/2/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Kevin F. McAndrews 3/18/19
 HOWARD SQUARE VERDE II, LLC,
 by: VERDE II MARYLAND LLC,
 its sole member
 by: ATAPCO HOWARD SQUARE BUSINESS I TRUST,
 its sole member
 by: ATAPCO HOWARD SQUARE TRUSTEE LLC,
 its Trustee
 By: KEVIN F. McANDREWS
 President

OWNER'S CERTIFICATE

HOWARD SQUARE VERDE II, LLC, 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, WITHIN THE PERIOD OF _____ DAY, _____, 2019.

Kevin F. McAndrews 3/18/19
 HOWARD SQUARE VERDE II, LLC,
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 President

PURPOSE OF THIS REVISION PLAT IS TO CREATE A PUBLIC BUS PAD EASEMENT ON PARCEL 'B'

RECORDED AS PLAT NO. 25037
 ON 4/7/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
HOWARD SQUARE PARCEL 'B'
 PREVIOUSLY RECORDED AS PLAT #24082(F-08-013)

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 43
 GRID: 9
 TM PARCEL: 657
 ZONED: CAC-CL1

SCALE: 1" = 50'
 DATE: MARCH, 2019
 SHEET: 2 OF 2