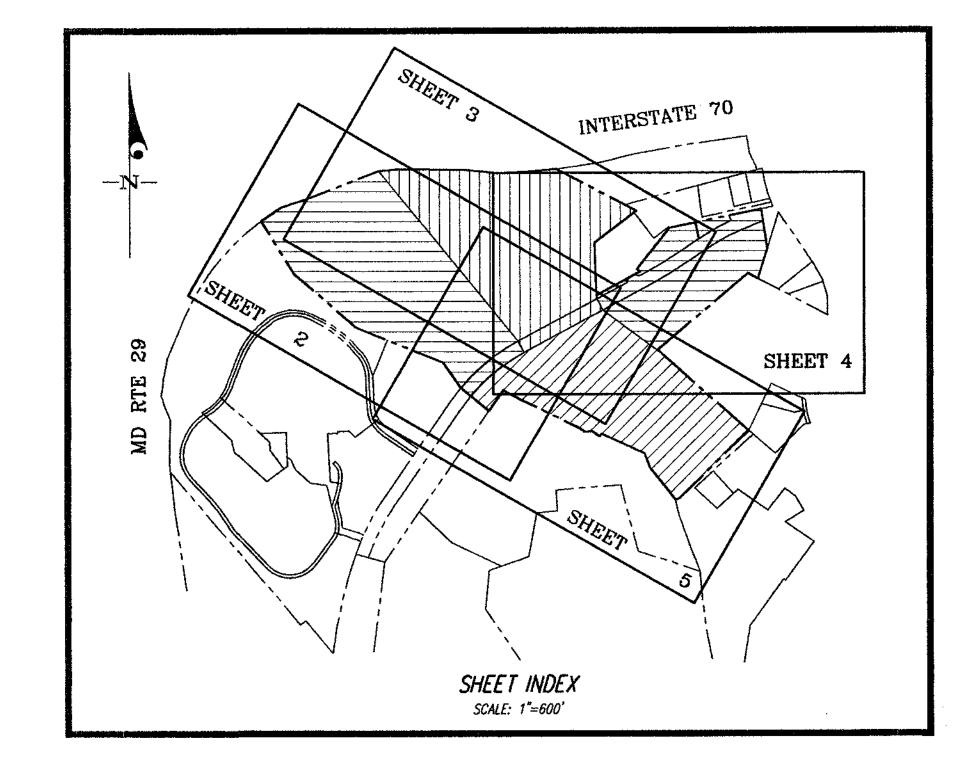
## GENERAL NOTES

- 1. IRON PINS SHOWN THUS: Ø
- 2. THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN
- 3. PROPERTY IS ZONED 'POR', 'R-20' & 'R-ED' PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- 4. SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-10, PB-350 (\*), WP-01-79 (\*\*), WP-01-122 (\*\*\*) & F-01-196.
- 5. WE'TLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC. ON NOVEMBER 3, 2000.
- 6. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 17FA AND No.
- 7. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- 8. THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 11/8/01, ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-3977-D WAS FILED AND ACCEPTED.
- 9. STORMWATER MANAGEMENT FOR THE ROAD EXTENSION IS A JOINTLY MAINTAINED FACILITY (CONDOMINIUM AUSOCIATION AND HOWARD COUNTY). NOTE THAT CROUNDWATER RECHARGE (REV) FOR THE ENTIRE DRAINAGE AREA TO THE SWA POND IS TO BE PROVIDED IN PRIVATE, STRUCTURAL AND NON-STRUCTURAL FACILITIES ON PARCEL 'A', TO BE SUBMITTED WITH THE SDP-02-65.
- 10. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING, IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS, FOR THE PURPOSE OF ROAD CONSTRUCTION
- 11. DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMIUM REQUIREMENTS:
- o) WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE). b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND
- c) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
- d) STRUCTURES (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- e) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- f) STRUCTURES CLEARANCES MINIMUM 12 FEET.
- a) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- 12. MDE PERMIT # 2001-64588, IS FOR CONSTRUCTION OF NORTH RIDGE ROAD
- 13. THE LANDSCAPE Steel of AMOUNT IS \$7,050.00 AND THAT THE SURETY IS PART OF THE DEVELOPERS AGREEMENT.
- 14.PUBLIC WATER & UTILITY EASEMENTS CREATED AND SHOWN ON PARCEL "A" ARE FOR DEVELOPER'S AGREEMENT NO. 44-4006-D AND ARE FOR THE BENEFIT OF SDP-02-61 AND SDP-02-65.

15. SEE PLAT NO. 15319 FOR FOREST CONSERVATION EASEMENT TABULATION.

16. THE EXISTING AND MITIGATED 65 BA NOISE CONTOUR LINES DRAWN ON THIS PLAT ARE BASED ON THE APPROVED NOISE STUDY FOR THIS SITE BY STIANO ENGINEERING, AND ARE ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE CRITERIA WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THE THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE "MITIGATED 65 dBA NOISE LINE" IS AS SHOWN ON SDP-02-65, WHICH SHOWS THE PROPOSED MITIGATION, SEE SDP-02-65 FOR MORE DETAIL ON BOTH NOISE CONTOURS.



OWNER EXIT SEVEN L.L.C. c/o Greenebaum & Rose Associates, inc. 1829 REISTERSTOWN ROAD SUITE 410, WOODHOLME CENTER BALTIMORE, MD. 21208

OWNER'S DEDICATION

EXIT SEVEN L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY STEWART J. GREENEBAUM, MANAGING MEMBER,

(2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND

(3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR

(4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND

CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE

MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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;

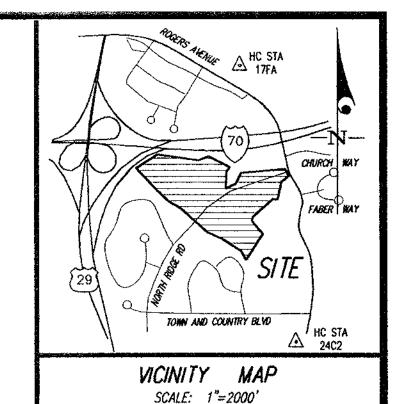
OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND

OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS,

OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN

PH: 410-484-8400

THE PURPOSE OF THESE PLATS OF REVISION IS TO CLARIFY THE BUILDABLE OR NON-BUILDABLE STATUS OF PARCELS A & B.



(\*) - ON MAY 5, 2001, S-01-10 (PB-350); APPROVAL FOR ROAD CONSTRUCTION AND STORMWATER MANAGEMENT WITHIN THE R-ED DISTRICT ONLY, PER

ZONING SECTION 107.E. WAS GRANTED BY THE HOWARD

COUNTY PLANNING BOARD, SUBJECT TO COMMENTS BY

THE SUBDIVISION REVIEW COMMITTEE.

(\*\*) - ON MARCH 6, 2001, WP-01-79; WAIVER OF SECTION 16.121 WAS GRANTED, DEFERRING THE REQUIREMENT FOR PROVISION OF OPEN SPACE AND RECREATIONAL OPEN SPACE IN THE R-20 AND R-ED ZONING DISTRICTS, SUBJECT TO VARIOUS CONDITIONS: THAT THE OPEN SPACE OBLIGATION HAS BEEN DEFFERED FOR THE R-20 ZONED LAND AND FOR THE ACREAGE OF THE EXTENSION OF THE NORTH RIDGE ROAD RIGHT OF WAY AND STORMWATER MANAGEMENT POND ON THE R-ED ZONED PORTION OF THIS SITE UNTIL R-20 AND R-ED PORTIONS ARE DESIGNED. THE FUTURE PROVISIONS OF OPEN SPACE ACREAGE MUST BE BASED ON THE GROSS ACREAGE OF THE R-20 AND R-ED ZONED LAND, INCLUDING THE ROAD RIGHT OF WAY AND SHIM POND AND MUST BE SO NOTED IN PLAT TABULATIONS.

(\*\*\*)-ON JUNE 7, 2001. WP-01-122; WAIVER OF SECTIONS 16.144(1)(1) AND 16.146 REQUIRING SUBMISSION OF A PRELIMINARY PLAN FOR THE NORTH RIDGE ROAD EXTENSION AND STORMWATER MANAGEMENT POND ON R-ED ZONED LAND IN ACCORDANCE WITH THE APPROVED SKETCH PLAN WAS APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS: SUBMIT CONSTRUCTION PLANS FOR THE ROAD AND SWM, AND PLAT THE ENTIRE 76 ACRE SITE, INCLUDING NON-BUILDABLE BULK PARCELS, THE ROAD R/W AND THE SWM EASEMENT AREA. PROVIDE PRELIMINARY PLANS FOR THE POR ZONED UNITS IN ACCORDANCE WITH PHASING MILESTONES ESTABLISHED UNDER S-01-10, BY LETTER DATED 5/17/01.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE

Paul W. Clark Jr. Property Line SURVEYOR MD. REG. NO. 137

EXIT SEVEN L.L.C.,

STEWART J. GREENEBAUM, MANAGING MEMBER

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:

4. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:

5. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:

6. TOTAL AREA OF ROADWAYS TO BE RECORDED:

7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:

2. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:

3. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED: 26.4630 AC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

44.5503 AC.

O AC. 71.0133 AC.

EXIT SEVEN L.L.C.

STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;

CONSTRUCTION, REPAIR AND MAINTENANCE: AND

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY BON SECOURS HOSPITAL BALTIMORE, INC., A MARYLAND CORPORATION TO EXIT SEVEN L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 12, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5437 AT FOLIO 214: BEING ALL OF PARCELS "A" AND "B" AS SHOWN PLATS OF SUBDIVISION ENTITLED "THE ENCLAYE AT ELLICOTT HILLS, PARCELS 'A' THRU 'E'" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NOS. 15319 THRU 15323; THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Property lineSURVEYOR MARYLAND REGISTRATION NO. 297

4/15/02

RECORDED AS PLAT NUMBER \_\_ 15353 4-19-02 . AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

## PLAT OF REVISION THE ENCLAVE at ELLICOTT HILLS

PARCELS 'A' AND 'B', PLAT NOS. 15319 THRU 15323

SHEET 1 OF 5 2nd ELECTION DISTRICT SCALE: AS SHOWN

TM 17, GRID 18, PARCEL 80 HOWARD COUNTY, MARYLAND **APRIL, 2002** 

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE MARYLAND 20808
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

