

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
POINT	NORTH	EAST	POINT	NORTH	EAST
115	587517.1972	1365476.1998	115	179075.599864	416197.978127
116	587406.5225	1365370.4590	116	179041.867975	416165.748284
119	587340.3067	1365280.6425	119	179021.683533	416138.372162
120	587247.1515	1365190.2392	120	178993.289792	416110.817180
239	587484.0621	1365547.1207	239	179065.500268	416219.594825
500	587192.4197	1365152.3638	500	178976.807485	416099.272742
501	587141.8718	1365499.2099	501	178961.200471	416204.991626
526	587485.9609	1365534.7658	526	179066.079028	416215.829092

General Notes Continued:

28. Plat Subject To WP-12-087 Which The Department Of Planning And Zoning On December 23, 2011 Approved A Waiver From The Following Sections Of The Howard County Subdivision And Land Development Regulations:
- 16.116(a)(2)(i), To Reduce The Required 75' Stream Buffers Referenced From A Perennial Stream To Residential Land Use Areas In A MXD Zoning District To 50' Stream Buffers, And;
 - 16.116(a)(2)(iv), To Be Permitted To Grade And Remove Vegetative Cover And Trees, Within A 50' Stream Buffer Referenced From A Perennial Stream In A Non-Residential Land Use Area In A MXD Zoning District, And;
 - 16.116(b)(1), To Be Permitted To Grade, Remove Vegetative Cover And Trees, Construct New Structures And Pave On Land With Existing 25% Or Greater Steep Slopes, And;
 - 16.120(a)(4), To Not Be Required To Provide Any Of The Required Minimum "Single Family Attached" Lot Frontage Of 15 Feet On An Approved Public Road And, To Be Permitted To Have The "Single Family Attached" Lots Front On A Private Road Exceeding A Length Of 200 Feet Measured From The Edge Of A Public Road Right-Of-Way, And;
 - 16.1205(a)(7), To Be Granted Permission To Remove Seven (7) Existing Specimen Trees 30 Inches In Diameter Or Larger (7 Tulip Poplar: 4-31", 1-35", 1-40", 1-43")
- The Approval Of This Waiver Petition Is Subject To Compliance With The Following Conditions Of Approval:
1. A Homeowners Association Shall Be Created For The Single Family Attached (SFA) Development Area Of The Site In Accordance With Subdivision Section 16.121(c).
 2. The Private Roads Shall Be Designed And Constructed In Accordance With The Requirements Of The DED, DPW And DFRS.
 3. The Private Roads Shall Be Maintained By The H.O.A. And The Owner(s) Of Parcel D (Commercial Use Site).
 4. A Resubdivision Plat To Create The Fee Simple SFA Lots Shall Be Submitted, Approved And Recorded.
 5. The Petitioner Shall Provide For Stream Restoration And Clean-Up Of All Debris, Trash, Tires And Bulk Materials Found Within The Stream Buffers On This Site. A Stream Restoration Plan Which Describes Which Steps Will Be Undertaken To Improve Water Quality, Natural Hydrology And Wildlife Habitat Shall Be Submitted As A Part Of The Final Plan And/Or Site Development Plan For The Development Of This Site.
 6. This Waiver Petition Approval Of Subdivision Section 16.116(a)(2)(iv) Pertains Only To The Disturbance Within The 50' Stream Buffer Necessary For The Construction Of The Proposed Retaining Wall Along The West Side Of Parcel D Shown On The WP-12-087 Exhibit/Plan Submitted On 12/20/11, And This Area Of Disturbance Shall Be Kept To The Minimum Necessary For The Construction Of The Retaining Wall.
 7. This Waiver Petition Approval Of Subdivision Section 16.116(b)(1) Pertains Only To The Areas Of Proposed Disturbance And Development Indicated On The Areas Of 25% Or Greater Steep Slope Shown On The WP-12-087 Exhibit/Plan Submitted On 12/20/11.
 8. The Approval Of Comprehensive Sketch Plan, 5-12-001, By The Howard County Planning Board.
 9. Add A Detailed Note To The General Notes On Sheets 1 Of 5-12-001 And To The Notes On Sheet 1 Of Future Plan And Plat Submissions For This Project That Indicates This Waiver Petition File Number, The Sections Of The Regulations, Requests, Action, Conditions Of Approval, And The Approval Date.
- (*) General Notes Continued On Sheet 3 Of 3

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

Owner And Developer
 M & T Developers, LLC
 4515 Manor Lane
 Ellicott City, Maryland 21042

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	18
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	22
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.996 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.828 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.824 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.824 Ac.±

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department.

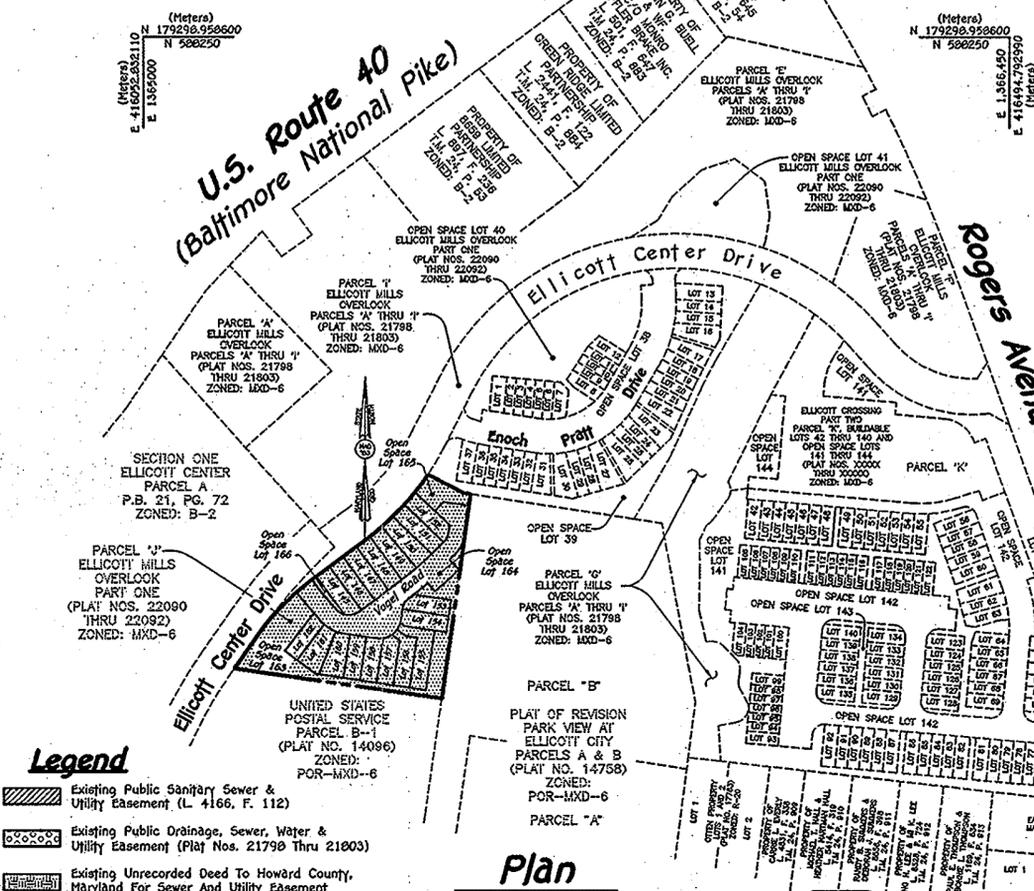
Benjamin for Maura Roszman 8/29/2013
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 8/23/13
 Chief, Development Engineering Division Date

[Signature] 8/29/13
 Director Date

Reservation Of Public Utility Easements
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Buildable Lots 145 Thru 162 And Open Space Lots 163 Thru 166. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



- Legend**
- Existing Public Sanitary Sewer & Utility Easement (L. 4166, F. 112)
 - Existing Public Drainage, Sewer, Water & Utility Easement (Plat Nos. 21798 Thru 21803)
 - Existing Unrecorded Deed To Howard County, Maryland For Sewer And Utility Easement
 - Existing Unrecorded 10' Construction Strip For Sewer And Utility Easement
 - Existing Reversible Slope Easement (L. 6485, F. 277) To Be Removed By Recordation Of This Plat (See Sheet 3 Of 3)
 - Existing Private Line Of Sight Distance Easement (Plat Nos. 22090 Thru 22092)
 - Existing Public Water & Utility Easement (Plat Nos. 22090 Thru 22092) To Be Removed By Recordation Of This Plat (See Sheet 3 Of 3)
 - Existing Private Use-In-Common Ingress, Egress, Stormwater Management, Maintenance And Utility Easement For The Use And Benefit Of The Ellicott Crossing Condominium (Plat Nos. 22076 And 22077) To Be Removed By Recordation Of This Plat (See Sheet 3 Of 3)
 - Public Sewer, Water & Utility Easement
 - 10' Public Tree Maintenance Easement
 - 24' Private Use-In-Common Access Easement For Lot 155, Lot 156 And Open Space Lot 163
 - 2' Private Sidewalk And Maintenance Easement

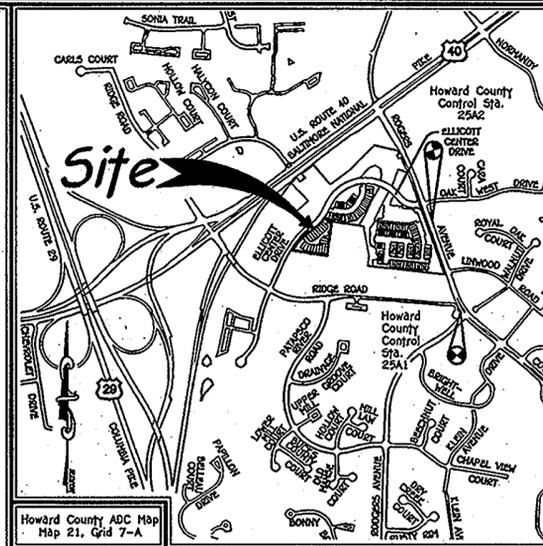
Plan
 Scale: 1"=200'

General Notes Continued:

21. Forest Stand Delineation And Wetland Delineation Was Prepared By Daft-McCune-Walker, Inc. Dated June 12, 2001, And Approved September, 2001 With 5-12-001.
22. Approval Of A Site Development Plan Is Required For The Development Of Buildable Lots 145 Thru 162 Prior To The Issuance Of Any Grading Or Building Permits For New Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
23. For Open Space Tabulation See Sheet 3.
24. For Recreational Open Space Tabulation See Sheet 3.
25. No 100 Year Floodplain Exists Within Submission Limits Of This Final Plat.
26. Forest Conservation Obligations In Accordance With Section 16.1200 Of The Forest Conservation Act For The Entire Ellicott Crossing Site (Formerly Ellicott Mills Overlook) Has Been Fulfilled Under F-12-014 (Plat Nos. 21798 Thru 21803) By The Placement Of 4.275 Acres Of Credit And 1.052 Acres Of Non-Credit Forest (For A Total Of 5.327 Ac.) Into On-Site Easements. Fulfillment Of The Remainder Of Obligation Of 4.33 Acres Of Required Reforestation Shall Be Provided In An Off-Site Forest Conservation Bank Identified As Brighton Mills (SDP-11-056FC) Located On Tax Map 32, Parcel No. 2.
27. Perimeter Landscaping Is Deferred Until Site Development Plan For SDP-11-057 And Will Be Provided With Developer's Agreement Under Red-line Revisions To The Site Development Plan.

The Requirements S 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] 8/19/13
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
[Signature] 8/19/13
 M & T Developers, LLC
 By Ronald Green, Member

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective JULY 31, 2013. On Which Date Developer Agreement 14-4792-0 Was Filed And Accepted.



General Notes:

- Scale: 1" = 1200'
1. Subject Property Zoned MXD-6 Per The 2/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06, And Zoning Board Case No. ZB 1093M.
 2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 24A1 And 25A2. Station No. 25A1 North 586,557.503 East 1,366,847.149 Station No. 25A2 North 587,502.600 East 1,366,556.401
 3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2011 By Fisher, Collins & Carter, Inc.
 4. B.R.L. Denotes Building Restriction Line.
 5. ● Denotes Iron Pin Set With Cap "F.C.C. 106".
 6. ○ Denotes Iron Pipe Or Iron Bar Found.
 7. ◯ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 8. ■ Denotes Concrete Monument Set With Cap "F.C.C. 106".
 9. ■ Denotes Concrete Monument Or Stone Found.
 10. All Lot/Parcel Areas Are More Or Less (±).
 11. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 12. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On Site.
 13. Stormwater Management For This Project Is Provided By The Use Of One (1) Stormwater Management Facility (Sand Filter) Provided Under SDP-03-026 And Three (3) Micro-Bioretenation Facilities Provided Under SDP-11-057.
 14. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
 15. Public Water And Sewer Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
 16. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 75-2003. Development Or Construction Of These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2006 And In Accordance With Preliminary Plan Development Criteria.
 17. Previous Department Of Planning And Zoning File Numbers: F-03-21, WP-12-087, SDP-03-026, ZB 1093M, F-12-014, ECP-11-052, P.B. Case No. 391, 5-12-001, SDP-11-057, WP-12-138, F-12-070, F-13-043 And Contract No. 14-4792-D.
 18. Wetland Delineation Was Prepared By Daft-McCune-Walker, Inc. And Dated June 12, 2001 And Approved September, 2001 With 5-12-001. Wetland Outline Shown On Plat Nos. 15867 Thru 15870. No Wetlands Or Wetland Buffers Are Located Within Submission Limits Of This Final Plat.
 19. This Property Is Located Within The Metropolitan District.
 20. There Are No Existing Structures To Remain Within The Limits Of Plat Submission.

Purpose Statement

The Purpose Of This Plat Is To (1) Resubdivide Parcel 'J', As Shown On Plats Entitled "Ellicott Mills Overlook, Part One, Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22090 Thru 22092 To Create Buildable Lots 145 Thru 162 And Open Space Lots 163 Thru 166; (2) To Remove An Existing Public Water & Utility Easement, As Shown On The Aforesaid Plat Nos. 22090 Thru 22092; (3) To Remove An Existing Private Use-In-Common Easement, As Shown On Plats Entitled "Ellicott Crossing Land Condominium, Land Units 1 Thru 3" Recorded Among The Aforesaid Land Records As Plat Nos. 22076 And 22077; (4) To Create A Public Water & Utility Easement; (5) Create Two (2) 10' Public Tree Maintenance Easements; (6) Create A 2' Private Sidewalk And Maintenance Easement; And (7) Create A 24' Private Use-In-Common Access Easement For Lot 155, Lot 156 And Open Space Lot 163.

RECORDED AS PLAT No. 2250.3 ON 9/05/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Ellicott Crossing, Part One
 Buildable Lots 145 Thru 162 And
 Open Space Lots 163 Thru 166

(Being A Resubdivision Of Parcel 'J', As Shown On Plats Entitled "Ellicott Crossing, Part One, Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22090 Thru 22092)

Zoned: MXD-6
 Tax Map: 24, Grid: 6, Parcel: 852
 Second Election District - Howard County, Maryland
 Date: August 7, 2013 Scale: As Shown Sheet 1 of 3

Surveyor's Certificate

I Hereby Certify That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By 3330 Rogers Avenue, LLC To M & T Developers, LLC By Deed Dated June 11, 2013 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 15037 At Folio 199, And Being Parcel 'J', As Shown On Plats Entitled "Ellicott Crossing, Part One, Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'" Recorded Among The Aforesaid Land Records As Plat Nos. 22090 Thru 22092; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision. My Commission Expires On August 31, 2013.

[Signature]
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2013

Owner's Certificate

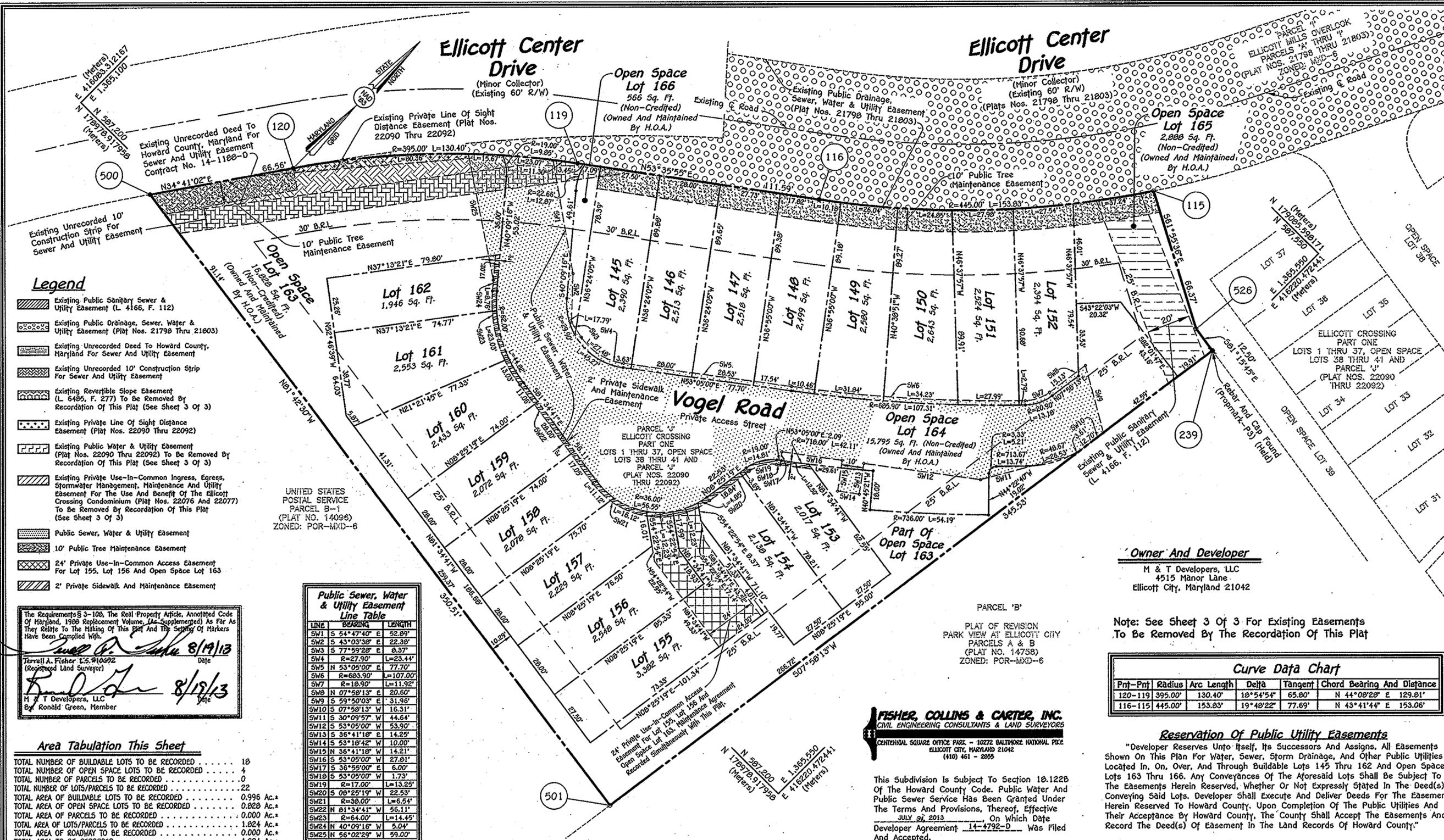
M & T Developers, LLC By Ronald Green, Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard 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 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of August, 2013.

[Signature]
 M & T Developers, LLC
 By Ronald Green, Member

[Signature]
 Witness

Ellicott Center Drive

Ellicott Center Drive



Legend

- Existing Public Sanitary Sewer & Utility Easement (L. 4166, F. 112)
- Existing Public Drainage, Sewer, Water & Utility Easement (Plat Nos. 21798 Thru 21803)
- Existing Unrecorded Deed To Howard County, Maryland For Sewer And Utility Easement
- Existing Unrecorded 10' Construction Strip For Sewer And Utility Easement
- Existing Revertible Slope Easement (L. 6485, F. 277) To Be Removed By Recordation Of This Plat (See Sheet 3 Of 3)
- Existing Private Line Of Sight Distance Easement (Plat Nos. 22090 Thru 22092)
- Existing Public Water & Utility Easement (Plat Nos. 22090 Thru 22092) To Be Removed By Recordation Of This Plat (See Sheet 3 Of 3)
- Existing Private Use-In-Common Ingress, Egress, Stormwater Management, Maintenance And Utility Easement For The Use And Benefit Of The Ellicott Crossing Condominium (Plat Nos. 22076 And 22077) To Be Removed By Recordation Of This Plat (See Sheet 3 Of 3)
- Public Sewer, Water & Utility Easement
- 10' Public Tree Maintenance Easement
- 24' Private Use-In-Common Access Easement For Lot 155, Lot 156 And Open Space Lot 163
- 2' Private Sidewalk And Maintenance Easement

UNITED STATES
POSTAL SERVICE
PARCEL 3-1
(PLAT NO. 14086)
ZONED: POR-MXD-6

Public Sewer, Water & Utility Easement Line Table

LINE	BEARING	LENGTH
SW1	S 54°47'40" E	52.89'
SW2	S 43°03'38" E	22.38'
SW3	S 77°59'28" E	8.37'
SW4	R=27.90'	L=23.44'
SW5	N 53°05'00" E	75.70'
SW6	R=583.90'	L=107.00'
SW7	R=18.90'	L=11.92'
SW8	N 07°58'13" E	20.60'
SW9	S 59°50'03" E	31.98'
SW10	N 07°58'13" W	16.31'
SW11	S 30°09'57" W	44.64'
SW12	S 53°05'00" W	53.90'
SW13	S 36°41'18" E	14.25'
SW14	S 53°10'42" E	10.00'
SW15	S 36°41'18" W	14.21'
SW16	S 53°05'00" W	27.81'
SW17	S 36°55'00" E	6.00'
SW18	S 53°05'00" W	1.73'
SW19	R=17.00'	L=13.25'
SW20	S 08°25'19" W	22.53'
SW21	R=38.00'	L=6.54'
SW22	N 01°34'41" W	55.11'
SW23	R=64.00'	L=14.45'
SW24	N 40°09'16" W	5.04'
SW25	N 56°02'29" W	59.00'

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	18
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	22
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.996 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.828 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.824 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.824 Ac.*

Owner And Developer

M & T Developers, LLC
4515 Manor Lane
Ellicott City, Maryland 21042

Note: See Sheet 3 Of 3 For Existing Easements To Be Removed By The Recordation Of This Plat

Curve Data Chart

Prt-Prt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
120-119	395.00'	130.40'	18°54'54"	65.80'	N 44°08'28" E 129.81'
116-115	445.00'	153.83'	19°48'22"	77.69'	N 43°41'44" E 153.06'

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Buildable Lots 145 Thru 162 And Open Space Lots 163 Thru 166. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2855

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective July 9, 2013, On Which Date Developer Agreement 14-4792-D Was Filed And Accepted.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department.

Wilton for Maureen Rossman 8/29/2013
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 8/23/13
Chief, Development Engineering Division Date

[Signature] 8/21/13
Director Date

Owner's Certificate

M & T Developers, LLC By Ronald Green, Member, 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 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 Erected On Or Over The Said Easements-And Rights-Of-Way. Witness My Hand This 7th Day Of August, 2013.

[Signature]
M & T Developers, LLC
By: Ronald Green, Member

[Signature]
Witness

Surveyor's Certificate

I Hereby Certify That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By 3330 Rogers Avenue, LLC To M & T Developers, LLC By Deed Dated June 11, 2013 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 15037 At Folio 199, And Being Parcel 'J', As Shown On Plats Entitled "Ellicott Crossing, Part One, Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'" Recorded Among The Aforesaid Land Records As Plat Nos. 22090 Thru 22092; 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, Article 24, Section 2-201.

[Signature]
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2013

RECORDED AS PLAT No. 2204 ON 9/05/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Ellicott Crossing, Part One

Buildable Lots 145 Thru 162 And Open Space Lots 163 Thru 166

(Being A Resubdivision Of Parcel 'J', As Shown On Plats Entitled "Ellicott Crossing, Part One, Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22090 Thru 22092)

Zoned: MXD-6
Tax Map: 24, Grid: 6, Parcel: 852
Second Election District - Howard County, Maryland
Date: August 7, 2013 Scale: 1"=30' Sheet 2 of 3

Owner And Developer
 M & T Developers, LLC
 4515 Manor Lane
 Ellicott City, Maryland 21042

Ellicott Center Drive
 (Minor Collector)
 (Existing 60' R/W)
 (Plats Nos. 21798 Thru 21803)

The Requirements S-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.
 Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor)
 8/19/13 Date
 M & T Developers, LLC
 By: Ronald Green, Member
 8/19/13 Date

General Notes Continued:

29. Plat Subject To Design Manual Waiver Approved On December 22, 2011 By Development Engineering Division That Requests A Waiver To Sections 2.3 And 2.4 Of Design Manual Volume III Requesting The Reduction Of Horizontal Curvature And Reduction In Pavement Width Subject To:
 a) Design Manual Volume III, Section 2.3 Submission Of An Emergency Vehicle Turning Analysis Meeting The Fire Department Standards Being Submitted And Approved By The Department Of Fire And Rescue Safety For Private Road 'A';
 b) Design Manual Volume III, Section 2.4 Is Approved For Private Roads 'E' Thru 'I' And A Portion Of Private Road 'O';
 30. Driveways 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 (Minimum) Requirements:
 a) Width - 12 Feet (16 Feet Serving More Than One Residence);
 b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum);
 c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25 Loading);
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f) Structure Clearances - Minimum 12 Feet;
 g) Maintenance - Sufficient To Ensure All Weather Use.
 31. Moderately Income Housing Unit ("M.I.H.U.") Tabulation:
 a) Total Number Of "M.I.H.U." Required For Ellicott Crossing-Part One (SDP-11-057) And Part Two (SDP-13-004) Per The POR-MXD-6 Zoning District Is 10% Of The Total Number Of Building Units Derived As Follows:
 (1) Total Building Units, Parts One And Two = 154 Units (Part One = 95 Units) + (Part Two = 99 Units)
 (2) Total "M.I.H.U." Required = 16 (55 Units + 99 Units) x 10% = 15.4 Units
 (b) Total Number Of "M.I.H.U." Provided = 16
 (c) The Total Number Of "M.I.H.U." Obligation For Ellicott Crossing Was Previously Recorded Under F-13-045 And F-12-070.
 32. Open Space Lots 163 Thru 166 Shown Hereon Are Hereby Dedicated To The Ellicott Crossing Townhome I Homeowners Association, Inc. For The Residents Of Ellicott Crossing Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.
 33. Open Space Lots 163 Thru 166 Are Owned By The Ellicott Crossing Townhome I Homeowners Association, Inc.
 34. Articles Of Incorporation For The Ellicott Crossing Townhome I Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On April 15, 2013, Receipt No. D15206303.
 35. This Plan Is Subject To Zoning Board Case No. ZB 10934. On June 17, 2011 Planning Board Granted Approval Of A Preliminary Development Plan And Criteria For The Proposed Development With Recommended Minor Revisions Concerning An Enhanced Landscape Buffer Along The South Rear Lot Line And Provisions Of An Outdoor Seating Adjacent To The Age Restricted Adult Housing Apartment Buildings.
 36. Site Development Plan Shall Be In Accordance With The Approved Preliminary Development Plan Criteria And Sketch Plan, 5-12-001, As Approved By The Planning Board Under PB Case No. 391.
 37. Plat Subject To WP-12-139 Which The Director Of The Department Of Planning And Zoning On March 27, 2012 Approved A Request To Waive Section 16.146(a)(1) Requiring The Submission Of A Preliminary Plan, Subject To The Following Conditions:
 1) A Final Plan Submission For All Phases Shown On The Approved Sketch Plan, 5-12-001, Shall Be Submitted Within Nine Months From The Date Of This Letter (On Or Before December 27, 2012). Failure To Submit The Final Plat By The Newly Established Due Date May Result In The Comprehensive Sketch Plan (5-12-001) As Approved By The Planning Board Under PB Case No. 391 To Become Null And Void.
 2) Reference This Waiver Petition File Number, Section Waived, Date And Action On All Future Plans And Building Permits.
 38. This Plat Is Subject To An Unrecorded Agreement Dated July 20, 2011 By And Between 3330 Rogers Avenue, LLC And Ellicott City Limited Partnership, LP For Development Support And Fence Construction On Open Space Lot 163.
 39. A Moderate Income Housing Unit Declaration Of Covenants And Restrictions Is Recorded In Liber 14352 At Folio 268. An Amended Moderate Income Housing Unit Declaration Of Covenants And Restrictions Is Recorded Under ~~F-13-043~~ **F-13-045** Thru **22950**.
 40. The Conversion Of Parcel 'J', Ellicott Crossing, Part One - Plat Nos. 22090 Thru 22092 Into 18 5FA And 4 Open Space Lots Was Approved By The Planning Board On May 18, 2013 Under Red-Line Revisions To SDP-11-057.
 41. Lots 153 Thru 162 Are Encumbered With A 2" Private Sidewalk And Maintenance Easement Along Vogel Road. Sidewalk Maintenance Provided By The H.O.A.

Legend

- Existing Reversible Slope Easement (L. 6485, F. 277) To Be Removed By Recordation Of This Plat
- Existing Public Water & Utility Easement (Plat Nos. 22090 Thru 22092) To Be Removed By Recordation Of This Plat
- Existing Private Use-In-Common Ingress, Egress, Stormwater Management, Maintenance And Utility Easement For The Use And Benefit Of Ellicott Crossing Condominium (Plat Nos. 22076 And 22077) To Be Removed By Recordation Of This Plat

Note No. 1 (F-12-070)
 (a) Recreational Area #1 (Open Space Lot 41) = 16,193 Sq. Ft.
 (b) Recreational Area #2 (Open Space Lot 40) = 3,911 Sq. Ft.

Note No. 2 (F-13-043)
 (a) Recreational Area #3 (Open Space Lot 141), Sheet 2, = 3,049 Sq. Ft.
 (b) Recreational Area #4 (Open Space Lot 141), Sheet 2, = 7,021 Sq. Ft.
 (c) Recreational Area #5 (Open Space Lot 141), Sheet 4, = 2,040 Sq. Ft.
 (d) Recreational Area #6 (Open Space Lot 141), Sheet 5 = 2,520 Sq. Ft.
 (e) Pavilion on Open Space Lot 141 = 1,245 Sq. Ft.
 (f) Stone Dust/Mulches (Pathway) - (2 Sq. Ft. Rec Area/1 Sq. Ft. Stone Dust x 1750 Sq. Ft.) = 3,500 Sq. Ft.

	Ho. Co. Campus (Par. 'A', 'E', 'F', 'G', 'H') F-12-014, SDP-06-023	Part One (Open Space) Lots 38 Thru 41 F-12-070, SDP-11-057	Part Two (Open Space) Lots 42 Thru 144 F-13-043, SDP-13-004	Totals
Gross Site Area	11,985 Acres	5,490 Acres	8,902 Acres	26,377 Acres
Total Open Space Required (Gross Area 25%)	4,194 Acres	1,922 Acres	3,116 Acres	9,232 Acres
Total Open Space Provided	0.419 Acres	0.192 Acres	0.312 Acres	0.923 Acres
Total Active/Passive (Recreational) Area Provided (Credited)	0.000 Acres	0.461 Acres (See Note No. 1) (20,104 Sq. Ft.)	0.463 Ac. (See Note No. 2) (20,175 Sq. Ft.)	0.924 Acres

Open Space Lot No.	Credited Open Space	Non-Credited Open Space	Total Open Space
Lot No. 163	0.000 Ac.	0.386 Ac.	0.386 Ac.
Lot No. 164	0.000 Ac.	0.363 Ac.	0.363 Ac.
Lot No. 165	0.000 Ac.	0.066 Ac.	0.066 Ac.
Lot No. 166	0.000 Ac.	0.013 Ac.	0.013 Ac.
Total	0.000 Ac.	0.828 Ac.	0.828 Ac.

	Ho. Co. Campus (Par. 'A', 'E', 'F', 'G', 'H') F-12-014, SDP-06-023	Part One (Open Space) Lots 38 Thru 41 F-12-070, SDP-11-057 And Lots 163 Thru 166 F-13-102	Part Two (Open Space) Lots 141 Thru 144 F-13-043, SDP-13-004	Totals
Gross Site Area	11,985 Acres	5,490 Acres	8,902 Acres	26,377 Acres
Total Open Space Required (Gross Area 25%)	4,194 Acres	1,922 Acres	3,116 Acres	9,232 Acres
Total Open Space Provided	0.920 Acres (Par. 'E' + 'F' + 'G') (6,265 Ac. + 1,105 Ac. + 1,612 Ac.)	3,197 Acres (Lots 38 + 39 + 40 + 41 + 163 + 164 + 165 + 166) (0.828 Ac. + 0.294 Ac. + 0.097 Ac. + 0.430 Ac. + 0.386 Ac. + 0.359 Ac. + 0.066 Ac. + 0.013)	4,982 Acres (Lots 141 + 142 + 143 + 144) (2,461 Ac. + 1,660 Ac. + 0.000 Ac. + 0.161 Ac.)	16,739 Acres
Total Credited Open Space Provided	0.920 Acres (Par. 'E' + 'F' + 'G') (6,265 Ac. + 1,105 Ac. + 1,612 Ac.)	1,251 Acres (Lots 38 + 39 + 40 + 41 + 163 + 164 + 165 + 166) (0.828 Ac. + 0.294 Ac. + 0.097 Ac. + 0.430 Ac. + 0.386 Ac. + 0.359 Ac. + 0.066 Ac. + 0.013)	1,947 Acres (Lots 141 + 142 + 143 + 144) (1,166 Ac. + 0.000 Ac. + 0.000 Ac. + 0.161 Ac.)	12,078 Acres

Note: The Purpose Of This Sheet Is To Delineate Existing Easements To Be Removed By The Recordation Of This Plat

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department.

Madison for Maureen Roseman 8/29/2013
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Michael J. ... 8/23/13
 Chief, Development Engineering Division Date

Karl ... 8/29/13
 Director Date

Owner's Certificate

M & T Developers, LLC By Ronald Green, Member, 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 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of August, 2013.

Ronald Green
 M & T Developers, LLC
 By: Ronald Green, Member

Terrell A. Fisher
 Witness

Surveyor's Certificate

I Hereby Certify That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By 3330 Rogers Avenue, LLC To M & T Developers, LLC By Deed Dated June 11, 2013 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 15037 At Folio 199, And Being Parcel 'J', As Shown On Plats Entitled "Ellicott Crossing, Part One, Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'" Recorded Among The Aforesaid Land Records As Plat Nos. 22090 Thru 22092; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision In Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2013

RECORDED AS PLAT No. **22950** ON **9/05/13**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Ellicott Crossing, Part One
Buildable Lots 145 Thru 162 And
Open Space Lots 163 Thru 166

(Being A Resubdivision Of Parcel 'J', As Shown On Plats Entitled "Ellicott Crossing, Part One, Lots 1 Thru 37, Open Space Lots 38 Thru 41 And Parcel 'J'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22090 Thru 22092)

Zoned: MXD-6
 Tax Map: 24, Grid: 6, Parcel: 052
 Second Election District - Howard County, Maryland
 Date: August 7, 2013 Scale: 1"=30' Sheet 3 of 3