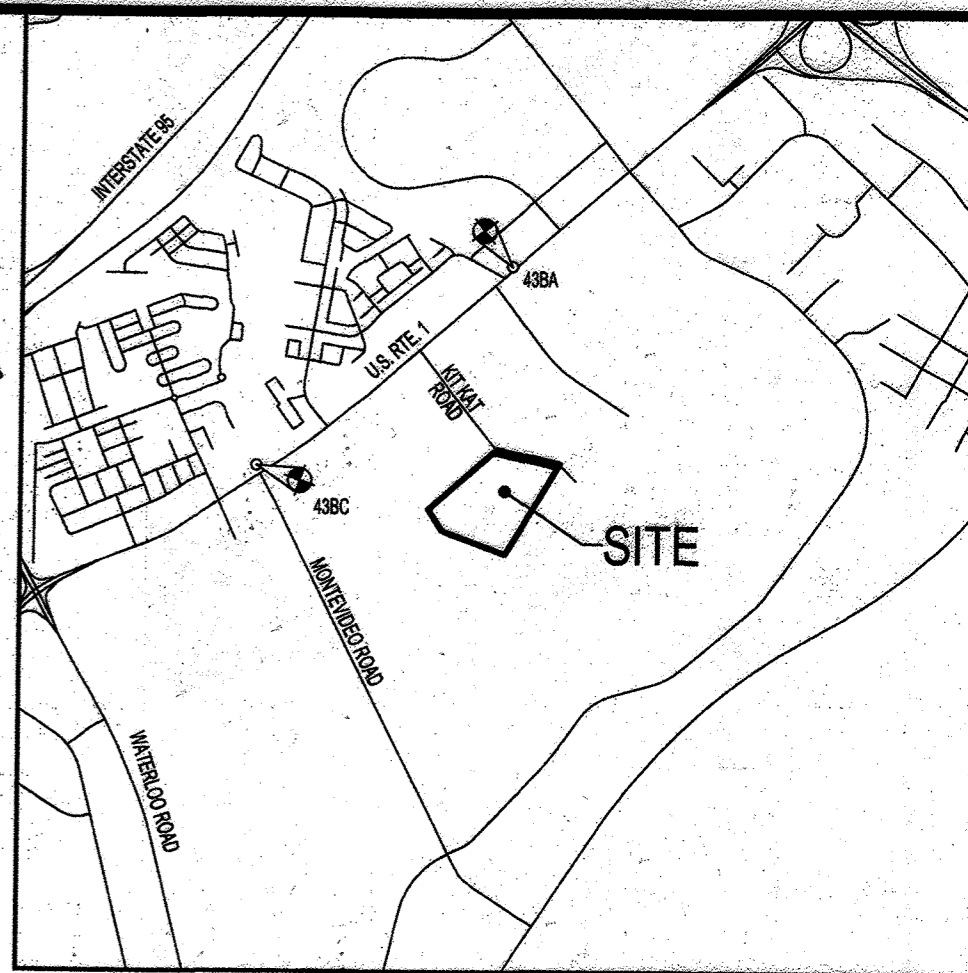


GENERAL NOTES

- SUBJECT PROPERTY IS ZONED M-2 AND SW PER THE 08/01/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE SDP-84-222, SDP-83-150, SDP-89-130, ECP-22-048, SDP-23-003 & F-22-068. A PORTION OF THE PROPERTY WAS PREVIOUSLY PLATTED IN PLAT NO. 14337 & 14338.
- 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. = 209.47'
HOWARD COUNTY MONUMENT NO. 43 BC ELEV. = 214.12'
- 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 S9-236. THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
- 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 THIS LOT 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 LOTS/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.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

LINE	BEARING	DISTANCE
E2	S30° 56' 14"W	20.34'
E3	S30° 57' 39"W	4.52'
E4	N72° 27' 00"W	19.36'
E5	N18° 01' 18"E	5.31'
E6	S70° 08' 49"E	9.91'
E7	S69° 39' 54"E	10.48'



VICINITY MAP
SCALE: 1"=200'
ADC MAP GRID NO. 5054-H3

SHEET INDEX

SHEET 1:	NOTES & PARTIAL VACATION OF VARIOUS EASEMENTS
SHEET 2:	DEDICATION OF VARIOUS EASEMENTS AND PARTIAL VACATION OF FOREST CONSERVATION EASEMENT

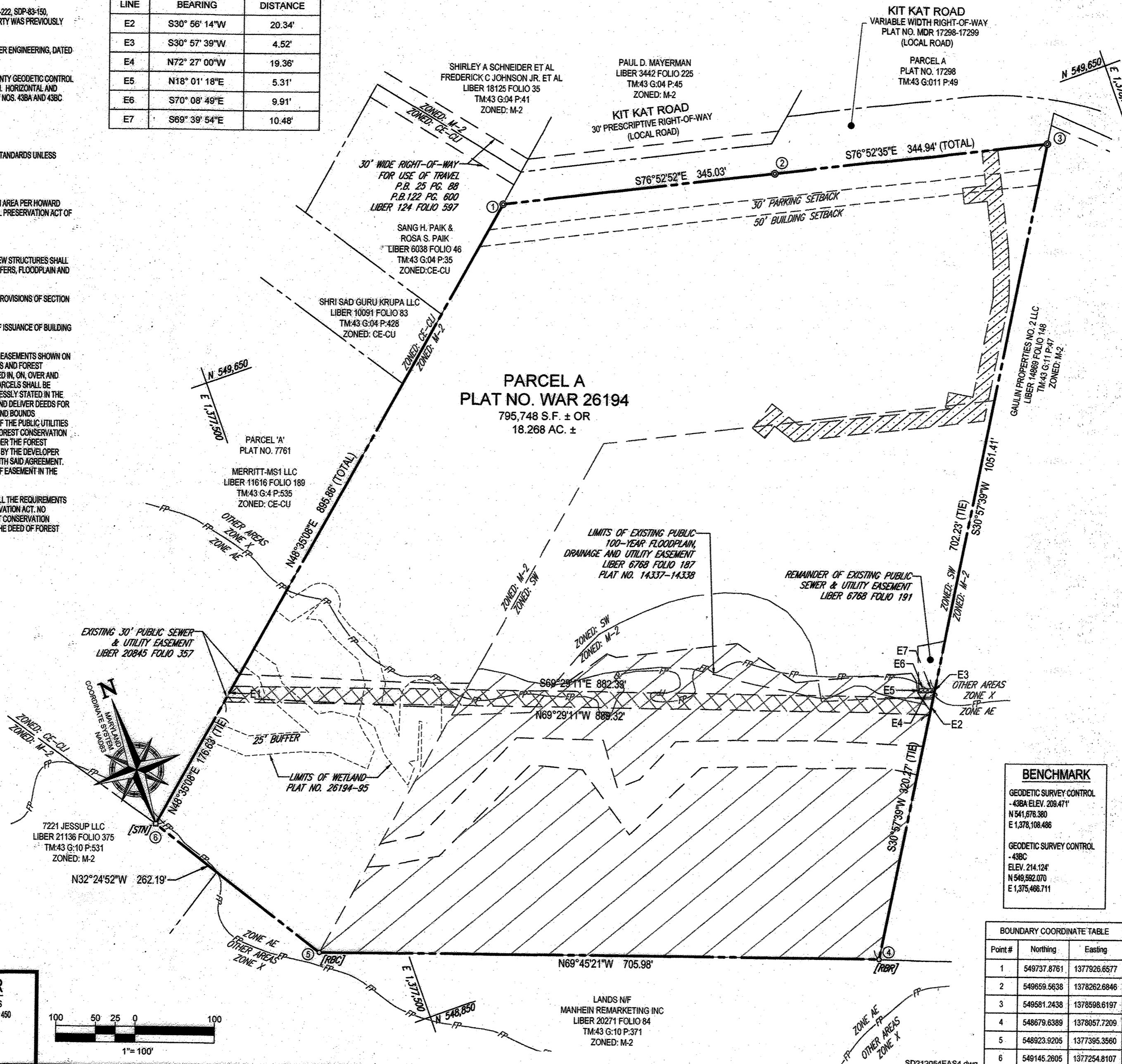
OVERALL AREA TABULATION CHART

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	18.268 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC.
TOTAL AREA OF LOTS TO BE RECORDED	18.268 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0 AC.
TOTAL AREA TO BE RECORDED	18.268 AC.±

THE PURPOSE OF THIS PLAT IS TO ADD A WATER LINE, PUBLIC SEWER & UTILITY, A FLOODPLAIN EASEMENT, AND FOREST CONSERVATION EASEMENTS TO PARCEL A AS SHOWN ON SDP-23-003, TO ABANDON A PORTION OF THE EXISTING RIGHT-OF-WAY FOR SEWER RECORDED IN LIBER 567 FOLIO 445, TO ABANDON A PORTION OF THE EXISTING FOREST CONSERVATION EASEMENT RECORDED IN LIBER 6768 FOLIO 187, AND TO ABANDON PORTION OF THE UTILITY EASEMENTS RECORDED IN LIBER 6768 FOLIO 191. 2.2 ACRES TOTAL, 0.1 ACRES OF RETENTION, 0.0 ACRES AFFORESTATION AND 2.1 ACRES NON-CREDITED.

LEGEND:

- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- ZONING LINE
- FLOODPLAIN
- EXISTING FOREST CONSERVATION EASEMENT
LIBER 6768 FOLIO 187
PLAT NO. 14337-14338
- PORTION OF EXISTING 20' RIGHT-OF-WAY FOR SEWER TO BE ABANDONED
LIBER 567 FOLIO 445
- PORTION OF EXISTING SEWER & UTILITY EASEMENT TO BE ABANDONED
LIBER 6768 FOLIO 191
- EXISTING 20' WATER & UTILITY EASEMENT TO BE ABANDONED
LIBER 6768 FOLIO 191
- REBAR FOUND
- REBAR W/ CAP FOUND
- STONE FOUND
- PROPERTY CORNER TO BE SET



BENCHMARK

GEODETIC SURVEY CONTROL
43BA ELEV. 209.47'
N 541,876.380
E 1,375,108.486

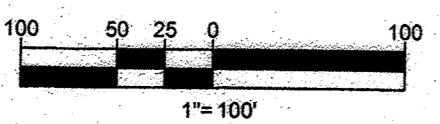
GEODETIC SURVEY CONTROL
43BC
ELEV. 214.12'
N 540,882.070
E 1,375,468.711

BOUNDARY COORDINATE TABLE

Point #	Northing	Easting
1	549737.8761	1377926.6577
2	549859.5638	1378262.6846
3	549581.2438	1378598.6197
4	548679.6389	1378057.7209
5	548923.9205	1377395.3560
6	548145.2605	1377254.8107

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



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

[Signature] 7/19/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-10-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/28/23
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, GVP POTOMAC OWNER, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENT, 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 RIGHTS-OF-WAYS;
- 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.

[Signature] 6/19/23
GVP POTOMAC OWNER, LLC DATE
TITLE: *[Signature]*

[Signature] 6/19/23
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS 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 30TH, 2021 AND RECORDED IN BOOK 21099 PAGE 458; 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] 6-16-23
ROBERT C. HARR, JR. DATE
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21567
EXPIRATION DATE: JANUARY 16, 2025

PLAT OF REVISION

PROPERTY OF
GRANDVIEW KIT-KAT
PARCEL A
PLAT NO. 26194-95

ZONING: M-2 & SW
TAX MAP 43, GRID 10, PARCEL 48
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 1 OF 2 SCALE: AS NOTED
DATE: JUNE 16, 2023

DPZ FILE #S : SDP-84-222, SDP-83-150, SDP-89-130, ECP-22-048, SDP-23-003, F-22-068

LINE	BEARING	DISTANCE
L1	S76° 52' 52"E	58.81'
L2	S13° 07' 08"W	20.00'
L3	N76° 52' 52"W	58.81'
L4	N13° 07' 08"E	20.00'
L5	S13° 07' 25"W	20.00'
L6	N76° 52' 35"W	13.34'
L7	S15° 02' 07"W	111.31'
L8	S56° 59' 18"W	22.54'
L9	N80° 58' 32"W	43.35'
L10	S56° 33' 13"E	6.98'
L11	S14° 04' 59"W	165.00'
L12	S59° 04' 55"W	33.13'
L13	N76° 52' 52"W	243.14'
L14	S58° 04' 37"W	28.91'

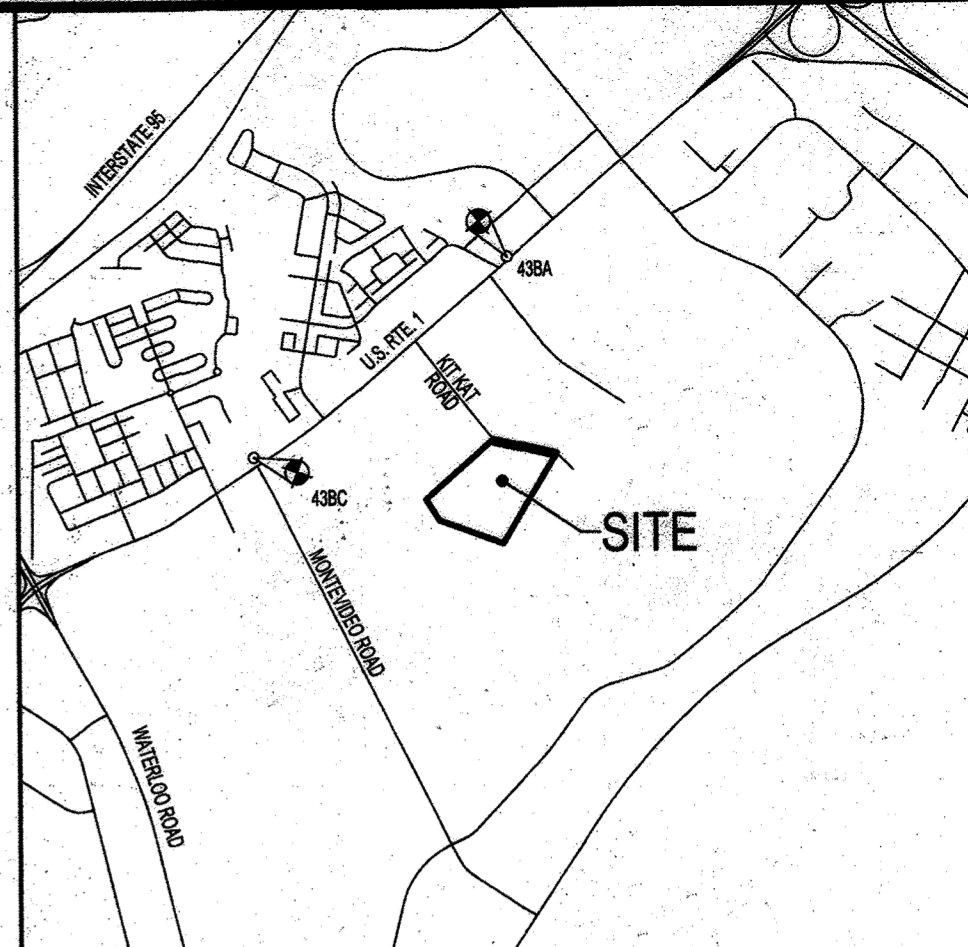
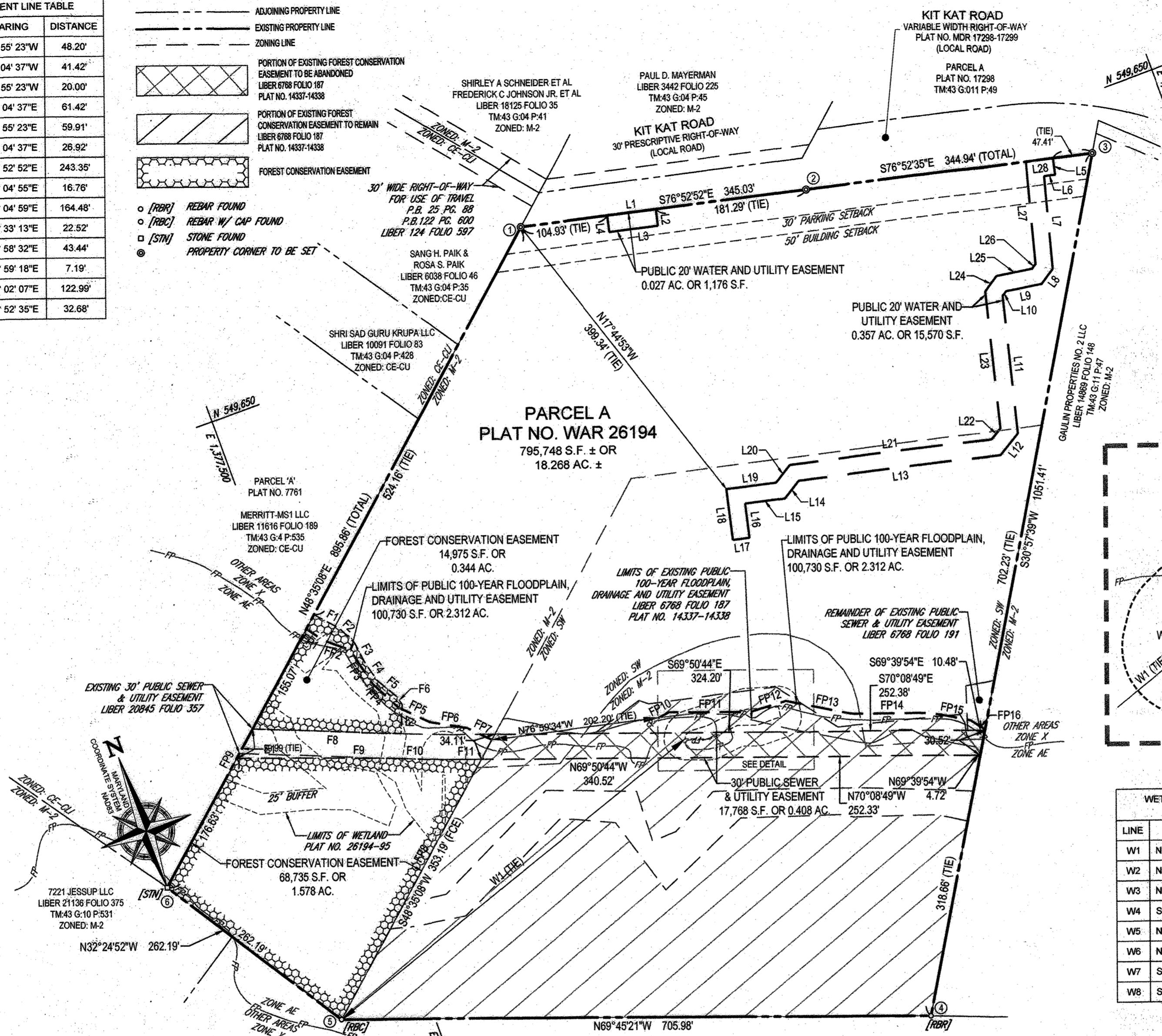
LINE	BEARING	DISTANCE
L15	N76° 55' 23"W	48.20'
L16	S13° 04' 37"W	41.42'
L17	N76° 55' 23"W	20.00'
L18	N13° 04' 37"E	61.42'
L19	S76° 55' 23"E	59.91'
L20	N58° 04' 37"E	26.92'
L21	S76° 52' 52"E	243.35'
L22	N59° 04' 55"E	16.76'
L23	N14° 04' 59"E	164.48'
L24	N56° 33' 13"E	22.52'
L25	S80° 58' 32"E	43.44'
L26	N56° 59' 18"E	7.19'
L27	N15° 02' 07"E	122.99'
L28	S76° 52' 35"E	32.68'

LINE	BEARING	DISTANCE
FP1	S34° 46' 04"E	23.46'
FP2	S49° 34' 48"E	35.06'
FP3	S13° 32' 11"E	49.52'
FP4	S26° 19' 59"E	41.26'
FP5	S44° 16' 21"E	43.16'
FP6	S60° 23' 49"E	44.00'
FP7	S43° 41' 51"E	32.67'
FP8	S48° 35' 08"W	408.44'
FP9	N48° 35' 08"E	352.55'
FP10	N82° 59' 47"E	14.18'
FP11	S69° 22' 19"E	96.84'
FP12	S87° 17' 28"E	44.63'
FP13	S68° 29' 32"E	62.79'
FP14	S70° 17' 28"E	92.86'
FP15	S59° 32' 48"E	47.93'
FP16	S37° 55' 02"E	20.14'

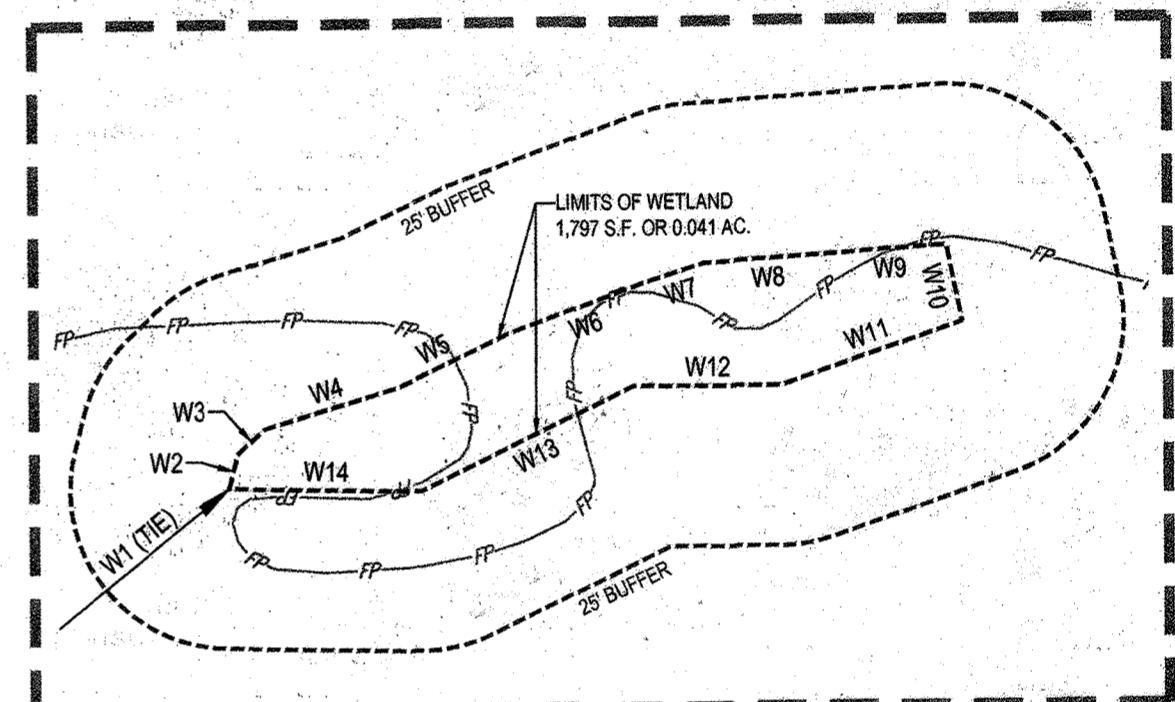
LINE	BEARING	DISTANCE
F1	S41° 24' 52"E	34.95'
F2	S25° 09' 51"E	25.00'
F3	S07° 42' 59"E	28.18'
F4	S14° 31' 23"E	25.00'
F5	S29° 20' 21"E	30.82'
F6	S11° 47' 45"E	10.77'
F7	S22° 27' 43"W	34.67'
F8	N67° 32' 40"W	177.62'
F9	S69° 29' 11"E	165.19'
F10	S67° 32' 40"E	74.64'
F11	S69° 50' 07"E	43.43'

LEGEND:

- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- ZONING LINE
- PORTION OF EXISTING FOREST CONSERVATION EASEMENT TO BE ABANDONED LIBER 6768 FOLIO 187 PLAT NO. 14337-14338
- PORTION OF EXISTING FOREST CONSERVATION EASEMENT TO REMAIN LIBER 6768 FOLIO 187 PLAT NO. 14337-14338
- FOREST CONSERVATION EASEMENT
- REBAR FOUND
- REBAR W/ CAP FOUND
- STONE FOUND
- PROPERTY CORNER TO BE SET



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



DETAIL
SCALE: 1"=30'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	N71° 13' 56"E	530.54'	W9	S74° 15' 56"E	18.19'
W2	N34° 02' 38"E	5.54'	W10	S08° 31' 05"W	12.24'
W3	N66° 54' 15"E	5.77'	W11	N89° 08' 01"W	29.99'
W4	S86° 42' 46"E	21.82'	W12	N69° 33' 03"W	23.01'
W5	N84° 37' 43"E	19.46'	W13	S84° 00' 45"W	36.84'
W6	N89° 38' 25"E	22.67'	W14	N68° 52' 19"W	30.08'
W7	S87° 38' 56"E	9.36'			
W8	S73° 26' 10"E	19.79'			

OWNER
GVP POTOMAC OWNER, LLC
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3RD FLOOR
GREENWICH, CT, 06830

DEVELOPER
GRANDVIEW PARTNERS
1630 WILSON BLVD., SUITE 450
ARLINGTON, VA 22209
CONTACT: JEFF USAS
PHONE: (703) 522-6602

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

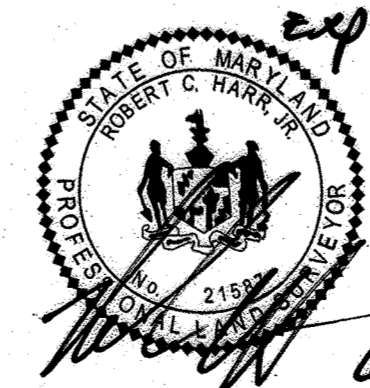
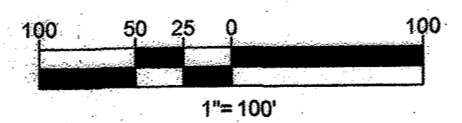
HOWARD COUNTY HEALTH OFFICER: *[Signature]* DATE: 7/17/23

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 7-10-23

DIRECTOR: *[Signature]* DATE: 8/28/23

Point #	Northing	Easting
1	549737.8761	1377926.6577
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6	549145.2805	1377254.8107

BENCHMARK
GEODETIC SURVEY CONTROL
438A ELEV. 209.471'
N 541,876.380
E 1,378,108.486
GEODETIC SURVEY CONTROL
438C
ELEV. 214.124'
N 549,592.070
E 1,375,466.711



2023-116-25
6-16-23

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

RECORDED AS PLAT 26194-1 ON 8-2-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
PROPERTY OF
GRANDVIEW KIT-KAT
PARCEL A
PLAT NO. 26194-95

ZONING: M-2 & SW
TAX MAP 43, GRID 10, PARCEL 46
1 ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 2 OF 2 SCALE: AS NOTED
DATE: JUNE 16, 2023

DPZ FILE #'S: SDP-84-222, SDP-83-150, SDP-99-130, ECP-22-046, SDP-23-003, F-22-068

F-23-063