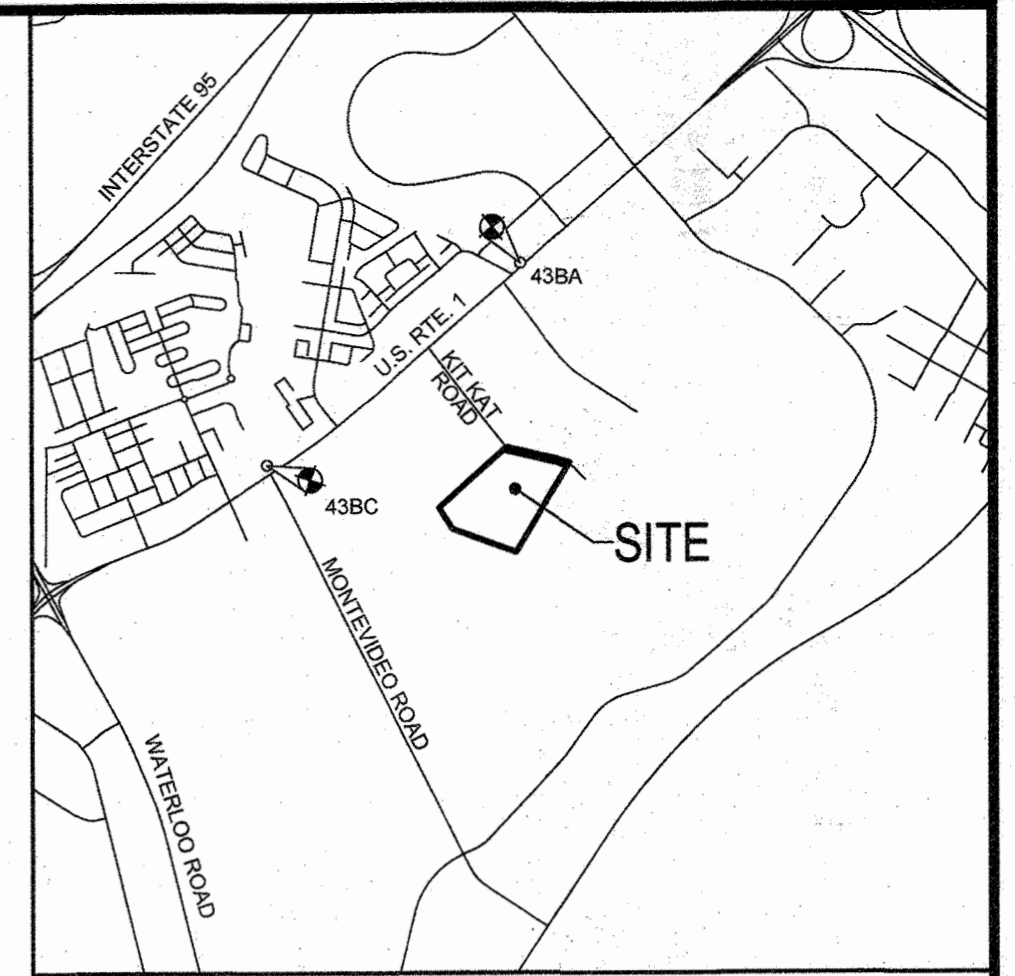


GENERAL NOTES

- SUBJECT PROPERTIES ARE ZONED M-2 AND SW. PER THE 08/6/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE SDP-84-222, SDP-83-150, SDP-99-130 & ECP-22-046.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 08/03/21.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HORIZONTAL AND VERTICAL CONTROL DATUM ARE BASED ON HOWARD COUNTY MONUMENT NOS. 43BA AND 43BC WHICH WERE USED FOR THIS PROJECT.

HOWARD COUNTY MONUMENT NO: 43 BA ELEV. = 209.471'
HOWARD COUNTY MONUMENT NO: 43 BC ELEV. = 214.124'
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS LOCATED IN THE GROWTH TIER I DESIGNATION AREA PER HOWARD COUNTY 2030 AND SB-236. THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A CONSOLIDATION PLAT IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VI) OF THE HOWARD COUNTY CODE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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 SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, 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. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 OBLIGATIONS 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 EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP/GRID NO: 5054-H3

BENCHMARK

GEODETIC SURVEY CONTROL - 43BA
ELEV. 209.471'
N 641,676.380
E 1,378,108.486

GEODETIC SURVEY CONTROL - 43BC
ELEV. 214.124'
N 649,592.070
E 1,375,466.711

SHEET INDEX

SHEET 1: GENERAL NOTES
SHEET 2: PROPOSED SUBDIVISION AND LINE TABLES

OVERALL AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	18.288 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC.
TOTAL AREA OF LOTS TO BE RECORDED	18.288 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.586 AC±
TOTAL AREA TO BE RECORDED	18.883 AC±

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 22 AND 23 OF PLAT OF SUBDIVISION OF J.C. COOLEY'S FARM AND TO DEDICATE LAND FOR THE PURPOSE OF A PUBLIC ROAD

OWNER

GVP POTOMAC OWNER, LLC
ONE EAST PUTNAM AVENUE,
3RD FLOOR
GREENWICH, CT, 06830

DEVELOPER

GRANDVIEW PARTNERS
1530 WILSON BLVD., SUITE 450
ARLINGTON, VA 22209
CONTACT: JEFF USAS
PHONE: (703) 522-9502

BOHLER // 12825 WORLDGATE DRIVE, SUITE 700, HERNDON, VIRGINIA 20170, 703.709.9500, www.bohlerengineering.com

■ UPRSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

RECORDED AS PLAT 216194 ON 10-11-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

[Signature] 8/24/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8-30-22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/4/22
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, GVP POTOMAC OWNER, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF COMBINATION, 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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE 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 BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
- 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.

[Signature] 8/1/22
GVP POTOMAC OWNER, LLC DATE
TITLE: **MANAGING PARTNER**

[Signature] 8/1/22
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A COMBINATION OF ALL OF THE LANDS CONVEYED BY SUTTON, POLANSKY, RUANE ASSOCIATES TO GVP POTOMAC OWNER, LLC BY DEED DATED NOVEMBER 10TH, 2021 AND RECORDED IN BOOK 21126 PAGE 80 AND THE LANDS CONVEYED BY POTOMAC ABATEMENT HOLDING LIMITED LIABILITY COMPANY TO GVP POTOMAC OWNER, LLC BY DEED DATED NOVEMBER 9TH, 2021 AND RECORDED IN BOOK 21059 PAGE 456, ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE DEDICATION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

[Signature]
ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2023

[Signature] 7-26-22
DATE



PLAT OF COMBINATION

**GRANDVIEW KIT-KAT
PARCEL A**
A CONSOLIDATION OF THE PLAT OF SUBDIVISION OF J.C. COONEY'S FARM, LOT 22 & 23 (HBN 122 P. 600)

ZONING: M-2 & SW
TAX MAP 43, GRID 10, PARCELS 46 & 661
1ST ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND
SHEET: 1 OF 2 SCALE: 1" = 100'
DATE: JULY 22, 2022

DPZ FILE #'S : SDP-84-222, SDP-83-150, SDP-99-130, ECP-22-046

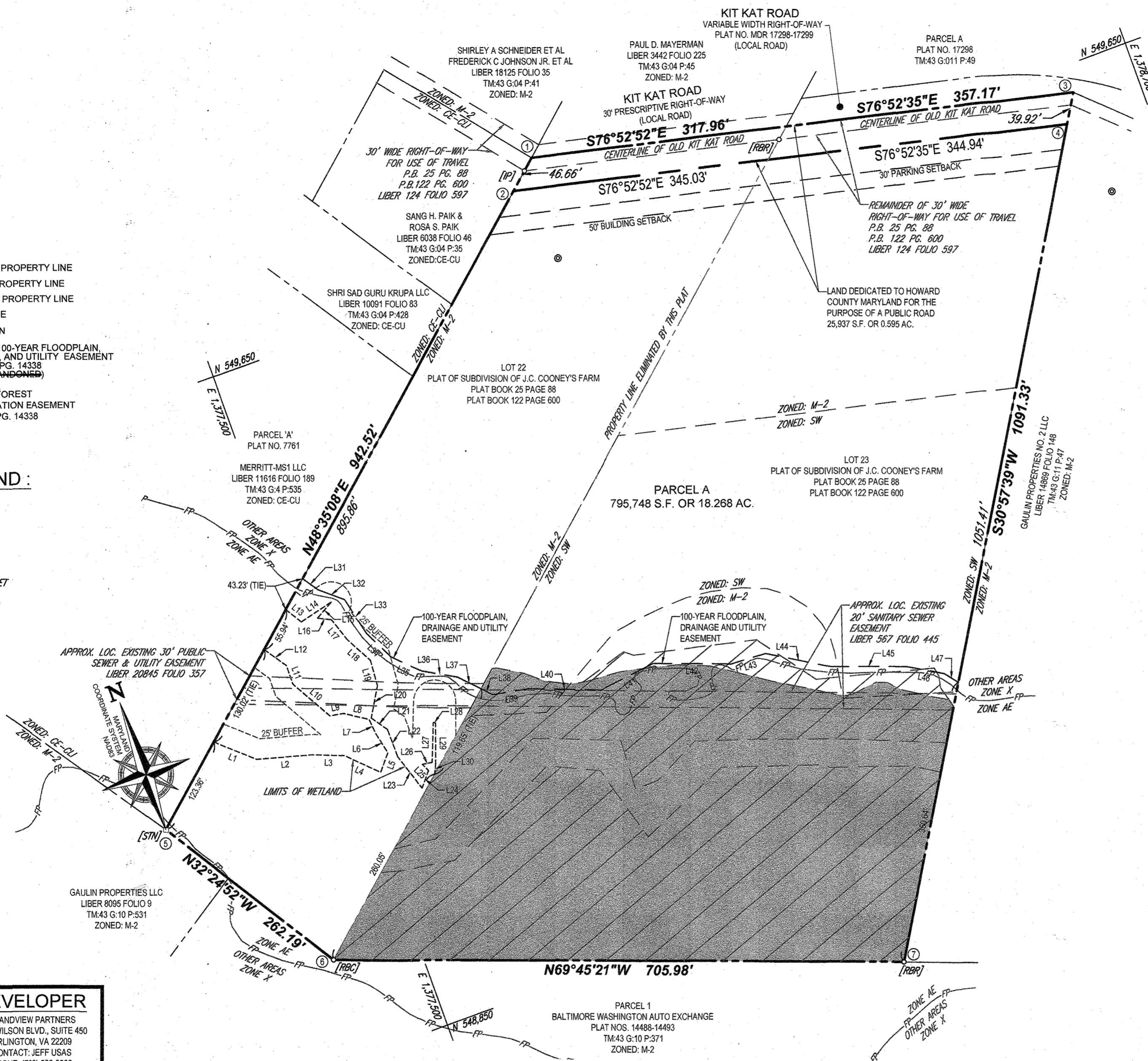
Point #	Northing	Easting
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2	549737.8761	1377928.6577
3	549615.4751	1378619.1560
4	549581.2438	1378598.6197
5	549145.2805	1377254.8107
6	548923.9205	1377395.3560
7	548679.6389	1378057.7209

LEGEND :

- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ZONING LINE
- FP --- FLOODPLAIN
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT P.B. 14337 PG. 14338 (TO BE ABANDONED)
- EXISTING FOREST CONSERVATION EASEMENT P.B.14337 PG. 14338

MONUMENT LEGEND :

- [RBR] REBAR FOUND
- [RBC] REBAR W/ CAP FOUND
- [IP] IRON PIPE FOUND
- [STN] STONE FOUND
- PROPERTY CORNER TO BE SET



WETLAND DELINEATION LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48° 19' 57"E	57.31'
L2	S74° 37' 48"E	69.25'
L3	S68° 31' 31"E	39.82'
L4	S45° 44' 47"E	48.86'
L5	N39° 57' 45"E	25.79'
L6	N12° 40' 53"W	27.93'
L7	N04° 56' 42"W	19.15'
L8	N57° 46' 21"W	32.81'
L9	N80° 08' 35"W	16.90'
L10	N29° 34' 51"W	59.78'
L11	N00° 20' 34"E	24.57'
L12	N34° 16' 02"W	34.00'
L13	S31° 33' 43"E	24.51'
L14	N76° 23' 19"E	44.26'
L15	S60° 25' 02"W	26.05'
L16	S63° 44' 39"E	17.32'
L17	S18° 43' 21"E	30.75'
L18	S28° 45' 08"E	38.85'
L19	S04° 30' 06"W	32.43'
L20	S30° 40' 17"W	40.58'

WETLAND DELINEATION LINE TABLE		
LINE	BEARING	DISTANCE
L21	S34° 52' 29"E	24.41'
L22	S00° 42' 25"E	35.98'
L23	S17° 37' 47"E	49.60'
L24	N39° 26' 26"E	22.82'
L25	N23° 49' 57"W	10.74'
L26	S80° 56' 19"E	12.17'
L27	N21° 30' 25"E	49.21'
L28	S55° 11' 07"E	2.94'
L29	S19° 41' 01"W	50.19'

FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L31	S34° 46' 04"E	23.46'
L32	S49° 34' 48"E	35.06'
L33	S13° 32' 11"E	49.52'
L34	S26° 19' 59"E	41.26'
L35	S44° 16' 21"E	43.16'
L36	S60° 23' 49"E	44.00'
L37	S43° 41' 51"E	32.67'
L38	S43° 41' 51"E	16.06'
L39	S79° 16' 13"E	44.73'
L40	S68° 41' 40"E	90.02'
L41	N82° 59' 47"E	72.72'
L42	S69° 22' 19"E	96.84'
L43	S87° 17' 28"E	44.63'
L44	S58° 29' 32"E	82.79'
L45	S70° 17' 26"E	92.86'
L46	S59° 32' 48"E	47.93'
L47	S37° 55' 02"E	20.14'

OWNER
GVP POTOMAC OWNER, LLC
ONE EAST PUTNAM AVENUE,
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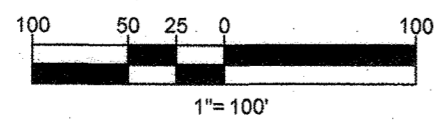
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE DISPOSAL SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER: *[Signature]* DATE: 8/24/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

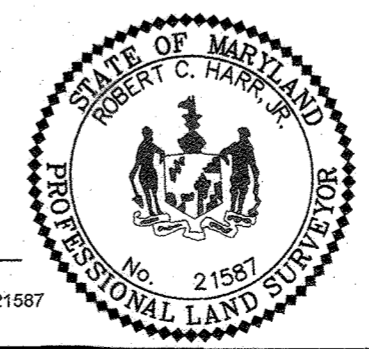
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 8-30-22

DIRECTOR: *[Signature]* DATE: 10/14/22



ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2023

[Signature] DATE: 7-26-22



BOHLER 12825 WORLDGATE DRIVE, SUITE 700, HERNDON, VIRGINIA 20170, 703.709.9500, www.bohlerengineering.com

RECORDED AS PLAT 21,195 ON 10-11-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF COMBINATION

GRANDVIEW KIT-KAT PARCEL A

A CONSOLIDATION OF THE PLAT OF SUBDIVISION OF J.C. COONEY'S FARM, LOT 22 & 23 (HBN 122 P. 600)

ZONING: M-2 & SW
TAX MAP 43, GRID 10, PARCELS 46 & 661
1ST ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND
SHEET: 2 OF 2 SCALE: 1" = 100'
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