

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED B-2 PER THE 10/6/2013 COMPREHENSIVE ZONING REGULATIONS.
2. RELEVANT DPZ FILE REFERENCES: SDP-73-056, SDP-73-062, SDP-84-051, SDP-91-102, F-91-158, WP-91-185, SDP-23-007, BA-90-13E, ECP 22-032, & BA-22-001C&V.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 01, 2020 BY ROBERT C. HARR, JR., FOR BOHLER ENGINEERING.
4. THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 17FB AND 171B WHICH WERE USED FOR THIS PROJECT.

HOWARD COUNTY MONUMENT NO: 17FB
 N = 593214.430
 E = 1365669.114
 ELEV. = 456.236

HOWARD COUNTY MONUMENT NO: 171B
 N = 592199.736
 E = 1364004.981
 ELEV. = 376.273

6. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
7. WATER AND SEWER SERVICES FOR THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
8. AT THE TIME OF THIS PLAT RECORDATION, PARCEL A CONTAINED EXISTING STRUCTURES THAT ARE PROPOSED FOR REMOVAL UNDER SDP-23-007.
9. THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VI) OF THE HOWARD COUNTY CODE.
10. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT / PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS / PARCEL DIVISIONS.

11. PROPERTY ADDRESS: 9075 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042
12. MAINTENANCE OF ALL STORM DRAINS AND/OR DRAINAGE EASEMENTS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS
13. THERE ARE NO WETLANDS, STREAMS, 100YR FLOOD PLAIN OR STEEP SLOPES ON PARCEL A.
14. THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.

15. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE APFORESAID 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 PUBLIC HOWARD COUNTY UPON COMPLETION OF THE UTILITIES AND THEREAFTER BY HOWARD COUNTY. THE RELEASE OF THE SAID AGREEMENT TO THE COUNTY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE THE BASIS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

AREA TABULATION

1. TOTAL NUMBER OF EXISTING PARCELS: 1
2. TOTAL PARCEL AREA 77,660 S.F. OR 1.783 AC.

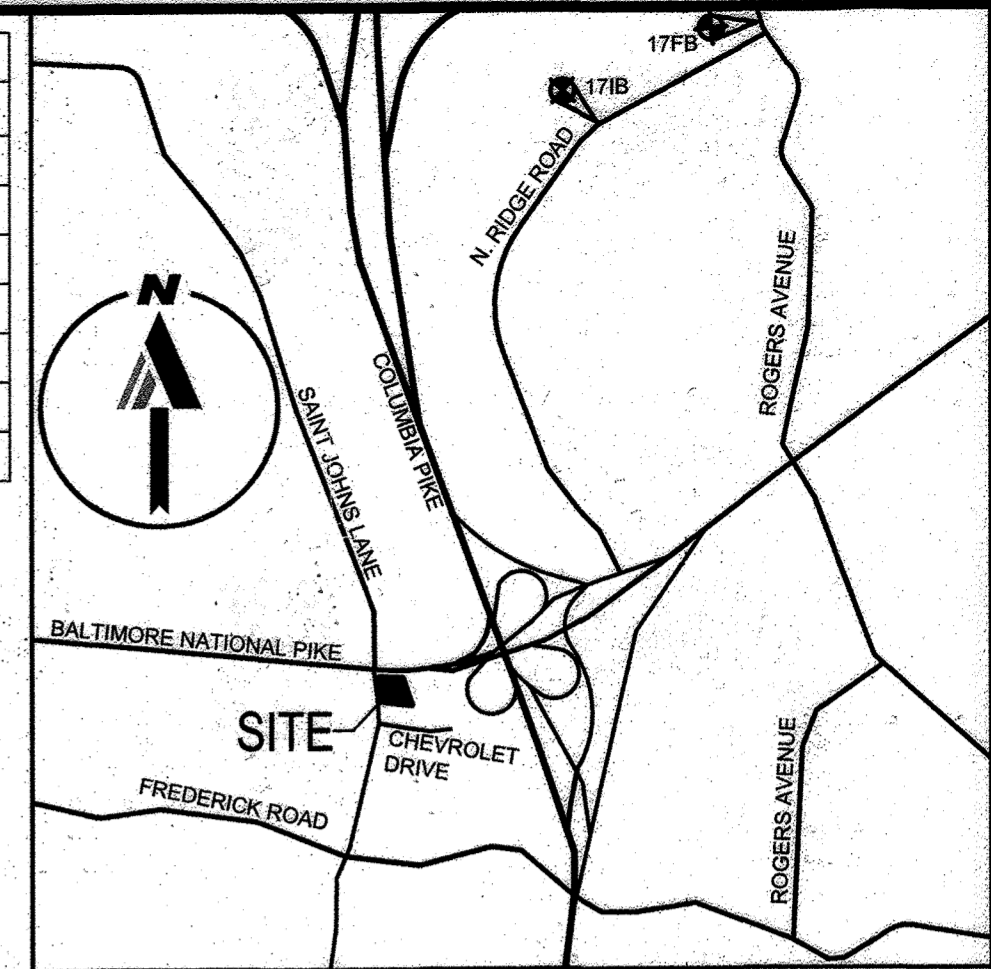
BENCHMARK

GEODETIC SURVEY CONTROL - 17FB
 ELEV. 456.236'
 N 593,214.430
 E 1,365,669.114'

GEODETIC SURVEY CONTROL - 171B
 ELEV. 376.273'
 N 592,199.736
 E 1,364,004.981

COORDINATE TABLE

Point #	Northing	Easting
1	586428.3547	1361734.3163
2	586418.0410	1361976.6970
3	586138.5136	1362069.1875
4	586172.8035	1361749.2772
5	586270.6698	1361731.6564
6	586269.6156	1361727.2842
7	586405.3886	1361709.5375



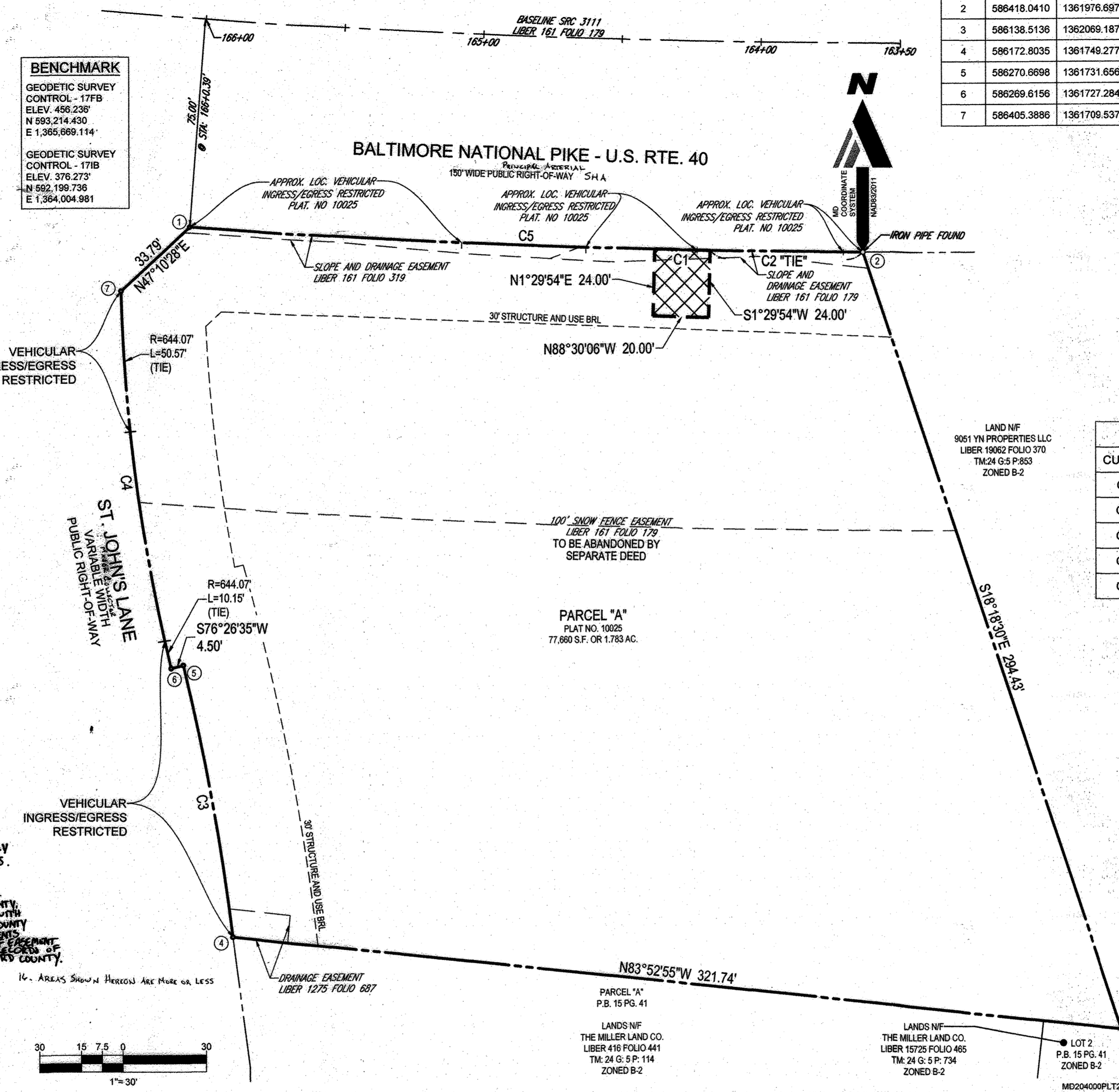
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	3443.34'	20.00'	S88°30'06"E	20.00'	000°19'58"
C2	3443.34'	54.94'	N89°07'31"W	54.94'	000°54'51"
C3	853.01'	99.50'	N10°12'24"W	99.44'	006°40'59"
C4	644.07'	137.19'	N07°26'49"W	136.93'	012°12'14"
C5	3443.34'	242.65'	S87°33'48"E	242.60'	004°02'15"

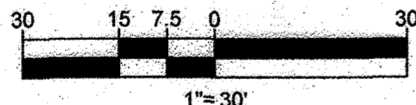
- LEGEND**
- ADJOINING PROPERTY LINE
 - EXISTING PROPERTY LINE
 - SETBACK
 - EXISTING EASEMENT
 - PROP. CORNER TO BE SET
 - PROP. CORNER FOUND AS NOTED
 - DENOTES BUILDING RESTRICTION LINE

- EASEMENT LEGEND**
- PROPOSED PUBLIC WATER AND UTILITY EASEMENT 480 S.F. OR 0.011 AC.

PURPOSE NOTE: THE PURPOSE OF THIS PLAT OF REVISION IS TO ADD A 480 S.F. PUBLIC WATER AND UTILITY EASEMENT AT U.S. RTE. 40 FRONTAGE AND TO AMEND THE ACCESS RESTRICTION AT THE ST. JOHN'S LANE FRONTAGE.



OWNER	DEVELOPER
POTOMAC ENERGY HOLDINGS, LLC PO BOX 2810 LA PLATA, MARYLAND 20646 CONTACT: JASON BELT PHONE: 240-320-6448	DASH-IN 102 CENTENNIAL STREET, STE. 100 LA PLATA, MARYLAND 20645 CONTACT: JASON BELT PHONE: 240-320-6448



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

Howard County Health Officer 8/19/23
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 8/16/23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE #2A

Director 9/22/23
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, POTOMAC ENERGY HOLDINGS, LLC, OWNERS 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, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 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.
- (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.
- (5) THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Jason Belt 8/16/23
 POTOMAC ENERGY HOLDINGS, LLC DATE
 WITNESS *Robert C. Harr, Jr.* 8/16/23 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MOTIVA ENTERPRISES LLC TO POTOMAC ENERGY HOLDINGS, LLC BY DEED DATED DECEMBER 30TH, 2008 AND RECORDED IN BOOK 11525 PAGE 383, 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.

Robert C. Harr, Jr.
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2025
 DATE 5-11-23

PLAT OF REVISION

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

RECORDED AS PLAT 21039L ON 8-25-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

POTOMAC ENERGY HOLDINGS, LLC

PARCEL A

(PLAT OF REVISION/SHELL OIL COMPANY, PLAT NO: 10025)

ZONING: B-2
 TAX MAP 43, GRID 5, PARCEL 112
 2ND ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND
 SHEET: 1 OF 1 SCALE: 1" = 30'
 DATE: MAY 11, 2023

DPZ FILE #'S : SDP-73-056, SDP-73-062, SDP-84-051, SDP-91-102, F-91-158, WP-91-185, SDP-23-007, BA-90-13E, ECP 22-032, BA-22-001C&V