

General Notes continued...

24. Landscaping for Lots 1 thru 17 is provided in accordance with a certified Landscape Plan included with the Road Construction Plan set in accordance with Section 16.124 of the Howard County Subdivision Regulations and the Landscape Manual.

25. Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on 02/23/2004, Incorporation number D07806292.

26. The Project is in conformance with the latest Howard County Standards unless waivers have been approved. The following waivers have been approved: a Design Manual Waiver approved on 08-20-01 to allow less than the minimum required intersection sight distance, and Waiver WP-02-12 approved on 11-20-01 to allow grading and removal of vegetation within wetlands and buffer for the purpose of upgrading the existing pond to meet MD-378 for a SWM Facility. Waiver WP-02-12 is subject to the following conditions:

- Compliance with DED requirements which are: approval of a Federal and State Permit, approval of an acceptable SWM design, and approval of an adequate Wetland Mitigation Plan.
- A SWM design which minimizes buffer intrusion which is acceptable to DED.
- Obtain all Federal and State Permits.
- Compliance with Howard Soil Conservation District comment to mitigate the lost/disturbed wetlands at a 1:1 ratio within the pond.
- MDE Permit # 01-NT-0418/200166295, U.S. Army Corps of Engineers requires 6600 s.f. emergent planting within micro-pool as a condition of the permit.

27. Property is subject to PB Case 357 approving Sketch plan S-01-13, Ilchester Hills, per section 107.5 of the Zoning regulations for 5 single family detached residential lots and 12 single family attached residential lots and open space lots on 9.320 Acres of land, subject to the following:

- Providing fencing along the entry road and Landscape Perimeter 7.
- Providing additional landscaping along the rear of the townhouse lots.
- Maximizing the water surface on the future Stormwater Management Pond.

28. Water and Sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County code. Water and Sewer allocations will be granted at the time of issuance of the building permit if capacity is available at that time.

29. There is an existing dwelling on lot 4 to remain. No new building, extensions or additions to the existing dwelling are to be constructed at a distance less than the Zoning regulations require.

30. Open Space lots 19 and 20 are hereby dedicated to a property owners association for the residents of this subdivision and recording references of the articles of incorporation and restrictions are shown hereon. Open Space Lot 18 is dedicated to the Department of Recreation and Parks.

31. Maryland Department of the Environment Permit Tracking Number 01-NI-0418/200166295 for intrusion in the environmental area for the Stormwater Management System.

32. Once adequate water and sewer becomes available in the subdivision, existing well and septic will be properly abandoned in accordance with Health Department Requirements.

33. Ilchester Road is a Scenic Road.

34. The fence along the southern property line shall be owned and maintained by The Homeowner Association.

35. Stormwater Management for this site is provided by a Micro-pool ED facility, sheet flow to buffer and natural conservation credits.

36. Financial surety for the required landscaping must be posted as part of the Developer's Agreement in the amount of \$33,030.00 (55 shade trees @ \$300.00 each, 42 evergreen trees @ \$150.00 each, 10 ornamental @ \$150.00 each, and 873 L.F. of fence at \$10.00 per linear foot.)

37. Financial surety for the Forest conservation, retention, must be posted as part of the Developers agreement in the amount of \$18,237.60 (91,188 sf of retention X \$0.20 per square foot.)

38. Existing well and septic on lot 4 will be properly abandoned within one year of available public water and sewer, or prior to submittal of a Site Development Plan for Lot 5, whichever occurs first.

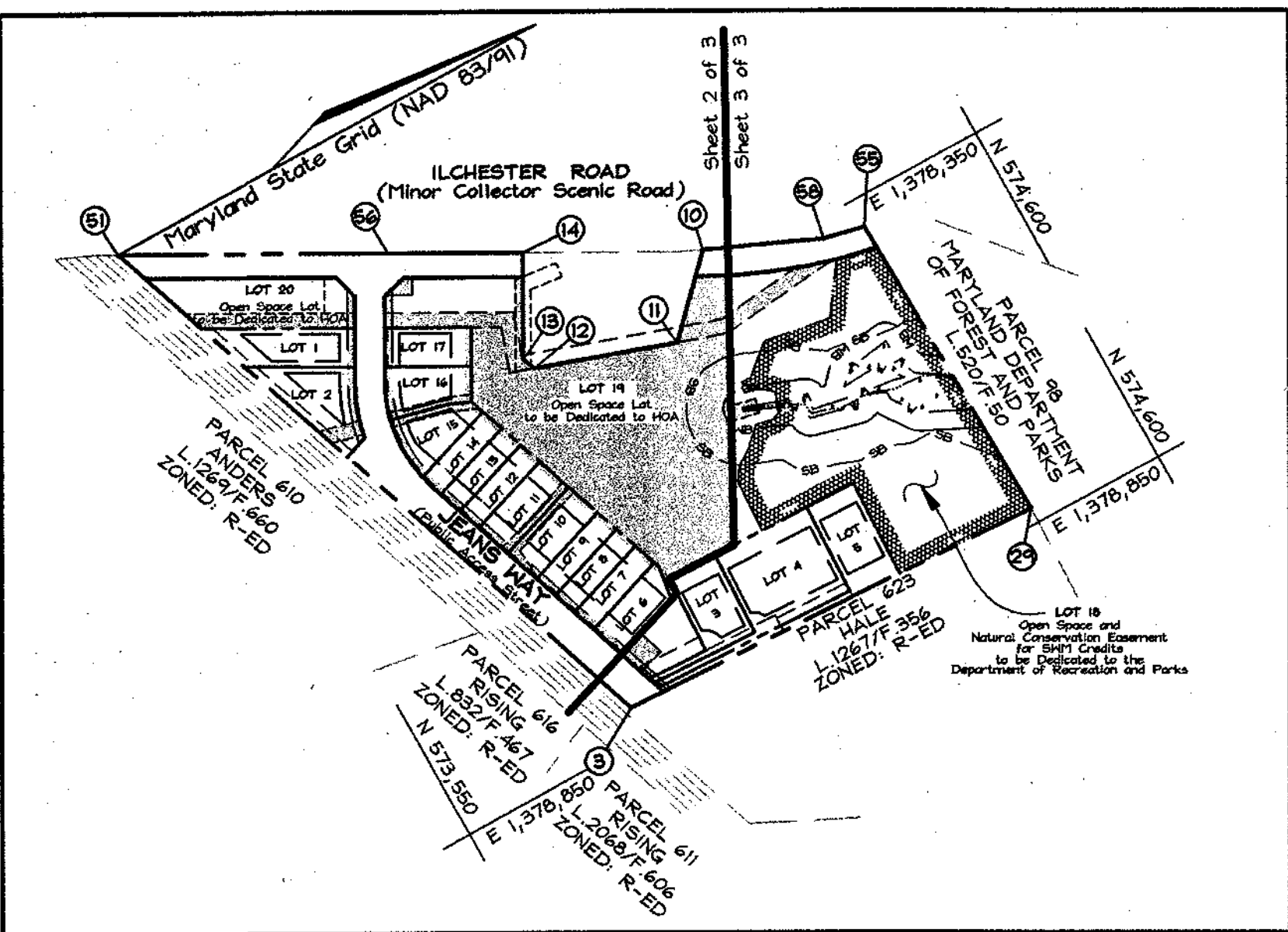
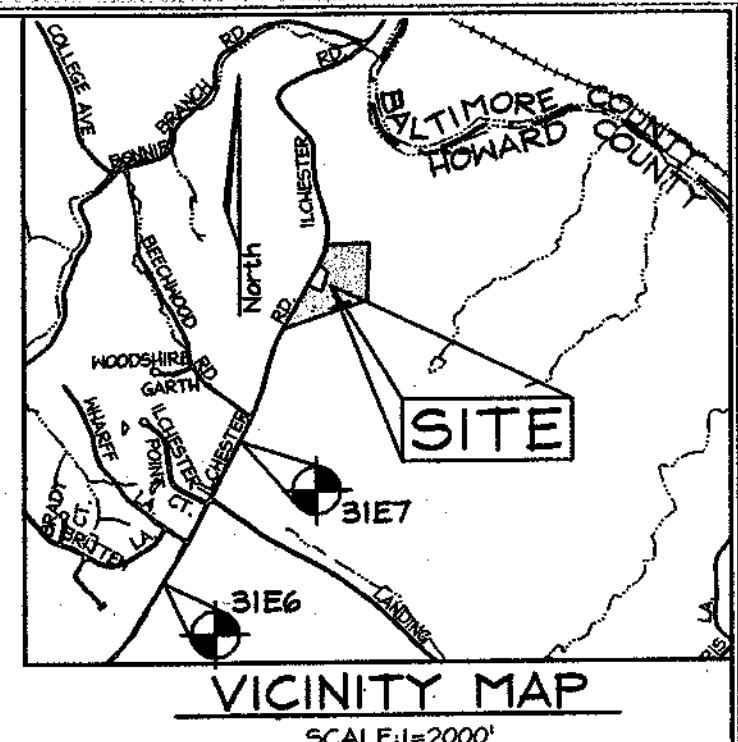
Developer's Agreement executed 2/26/2004.

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
3	8,740±	667±	8,073sf±
4	18,704±	1196±	17,508sf±
5	11,822±	2,278±	9,544sf±

Reservation of Public Utility and Forest Conservation Easements

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1 thru 20, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s) upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."



GENERAL NOTES

- Subject property zoned R-ED per 10/18/93 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 31E6 and no. 31E7. ♦ Denotes approximate location (see vicinity map).

Sta. 31E6	N 173,946.1454	E 419,619.1591	El.: 147.1455 (meters)
	N 570,852.353	E 1,376,700.524	El.: 482.760 (feet)
Sta. 31E7	N 174,448.1551	E 419,864.0348	El.: 145.8922 (meters)
	N 572,335.322	E 1,377,503.920	El.: 478.648 (feet)
 - All lots are more or less (+/-).
 - This plat is based on a field run Monumented Boundary Survey performed on or about October, 2000 by John C. Mellema, Sr., Inc.
 - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (14 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
 - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
 - Structure clearances - minimum 12 Feet;
 - Maintenances - sufficient to ensure all weather use
 - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement. Distances shown are more or less.
 - No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department Of Planning And Zoning.
 - Open space tabulation:
 - Open space required: 9.320 Ac. x 25% = 2.330Ac.
 - Credited open space provided: 5.206 Ac. (5.228 Ac. total area - 0.022 Ac. non-credited)
 - 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.
 - Denotes Public Forest Conservation Easement.
 - Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc. and approved under S-01-13 dated January 23, 2002.
 - This plat shall be subject to compliance with the Fourth edition of Howard County Subdivision and Land Development Regulations and the Amended Zoning Regulations per Council Bill 50-2001.
 - The lots shown hereon shall comply with the minimum lot width and area required by the Maryland State Department of the Environment.
 - Denotes Wetland Area outline.
 - Denotes existing Stream.
 - Denotes Wetland Buffer outline.
 - Denotes Stream Buffer outline.
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - Denotes concrete monument found.
 - Denotes concrete monument set.
 - There are no visible burial grounds on-site.
- See this sheet for continuation...

ROAD CLASSIFICATION

ROAD NAME	CLASSIFICATION	R/W
Jeans Way	Closed Section Public Access Street 0+00 - 7+35.22	#

* The R/W width changes from 40', to variable, to 45' see plan.

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.

C. Brooke Miller 3/11/04
C. Brooke Miller (MD Property Line Surveyor #135) Date

Dennis A. Hodge 3/10/04
Dennis A. Hodge, Member Date

Jung D. Hodge 3/10/04
Jung D. Hodge, Member Date

AREA TABULATION CHART (All Sheets)

- Total number of Buildable Lots to be recorded: 17
Total area of Buildable Lots to be recorded: 2.769 Acres±
- Total number of Open Space Lots to be recorded: 3
Total area of Open Space Lots to be recorded: 5.203 Acres±
- Total area of proposed public R/W to be recorded: 1.348 Acres±
- Total area of subdivision to be recorded: 9.320 Acres±

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
3	573,820.3742	1,378,806.2343
10	574,206.3602	1,378,310.0266
11	574,115.2681	1,378,402.7748
12	573,931.5649	1,378,340.3186
13	573,924.4205	1,378,322.7886
14	573,994.2848	1,378,196.3348
29	574,417.9980	1,378,828.9775
51	573,522.4980	1,377,935.6860
55	574,409.1700	1,378,388.0330
56	573,837.6060	1,378,109.7740
58	574,354.2550	1,378,375.6730

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
3	174,900.7999	420,260.9807
10	175,018.4486	420,109.7363
11	174,990.6837	420,138.0060
12	174,934.6909	420,118.9693
13	174,932.5132	420,113.6262
14	174,953.8079	420,075.0830
29	175,082.9560	420,267.9129
51	174,810.0070	419,995.6371
55	175,080.2652	420,133.5127
56	174,906.0521	420,048.6992
58	175,063.5271	420,129.7454

OWNER/DEVELOPER
HODGE PROPERTY, LLC
Dennis A. & Jung D. Hodge
4625 Ilchester Road
Ellicott City, MD 21043-6819

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department

Penny Borenstein 3/11/04
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division 3/30/04
Date

Director 3/31/04
Date

OWNER'S CERTIFICATE

We, Hodge Property 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 10th day of MARCH, 2004.

Dennis A. Hodge
Dennis A. Hodge, Member

Jung D. Hodge
Jung D. Hodge, Member

Zacharia Y. Fisch
Witness

Zacharia Y. Fisch
Witness

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 Dennis A. Hodge and Jung D. Hodge to Hodge Property LLC by deed dated Nov. 21, 2002 and recorded in the land records of Howard County in liber 6778 folio 349, 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.

C. Brooke Miller (MD Property Line Surveyor #135) 3/11/04
Date

Recorded as Plat No. 16618 on April 2, 2004
Among the Land Records of Howard County, Maryland.

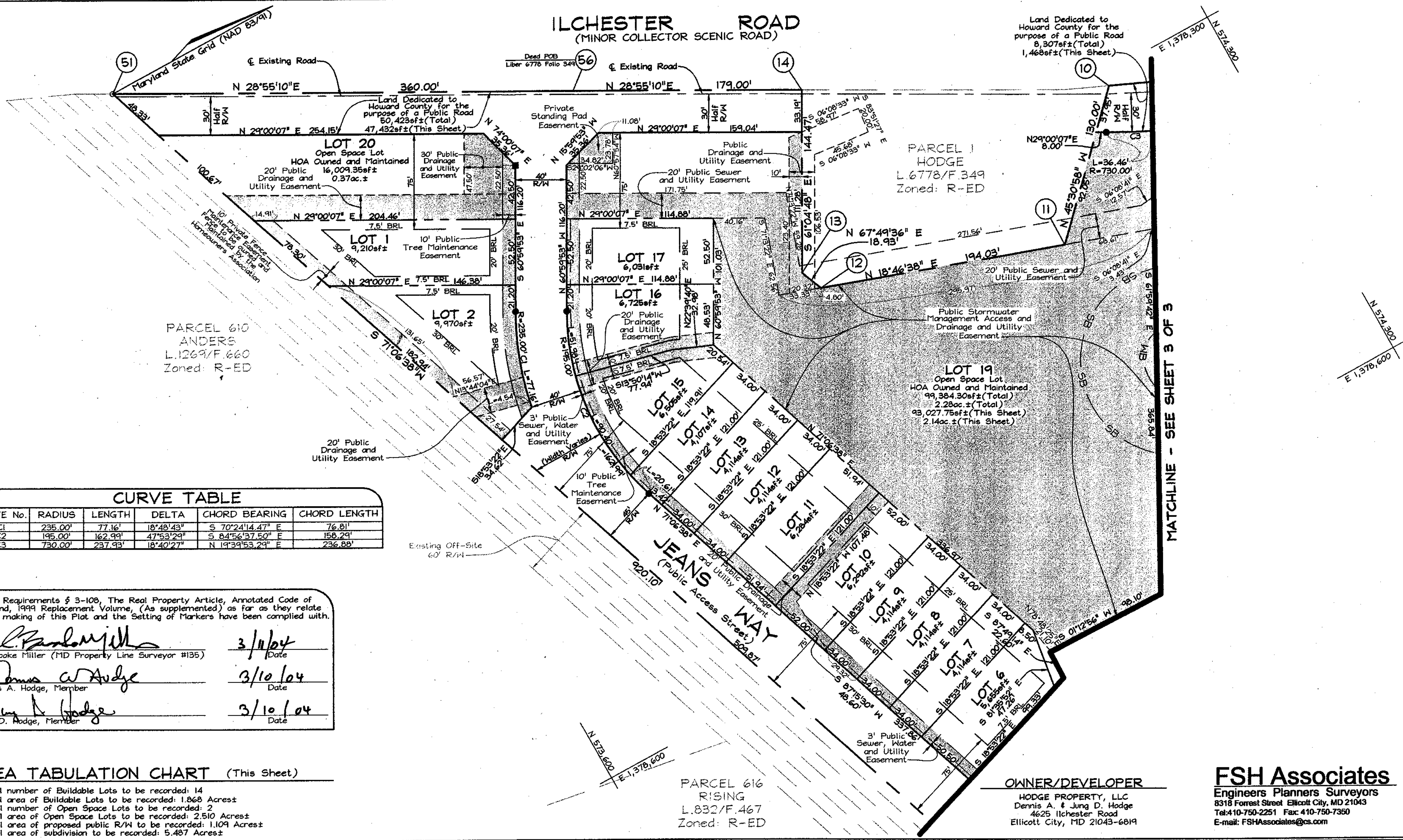
SUBDIVISION PLAT OF ILCHESTER HILLS

LOTS 1 THRU 17 AND
OPEN SPACE LOTS 18 THRU 20

A SUBDIVISION OF PARCEL 419
TAX MAP 31 GRID 5
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: As Shown
Date: Feb. 23, 2004
Sheet 1 of 3
S-01-13, P-03-04

ILCHESTER ROAD
(MINOR COLLECTOR SCENIC ROAD)



CURVE TABLE

CURVE No.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	235.00'	77.16'	18°48'43"	S 70°24'14.47" E	76.81'
C2	195.00'	162.99'	47°53'29"	S 84°56'37.50" E	158.29'
C3	730.00'	237.93'	18°40'27"	N 19°39'53.29" E	236.88'

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.

C. Brooke Miller 3/11/04
C. Brooke Miller (MD Property Line Surveyor #135) Date

Dennis A. Hodge 3/10/04
Dennis A. Hodge, Member Date

Jung D. Hodge 3/10/04
Jung D. Hodge, Member Date

AREA TABULATION CHART (This Sheet)

- Total number of Buildable Lots to be recorded: 14
Total area of Buildable Lots to be recorded: 1.868 Acres±
- Total number of Open Space Lots to be recorded: 2
Total area of Open Space Lots to be recorded: 2.510 Acres±
- Total area of proposed public R/W to be recorded: 1.109 Acres±
- Total area of subdivision to be recorded: 5.487 Acres±

APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department

Pennington 3/26/04
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

David D. Langley 3/30/04
Chief, Development Engineering Division Date

David D. Langley 3/31/04
Director Date

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Witness my hand this 10th day of MARCH, 2004

Dennis A. Hodge
Dennis A. Hodge, Member


Jung D. Hodge
Jung D. Hodge, Member

Zacharia Y. Fisch
Witness

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 C. Brooke Miller (MD Property Line Surveyor #135) 3/11/04
 Date

Recorded as Plat No. 16619 on April 2, 2004
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
ILCHESTER HILLS
LOTS 1 THRU 17 AND
OPEN SPACE LOTS 18 THRU 20

A SUBDIVISION OF PARCEL 419
TAX MAP 31 GRID 5
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1"=50'
Date: Feb. 23, 2004
Sheet 2 of 3
S-01-13, P-03-04

MATCHLINE - SEE SHEET 3 OF 3

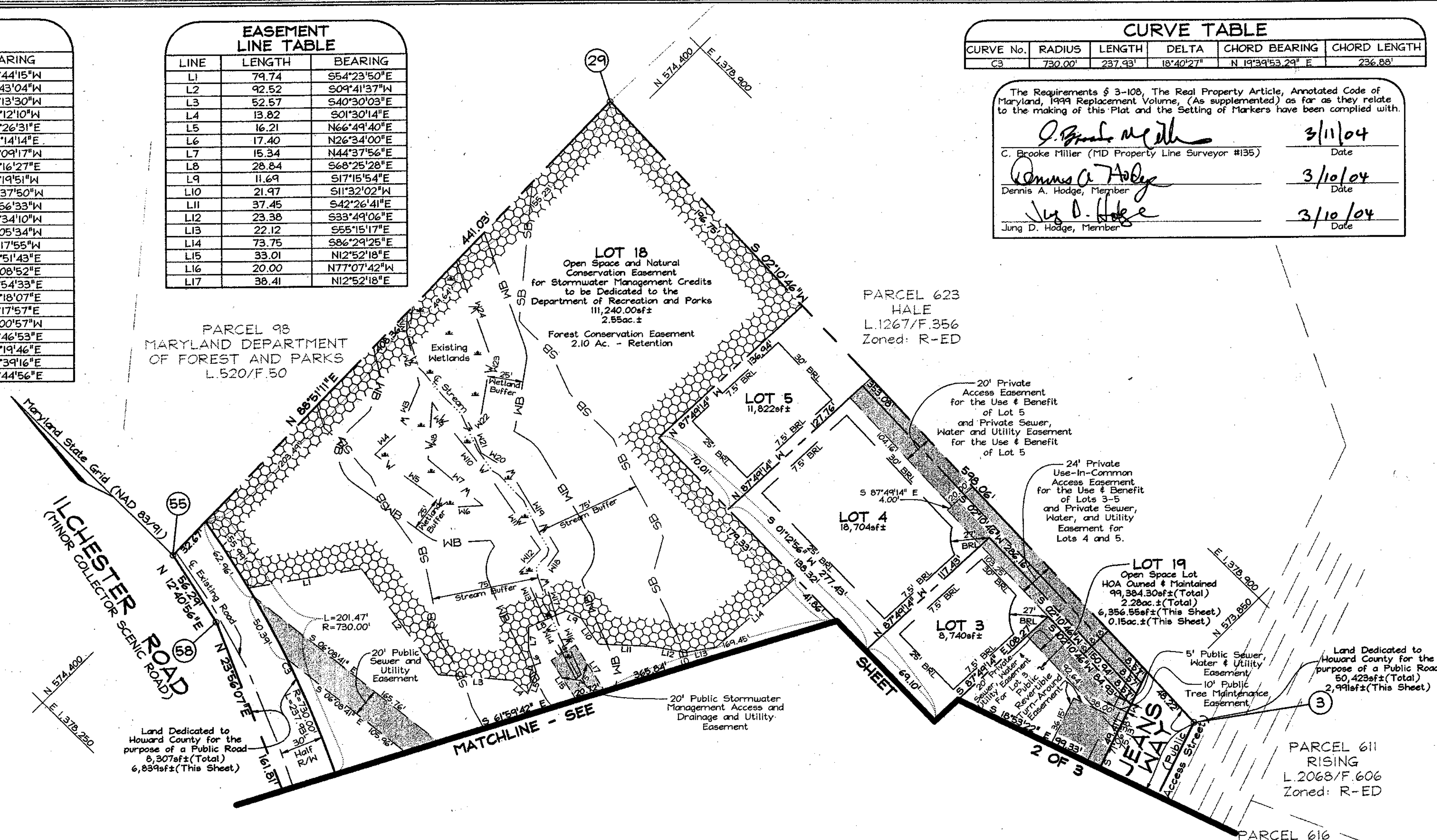
WETLAND LINE TABLE		
LINE	LENGTH	BEARING
W1	13.83	S46°44'15"W
W2	38.81	S31°43'04"W
W3	35.44	S68°13'30"W
W4	23.64	N88°12'10"W
W5	63.44	S08°26'31"E
W6	24.19	S48°14'14"E
W7	50.40	N04°09'17"W
W8	40.24	N49°16'27"E
W9	17.52	S12°19'51"W
W10	54.50	S06°37'50"W
W11	56.92	S10°56'33"W
W12	18.64	S88°34'10"W
W13	34.49	S21°05'34"W
W14	52.23	S18°17'55"W
W15	4.96	S82°51'43"E
W16	40.77	N21°08'52"E
W17	36.11	N27°54'33"E
W18	19.45	N80°18'07"E
W19	66.97	N14°17'57"E
W20	22.95	N14°00'57"W
W21	20.52	N22°46'53"E
W22	11.84	N87°19'46"E
W23	40.35	N54°39'16"E
W24	72.22	N25°44'56"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	79.74	S54°23'50"E
L2	92.52	S09°41'37"W
L3	52.57	S40°30'03"E
L4	13.82	S01°30'14"E
L5	16.21	N66°49'40"E
L6	17.40	N26°34'00"E
L7	15.34	N44°37'56"E
L8	28.84	S68°25'28"E
L9	11.69	S17°15'54"E
L10	21.97	S11°32'02"W
L11	37.45	S42°26'41"E
L12	23.38	S33°49'06"E
L13	22.12	S55°15'17"E
L14	73.75	S86°29'25"E
L15	33.01	N12°52'18"E
L16	20.00	N77°07'42"W
L17	38.41	N12°52'18"E

CURVE TABLE					
CURVE No.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C3	730.00'	237.93'	18°40'27"	N 19°39'53.29" E	236.88'

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C. Brooke Miller 3/11/04
 C. Brooke Miller (MD Property Line Surveyor #135) Date
Dennis A. Hodge 3/10/04
 Dennis A. Hodge, Member Date
Jung D. Hodge 3/10/04
 Jung D. Hodge, Member Date



AREA TABULATION CHART (This Sheet)

- Total number of Buildable Lots to be recorded: 3
Total area of Buildable Lots to be recorded: 0.901 Acres±
- Total number of Open Space Lots to be recorded: 2
Total area of Open Space Lots to be recorded: 2.700 Acres±
- Total area of proposed public R/W to be recorded: 0.226 Acres±
- Total area of subdivision to be recorded: 3.827 Acres±

OWNER/DEVELOPER
 HODGE PROPERTY, LLC
 Dennis A. & Jung D. Hodge
 4625 Ilchester Road
 Ellicott City, MD 21043-6819

FSH Associates
 Engineers Planners Surveyors
 8318 Forrest Street Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@cs.com

APPROVED: For Public Water and Public Sewerage Systems
 Howard County Health Department

Priscilla Rose 3/26/04
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Dennis A. Hodge 3/30/04
 Chief, Development Engineering Division Date
Jung D. Hodge 3/31/04
 Director Date

OWNER'S CERTIFICATE

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 Witness my hand this 10th day of MARCH, 2004

Dennis A. Hodge
 Dennis A. Hodge, Member
Jung D. Hodge
 Jung D. Hodge, Member
Fackaria Y. Fisch
 Witness
Fackaria Y. Fisch
 Witness

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 Dennis A. Hodge and Jung D. Hodge to Hodge Property LLC by deed dated Nov. 21, 2002 and recorded in the land records of Howard County in Liber 6778 folio 349, 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.

C. Brooke Miller 3/11/04
 C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 16620 on April 2, 2004
 Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
ILCHESTER HILLS
 LOTS 1 THRU 17 AND
 OPEN SPACE LOTS 18 THRU 20
 A SUBDIVISION OF PARCEL 419
 TAX MAP 31 GRID 5
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Scale: 1"=50'
 Date: Feb. 23, 2004
 Sheet 3 of 3
 S-01-13, P-03-04