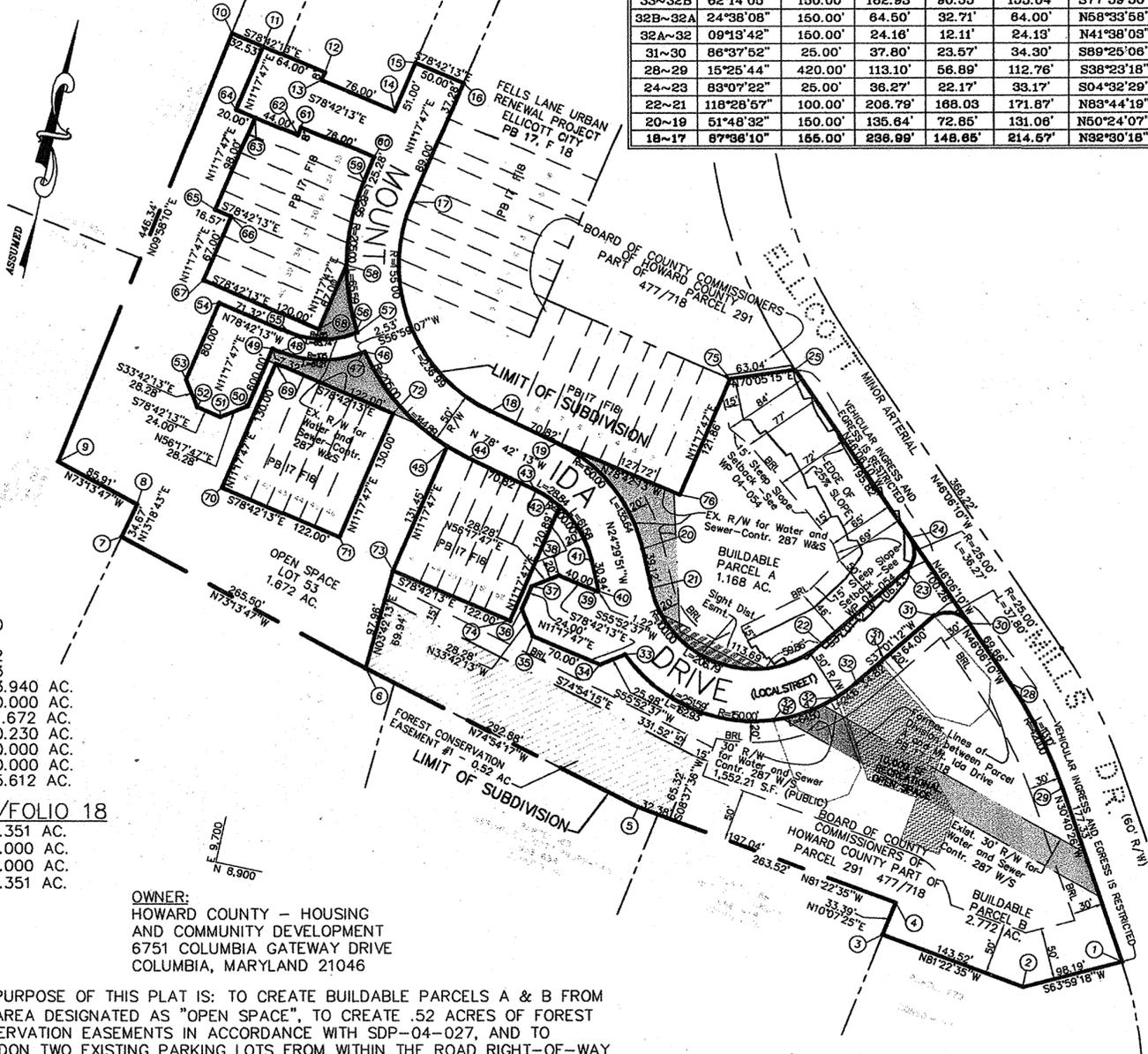
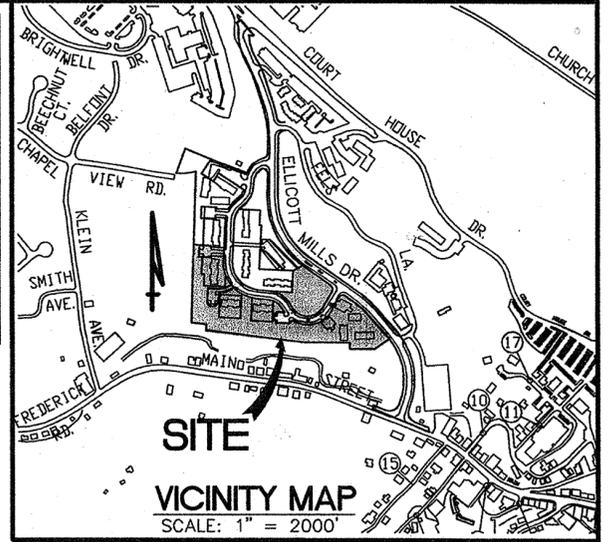


COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	8984.78	10568.76	39	9230.55	10003.28
2	8941.72	10480.51	40	9231.23	10004.29
3	8963.24	10338.81	41	9259.39	9991.46
4	8996.11	10344.47	42	9304.33	9950.79
5	9035.63	10083.93	43	9315.08	9924.13
6	9111.90	9801.18	44	9331.84	9855.33
7	9188.51	9546.95	45	9338.58	9833.22
8	9222.25	9554.93	46	9411.08	9737.82
9	9247.04	9472.68	47	9409.68	9735.50
10	9266.64	9549.95	48	9394.78	9657.70
11	9280.27	9581.85	49	9390.19	9650.52
12	9287.73	9644.61	50	9337.35	9638.77
13	9259.89	9643.04	51	9321.66	9615.24
14	9245.00	9717.67	52	9328.36	9591.70
15	9295.01	9727.56	53	9349.89	9578.01
16	9265.21	9776.80	54	9428.34	9591.88
17	9261.38	9751.86	55	9414.37	9561.82
18	9380.42	9887.17	56	9426.45	9724.69
19	9363.66	9935.98	57	9427.83	9728.72
20	9280.12	10038.98	58	9488.78	9703.26
21	9244.52	10053.18	59	9571.17	9702.83
22	9225.78	10224.02	60	9595.97	9707.78
23	9310.76	10228.10	61	9610.86	9633.25
24	9343.83	10285.47	62	9603.01	9631.88
25	9479.61	10144.38	63	9611.63	9588.54
28	9225.68	10408.20	64	9615.55	9568.92
29	9137.30	10478.29	65	9515.53	9589.34
30	9273.98	10358.05	66	9512.29	9585.58
31	9274.33	10323.75	67	9448.58	9572.46
31A	9223.47	10284.91	68	9423.08	9690.14
32	9195.67	10283.94	69	9382.62	9656.42
32A	9177.63	10247.92	70	9255.14	9630.98
32B	9144.25	10193.31	71	9231.24	9730.59
33	9176.48	10041.87	72	9358.72	9776.06
34	9161.91	10020.16	73	9209.88	9807.47
35	9175.63	9951.52	74	9185.78	9927.11
36	9199.15	9935.83	75	9458.14	10085.10
37	9222.69	9940.53	76	9338.64	10081.23
38	9238.39	9964.06			

CURVE DATA TABLE						
NO.	△	RADIUS	ARC	TAN	CHORD	CHD BEARING
59~57	41°30'54"	205.00'	148.54'	77.70'	145.31'	S09°27'40"E
56~55	44°18'40"	85.00'	65.74'	34.81'	84.11'	S79°08'27"W
48~47	44°18'40"	105.00'	81.20'	42.75'	79.20'	N79°08'27"E
46~44	40°29'44"	205.00'	144.89'	75.62'	141.89'	S58°03'31"E
43~41	51°48'32"	100.00'	90.42'	48.57'	87.37'	S50°24'07"E
33~32B	62°14'05"	150.00'	102.93'	90.55'	155.04'	S77°59'56"E
32B~32A	24°36'08"	150.00'	64.50'	32.71'	64.00'	N58°33'58"E
32A~32	09°13'42"	150.00'	24.16'	12.11'	24.13'	N41°38'08"E
31~30	86°37'52"	25.00'	37.80'	23.57'	34.30'	S89°25'06"E
28~29	15°25'44"	420.00'	113.10'	56.89'	112.76'	S38°23'18"E
24~23	83°07'22"	25.00'	36.27'	22.17'	33.17'	S04°32'29"E
22~21	118°28'57"	100.00'	206.79'	188.03'	171.87'	N83°44'19"E
20~19	51°48'32"	150.00'	135.64'	72.85'	131.08'	N50°24'07"W
18~17	87°36'10"	155.00'	238.99'	148.65'	214.67'	N82°30'18"W



**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE PARCELS	3.940 AC.
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.672 AC.
TOTAL AREA OF RECREATIONAL OPEN SPACE TO BE RECORDED	0.230 AC.
TOTAL AREA OF 100YR. FLOODPLAIN TO BE RECORDED	0.000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL GROSS AREA TO BE RECORDED	5.612 AC.

**AREA TABULATION FROM PREVIOUS PLAT BOOK 17/FOLIO 18**

AREA OF OPEN SPACE LOTS AFFECTED THIS PLAT	5.351 AC.
TOTAL AREA OF RECREATIONAL OPEN SPACE AFFECTED THIS PLAT	0.000 AC.
TOTAL AREA OF ROADWAY AFFECTED THIS PLAT	0.000 AC.
TOTAL GROSS AREA AFFECTED THIS PLAT	5.351 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 PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*George Chagetas*  
 SURVEYOR  
 GEORGE CHAGETAS, P.L.S. # 29

*Leonard S. Vaughan*  
 OWNER  
 LEONARD S. VAUGHAN  
 HOWARD COUNTY HOUSING AND COMMUNITY DEVELOPMENT

THE PURPOSE OF THIS PLAT IS: TO CREATE BUILDABLE PARCELS A & B FROM THE AREA DESIGNATED AS "OPEN SPACE", TO CREATE .52 ACRES OF FOREST CONSERVATION EASEMENTS IN ACCORDANCE WITH SDP-04-027, AND TO ABANDON TWO EXISTING PARKING LOTS FROM WITHIN THE ROAD RIGHT-OF-WAY OF MOUNT IDA DRIVE, THEREBY ADDING MORE ACREAGE TO THE BUILDABLE AREA: TO ASSIGN THE DESIGNATION OF "OPEN SPACE LOT 53" TO THE REMAINING OPEN SPACE AREA; AND, TO RECORD A 1,552.21 S.F. PORTION OF THE PUBLIC 30 FOOT WATER AND SEWER EASEMENT FOR CONTRACT 287 W&S, AND A 10,000 SF RECREATIONAL OPEN SPACE WITHIN PARCEL B, AND TO CREATE A SIGHT DISTANCE EASEMENT ON PARCEL A.

**PHOENIX ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 1420-A Joh Avenue  
 Baltimore, Maryland 21227  
 (410) 247-8833 FAX 247-9397

- GENERAL NOTES**
- FOR PREVIOUS RECORDING SEE RECORD PLATS ENTITLED: "FELS LANE: URBAN RENEWAL PROJECT - ELLICOTT CITY" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT BOOK 17/FOLIO 18.
  - SUBJECT PROPERTY IS ZONED R-A-15 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN DATED 02/02/04.
  - LANDSCAPING FOR THIS DEVELOPMENT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SDP-04-027 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
  - ALL COORDINATES ARE BASED ON THE PREVIOUSLY RECORDED PLAT FOR THIS SUBDIVISION, WHICH WAS BASED ON ASSUMED DATUM.
  - THIS PLAT IS NOT BASED ON A FIELD BOUNDARY SURVEY.
  - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED UNDER CONTRACT NO. 287 W&S.
  - ALL AREAS LISTED ARE MORE OF LESS.
  - INDICATES FOUND REBAR & CAP PROPERTY MARKER
  - INDICATES CONCRETE MONUMENT.
  - STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE, SEE SDP-04-027.
  - ALL OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE COUNTY, FOR COMMON USE BY THE RESIDENTS OF THIS DEVELOPMENT.
  - THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 0.51 AC. AND 0.52 AC. OF RETENTION EASEMENT PROVIDED FOR SDP 04-027.
  - THERE ARE EXISTING RESIDENTIAL DWELLING UNITS LOCATED ON BUILDABLE PARCEL B TO REMAIN.
  - WP 04-054 WHICH ASKED FOR A WAIVER TO SECTION 16.116(b) TO ALLOW GRADING AND CONSTRUCTION IN STEEP SLOPES AND A WAIVER TO SECTION 16.120(b)(4)(iii), WHICH REQUIRED ENVIRONMENTAL FEATURES TO BE LOCATED IN AN OPEN SPACE WITH UNITS NO CLOSER THAN 15 FEET FROM PROTECTED FEATURES, WAS APPROVED ON NOVEMBER 20, 2003.
  - A WAIVER TO THE DESIGN MANUAL WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION ON MARCH 19, 2004. THE WAIVER ASKED FOR RELIEF FROM REGULATIONS REQUIRING A TEE TURN-AROUND AT THE END OF OUR PARKING LOT. THE WAIVER INCLUDED A REQUEST TO WAIVE THE REQUIRED 25' SETBACK FROM PROPERTY LINES OR RIGHT OF WAY. THE WAIVER ALSO ASKED THAT WE NOT BE REQUIRED TO PROVIDE A MAINTENANCE ROAD INTO THE STORMWATER MANAGEMENT FACILITY. ALSO, A WAIVER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME III, FIGURE 2.18 AND SECTION 2.5.2.H, WHICH REQUIRES A 3 CENTERED CURVE AND WAIVER FOR INTERSECTION SIGHT DISTANCE RESPECTIVELY, WAS APPROVED ON MAY 6, 2004. A WAIVER TO SECTION 5.4B5 OF VOLUME II, WATER AND SEWER DESIGN MANUAL WAS APPROVED ON MAY 19, 2004, WHICH ALLOWS THE PROPOSED BUILDING TO BE WITHIN 10' OF THE UTILITY EASEMENT.
  - THIS PLAN IS SUBJECT TO THE APPROVED COUNTY COUNCIL RESOLUTION NO. 163-2003, APPROVED ON JANUARY 6, 2004, FOR THE FOLLOWING SETBACK REDUCTION OF THE REQUIRED ZONING REGULATIONS:
    - A REDUCTION OF THE MINIMUM 30 FOOT STRUCTURE SETBACK DISTANCE BETWEEN THE PROPOSED SENIOR HOUSING BUILDING AND THE ADJACENT TOWNHOUSE UNIT LOCATED ON LOT NO. 1 TO 25 FEET.
    - A REDUCTION OF THE MINIMUM 50 FOOT STRUCTURE SETBACK FOR A PROPOSED 7.5 FOOT HIGH RETAINING WALL TO 42 FEET FROM ELLICOTT MILLS DRIVE, A MINOR ARTERIAL.
    - A REDUCTION OF THE MINIMUM 20 FOOT STRUCTURE SETBACK FOR A PROPOSED 6.25' HIGH RETAINING WALL TO 18 FEET FROM THE MT. IDA DRIVE R/W LINE.
  - SEE ALSO: SDP 04-027, SDP 68-11, SDP 72-81, SDP 77-13, WP 04-054, F 02-166, F 68-92, F 72-97, AND F 72-22.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

*[Signature]* 4/6/04  
 COUNTY HEALTH OFFICER MR. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2/11/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 2/12/04  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREIN IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LANDS CONVEYED BY SAMUEL M. PISTORIO AND CONSTANCE V. PISTORIO TO THE BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY, BY DEED DATED OCTOBER 24, 1967 AND RECORDED IN LIBER 477 AT FOLIO 718 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS SHOWN ON THE PLAT OF "FELS LANE URBAN RENEWAL PROJECT ELLICOTT CITY" AND RECORDED IN PLAT BOOK 17, FOLIO 18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

WITNESS MY HAND THIS 6 DAY OF May, 2004

*George Chagetas*  
 DATE GEORGE CHAGETAS, PROPERTY LINE SURVEYOR #29

**OWNER'S CERTIFICATE**

I, LEONARD VAUGHAN, HOWARD COUNTY HOUSING AND DEVELOPMENT, 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 SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAY 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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 STREETS AND/OR ROADS AND FLOOD PLAINS, 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 6 DAY OF May, 2004

*Leonard S. Vaughan*  
 HOWARD COUNTY HOUSING AND COMMUNITY DEVELOPMENT  
 LEONARD S. VAUGHAN

RECORDED AS PLAT NUMBER 16815  
 ON June 16, 2004, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FELS LANE  
 URBAN RENEWAL PROJECT "ELLICOTT CITY"  
 BUILDABLE PARCELS A, B & OPEN SPACE LOT 53  
 AND MOUNT IDA DRIVE RIGHT-OF-WAY,  
 A RESUBDIVISION OF A PORTION OF OPEN SPACE LOT  
 AND MOUNT IDA DRIVE AS RECORDED IN PLAT BOOK 17,  
 FOLIO 18

SHEET 1 OF 1  
 TAX MAP 25  
 GRID #7  
 PARCEL 291 ZONED R-A-15  
 2ND ELECTION DISTRICT OF HOWARD COUNTY, MD  
 SCALE: 1" = 100' DATE: APRIL, 2004

SDP 04-027  
 SDP 68-11  
 SDP 72-81  
 SDP 77-13  
 WP 04-054  
 F 02-166  
 F 68-92  
 F 72-97  
 F 72-22