

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.

AREA TABULATION CHART

- a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 BUILDABLE.....1 (PARCEL 1085)
 NON-BUILDABLE.....0
 OPEN SPACE.....0
 PRESERVATION PARCELS.....0
- b. TOTAL AREA OF LOTS AND/OR PARCELS
 BUILDABLE.....17.13 AC
 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 6/30/21
 C. ALLEN PAUGH DATE
 MARYLAND PROPERTY LINE SURVEYOR No. 475.

Louis Mangione 8/6/21
 LOUIS MANGIONE, OWNER DATE

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

Michael J. Davis 9/27/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chamberlain 9/1/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank 12/13/21
 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 EXECUTIVE CENTER PARCEL D LIMITED PARTNERSHIP TO ELLICOTT'S RETREAT COMMUNITY ASSOCIATION, INC. BY DEED DATED JANUARY 7, 2020 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 19128 AT FOLIO 377 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 6/30/21
 C. ALLEN PAUGH DATE
 MARYLAND PROPERTY LINE SURVEYOR No. 475

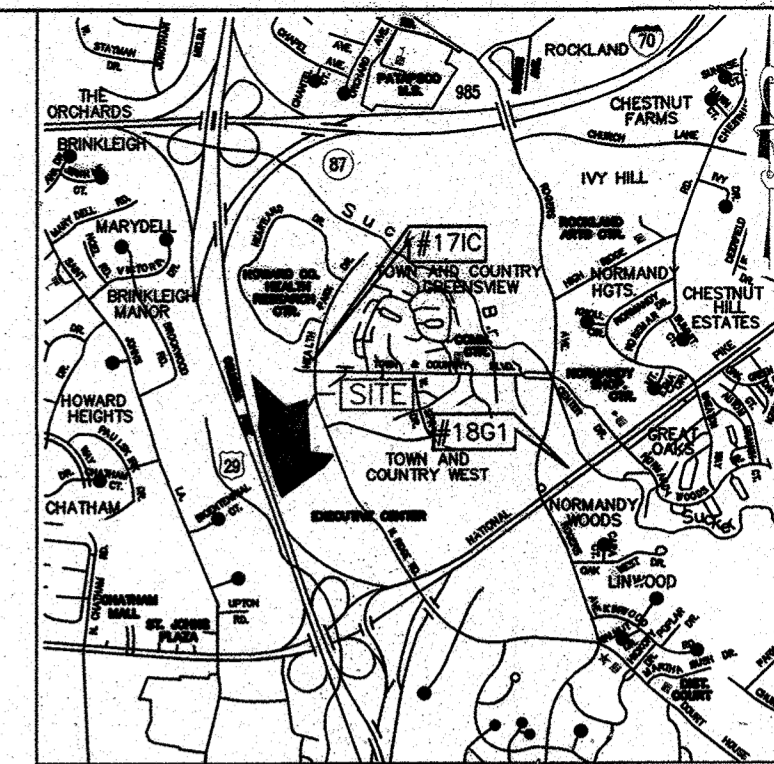
OWNER'S CERTIFICATE

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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF WAYS.

WITNESS MY HAND THIS 30 DAY OF JUNE, 2021.
Louis Mangione 6/30/21
 LOUIS MANGIONE ELLICOTT'S RETREAT DATE
 COMMUNITY ASSOCIATION, OWNER
Don Uchi 6/30/21
 WITNESS DATE

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)(VI) OF HOWARD COUNTY CODE SINCE IT IS A PLAT OF REVISION.
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. PLAT WAR 24174-24176

NOTE: THE PURPOSE OF THIS REVISION IS TO ADD A NEW 20' PUBLIC WATER AND UTILITY EASEMENT FOR A WATER LINE AND METER CROCK PREVIOUSLY INSTALLED TO SERVE THE CLUBHOUSE.



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP:20 GRID:F6

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

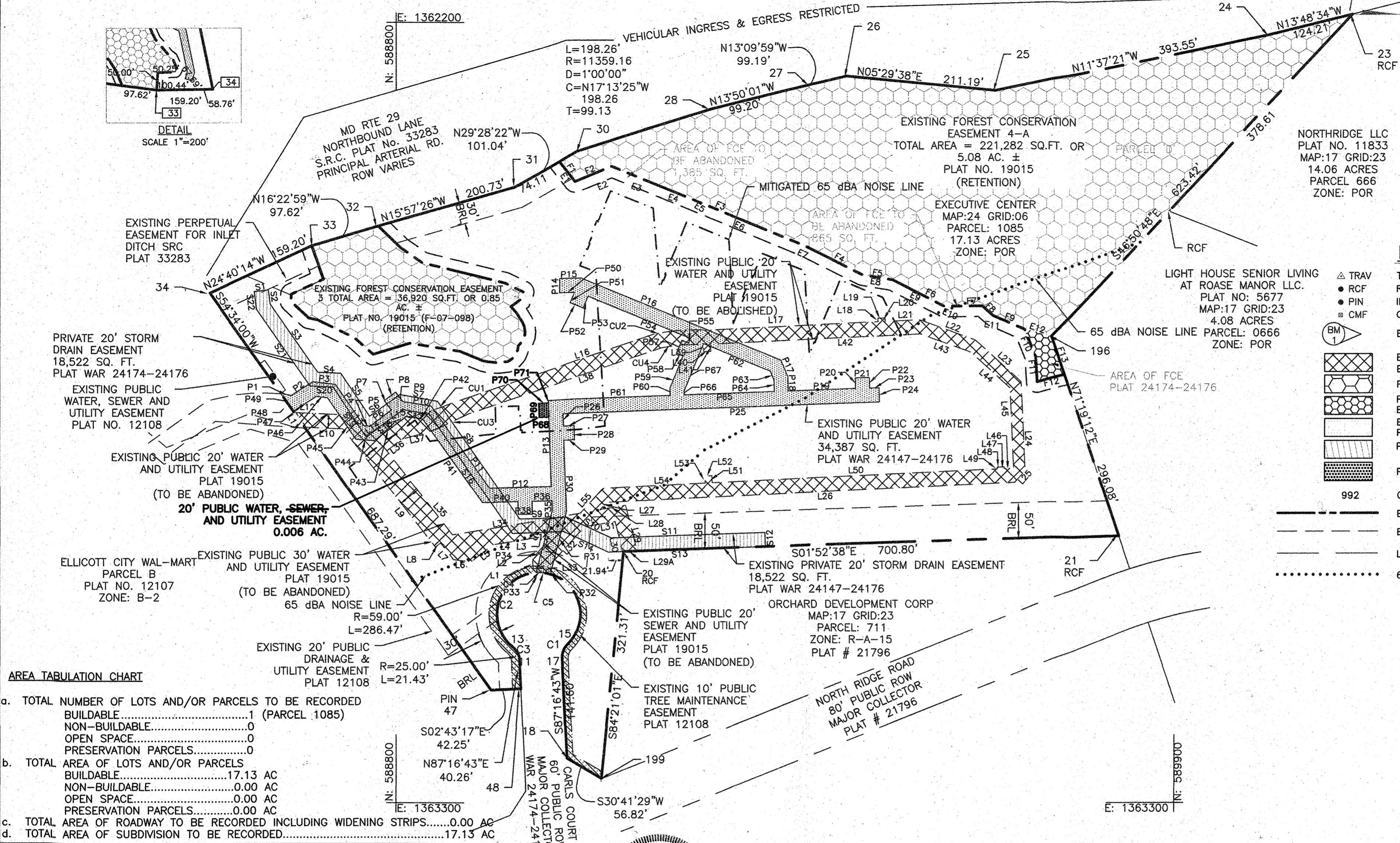
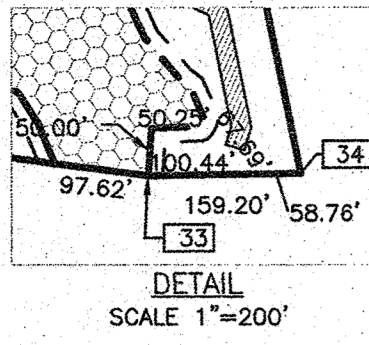
DEVELOPER
 COMMERCIAL CONTRACTORS INC.
 1205 YORK ROAD
 LUTHERVILLE-TIMONIUM,
 MARYLAND 21093
 PHONE: (410) 825-8400

OWNER
 ELLICOTT'S RETREAT COMMUNITY
 ASSOCIATION, INC.
 1205 YORK ROAD
 LUTHERVILLE-TIMONIUM,
 MARYLAND 21093
 PHONE: (410) 825-8400



RECORDED AS PLAT 25935
 ON 12/17/21 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: JUNE 28, 2021
 SCALE: AS SHOWN



MARYLAND STATE COORDINATE SYSTEM (NAD 83/91)

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

LEGEND

- ▲ TRAV TRAVERSE POINT
- RCF ROD & CAP FOUND
- PIN IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- BM BENCHMARK
- ▨ EXISTING PUBLIC WATER & UTILITY EASEMENT (TO BE ABOLISHED)
- ▩ PUBLIC FOREST CONSERVATION EASEMENT
- ▧ PUBLIC FOREST CONSERVATION EASEMENT TO BE RECORDED
- ▦ EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT WAR 24147-24176
- ▤ PRIVATE 20' STORM DRAIN EASEMENT
- ▥ PUBLIC WATER & UTILITY EASEMENT
- 992 COORDINATE NUMBER
- EX. PROPERTY LINE
- - - BRL-BUILDING RESTRICTION LINE
- LINES OF EASEMENT
- 65 dBA NOISE LINE

DEVELOPER

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

OWNER

ELLICOTT'S RETREAT COMMUNITY ASSOCIATION, INC.
 1205 YORK ROAD
 LUTHERVILLE-TIMONIUM,
 MARYLAND 21093
 PHONE: (410) 825-8400

KCI TECHNOLOGIES
 ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS
 11830 West Market Place
 Suite F
 Fulton, MD 20707
 Telephone: (410)792-8086
 Fax: (410)792-7419

AREA TABULATION CHART

a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	1 (PARCEL 1085)
NON-BUILDABLE.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
b. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE.....	17.13 AC
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 6/30/21
 C. ALLEN PAUGH
 MARYLAND PROPERTY LINE SURVEYOR No. 475

Louis Mangione 6/6/21
 LOUIS MANGIONE, OWNER

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

Michael J. Davis 6/22/21
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division 9/1/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Director 12/13/21
 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 EXECUTIVE CENTER PARCEL D LIMITED PARTNERSHIP TO ELLICOTT'S RETREAT COMMUNITY ASSOCIATION, INC. BY DEED DATED JANUARY 7, 2020 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 19128 AT FOLIO 377 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 6/30/21
 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 30 DAY OF JUNE, 2021.

Louis Mangione 6/30/21
 LOUIS MANGIONE ELLICOTT'S RETREAT COMMUNITY ASSOCIATION, OWNER

DM Davis 6/30/21
 WITNESS

RECORDED AS PLAT 25926
 ON 12/17/21 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: JUNE 28, 2021
 SCALE: AS SHOWN

SHEET INDEX	
SHEET 1	PLAT NOTES
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20' PUBLIC EXISTING WATER AND UTILITY EASEMENT
PLAT WAR 24174-24176

FOREST CONSERVATION EASEMENT
PLAT WAR 24174-24176

EXISTING 20' PUBLIC WATER EASEMENT
PLAT WAR 24174-24176

20' PUBLIC WATER, SEWER, AND UTILITY EASEMENT
AREA = 0.006 AC.

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

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'

LINE TABLE

LINE	BEARING	DISTANCE
L37	N15°37'09"W	44.50'
L38	N18°40'44"W	289.11'
L39	N86°12'56"E	10.00'
L40	N04°02'50"W	10.00'
L41	S86°12'56"W	10.00'
L42	N02°43'19"W	297.85'
L43	N19°46'41"E	76.01'
L44	N42°16'41"E	75.25'
L45	N87°16'41"E	113.02'
L46	S02°43'19"E	13.27'
L47	S87°16'41"W	2.52'
L48	S02°43'19"E	10.00'
L49	N87°16'41"E	2.52'
L50	S02°43'19"E	404.34'
L51	S87°16'41"W	10.00'
L52	S02°43'19"E	10.00'
L53	N87°16'41"E	10.00'
L54	S02°43'19"E	145.19'
L55	S47°43'17"E	47.41'

LINE TABLE

LINE	BEARING	DISTANCE
F1	N52°25'12"E	36.025'
F2	N22°25'31"W	56.112'
F3	N22°20'15"E	295.166'
F4	N26°35'26"E	92.301'
F5	N09°29'31"E	43.890'
F6	N27°07'40"E	81.79'
F7	N00°46'29"W	53.494'
F8	N41°58'55"E	20.468'
F9	N23°21'03"E	48.893'
F10	N67°59'02"E	42.106'
F11	N87°09'21"E	35.377'
F12	N16°21'17"W	41.121'
F13	N71°19'12"E	56.567'

LINE TABLE

LINE	BEARING	DISTANCE
P1	N11°54'34"E	15.60'
P2	N32°42'03"W	35.95'
P3	N06°41'29"E	32.21'
P4	N55°27'02"E	70.80'
P5	N04°21'05"E	8.85'
P6	N36°56'01"W	37.74'
P7	S53°03'59"W	16.62'
P8	N36°56'01"W	20.00'
P9	N53°03'59"E	16.62'
P10	N09°00'12"E	40.44'
P11	N54°17'41"E	141.98'
P12	N01°35'57"W	87.20'
P13	S88°00'49"W	97.66'
P14	S89°52'22"W	20.00'
P15	N00°07'38"W	30.66'
P16	N22°21'44"E	306.26'
P17	N67°21'44"E	25.58'
P18	N88°00'49"E	19.96'
P19	N01°59'11"W	95.15'
P20	S87°59'39"W	15.00'
P21	N01°59'11"W	20.00'
P22	N88°00'49"E	15.00'
P23	N01°59'11"W	13.12'
P24	N88°00'49"E	20.00'
P25	S01°59'11"E	448.57'
P26	N88°00'49"E	17.33'
P27	N01°59'23"W	15.00'
P28	N88°00'37"E	20.00'
P29	S01°59'23"E	15.00'
P30	N88°00'49"E	100.30'
P31	S75°36'34"E	86.65'
P32	N88°30'35"E	4.27'
C5	BEARING: S07°23'34"W	
	CORD DISTANCE: 20.24'	
	ARC LENGTH: 20.34'	
	RADIUS: 59.00'	

AREA = 0.795 AC.

LINE TABLE

LINE	BEARING	DISTANCE
P33	S88°30'35"W	3.93'
P34	N75°36'34"W	86.56'
P35	S88°00'49"W	13.68'
P36	S01°35'57"E	27.98'
P37	N88°24'03"E	18.00'
P38	S01°35'57"E	20.00'
P39	N88°24'03"E	18.00'
P40	S01°35'57"E	50.06'
P41	S54°17'41"W	144.24'
P42	S09°00'12"W	23.62'
P43	S36°56'01"E	56.80'
P44	S04°21'05"W	25.94'
P45	S55°27'02"W	71.30'
P46	S06°41'29"W	15.98'
P47	S32°42'03"E	37.00'
P48	S11°54'34"W	2.10'
P49	S54°34'00"W	29.52'
P50	N00°07'38"W	20.62'
P51	S67°41'48"E	15.65'
P52	N22°18'12"E	20.00'
P53	N67°41'49"W	17.94'
P54	N22°21'44"E	156.91'
P55	N67°33'16"W	7.22'
P56	N22°21'44"E	10.00'
P57	N67°33'16"W	20.00'
P58	N22°21'44"E	10.00'
P59	N67°38'16"W	49.39'
P60	S88°00'49"W	9.88'
P61	S01°59'11"E	172.21'
P62	N22°21'44"E	103.13'
P63	N65°13'42"E	10.73'
P64	N87°59'39"E	18.75'
P65	S01°59'11"E	127.96'
P66	N88°08'40"E	5.70'
P67	S67°36'04"E	72.16'

LINE TABLE

LINE	BEARING	DISTANCE
P68	S1°59'11"E	13.81'
P69	S88°00'49"W	20.00'
P70	S1°59'11"E	13.81'
P71	S88°00'49"W	3.41'

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
PLAT WAR 24174-24176

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°51'44"E	70.61'
S11	N01°52'32"W	218.06'
S12	N88°09'19"E	20.00'

LINE TABLE

LINE	BEARING	DISTANCE
S13	S01°52'32"E	222.80'
S14	S24°51'41"W	70.61'
S15	S1°51'22"E	71.35'
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
C. ALLEN PAUGH
MARYLAND PROPERTY LINE SURVEYOR No. 475
6/30/21
DATE

Louis Mangione
LOUIS MANGIONE, OWNER
8/6/21
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Richard J. Davis
HOWARD COUNTY HEALTH OFFICER
8/27/21
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Shelley
CHIEF, DEVELOPMENT ENGINEERING DIVISION
9/1/21
DATE
Director
DIRECTOR
12/13/21
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 EXECUTIVE CENTER PARCEL D LIMITED PARTNERSHIP TO ELLICOTT'S RETREAT COMMUNITY ASSOCIATION, INC. BY DEED DATED JANUARY 7, 2020 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 19128 AT FOLIO 377 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
C. ALLEN PAUGH
MARYLAND PROPERTY LINE SURVEYOR No. 475
6/30/21
DATE

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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 30 DAY OF JUNE, 2021.
Louis Mangione
LOUIS MANGIONE ELLICOTT'S RETREAT
COMMUNITY ASSOCIATION, OWNER
6/30/21
DATE
Witness
WITNESS
6/30/21
DATE

RECORDED AS PLAT 25937
ON 12/17/21
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: JUNE 28, 2021
SCALE: AS SHOWN

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
KCI
TECHNOLOGIES
11830 West Market Place
Suite F
Fulton, MD 20707
Telephone: (410)792-8086
Fax: (410)792-7419

DEVELOPER

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

OWNER

ELLICOTT'S RETREAT COMMUNITY
ASSOCIATION, INC.
1205 YORK ROAD
LUTHERVILLE-TIMONIUM,
MARYLAND 21093
PHONE: (410) 825-8400