

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
444	594,878.8292	1,353,383.6816
445	594,881.3800	1,353,360.0145
447	594,863.9292	1,353,338.3362
448	594,680.6953	1,353,325.2690
450	594,673.3046	1,353,323.9470
451	594,669.0774	1,353,329.6638
452	594,662.5437	1,353,421.2110
453	594,862.2159	1,353,435.4614
454	594,875.9892	1,353,423.4753
484	594,600.5424	1,353,174.9515
485	594,680.7903	1,353,218.8535
486	594,726.2369	1,353,135.7825
509	594,693.3145	1,353,004.5715
510	594,785.2989	1,353,054.8944
511	594,769.8253	1,353,083.1784
512	594,772.1883	1,353,120.0526

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	53.31'	36.00'	84°50'30"	S18°53'49"E	48.57'
C2	7.52'	36.00'	11°58'06"	N10°03'59"E	7.51'
C3	31.23'	19.00'	94°10'05"	N51°09'59"E	27.83'
C4	23.81'	325.00'	4°11'51"	S83°50'54"E	23.80'

GENERAL NOTES CONTINUED

13. WP-05-130 WAS APPROVED ON 7/02/05, APPROVING WAIVER OF SUBDIVISION REGULATIONS SECTION 16.116.a.1 AND 2.1 AND 11 TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND PAVING WITHIN 25 FEET OF A WETLAND AND WITHIN 50 FEET OF AN INTERMITTENT STREAM AND 75 FEET OF A PERENNIAL STREAM FOR A PATHWAY FOR THE VILLAS OF ATHLONE, AND AGE RESTRICTED ADULT HOUSING COMMUNITY PROPOSED FOR LOT 1 OF THE HARBIN PROPERTY MINOR SUBDIVISION.

14. DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:

- 1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
- 2) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
- 3) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM OF 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
- 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 - LOADING);
- 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
- 6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE

15. WP-05-140 WAS APPROVED ON 9/23/05, SEEKING A WAIVER OF SUBDIVISION REGULATIONS SECTION 16.120.a.1&2 TO ALLOW LOTS 2 AND 3, RESPECTIVELY, OF THE PROPOSED HARBIN PROPERTY MINOR SUBDIVISION TO GAIN DIRECT ACCESS FROM AN ARTERIAL ROADWAY, OLD FREDERICK ROAD.

16. PREVIOUS DPZ FILE NUMBERS: BA-04-049C, F-06-002, SDP-05-117, WP-05-130, WP-05-140, WP-09-096, WP-09-184, F-10-019, (P.N. 20757-20760, AND P.N. 20823-20826).

17. AS A CONSEQUENCE OF BA-04-049, THE BUILDING RESTRICTION LINES SHOWN FOR LOT 1 ARE REQUIRED BY SECTION 131.N.1 OF THE ZONING REGULATIONS. SHOULD THIS LOT BE DEVELOPED WITH A SINGLE DETACHED RESIDENTIAL UNIT RATHER THAN THE PROJECT APPROVED WITH BA-04-049, THE BUILDING RESTRICTION LINES FROM SECTION 108.D.4. SHALL BE APPLIED.

18. OPEN SPACE REQUIREMENTS FOR THIS PROJECT HAVE BEEN FULFILLED UNDER F-06-002.

19. WP-09-096 WAS APPROVED ON 12/17/08, APPROVING WAIVER OF SUBDIVISION REGULATIONS SECTION 16.156(o)(1)(i), AND SECTION 16.156(o)(2) WHICH REQUIRES THAT WITHIN 2 YEARS OF SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN ORIGINAL, THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS, IF THE DEVELOPER FAILS TO DO SO BEFORE 2 YEARS OF THE PLAN WILL EXPIRE AND A NEW SITE ELOPEMENT PLAN IS REQUIRED. THE WAIVER APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: THE DEVELOPER HAS 2 YEARS FROM THE WAIVER APPROVAL DATE (ON OR 12/04/2010) TO APPLY FOR ALL BUILDING PERMITS. THE SITE DEVELOPMENT PLAN WILL HAVE A NOTE REFLECTING THIS DATE.

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - BUILDABLE: 10
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - BUILDABLE: 0.9117 AC
 - NON-BUILDABLE: N/A
 - OPEN SPACE: N/A
 - PRESERVATION PARCELS: N/A
- TOTAL AREA OF ROADWAY TO BE RECORDED: N/A
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.9117 AC

GENERAL NOTES CONTINUED

20. WP-09-184 WAS APPROVED ON 4/27/09, SEEKING A WAIVER OF SUBDIVISION REGULATIONS SECTION 16.120(c)(4) WHICH STATES SINGLE-FAMILY ATTACHED LOTS SHALL HAVE A MINIMUM OF 15 FEET OF FRONTAGE ON A PUBLIC ROAD. SINGLE FAMILY ATTACHED LOTS MAY BE APPROVED WITHOUT PUBLIC ROAD FRONTAGE PROVIDED THEY FRONT ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT OF WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD. APPROVAL IS VALID AS LONG AS EASEMENT DESIGNATIONS CONCERNING THE PRIVATE/PUBLIC STATUS OF ON-SITE UTILITIES LINES WILL BE COORDINATED WITH THE DEVELOPMENT ENGINEERING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS OF HOWARD COUNTY. ALL EASEMENTS WILL BE REFLECTED ON THE PLATS. THE HOA WILL TAKE OWNERSHIP OF THE OPEN SPACE LOTS. ALSO SUBJECT TO COMPLIANCE WITH THE STATE HIGHWAY ADMINISTRATION. SDP-05-117 SHALL BE RED-LINED TO INDICATE THE NEW LOT LINES AND OPEN SPACE DESIGNATIONS.

DEDICATION FOR CORPORATIONS

WE, HEBRON MANOR I, LLC, A MARYLAND LIMITED PARTNERSHIP BY BRUCE A. HARVEY, PRESIDENT, 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, 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 ROAD AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 27th DAY OF Aug., 2010.

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS

Richard J. Davis 9/7/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael D. Adcock 8/3/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jeffrey M. Alshire 9/13/10
DIRECTOR DATE

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 8/3/10
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Bruce A. Harvey 8/4/2010
BRUCE A. HARVEY, PRESIDENT HEBRON MANOR I, LLC DATE

Jeffrey M. Alshire 8/6/2010
JEFFREY M. ALSHIRE, TRUSTEE SUSQUEHANNA BANK DATE

OWNER/DEVELOPER

HEBRON MANOR I, LLC.
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY ATHLONE LLC, A MARYLAND LIMITED LIABILITY COMPANY, UNTO HEBRON MANOR I, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 17, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11451 AT FOLIO 160, AND THAT IT IS ALSO A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDNA M. HARBIN UNTO ATHLONE, LLC BY DEED DATED MARCH 22, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9912 AT FOLIO 582, SAID FINAL PLAT SHOWN HEREON IS ALSO A RESUBDIVISION OF LOT 1 OF "HARBIN PROPERTY, MINOR SUBDIVISION" RECORDED AS PLAT NO. S 18317 THROUGH 18319, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Michael D. Adcock 8/3/10
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE
MD. REG. NO. 21257



THE PURPOSE OF THIS PLAT IS TO CREATE A PRIVATE SEWER EASEMENT ON LOT 14 AND A PRIVATE ENTRANCE FEATURE EASEMENT LOT 1.

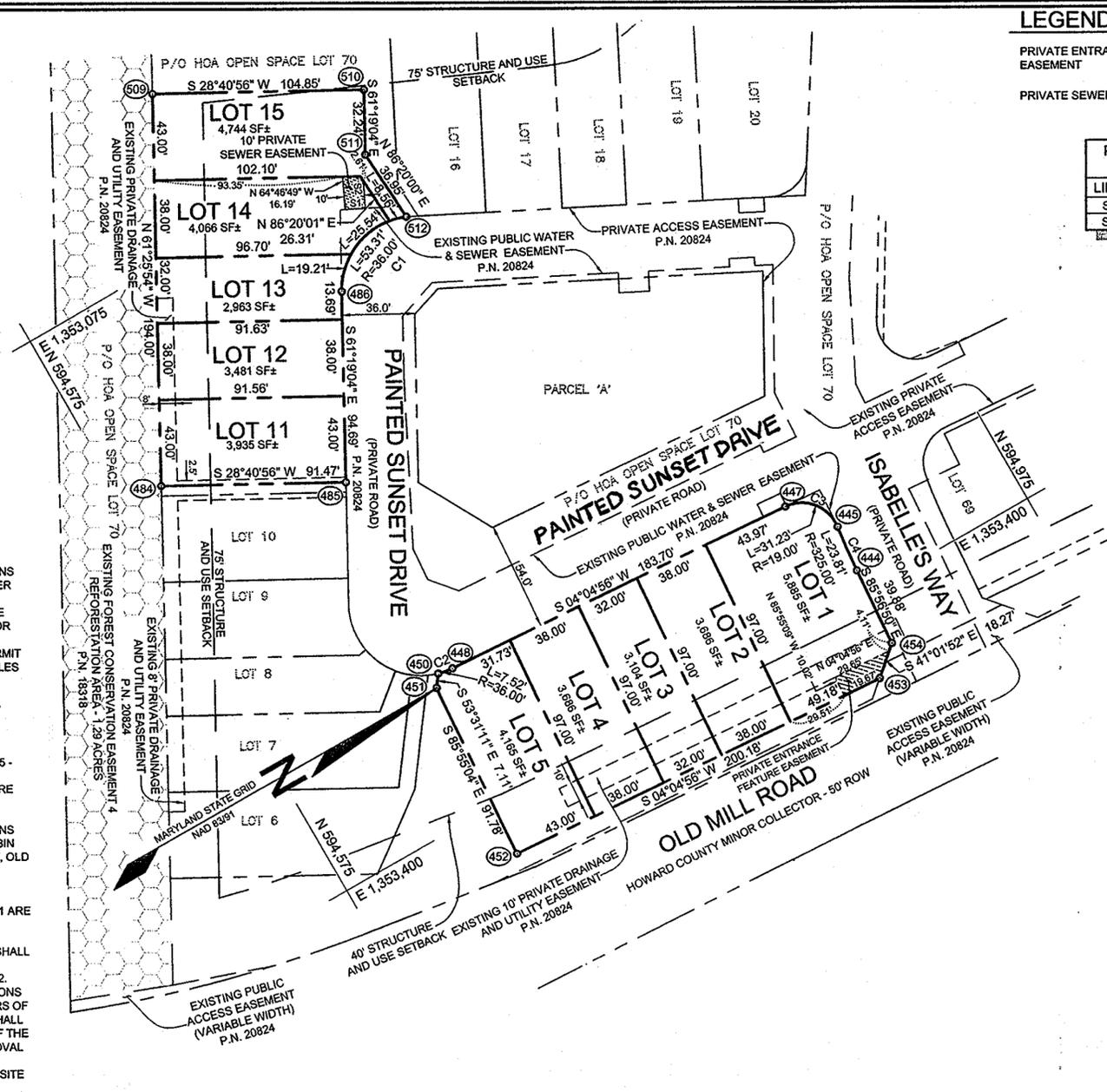
RECORDED AS PLAT NUMBER 21276 ON 9/14/10
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
ENCLAVE AT
ELLCOTT STATION
LOTS 1-5, AND LOTS 11-15

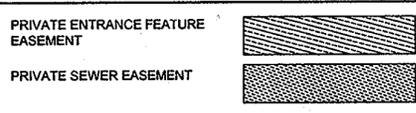
A REVISION OF
LOTS 1-69, OPEN SPACE LOT 70 AND PARCEL 'A'
PART OF PARCELS 26 & 27 TAX MAP 17 GRIDS 8 & 14
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PREVIOUS DPZ FILE NO.'S: BA-04-049C, F-06-002,
SDP-05-117, WP-05-130, WP-05-140, WP-09-096, WP-09-184,
F-10-019, (P.N. 20757-20760 AND P.N. 20823-20826)

SCALE: 1"=50'
DATE: JULY 27, 2010 SHEET 1 OF 1

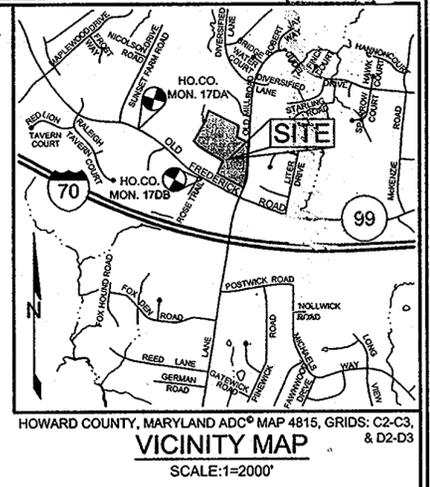


LEGEND



PRIVATE SEWER EASEMENT LINE TABLE

LINE	LENGTH	BEARING
S1	10.00'	S26°52'40"W
S2	13.66'	N64°46'49"W



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/05
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DA AND NO. 17DB
 - DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
 - STA. NO. 17DA N 595410.8295 E 1351641.1112
 - STA. NO. 17DB N 594529.5304 E 1352722.5972
 - DENOTES IRON PIPE FOUND.
 - DENOTES REBAR AND CAP FOUND.
 - DENOTES REBAR AND CAP SET.
 - DENOTES CONCRETE MONUMENT OR STONE FOUND.
 - DENOTES CONCRETE MONUMENT SET.
- DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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 EASEMENTS ARE ALLOWED.
- ALL LOT AREAS ARE MORE OR LESS (+/-).
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2004 BY AB CONSULTANTS, INC. AND VERIFIED BY SILL, ADCOCK AND ASSOCIATES, LLC.
- NO GRADING, REMOVAL OF VEGETATIVE COVER TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- LANDSCAPING FOR THIS SUBDIVISION HAS BEEN PROVIDED BY SDP 05-117, VILLAS OF ATHLONE.
- STORMWATER MANAGEMENT QUANTITY AND WATER QUALITY TREATMENT PROPOSED FOR THIS SITE WILL BE ACHIEVED VIA STORMTECH CHAMBERS AND WILL BE PRIVATELY MAINTAINED, PER SDP 05-117, VILLAS OF ATHLONE.
- FOREST CONSERVATION HAS BEEN ACCOUNTED FOR UNDER SDP-05-117.
- PUBLIC WATER AND SEWER IS AVAILABLE THROUGH CONTRACT NUMBER:24-43-23-D.
- THERE ARE NO 100 YEAR FLOODPLAINS ON-SITE.
- LAND HAS BEEN DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (0.04415 ACRES), AND LAND HAS BEEN DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (0.49765 ACRES). THIS DEDICATION HAS BEEN ACCOUNTED FOR UNDER F-06-002.

F-11-014