

COORDINATE LIST		
POINT	NORTH	EAST
109	555291.2124	1383729.3512
231	555820.8775	1384826.1140
232	555460.0422	1384320.2754
233	556114.7635	1383451.8769
236	556330.1958	1383773.3555
237	556321.9545	1383779.0195
239	556578.0032	1384161.0697
240	556673.2236	1384537.1398
241	556445.6172	1383963.5261
1091	555322.8440	1384127.9434

28. THIS PLAN IS SUBJECT TO WP-04-152 APPROVED AUGUST 3, 2004 TO WAIVE SECTION 16.116A.(1) TO ALLOW DISTURBANCE TO A WETLAND AREA AND THE WETLAND BUFFER, AS SHOWN ON THE SKETCH PLANS (S-04-10). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

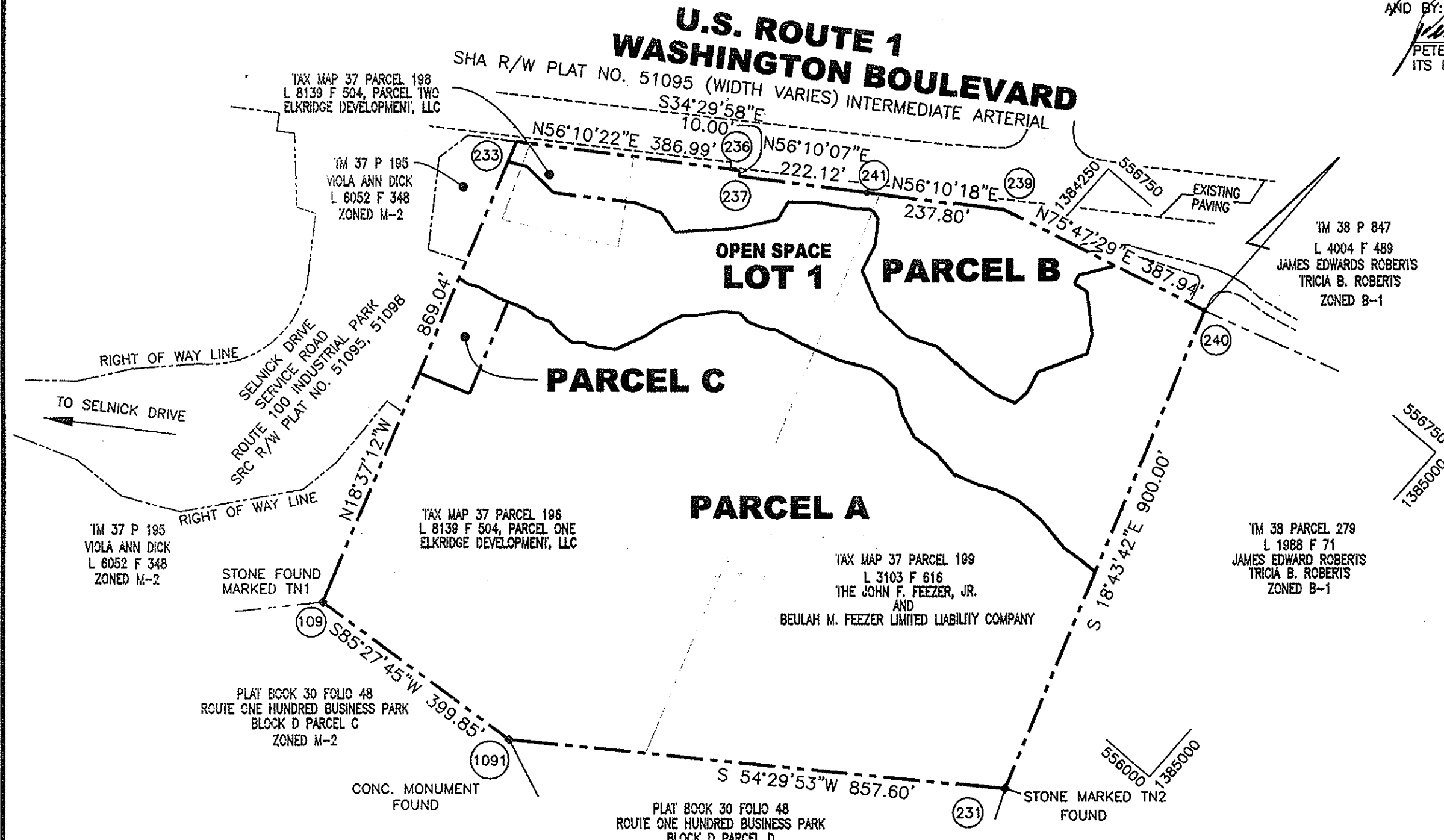
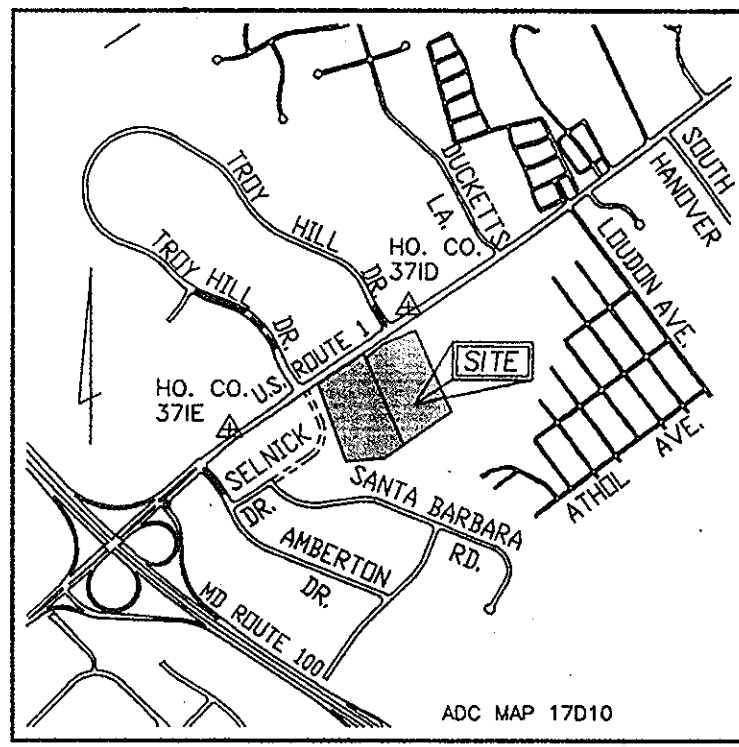
1.) THE PETITIONER SHALL OBTAIN ANY NECESSARY WETLAND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. DENIED WAIVER TO SECTION 16.116B.(1) WHICH PROHIBITS GRADING AND CLEARING ON SLOPES OVER 25% IN GRADE, AND OVER 20,000 SQUARE FEET IN CONTIGUOUS AREA. DENIAL IS BASED ON THE FOLLOWING: THE LOCATION OF THE SWM POND AND THE PARKING LOT AREA CAN BE SHIFTED TO AVOID DISTURBANCE TO THE STEEP SLOPE AREA, WHICH IS PART OF A SENSITIVE ENVIRONMENTAL AREA ASSOCIATED WITH THE STREAM VALLEY SYSTEM ON THE SUBJECT SITE AND EXTENDING ONTO THE ADJOINING PROPERTY. THE JUSTIFICATION PRESENTED DOES NOT DEMONSTRATE THAT THERE IS AN UNDO HARDSHIP ON THE PETITIONER IN COMPLYING WITH THE REGULATIONS, NOR DOES IT DEMONSTRATE THAT THERE ARE NO REASONABLE ALTERNATIVES TO THE PROPOSED SITE LAYOUT.

29. THIS PLAN IS SUBJECT TO WP-06-79, APPROVED MARCH 1, 2006 TO WAIVE SECTION 16.116A.(2)(ii) TO PERMIT CLEARING, GRADING AND DEVELOPMENT WITHIN 75 FEET OF A PERENNIAL STREAM IN THE RESIDENTIAL LAND USES AREA (PARCEL A) OF A MIXED USE (CAC) ZONING DISTRICT. APPROVAL SUBJECT TO THE FOLLOWING CONDITION: (1) THE AREA OR LIMIT OF DISTURBANCE WITHIN THE 75' STREAM BUFFER ON PARCEL A SHALL NOT EXCEED THE ONE SHOWN ON THE WAIVER PETITION EXHIBIT/PLAN SUBMITTED ON 2/13/06.

30. THIS PLAN IS SUBJECT TO MDE APPLICATION TRACKING NO. 20046044/03-NT-0489 DATED AUGUST 15, 2006. THIS MDE APPLICATION COVERS FILLING OF THE WETLANDS IN THE MIDDLE OF BULK PARCEL A, THE STREAM CROSSING FOR THE SEWER CONNECTION, THE REMOVAL OF THE STREAM CULVERT, AND THE RECREATION TRAIL.

THE REQUIREMENTS OF §8108, 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.

Mark C. Martin 11/17/06
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884



GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 3710 AND 371E
 3710 N 556907.3957 E 1384461.0285
 371E N 555617.7874 E 1382606.1736
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT VOGEL ENGINEERING, INC. JANUARY, 2005.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED CAC-01 PER THE 2/02/2004 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH --- 12'(14' SERVING MORE THAN ONE RESIDENCE);
 B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 D. STRUCTURES (CULVERTS/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 OF DEPTH OVER DRIVEWAY SURFACE;
 F. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA, EXCEPT FOR THE CONSTRUCTION OF THE RECREATION TRAIL AND SEWER CONNECTION.
- WATER AND SEWERAGE FOR THIS PROJECT WILL BE PUBLIC. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE MIDDLE PATUXENT DRAINAGE AREA SUPPLEMENTAL IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 11/15/06, ON WHICH DATE THE DEVELOPER AGREEMENT NO. 14-4316-D WAS FILED AND ACCEPTED.
- WETLANDS DELINEATED BY ECO-SCIENCES PROFESSIONALS ON MAY 28, 2004.
- FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS MAY, 2004. FOREST CONSERVATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., MARCH 2006.
- THE FOREST CONSERVATION OBLIGATION OF 9.83 ACRES OF REFORESTATION FOR THIS SUBDIVISION HAS BEEN MET BY PROVIDING 9.87 ACRES OF REFORESTATION FOREST CONSERVATION EASEMENTS (FCE'S A-E) OFFSITE ON BUILDABLE PRESERVATION PARCEL A AND D, FOX CREEK. SEE PLAT F01-93 TO BE RECORDED FOR FOREST CONSERVATION SURETY IN THE AMOUNT OF \$214,968.60 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.
- 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 (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH PARCELS "A", "B", "C" AND OPEN SPACE LOT 1. ANY CONVEYANCES OF THE AFORESAID PARCELS AND LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCELS AND LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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 OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- ALL LANDSCAPING REQUIREMENTS SHALL BE 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 CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEPARTMENT OF PUBLIC WORKS DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$4800.00.
- FLOODPLAIN IS BASED ON A FLOODPLAIN STUDY PREPARED BY HOWARD COUNTY, MARYLAND, CAPITAL PROJECT D-1094, DEEP RUN WATERSHED STUDY.
- STORMWATER MANAGEMENT IS PROVIDED FOR THE DEVELOPMENT BY A POCKET POND FACILITY LOCATED ON PARCEL "C" AND GRASS CHANNELS. STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO THE SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT. STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- APFO TRAFFIC STUDY HAS BEEN PREPARED BY THE TRAFFIC GROUP DATED MAY 28, 2004.
- OPEN SPACE LOT 1 IS TO BE OWNED AND MAINTAINED BY HOWARD COUNTY, MARYLAND.
- PARCEL "C" TO BE TRANSFERRED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION, SUBJECT TO DEVELOPER AGREEMENT AND MEMORANDUM OF UNDERSTANDING, SELNICK DRIVE EXTENDED BY AND AMONG HOWARD COUNTY, ELKRIDGE LANDING DEVELOPMENT COMPANY, INC. AND THE STATE HIGHWAY ADMINISTRATION.
- SEE ZONING SECTION 127.5 FOR THE REQUIRED STRUCTURE AND USE SETBACKS FOR THE PROPERTIES IN THIS SUBDIVISION.
- THE NOISE MITIGATION FEATURE WILL BE A BLOCK WALL, 4' HIGH CONSTRUCTED ON TOP OF THE RETAINING WALL AS SHOWN ON THE SITE DEVELOPMENT PLANS.
- OPEN SPACE IS NOT REQUIRED FOR THIS SUBDIVISION.

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

UNIT TABULATION	
GROSS AREA:	27.7661 AC.
FLOODPLAIN AREA:	6.46392 AC.
STEEP SLOPES:	0.90 AC.
NET ACREAGE:	20.40218 AC.
UNITS PERMITTED:	20.40218 X 25 DU/AC. = 510 UNITS
MHU REQUIRED:	15% OF PROPOSED UNITS

TOTAL TABULATIONS	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
BUILDABLE	2
NON-BUILDABLE	1
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND OR PARCELS TO BE RECORDED	27.73410 ACRES
BUILDABLE	20.89802 ACRES
NON-BUILDABLE	0.37216 ACRES
OPEN SPACE	6.46392 ACRES
PRESERVATION PARCELS	0 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.03200 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	27.76610 ACRES

PHASING CHART		
PHASE	UNITS	YEAR
PHASE I & II	211 UNITS	2007-08
PHASE III	107 UNITS	2009

OWNERS
 ELKRIDGE DEVELOPMENT, LLC
 301 TRANSYLVANIA AVENUE
 RALEIGH, NC 27609
 (919) 789-9289
 ELKRIDGE DEVELOPMENT NO. 2, LLC
 301 TRANSYLVANIA AVENUE
 RALEIGH, NC 27609
 (919) 789-9289

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

Robert J. Weber 11/17/06
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING
Mark C. Martin 11/15/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Manisha K. Singh 11/23/06
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ELKRIDGE DEVELOPMENT, LLC AND ELKRIDGE DEVELOPMENT NO. 2, LLC, EACH BY ELKRIDGE LANDING DEVELOPMENT COMPANY, INC., TOWNHOUSE MANAGER, AND PETER G. VOELKEL, RESIDUAL MANAGER, 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:

- 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 SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 5th DAY OF NOVEMBER, 2006.

ELKRIDGE DEVELOPMENT, LLC
 A MARYLAND LIMITED LIABILITY COMPANY (P196 AND P198)
 BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC.
 ITS TOWNHOUSE MANAGER
Peter G. Voelkel
 PETER G. VOELKEL, PRESIDENT
Peter G. Voelkel
 PETER G. VOELKEL, RESIDUAL MANAGER

ELKRIDGE DEVELOPMENT NO. 2, LLC
 A MARYLAND LIMITED LIABILITY COMPANY (F/K/A THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER LIMITED LIABILITY COMPANY) (P199)
 BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC.
 ITS TOWNHOUSE MANAGER
John F. Feezer, Jr.
 JOHN F. FEEZER, JR., PRESIDENT
John F. Feezer, Jr.
 JOHN F. FEEZER, JR., RESIDUAL MANAGER

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 JAMES E. COLLINS TO ELKRIDGE DEVELOPMENT, LLC BY DEED DATED FEBRUARY 25, 2004 RECORDED IN LIBER 8139 FOLIO 504 AND ALL OF THE LANDS CONVEYED BY JOHN F. FEEZER, JR., BEULAH MAE FEEZER AND NANCY L. PARKER TO THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 17, 1993 RECORDED IN LIBER 3103 FOLIO 616 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN OR HAVE BEEN IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS OF THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THAT THE BOUNDARIES SHOWN IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
 MARK C. MARTIN
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 186108 ON 11/23/06
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BELMONT STATION

PARCELS A, B, C AND OPEN SPACE LOT 1
 A SUBDIVISION OF THE PROPERTY OF
 ELKRIDGE DEVELOPMENT LLC PARCEL ONE AND TWO
 TAX MAP 37 PARCELS 196 AND 198
 AND THE PROPERTY OF
 ELKRIDGE DEVELOPMENT NO. 2, LLC, FORMERLY KNOWN AS
 THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER
 LIMITED LIABILITY COMPANY
 TAX MAP 37 PARCEL 199
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 S-04-10, P-05-17, WP-04-152, WP-06-79
 SCALE 1"= 200'
 NOVEMBER 7, 2006

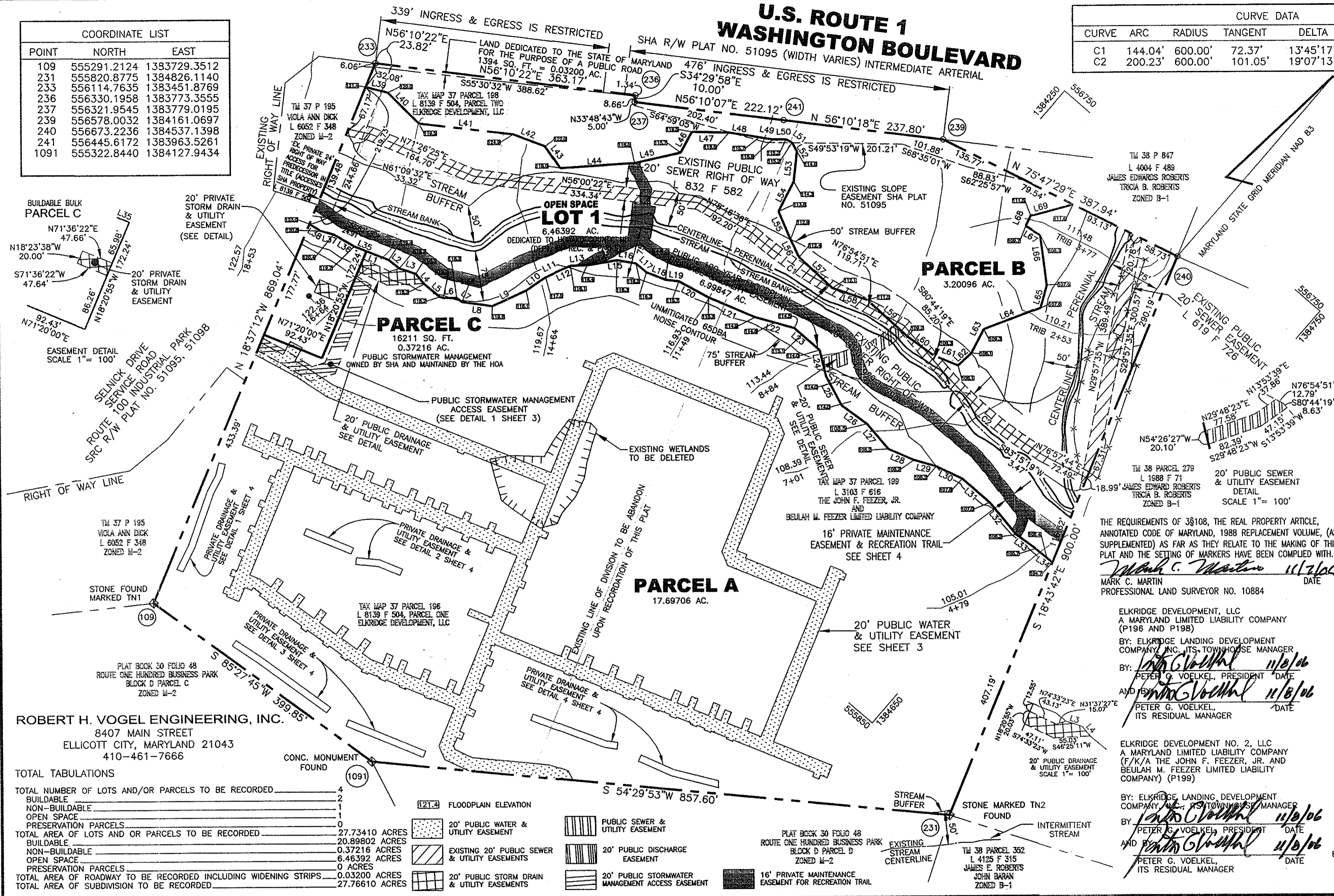
200 0 200 400 600
 SHEET 1 OF 4

F-06-169

COORDINATE LIST		
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240	556673.2236	1384537.1398
241	556445.6172	1383963.5261
1091	555322.8440	1384127.9434

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	144.04'	600.00'	72.37'	13°45'17"	N83°47'30"E 143.69'
C2	200.23'	600.00'	101.05'	19°07'13"	N89°42'02"E 199.30'

LINE TABLE	
L1	N70°48'03"E 35.40
L2	N87°48'35"E 20.00
L3	N67°04'44"E 25.00
L4	S82°18'21"E 19.25
L5	N89°59'09"E 32.85
L6	N49°37'27"E 23.10
L7	N84°59'54"E 10.00
L8	N56°50'14"E 45.00
L9	N24°21'24"E 55.00
L10	N14°28'06"E 35.00
L11	N21°02'06"E 13.86
L12	N27°02'18"E 26.18
L13	N46°34'09"E 25.00
L14	N39°23'19"E 38.97
L15	N45°01'13"E 9.38
L16	N60°19'51"E 24.84
L17	N89°22'39"E 20.39
L18	N70°37'29"E 30.00
L19	N56°13'24"E 20.00
L20	N77°09'20"E 43.35
L21	N72°54'33"E 81.58
L22	N64°46'33"E 59.82
L23	S89°47'04"E 50.03
L24	S54°26'27"E 40.98
L25	S68°14'18"E 48.66
L26	N85°40'28"E 47.30
L27	S80°41'39"E 48.94
L28	N72°38'28"E 41.36
L29	N65°18'58"E 34.48
L30	N74°48'00"E 42.58
L31	S89°54'12"E 53.96
L32	S80°05'52"E 61.99
L33	N85°00'24"E 35.47
L34	N88°37'46"E 32.03
L35	S70°48'03"W 19.59
L36	S79°27'45"W 35.00
L37	S64°03'06"W 20.00
L38	S81°07'09"W 19.44
L39	N62°48'51"E 33.62
L40	S86°10'05"E 65.00
L41	N55°37'59"E 50.00
L42	N69°47'31"E 40.00
L43	S75°15'20"E 40.00
L44	N45°07'05"E 110.00
L45	N36°22'09"E 70.00
L46	N12°23'48"W 35.00
L47	N50°23'16"E 55.00
L48	N58°19'04"E 45.00
L49	N58°15'56"E 20.00
L50	N48°59'25"E 20.00
L51	N76°22'58"E 10.00
L52	S69°59'14"E 15.00
L53	S34°43'03"E 45.00
L54	S14°11'43"E 50.00
L55	S63°58'02"E 45.00
L56	S65°57'20"E 29.54
L57	S87°44'25"E 67.41
L58	N67°54'12"E 54.43
L59	S88°30'45"E 79.61
L60	N85°33'20"E 48.56
L61	N72°06'59"E 39.59
L62	N05°55'10"E 27.33
L63	N13°24'47"W 40.00
L64	N28°25'28"E 90.00
L65	N25°44'38"W 35.00
L66	N48°16'40"W 75.00
L67	S80°54'41"W 25.00
L68	N15°06'17"W 17.00
L69	N34°06'11"E 64.96



ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

TOTAL TABULATIONS	
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BUILDABLE	2
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OPEN SPACE	1
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TOTAL AREA OF LOTS AND OR PARCELS TO BE RECORDED	27.73410 ACRES
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TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.03200 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	27.76610 ACRES

	FLOODPLAIN ELEVATION		PUBLIC SEWER & UTILITY EASEMENT
	20' PUBLIC WATER & UTILITY EASEMENT		20' PUBLIC DISCHARGE EASEMENT
	EXISTING 20' PUBLIC SEWER & UTILITY EASEMENTS		20' PUBLIC STORMWATER MANAGEMENT ACCESS EASEMENT
	20' PUBLIC STORM DRAIN & UTILITY EASEMENTS		16' PRIVATE MAINTENANCE EASEMENT FOR RECREATION TRAIL

THE REQUIREMENTS OF §8108, 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.
 Mark C. Martin 11/21/06
 DATE
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884

ELKRIDGE DEVELOPMENT, LLC
 A MARYLAND LIMITED LIABILITY COMPANY (P196 AND P198)
 BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC. ITS TOWNHOUSE MANAGER
 PETER G. VOELKEL, PRESIDENT DATE 11/18/06
 AND BY: PETER G. VOELKEL, ITS RESIDUAL MANAGER DATE 11/18/06

ELKRIDGE DEVELOPMENT NO. 2, LLC
 A MARYLAND LIMITED LIABILITY COMPANY (F/K/A THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER LIMITED LIABILITY COMPANY) (P199)
 BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC. ITS TOWNHOUSE MANAGER
 PETER G. VOELKEL, PRESIDENT DATE 11/18/06
 AND BY: PETER G. VOELKEL, ITS RESIDUAL MANAGER DATE 11/18/06

OWNERS
 ELKRIDGE DEVELOPMENT, LLC
 301 TRANSYLVANIA AVENUE
 RALEIGH, NC 27609
 (919) 789-9289
 ELKRIDGE DEVELOPMENT NO. 2, LLC
 301 TRANSYLVANIA AVENUE
 RALEIGH, NC 27609
 (919) 789-9289

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.
 Robert J. Weber 11/17/06
 HOWARD COUNTY HEALTH OFFICER s/p 199D DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING
 [Signature] 11/15/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/29/06
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ELKRIDGE DEVELOPMENT, LLC AND ELKRIDGE DEVELOPMENT NO. 2, LLC, EACH BY ELKRIDGE LANDING DEVELOPMENT COMPANY, INC., TOWNHOUSE MANAGER, AND PETER G. VOELKEL, RESIDUAL MANAGER, 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 SHOWN HEREON;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 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;
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 21 DAY OF November, 2006.

ELKRIDGE DEVELOPMENT, LLC
 A MARYLAND LIMITED LIABILITY COMPANY (P196 AND P198)
 BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC. ITS TOWNHOUSE MANAGER
 Peter G. Voelkel, President
 Peter G. Voelkel, Residual Manager

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 BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC. ITS TOWNHOUSE MANAGER
 Peter G. Voelkel, President
 Peter G. Voelkel, Residual Manager

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 JAMES E. COLLINS TO ELKRIDGE DEVELOPMENT, LLC BY DEED DATED FEBRUARY 25, 2004 RECORDED IN LIBER 8139 FOLIO 504 AND ALL OF THE LANDS CONVEYED BY JOHN F. FEEZER, JR., BEULAH MAE FEEZER AND NANCY L. PARKER TO THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 17, 1993 RECORDED IN LIBER 3103 FOLIO 616 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN PLACE AND IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF MARYLAND, AS AMENDED AND THAT THE BOUNDARY LINES SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 11/21/06
 DATE
 MARK C. MARTIN
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 18669 ON 11/21/06
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BELMONT STATION
 PARCELS A, B, C AND OPEN SPACE LOT 1

A SUBDIVISION OF THE PROPERTY OF
 ELKRIDGE DEVELOPMENT LLC PARCEL ONE AND TWO
 TAX MAP 37 PARCELS 196 AND 198
 AND THE PROPERTY OF
 ELKRIDGE DEVELOPMENT NO. 2, LLC FORMERLY KNOWN AS
 THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER
 LIMITED LIABILITY COMPANY
 TAX MAP 37 PARCEL 199

FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1"= 100'
 NOVEMBER 7, 2006

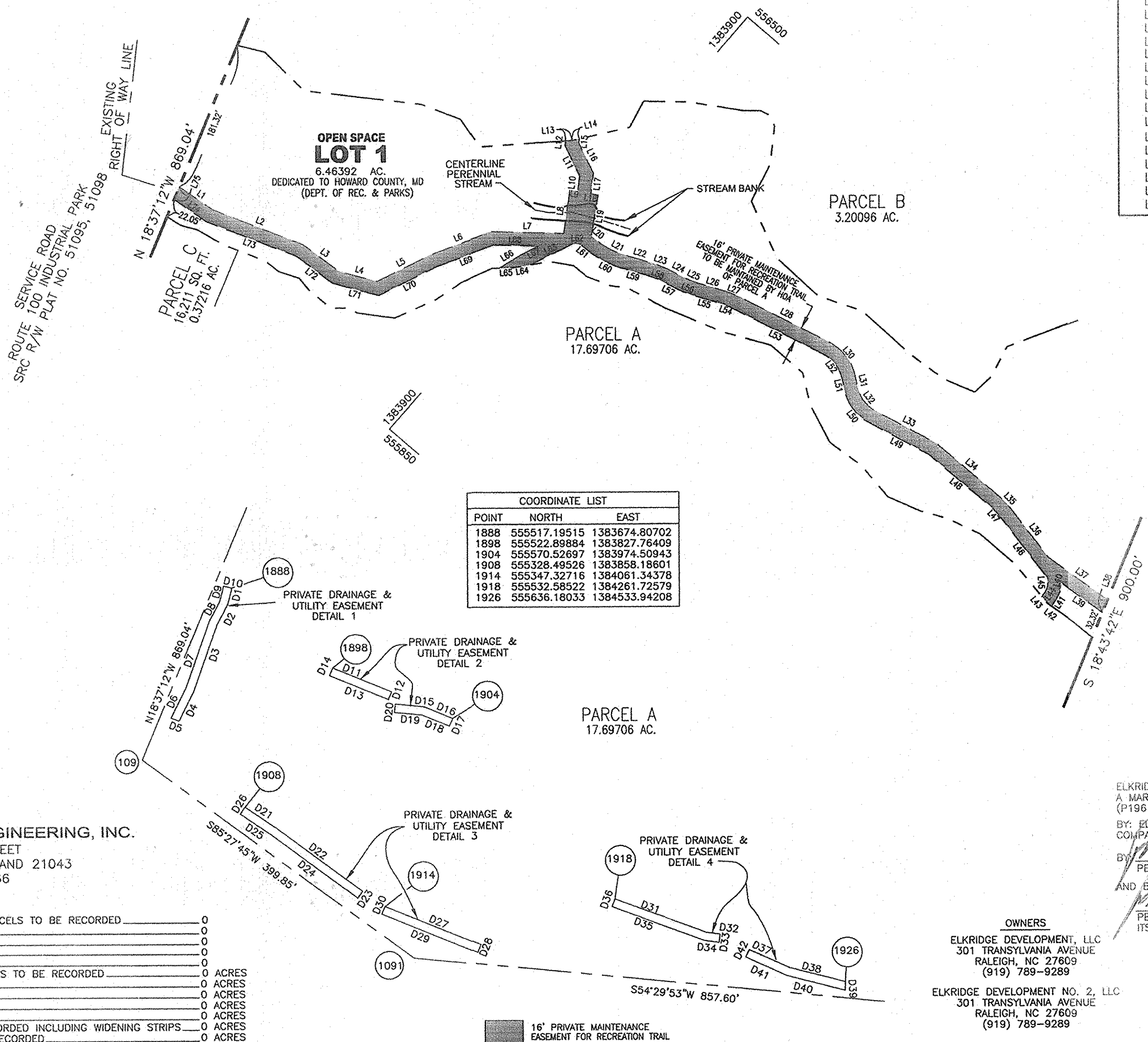
100 0 100 200 300

SHEET 2 OF 4

WATER EASEMENT LINE TABLE			
W1	S18°44'00"E 218.80	W71	N71°16'00"E 15.67
W2	S71°16'00"W 21.48	W72	N18°44'00"W 7.20
W3	N18°43'59"W 17.10	W73	N26°16'00"E 26.56
W4	S71°16'00"W 10.00	W74	N71°16'51"E 247.80
W5	N18°43'59"E 17.10	W75	N18°43'31"W 30.72
W6	S71°16'00"W 22.70	W76	N71°16'29"E 10.00
W7	N18°43'59"W 17.10	W77	N18°43'31"E 30.72
W8	S71°16'00"W 10.00	W78	N71°16'53"E 4.00
W9	S18°43'59"E 17.10	W79	S63°43'31"E 25.29
W10	S71°16'00"W 9.78	W80	S18°43'48"E 187.66
W11	N18°44'00"W 20.67	W81	N71°16'38"E 15.99
W12	S71°16'00"W 10.00	W82	S18°43'05"E 5.67
W13	S18°44'00"E 20.67	W83	N71°16'28"E 121.52
W14	S71°16'00"W 23.48	W84	N18°43'27"W 36.50
W15	N18°43'59"W 17.10	W85	N71°16'00"E 19.99
W16	S71°16'00"W 10.00	W86	S18°44'00"E 2.17
W17	S18°43'59"E 17.10	W87	N71°16'00"E 5.67
W18	S71°16'00"W 16.77	W88	S18°44'00"E 10.00
W19	N18°43'59"W 17.10	W89	S71°16'00"W 5.67
W20	S71°16'00"W 10.00	W90	S63°43'31"E 263.13
W21	S18°43'59"E 17.10	W91	N71°16'00"E 93.42
W22	S71°16'00"W 49.75	W92	S18°44'00"E 20.00
W23	N18°43'59"W 17.10	W93	S71°16'35"W 10.43
W24	S71°16'00"W 10.00	W94	S18°43'31"E 6.35
W25	S18°43'59"E 17.10	W95	S71°16'29"W 10.00
W26	S71°16'00"W 29.59	W96	N18°43'31"E 6.35
W27	N18°43'59"W 17.10	W97	S71°16'01"W 129.33
W28	S71°16'00"W 10.00	W98	S18°44'01"E 2.10
W29	S18°43'59"E 17.10	W99	S71°16'00"W 10.00
W30	S71°16'00"W 30.01	W100	N18°44'01"W 2.10
W31	N18°43'59"W 17.10	W101	S71°15'59"W 25.24
W32	S71°16'00"W 10.00	W102	S18°44'01"E 2.10
W33	N18°43'59"E 17.10	W103	S71°16'00"W 10.00
W34	S71°16'00"W 25.65	W104	N18°44'01"W 2.10
W35	N18°43'35"W 17.10	W105	S71°15'59"W 12.22
W36	S71°16'00"W 10.00	W106	S18°44'01"E 2.10
W37	S18°43'35"E 17.10	W107	S71°16'00"W 10.00
W38	S71°16'00"W 96.74	W108	N18°44'01"W 2.10
W39	N18°44'00"W 34.24	W109	S71°15'59"W 22.91
W40	N71°16'00"E 7.11	W110	S18°44'01"E 2.10
W41	N18°44'00"W 10.00	W111	S71°16'00"W 10.00
W42	S71°16'00"W 7.11	W112	N18°44'01"W 2.10
W43	N18°44'00"W 29.61	W113	S71°15'59"W 17.77
W44	N71°16'00"E 7.11	W114	S18°44'01"E 2.10
W45	N18°44'00"W 10.00	W115	S71°16'00"W 10.00
W46	S71°16'00"W 7.11	W116	N18°44'01"W 2.10
W47	N18°44'00"W 23.91	W117	S71°16'14"W 15.54
W48	S71°16'00"W 4.00	W118	N18°44'00"W 4.00
W49	N18°44'00"W 9.00	W119	S71°16'00"W 14.00
W50	N71°16'00"E 4.00	W120	S18°43'59"E 4.00
W51	N18°44'00"W 37.92	W121	S71°16'01"W 7.44
W52	N71°16'00"E 10.67	W122	S18°44'01"E 2.10
W53	N18°44'00"W 10.00	W123	S71°16'00"W 10.00
W54	S71°16'00"W 10.67	W124	N18°44'01"W 2.10
W55	N18°43'52"W 258.38	W125	S71°16'01"W 24.94
W56	N26°16'00"E 9.97	W126	S18°44'01"E 2.10
W57	N71°16'52"E 245.23	W127	S71°16'00"W 10.00
W58	S63°43'31"E 8.72	W128	N18°44'01"W 2.10
W59	S18°43'49"E 189.19	W129	S71°15'59"W 30.01
W60	S63°44'01"E 22.43	W130	S18°44'01"E 2.10
W61	N77°48'59"E 37.60	W131	S71°16'00"W 10.00
W62	N12°11'01"W 22.39	W132	N18°44'01"W 2.10
W63	N77°48'59"E 20.00	W133	S71°16'01"W 9.37
W64	S12°11'01"E 22.39	W134	S18°44'00"E 2.10
W65	N77°48'59"E 13.00	W135	S71°16'00"W 10.00
W66	N82°48'59"E 54.22	W136	N18°44'00"W 2.10
W67	N71°16'00"E 346.60	W137	S71°16'01"W 110.18
W68	N18°44'00"W 164.88	W138	S18°44'00"E 2.50
W69	S71°16'00"W 15.67	W139	S71°16'00"W 4.00
W70	N18°44'00"W 10.00	W140	S18°44'00"E 9.00
W141	N71°16'00"E 4.00	W212	N18°44'00"W 3.07
W142	S18°44'00"E 11.21	W213	S71°16'00"W 7.10
W143	N71°16'00"E 7.10	W214	N18°43'59"W 10.00
W144	S18°44'00"E 10.00	W215	N71°16'00"E 7.10
W145	S71°16'00"W 7.10	W216	N18°44'01"W 17.75
W146	S18°44'00"E 29.74	W217	S71°16'00"W 7.10
W147	N71°16'00"E 7.91	W218	N18°44'00"W 10.00
W148	S18°44'00"E 10.00	W219	N71°16'00"E 7.10
W149	S71°16'00"W 7.91	W220	N18°43'59"W 22.01
W150	S18°44'00"E 30.01	W221	S71°16'00"W 7.10
W151	N71°16'00"E 10.48	W222	N18°44'00"W 10.00
W152	S18°44'00"E 10.00	W223	N71°16'00"E 7.10
W153	S71°16'00"W 10.48	W224	N18°43'59"W 28.91
W154	S18°44'00"E 27.53	W225	S71°16'00"W 7.10
W155	N71°16'00"E 7.10	W226	N18°44'00"W 10.00
W156	S18°44'00"E 10.00	W227	N71°16'00"E 7.10
W157	S71°16'00"W 7.10	W228	N18°44'01"W 30.67
W158	S18°44'00"E 13.44	W229	S71°16'00"W 7.10
W159	S63°44'00"E 6.16	W230	N18°44'00"W 10.00
W160	N74°16'00"E 27.45	W231	N71°16'00"E 7.10
W161	N54°28'07"E 114.20	W232	N18°44'00"W 29.38
W162	N67°28'07"E 29.30	W233	S71°16'00"W 7.10
W163	S68°10'15"E 16.08	W234	N18°44'00"W 10.00
W164	S94°29'53"W 154.91	W235	N71°16'00"E 7.10
W165	S74°16'00"W 38.62	W236	N18°44'00"W 11.74
W166	N63°44'00"W 22.12	W237	N71°16'00"E 4.00
W167	N18°44'00"W 61.57	W238	N18°44'00"W 14.48
W168	S71°16'00"W 37.14	W239	S71°16'01"W 24.00
W169	S18°44'00"E 2.10	W240	S18°43'59"E 5.67
W170	S71°16'00"W 10.00	W241	S71°16'00"W 10.00
W171	N18°44'00"W 2.10	W242	N18°44'00"W 5.67
W172	S71°16'00"W 30.01	W243	S71°16'00"W 32.71
W173	S18°44'00"E 2.10	W244	N18°44'00"W 34.50
W174	S71°16'00"W 10.00	W245	N71°16'00"E 10.00
W175	N18°44'00"W 2.10	W246	S18°43'59"E 14.50
W176	S71°16'00"W 22.27	W247	N71°16'01"E 26.06
W177	S18°44'00"E 2.10	W248	N18°43'59"W 14.50
W178	S71°16'00"W 10.00	W249	N71°16'00"E 10.00
W179	N18°44'00"W 2.10	W250	S18°43'59"E 14.50
W180	S71°16'00"W 18.02	W251	N71°16'01"E 10.00
W181	S15°46'53"E 2.10	W252	N18°44'00"W 14.50
W182	S71°16'00"W 10.01	W253	N71°16'01"E 10.00
W183	N15°46'53"E 2.92	W254	S18°43'59"E 14.50
W184	S85°28'07"W 27.09	W255	N71°16'01"E 23.19
W185	S04°31'53"E 3.10	W256	N18°43'59"W 14.50
W186	S85°28'07"W 10.00	W257	N71°16'33"E 10.00
W187	N04°31'53"W 3.10	W258	N18°43'59"E 14.50
W188	S85°28'07"W 23.44	W259	N71°16'01"E 10.00
W189	S04°31'53"E 3.10	W260	N18°43'59"W 14.50
W190	S85°28'07"W 10.00	W261	N71°16'00"E 10.00
W191	N04°31'53"W 3.10	W262	S18°44'01"E 14.50
W192	S85°28'07"W 29.87	W263	N71°16'00"E 39.81
W193	S04°31'53"E 3.10	W264	N18°44'01"W 14.50
W194	S85°28'07"W 10.00	W265	N71°16'00"E 10.00
W195	N04°31'53"W 3.10	W266	S18°44'01"E 14.50
W196	S85°28'07"W 29.74	W267	N71°16'01"E 16.53
W197	S04°31'53"E 3.10	W268	N18°44'00"W 14.50
W198	S85°28'07"W 10.00	W269	N71°16'00"E 10.00
W199	N04°31'53"W 3.10	W270	S18°44'00"E 14.50
W200	S85°28'07"W 10.00	W271	N71°16'01"E 22.30
W201	S04°31'53"E 3.10	W272	N18°43'59"W 14.50
W202	S85°28'07"W 10.00	W273	N71°16'00"E 10.00
W203	N04°31'53"W 3.10	W274	S18°43'59"E 14.50
W204	S85°28'07"W 18.33	W275	N71°16'01"E 27.70
W205	N04°31'53"W 3.10	W276	N18°44'00"W 14.50
W206	S85°28'07"W 4.00	W277	N71°16'02"E 10.00
W207	S04°31'53"E 4.59	W278	S18°44'01"E 14.51
W208	S71°16'00"W 10.74	W279	N71°14'22"E 17.68
W209	S18°44'00"E 22.53	W280	N18°43'59"W 12.10
W210	S71°16'00"W 22.53	W281	N71°16'00"E 10.00
W211	S71°16'00"W 20.00	W282	S18°43'59"E 12.10
W283	N71°13'56"E 11.33	W370	N71°16'02"E 10.70
W284	N18°44'00"W 12.09	W371	S18°44'01"E 7.10
W285	N71°16'00"E 10.00	W372	N71°16'00"E 10.00
W286	S18°44'00"E 12.09	W373	N18°44'01"W 7.10
W287	N71°16'55"E 27.35	W374	N71°16'00"E 10.20
W288	N18°43'59"W 12.10	W375	N18°44'00"W 4.00
W289	N71°16'00"E 10.00	W376	N71°16'00"E 9.00
W290	S18°43'59"E 12.10	W377	S18°44'00"E 4.00
W291	N71°15'34"E 30.00	W378	N71°16'03"E 0.98
W292	N18°44'01"W 12.10	W379	S18°44'00"E 7.10
W293	N71°16'00"E 10.00	W380	N71°16'00"E 10.00
W294	S18°44'01"E 12.10	W381	N18°44'00"W 7.10
W295	N71°16'01"E 45.31	W382	N71°16'01"E 26.33
W296	N18°44'00"W 94.00	W383	S18°44'00"E 7.10
W297	S71°16'00"W 129.89	W384	N71°16'00"E 10.00
W298	S18°44'00"E 3.67	W385	N18°44'00"W 7.10
W299	S71°16'00"W 10.00	W386	N71°16'01"E 30.00
W300	N18°44'00"W 3.67	W387	S18°44'00"E 8.66
W301	S71°16'00"W 208.73	W388	N71°16'00"E 10.00
W302	S82°48'59"W 55.37	W389	N18°44'00"W 8.66
W303	S77°48'59"W 67.80	W390	N71°16'01"E 29.99
W304	S18°44'00"E 99.25	W391	S18°44'01"E 10.90
W305	S71°16'12"W 34.67	W392	N71°16'00"E 10.00
W306	S18°44'00"E 10.00	W393	S18°44'01"W 10.90
W307	N71°16'12"E 34.67	W394	N71°16'01"E 35.17
W308	S18°44'00"E 116.14		
W309	S71°16'00"W 11.64		
W310	N18°44'07"W 17.10		
W311	S71°15'16"W 10.00		
W312	S18°44'07"E 17.10		
W313	S71°16'00"W 31.25		
W314	N18°44'00"W 17.10		
W315	S71°15'16"W 10.00		
W316	S18°44'00"E 17.10		
W317	S71°16'00"W 26.53		
W318	N18°44'07"W 17.10		
W319	S71°15'16"W 10.00		
W320	S18°44'07"E 17.10		
W321	S71°16'00"W 13.47		
W322	N18°44'07"W 17.10		
W323	S71°15'16"W 10.00		
W324	S18°44'07"E 17.10		
W325	S71°16'00"W 18.80		
W326	S85°28'07"W 15.17		
W327	N04°31'53"W 20.67		
W328	S85°28'07"W 10.00		
W329	S04°31'53"E 20.67		
W330	S85°28'07"W 28.19		
W331	N04°31'59"W 17.10		
W332	S85°27'59"W 10.00		
W333	S04°31'59"E 17.10		
W334	S85°28'07"W 30.37		
W335	N04°31'59"W 17.10		
W336	S85°27'59"W 10.00		
W337	S04°31'59"E 17.10		
W338	S85°28'07"W 30.00		
W339	N04°31'59"W 17.10		
W340	S85°27'59"W 10.00		
W341	S04°31'59"E 17.10		
W342	S85°28'07"W 29.02		
W343	N04°31'59"W 17.10		
W344	S85°27'59"W 10.00		
W345	S04°31'59"E 17.10		
W346	S85°28'07"W 20.73		
W347	S71°16'00"W 15.62		
W348	N18°44'00"W 175.47		
W349	N71°16'01"E 34.05		
W350	S18°43'59"E 10.97		
W351	N71°16'01"E 10.00		
W352	N18°43'59"W 10.97		
W353	N71°14'47"E 18.84		
W354	S18°43'59"E 9.72		
W355	N71°16'01"E 10.00		
W356	N18°43'59"W 9.72		

LINE TABLE		
L1	N 83°37'22" E	47.82'
L2	N 70°19'58" E	115.49'
L3	N 86°28'01" E	52.60'
L4	N 64°00'53" E	47.43'
L5	N 22°05'15" E	70.85'
L6	N 28°11'35" E	78.38'
L7	N 50°28'56" E	86.75'
L8	N 33°03'51" W	52.25'
L9	N 58°56'31" E	9.49'
L10	N 33°59'38" W	19.59'
L11	N 67°09'23" W	39.43'
L12	N 32°21'52" E	5.35'
L13	N 45°07'05" E	7.81'
L14	N 36°22'09" E	8.90'
L15	S 33°21'52" E	5.13'
L16	S 67°09'23" W	39.33'
L17	S 33°59'38" E	25.18'
L18	N 58°56'31" E	8.73'
L19	S 31°34'08" E	49.72'
L20	N 89°09'09" E	7.82'
L21	N 65°33'28" E	34.19'
L22	N 77°06'16" E	18.41'
L23	N 65°59'14" E	32.97'
L24	N 76°14'46" E	121.99'
L25	S 13°45'14" E	58.00'
L26	N 36°57'28" E	58.00'
L27	S 53°02'32" E	14.94'
L28	N 77°23'14" E	82.36'
L29	N 89°34'56" E	96.36'
L30	S 78°03'39" E	72.05'
L31	N 85°01'08" E	86.83'
L32	S 18°43'42" E	16.47'
L33	S 85°01'08" W	60.18'
L34	S 08°26'31" E	11.65'
L35	S 85°00'24" W	6.78'
L36	N 80°05'52" W	9.73'
L37	N 08°26'31" W	8.18'
L38	N 78°03'39" W	86.39'
L39	S 89°34'56" W	94.65'
L40	S 77°23'14" W	80.65'
L41	N 53°02'32" W	14.94'
L42	S 76°14'46" W	121.99'
L43	S 65°59'14" W	32.97'
L44	S 77°06'16" W	18.41'
L45	S 65°33'28" W	34.19'
L46	S 89°09'09" W	7.82'
L47	S 22°17'09" W	53.54'
L48	S 39°55'27" W	21.12'
L49	S 46°34'09" W	16.63'
L50	N 17°25'46" E	32.62'
L51	N 22°17'09" E	21.27'
L52	S 50°28'56" W	53.75'
L53	S 28°11'35" W	72.37'
L54	S 22°05'15" W	76.13'
L55	S 84°00'53" W	56.74'
L56	S 96°28'01" W	53.50'
L57	S 70°19'58" W	115.08'
L58	S 83°37'22" W	48.22'
L59	N 18°37'12" W	16.37'

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
L21	37.89'	92.00'	19.22'	23°35'41"	N77°21'19"E 37.62'
L23	21.76'	108.00'	10.92'	11°32'47"	N71°19'52"E 21.73'
L25	17.85'	92.00'	8.95'	11°07'02"	N71°32'45"E 17.82'
L27	19.34'	108.00'	9.69'	10°15'32"	N71°07'00"E 19.31'
L32	36.34'	42.00'	19.39'	49°34'14"	S77°49'39"E 35.21'
L35	23.29'	108.00'	11.69'	12°21'26"	S84°14'22"E 18.90'
L40	19.17'	33.00'	9.87'	33°17'20"	S25°05'11"E 18.90'
L45	20.66'	17.00'	11.82'	69°37'08"	N43°15'05"W 19.41'
L47	19.84'	92.00'	9.96'	12°21'26"	N84°14'22"W 19.80'
L50	50.18'	58.00'	26.78'	49°34'14"	N77°49'39"W 48.63'
L52	37.17'	42.00'	19.90'	50°42'42"	N78°23'53"W 35.97'
L54	16.47'	92.00'	8.26'	10°15'32"	S71°07'00"W 16.45'
L56	20.96'	108.00'	10.51'	11°07'02"	S71°32'45"W 20.92'
L58	18.54'	92.00'	9.30'	11°32'47"	S71°19'52"W 18.51'
L60	44.47'	108.00'	22.56'	23°35'41"	S77°21'19"W 44.16'
L62	15.17'	13.00'	8.58'	66°52'00"	S55°43'09"W 14.33'



COORDINATE LIST		
POINT	NORTH	EAST
1888	555517.19515	1383674.80702
1898	555522.89884	1383827.76409
1904	555570.52697	1383974.50943
1908	555326.49528	1383858.18601
1914	555347.32718	1384061.34378
1918	555532.58522	1384261.72579
1926	555636.18033	1384533.94208

LINE TABLE		
D1	S27°00'07"E	20.32'
D2	S13°19'48"E	27.82'
D3	S21°44'21"E	85.40'
D4	S14°36'52"E	38.73'
D5	S69°24'53"W	10.00'
D6	N14°38'47"W	39.11'
D7	N21°44'31"W	85.71'
D8	N13°19'48"W	27.20'
D9	N27°00'07"W	19.12'
D10	N62°59'53"E	10.00'
D11	N71°16'00"E	75.32'
D12	S18°44'00"E	10.00'
D13	S71°16'00"W	75.32'
D14	N18°44'00"W	10.00'
D15	N54°22'48"E	34.28'
D16	N71°16'00"E	38.65'
D17	S18°44'00"E	10.00'
D18	S71°16'00"W	35.16'
D19	S54°22'48"W	32.77'
D20	N35°37'12"W	10.00'
D21	N83°10'29"E	45.65'
D22	N85°27'25"E	126.22'
D23	S04°31'53"E	10.00'
D24	S85°27'25"W	126.02'
D25	S83°10'29"W	45.46'
D26	N06°49'31"W	10.00'
D27	N71°16'00"E	122.75'
D28	S19°01'56"E	10.00'
D29	S71°16'00"W	122.83'
D30	N18°32'50"W	10.00'
D31	N69°34'05"E	115.83'
D32	N57°03'14"E	16.61'
D33	S32°56'46"E	10.00'
D34	S57°03'14"W	17.70'
D35	S69°34'02"W	116.94'
D36	N20°22'49"W	10.00'
D37	N73°24'18"E	52.35'
D38	N63°20'32"E	68.54'
D39	S40°28'04"E	10.30'
D40	S63°20'32"W	71.88'
D41	S73°24'18"W	53.23'
D42	N16°35'42"W	10.00'

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

TOTAL TABULATIONS	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND OR PARCELS TO BE RECORDED	0 ACRES
BUILDABLE	0 ACRES
NON-BUILDABLE	0 ACRES
OPEN SPACE	0 ACRES
PRESERVATION PARCELS	0 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0 ACRES

THE REQUIREMENTS OF §8108, 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.
Mark C. Martin 11/29/06
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

ELKRIDGE DEVELOPMENT, LLC
A MARYLAND LIMITED LIABILITY COMPANY (P196 AND P198)
BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC. ITS TOWNHOUSE MANAGER
John G. Voelkel 11/29/06
AND BY: *John G. Voelkel* 11/29/06
PETER G. VOELKEL, PRESIDENT DATE
PETER G. VOELKEL, ITS RESIDUAL MANAGER DATE

ELKRIDGE DEVELOPMENT NO. 2, LLC
A MARYLAND LIMITED LIABILITY COMPANY (F/K/A THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER LIMITED LIABILITY COMPANY) (P199)
BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC. ITS TOWNHOUSE MANAGER
John G. Voelkel 11/29/06
AND BY: *John G. Voelkel* 11/29/06
PETER G. VOELKEL, PRESIDENT DATE
PETER G. VOELKEL, ITS RESIDUAL MANAGER DATE

OWNERS
ELKRIDGE DEVELOPMENT, LLC
301 TRANSYLVANIA AVENUE
RALEIGH, NC 27609
(919) 789-9289
ELKRIDGE DEVELOPMENT NO. 2, LLC
301 TRANSYLVANIA AVENUE
RALEIGH, NC 27609
(919) 789-9289

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Robert H. Vogel 11/17/06
HOWARD COUNTY HEALTH OFFICER *SRD* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Mark C. Martin 11/29/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark C. Martin 11/29/06
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ELKRIDGE DEVELOPMENT, LLC AND ELKRIDGE DEVELOPMENT NO. 2, LLC, EACH BY ELKRIDGE LANDING DEVELOPMENT COMPANY, INC., TOWNHOUSE MANAGER, AND PETER G. VOELKEL, RESIDUAL MANAGER, 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 SHOWN HEREON;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET 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;
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 8th DAY OF November, 2006.

ELKRIDGE DEVELOPMENT, LLC
A MARYLAND LIMITED LIABILITY COMPANY (P196 AND P 198)
BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC.
ITS TOWNHOUSE MANAGER
John G. Voelkel
PETER G. VOELKEL, PRESIDENT

ELKRIDGE DEVELOPMENT NO. 2, LLC
A MARYLAND LIMITED LIABILITY COMPANY (F/K/A THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER LIMITED LIABILITY COMPANY) (P199)
BY: ELKRIDGE LANDING DEVELOPMENT COMPANY, INC.
ITS TOWNHOUSE MANAGER
John G. Voelkel
PETER G. VOELKEL, RESIDUAL MANAGER

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 JAMES E. COLLINS TO ELKRIDGE DEVELOPMENT, LLC BY DEED DATED FEBRUARY 25, 2004 RECORDED IN LIBER 8139 FOLIO 504 AND ALL OF THE LANDS CONVEYED BY JOHN F. FEEZER, JR., BEULAH MAE FEEZER AND NANCY L. PARKER TO THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 17, 1993 RECORDED IN LIBER 3103 FOLIO 616 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN OR WITHIN THE PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MARYLAND, AS AMENDED AND THAT THE BOUNDARIES SHOWN ARE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

Mark C. Martin
MARK C. MARTIN
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 18671 ON 11/29/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BELMONT STATION
PARCELS A, B, C AND OPEN SPACE LOT 1
A SUBDIVISION OF THE PROPERTY OF
ELKRIDGE DEVELOPMENT LLC PARCEL ONE AND TWO
TAX MAP 37 PARCELS 196 AND 198
AND THE PROPERTY OF
ELKRIDGE DEVELOPMENT NO. 2, LLC FORMERLY KNOWN AS
THE JOHN F. FEEZER, JR. AND BEULAH M. FEEZER
LIMITED LIABILITY COMPANY
TAX MAP 37 PARCEL 199
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 100'
NOVEMBER 7, 2006

100 0 100 200 300
SHEET 4 OF 4

SITE DATA

LOCATION: TAX MAP 37; BLOCK 18; PARCELS 196, 198, & 199
 1ST ELECTION DISTRICT
 EXISTING ZONING: CAC
 SUBDIVISION: BELMONT STATION
 DPZ REFERENCES: S-04-10, WP-04-152, P-05-17, WP-06-79; SDP-06-034
 GROSS AREA OF PARCEL: 27,766.10 AC
 NUMBER OF PROPOSED PARCELS: 3 PARCELS; 1 OPEN SPACE LOT
 AREA OF PARCEL A: 17,670.00 AC
 AREA OF PARCEL B: 3,200.96 AC
 AREA OF PARCEL C: 0.37216 AC
 OPEN SPACE LOT 1 (AREA OF FLOODPLAIN): 6,463.92 AC±
 LAND TO BE DEDICATED TO THE STATE: 0.03200 AC
 AREA OF STEEP SLOPES: 0.90 AC
 NET AREA OF PROJECT: 20,402.18 AC
 AREA SHA ROW FOR SELNICK DRIVE (PLAT 51095 & 51098): 4.5 AC
 APPROXIMATE LIMIT OF DISTURBANCE: 6.84 AC (297,690 SF± INCL. HAUL ROAD & TEMP. STOCKPILE)
 UNITS PERMITTED: 20,402.08 AC x 25 DU/AC = 510 UNITS
 MHU REQUIRED: 15% OF PROPOSED UNITS
 RECOMMENDED COMMERCIAL: 200 SQ FT PER RESIDENTIAL UNIT
 318 UNITS x 200 SQ FT/UNIT = 63,600 SQ FT

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCES: 8139/504; 3103/616
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY DAFT MCCUNE WALKER, INC. DATED FEBRUARY 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY VRM DATED FEBRUARY 2004.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD '83) AS PROJECTED BY THE FOLLOWING HO.C.O. GEODETIC CONTROL STATIONS: 3805 & 3806
- WATER AND SEWER FOR THIS PROJECT TO TIE TO A PUBLIC SYSTEM
 EXISTING WATER: 14-4316-D
 EXISTING SEWER: 14-4316-D
- STORMWATER MANAGEMENT SERVING THE PROPOSED PUBLIC ROAD AND A PORTION OF PARCEL 'A' WILL BE INCLUDED IN THIS SUBMISSION.
 NOW, CIV. ENGR. AND OF ARE PROVIDED BY THE PROPOSED POCKET POND FACILITY.
 REV IS PROVIDED IN THE GRASS CHANNELS OF THE SELNICK ROAD OPEN ROAD SECTION.
 THIS POCKET POND IS SUBJECT TO DEVELOPER AGREEMENT AND MEMORANDUM OF UNDERSTANDING SELNICK DRIVE AND AMONG HOWARD COUNTY ELKBRIDGE LANDINGS DEVELOPMENT COMPANY, INC. AND STATE HIGHWAY ADMINISTRATION. SWM FOR THE REMAINDER OF BULK PARCEL 'A' AND 'B' WILL BE DETERMINED ON THEIR RESPECTIVE SITE DEVELOPMENT PLANS, AND WILL BE IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
- STORMWATER MANAGEMENT SOIL BORINGS FOR THIS SITE ARE BASED ON A GEOTECHNICAL ANALYSIS PROVIDED BY ECS, LTD DATED FEBRUARY 25, 2005.
- WETLANDS DELINEATED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 28, 2004.
- STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER ARE SHOWN.
- FLOODPLAIN DATA TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND ADJUSTED PER TOPOGRAPHY.
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 2004.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED MAY 2004. APPROVED WITH THE S-04-10, FEB. 15, 2005.
- THE UNMITIGATED 65DBA NOISE LINE IS SHOWN ON THESE PLANS, APPROVED 8/3/05. THE MITIGATED NOISE LINE AND WALL MITIGATION FEATURES WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- ALL LANDSCAPING REQUIREMENTS SHALL BE COMPLIED WITH AS SET FORTH IN THE HOWARD COUNTY LANDSCAPE MANUAL.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- AT THE SKETCH PLAN (S-04-10) STAGE OF PROCESSING THIS PROPERTY IS IN COMPLIANCE WITH THE ROUTE 1 MANUAL FOR CAC ZONING WITH THE FOLLOWING EXCEPTIONS:
 1. THE REQUIREMENT FOR THE REQUIRED COMMERCIAL SPACE HAS BEEN REDUCED FROM 300 SQ FT TO 200 SQ FT PER RESIDENTIAL UNIT BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING BASED UPON THE CONDITIONS OUTLINED IN SECTION 127.5.E.3.C OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.
- RECREATIONAL OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
- NO ACCESS IS PERMITTED ALONG U.S. ROUTE 1 EXCEPT FOR THE COMMERCIAL PARCEL ENTRANCE. ACCESS RESTRICTIONS TO U.S. ROUTE 1 TO BE DETERMINED WITH THE SITE DEVELOPMENT PLANS. A DEDICATION OF 0.03± ACRES WILL BE REQUIRED ALONG U.S. ROUTE 1 FRONTAGE ASSOCIATED WITH THIS DEVELOPMENT.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE FOREST CONSERVATION OBLIGATION OF 9.83 ACRES OF RETENTION FOR THIS SUBDIVISION WILL BE MET BY PROVIDING 9.87 ACRES OF REFORESTATION FOREST CONSERVATION EASEMENTS (FCE A-E) OFFSITE ON F-07-097 FOR CRED. PRESERVATION PARCELS A & D. PLAT NOS. B-112-15 FOREST CONSERVATION SURETY IN THE AMOUNT OF \$214,940.00 WILL BE POSTED AS PART OF THE DEVELOPER AGREEMENT. F-07-097 FOR CRED. PRESERVATION PARCELS A & D. PLAT NOS. B-112-15 FOREST CONSERVATION SURETY IN THE AMOUNT OF \$214,940.00 WILL BE POSTED AS PART OF THE DEVELOPER AGREEMENT. F-07-097 FOR CRED. PRESERVATION PARCELS A & D. PLAT NOS. B-112-15 FOREST CONSERVATION SURETY IN THE AMOUNT OF \$214,940.00 WILL BE POSTED AS PART OF THE DEVELOPER AGREEMENT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FLOODPLAIN, STREAM(S) OR THEIR REQUIRED BUFFERS, AREAS OF STEEP SLOPES GREATER THAN OR EQUAL TO 20.00% SF, AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS NOTED ON THESE PLANS, AND APPROVED UNDER WP-06-079.
- THIS PLAN IS SUBJECT TO WP-04-152, DATED AUGUST 3, 2005, TO WAIVE SECTION 16.116.a.(1) AND SECTION 16.116.b.(1) OF THE HOWARD COUNTY ZONING REGULATIONS TO WAIVE SECTION 16.116.a.(1) WHICH WILL ALLOW DISTURBANCE TO WETLAND AREA AND THE WETLAND BUFFER, AS SHOWN ON THE SKETCH PLAN (S-04-10). APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE PETITIONER SHALL OBTAIN ANY NECESSARY WETLAND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 THE WAIVER WAS DENIED REQUEST TO WAIVE SECTION 16.116.a.(1) WHICH PROHIBITS GRADING AND CLEARING ON SLOPES OVER 25% IN GRADE, AND OVER 20,000 SF IN CONTIGUOUS AREA. DENIAL IS BASED ON THE FOLLOWING:
 1. THE LOCATION OF THE SWM POND AND THE PARKING LOT AREA CAN BE SHIFTED TO AVOID DISTURBANCE TO THE STEEP SLOPE AREA, WHICH IS PART OF A SENSITIVE ENVIRONMENTAL AREA ASSOCIATED WITH THE STREAM VALLEY SYSTEM ON THE SUBJECT SITE AND EXTENDING ONTO THE ADJOINING PROPERTY. THE JUSTIFICATION PRESENTED DOES NOT DEMONSTRATE THAT THERE IS AN UNDO HARSHNESS ON THE PETITIONER IN COMPLYING WITH THE REGULATIONS, NOR DOES IT DEMONSTRATE THAT THERE ARE NO REASONABLE ALTERNATIVES TO THE PROPOSED SITE LAYOUT.
- LANDSCAPE BUFFERING, LANDSCAPE WALLS AND/OR EARTH BERMS WILL BE PROVIDED TO SCREEN THE RETAIL PARKING AREA ALONG ROUTE 1. THESE WILL BE DETERMINED WITH THE SITE DEVELOPMENT PLANS FOR BULK PARCELS 'A' & 'B'.
- THE ENVIRONMENTAL DISTURBANCE ASSOCIATED WITH THE SIDEWALK/PATHWAY SYSTEM AND POND OUTFALL LOCATION ARE CONSIDERED "NECESSARY" DISTURBANCE IN ACCORDANCE WITH SECTION 16.116 OF HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WAIVER PETITION WP-06-079, APPROVED MARCH 1, 2006, TO PERMIT CLEARING, GRADING AND DEVELOPMENT WITHIN 75 FEET OF A PERENNIAL STREAM IN THE RESIDENTIAL LAND USE AREA (PARCEL A), OF A MIXED USE (CAC) ZONING DISTRICT.
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
 1. THE AREA OR LIMIT OF DISTURBANCE WITHIN 75' STREAM BUFFER ON PARCEL A SHALL NOT EXCEED THE ONE SHOWN ON THE WAIVER PETITION EXHIBIT/PLAN SUBMITTED ON 2/13/06.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$4,800.00 FOR THE REQUIRED 10 SHADE TREES AND 12 EVERGREEN TREES.
 CIVIL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,900.00 FOR THE REQUIRED 43 SHADE TREES.
- ANY SOIL COMPACTION IN FILL AREAS SHALL BE IN ACCORDANCE WITH AASHTO 1-180 STANDARDS.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO PLACEMENT OF ANY ASPHALT.
- STREET LIGHT PLACEMENT AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993). A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED, SQUARE TUBE POST (1 1/2" GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (1/2" GAUGE) 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THIS PLAN IS SUBJECT TO MDE APPLICATION TRACKING NO. 20046044/03-NT-0489 DATED AUGUST 15, 2006.
 THIS MDE APPLICATION COVERS FILLING OF THE WETLANDS IN THE MIDDLE OF BULK PARCEL 'A', THE STREAM CROSSING FOR THE SEWER CONNECTION, THE REMOVAL OF THE STREAM CULVERT, AND THE RECREATION TRAIL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William F. Melick III 10-19-06
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

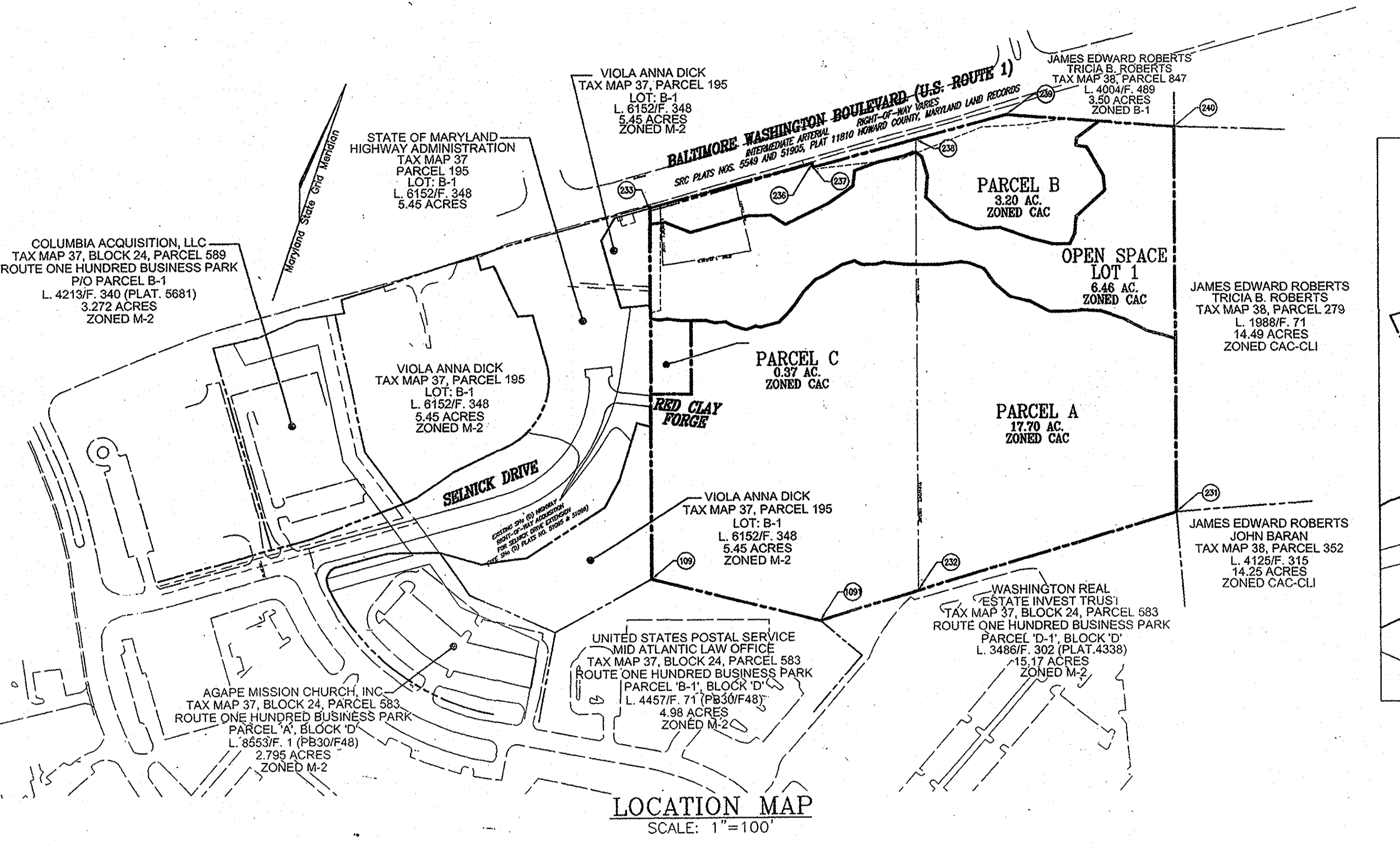
William F. Melick III 10/19/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Charles H. Hendon 10/19/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

FINAL PLAN

BELMONT STATION

SELNICK ROAD EXTENTION & P/O RED CLAY FORGE

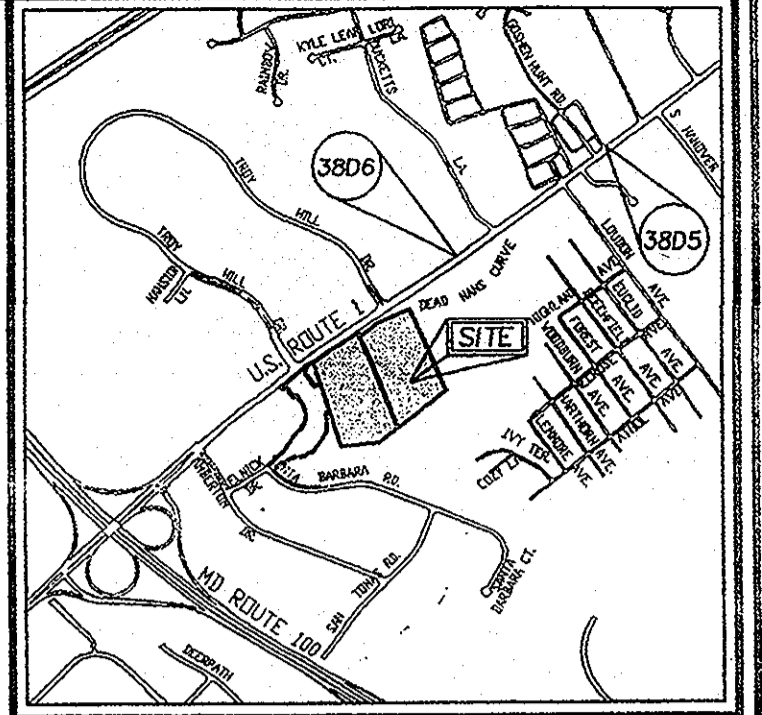
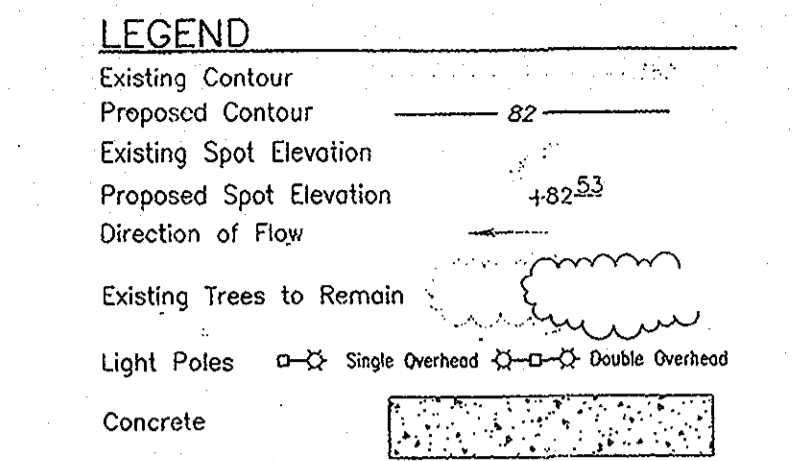
PARCELS 'A,' 'B' & 'C' & OPEN SPACE LOT 1



LOCATION MAP
SCALE: 1"=100'

BENCHMARKS

HOWARD COUNTY BENCHMARK 3805	N 558,378.575	E 1,386,524.158	ELEV.: 193.726'
HOWARD COUNTY BENCHMARK 3806	N 557,155.459	E 1,384,992.262	ELEV.: 175.228'

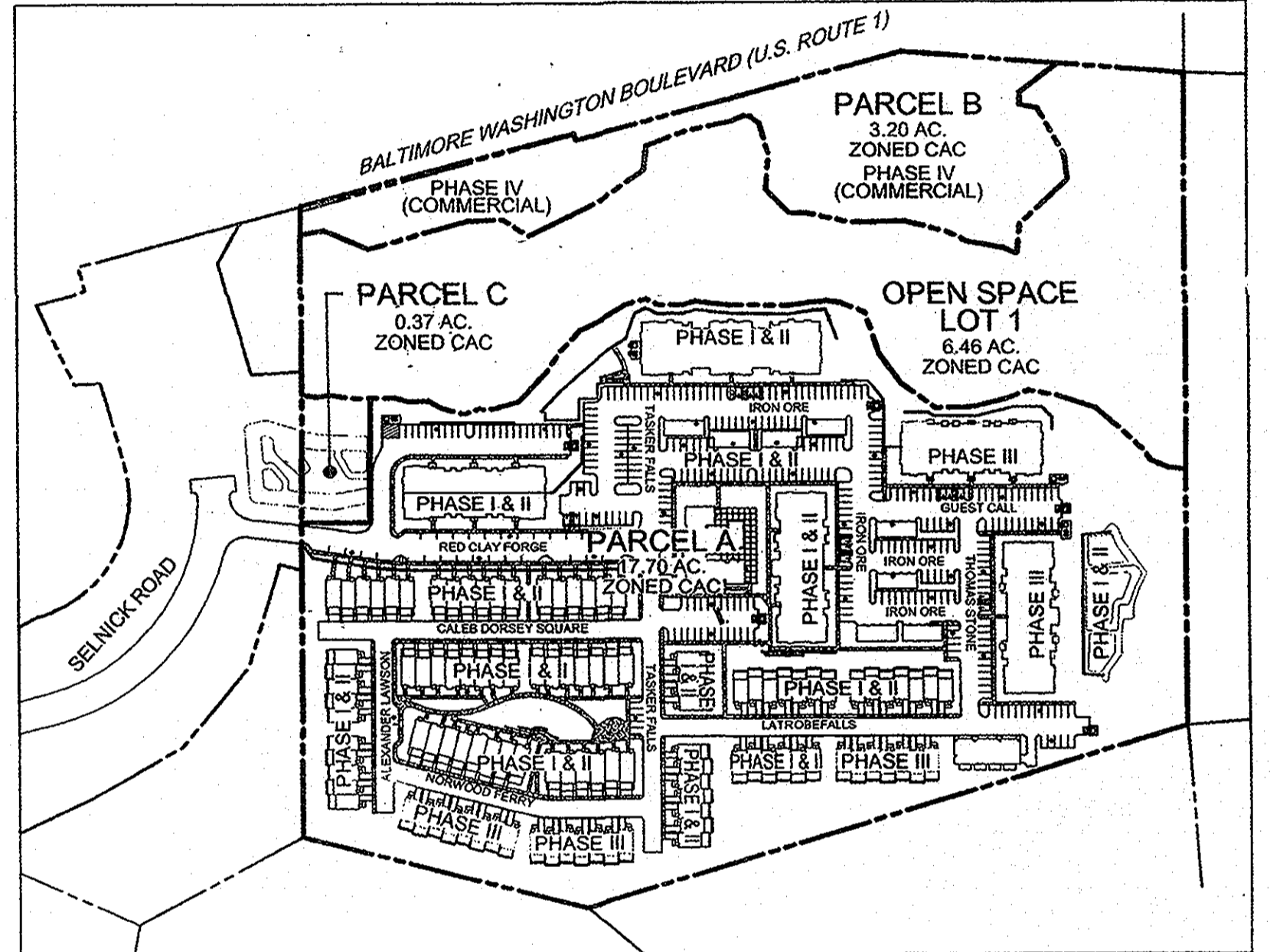


VICINITY MAP
SCALE: 1"=2000'

HOUSING UNIT ALLOCATION

JULY 1, 2007	JULY 1, 2008	JULY 1, 2009
110	101	107

PHASING TABULATION AS APPROVED WITH S-04-10



PHASING PLAN
SCALE: 1"=100'

COORDINATE CHART

No.	Northing	Easting
109	555291.2125	1383729.3512
231	555820.8776	1384826.1141
232	555460.0422	1384320.2754
233	555109.0173	1383453.8130
236	555326.0553	1383774.1188
237	556321.9546	1383779.0196
238	556457.8979	1383981.8512
239	556578.0032	1384161.0698
240	556673.2237	1384537.1398
1091	555322.8440	1384127.9435

BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDEL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS

- NO EXCESS FILL, CONSTRUCTION MATERIAL, OR DEBRIS SHALL BE STOCKPILED OR STORED IN NONTIDEL WETLANDS, NONTIDEL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
- PLACE MATERIALS IN A LOCATION AND MANNER THAT DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF NONTIDEL WETLANDS, NONTIDEL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
- DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL, OR ANY OTHER DELETERIOUS SUBSTANCE. IF ADDITIONAL BACKFILL IS REQUIRED, USE CLEAN MATERIAL FREE OF WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL, OR ANY OTHER DELETERIOUS SUBSTANCE.
- PLACE HEAVY EQUIPMENT ON MATS OR SUITABLY OPERATE THE EQUIPMENT TO PREVENT DAMAGE TO NONTIDEL WETLANDS, NONTIDEL WETLAND BUFFERS, WATERWAYS, OR THE 100-YEAR FLOODPLAIN.
- REPAIR AND MAINTAIN ANY SERVICABLE STRUCTURE OR FILL SO THERE IS NO PERMANENT LOSS OF NONTIDEL WETLANDS, NONTIDEL WETLAND BUFFERS, OR WATERWAYS OR PERMANENT MODIFICATION OF THE 100-YEAR FLOODPLAIN IN EXCESS OF THAT LOST UNDER THE ORIGINALLY AUTHORIZED STRUCTURE OR FILL.
- RECTIFY ANY NONTIDEL WETLANDS, WETLAND BUFFERS, WATERWAYS, OR 100-YEAR FLOODPLAIN TEMPORARILY IMPACTED BY ANY CONSTRUCTION.
- ALL STABILIZATION IN THE NONTIDEL WETLAND AND NONTIDEL WETLAND BUFFER SHALL CONSIST OF THE FOLLOWING SPECIES: ANNUAL RYEGRASS (LOLIUM MULTIFLORUM), MILLET (SETARIA ITALICA), BARLEY (HORDEUM SP.), OATS (Avena SP.), AND/OR RYE (SECALE CEREALE). THESE SPECIES WILL ALLOW FOR THE STABILIZATION OF THE SITE WHILE ALSO ALLOWING FOR THE VOLUNTARY REGENERATION OF THE NATURAL WETLAND SPECIES. OTHER NON-PERSISTENT VEGETATION MAY BE ACCEPTABLE, BUT MUST BE APPROVED BY THE NONTIDEL WETLANDS AND WATERWAYS DIVISION, KENTUCKY 31 RESCUE SHALL NOT BE UTILIZED IN WETLAND OR BUFFER AREAS. THE AREA SHOULD BE SEEDED AND MULCHED TO REDUCE EROSION AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- AFTER INSTALLATION HAS BEEN COMPLETED, MAKE POST-CONSTRUCTION GRADES AND ELEVATIONS THE SAME AS THE ORIGINAL GRADES AND ELEVATIONS IN THE TEMPORARILY IMPACTED AREAS.
- TO PROTECT AQUATIC SPECIES, IN-STREAM WORK IS PROHIBITED AS DETERMINED BY THE CLASSIFICATION OF THE STREAM.
- USE 1 MATERS. IN-STREAM WORK SHALL NOT BE CONDUCTED DURING THE PERIOD MARCH 1 THROUGH JUNE 15, INCLUDING DURING ANY YEAR.
- STORMWATER RUNOFF FROM IMPERVIOUS SURFACES SHALL BE CONTROLLED TO PREVENT THE WASHING OF DEBRIS INTO THE WATERWAY.
- CULVERTS SHALL BE CONSTRUCTED AND ANY BARRIERS PLACED SO AS NOT TO OBSTRUCT THE MOVEMENT OF AQUATIC SPECIES, UNLESS THE PURPOSE OF THE ACTIVITY IS TO IMPOUND WATER.

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 14
ROAD PLAN	2 OF 14
ROAD PROFILE	3 OF 14
GRADING AND SEDIMENT CONTROL PLAN	4 OF 14
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	5 OF 14
STORM DRAIN DRAINAGE AREA MAP	6 OF 14
STORM DRAIN PROFILES	7 OF 14
STORMWATER MANAGEMENT NOTES AND DETAILS	8 OF 14
STORMWATER MANAGEMENT DETAILS	9 OF 14
LANDSCAPE PLAN	10 OF 14
OFFSITE FOREST CONSERVATION PLAN	11 OF 14
OFFSITE FOREST CONSERVATION NOTES AND DETAILS	12 OF 14
RETAINING WALL PLAN AND DETAILS	13 OF 14
HAUL ROAD AND TEMPORARY STOCKPILES	14 OF 14

OWNER/DEVELOPER
 ELKBRIDGE DEVELOPMENT, LLC ELKBRIDGE DEVELOPMENT NO.2, LLC
 301 TRANSYLVANIA AVENUE 301 TRANSYLVANIA AVENUE
 RALEIGH, NC 27609 RALEIGH, NC 27609
 (919) 789-9289 (919) 789-9289

3	REVISE FCE AREAS B-1 & B-2 PARCEL 'A'	6-10-06
2	REVISE TEMPORARY STOCKPILE #2 AND GENERAL NOTE 25	4-30-07
1	ADD BEST MANAGEMENT PRACTICES	4-20-07
	REVISION	DATE

FINAL ROAD CONSTRUCTION PLANS

COVER SHEET

BELMONT STATION
 PARCELS 'A,' 'B' & 'C' & OPEN SPACE LOT 1
 REF: WP-04-152, WP-06-79, S-04-10, P-05-17, F-06-169, F-07-093
 TAX MAP 37 BLOCK 18 PARCEL 196, 198, 199
 1ST ELECTION DISTRICT HOWARD COUNTY MARYLAND

ROBERT H. VOGEL ENGINEERING & INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: WJZ
 DRAWN BY: DZ
 CHECKED BY: _____
 DATE: OCTOBER 2006
 SCALE: AS SHOWN
 W.O. NO.: 04-08

1 SHEET OF 14

LONG TERM FOREST MANAGEMENT

PLANTED AREAS MAY BE MANAGED FOR AESTHETICS, WILDLIFE, TIMBER PRODUCTS AND WATERSHED PROTECTION IN ACCORDANCE WITH SOUND FOREST MANAGEMENT PRACTICES. CONTROL OF INVASIVES SUCH AS MULTIFLORA ROSE AND HONEYSUCKLE WILL BE CRUCIAL DURING THE ESTABLISHMENT YEARS. A FOREST MANAGEMENT PLAN SHOULD BE DEVELOPED BY A MARYLAND REGISTERED FORESTER FOR RECOMMENDATIONS BEYOND THE INITIAL 5-YEAR ESTABLISHMENT PERIOD.

REFORESTATION MONITORING NOTES

- MONTHLY VISITS DURING THE FIRST GROWING SEASON ARE TO ASSESS THE SUCCESS OF THE PLANTINGS AND TO DETERMINE IF SUPPLEMENTAL WATERING, PEST CONTROL OR OTHER ACTIONS ARE NECESSARY. EARLY SPRING VISITS WILL DOCUMENT WINTER KILL AND AUTUMN VISITS WILL DOCUMENT SUMMER KILL.
- THE MINIMUM SURVIVAL RATE SHALL BE 75% OF THE TOTAL NUMBER OF TREES PLANTED PER ACRE AT THE END OF THE TWO YEAR MAINTENANCE PERIOD. WILD TREE SEEDLINGS FROM NATURAL REGENERATION ON THE PLANTING SITE MAY BE COUNTY UP TO 50% TOWARD THE TOTAL SURVIVAL NUMBER IF THEY ARE HEALTHY NATIVE SPECIES AT LEAST 12 INCHES TALL.
- SURVIVAL WILL BE DETERMINED BY A STRATIFIED RANDOM SAMPLE OF THE PLANTINGS. THE SPECIES COMPOSITION OF THE SAMPLE POPULATION SHOULD BE PROPORTIONATE TO THE AMOUNT OF EACH SPECIES IN THE ENTIRE PLANTING TO BE SAMPLED.
- EFFECTIVE MONITORING WILL ASSESS PLANT SURVIVABILITY DURING THE FIRST GROWING SEASON AND MAKE RECOMMENDATIONS FOR REINFORCEMENT PLANTING IF REQUIRED AT THE TIME.

REFORESTATION AREA PLANTING NOTES

- INITIAL PLANTING INSPECTION AND CERTIFICATION REQUIRED.
- REFORESTATION AREAS MAY BE PLANTED AS SOON AS REASONABLE TO DO SO. LATE WINTER - EARLY SPRING PLANTINGS ARE PREFERRED. EARLIEST PLANTING DATES WILL VARY FROM YEAR TO YEAR BUT PLANTING MAY GENERALLY BEGIN AS SOON AS THE GROUND IS NO LONGER FROZEN. ALTERNATE PLANTING DATES MAY BE CONSIDERED AS CONDITIONS WARRANT.
- SOIL AMENDMENTS AND FERTILIZATION RECOMMENDATIONS WILL BE MADE BASED UPON THE RESULTS OF SOIL ANALYSIS FOR NITROGEN, PHOSPHORUS, POTASSIUM, ORGANIC MATTER CONTENT AND PH. IF REQUIRED, FERTILIZER WILL BE PROVIDED USING A SLOW RELEASE, SOLUBLE 16-8-16 ANALYSIS DESIGNED TO LAST 5-8 YEARS CONTAINED IN POLYETHYLENE PERFORATED BAGS SUCH AS MANUFACTURED BY ADCO WORKS, P.O. BOX 310 HOLLIS, NY 11423 OR APPROVED EQUAL.
- PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING DIAGRAM, PLANTING DETAILS AND PLANTING SCHEDULE.
- PLANT STOCK MUST BE PROTECTED FROM DESICCATION AT ALL TIMES PRIOR TO PLANTING. MATERIALS HELD FOR PLANTING SHALL BE MOISTENED AND PLACED IN COOL SHADDED AREAS UNTIL READY FOR PLACEMENT.
- PLANTING MATERIALS SHALL BE NURSERY GROWN AND INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO THE AMERICAN STANDARDS FOR NURSERY STOCK SPECIFICATIONS FOR SIZE, FORM, VIGOR, OR ROOTS, OR DUE TO TRUNK WOUNDS, BREAKAGE, DESICCATION, INSECT OR DISEASE MUST BE REPLACED.
- ALL STOCK TO BE CONTAINER GROWN WITH DEER REPELLENT TABLETS IN GROWING MEDIUM SUCH AS "REPELLEX."
- NEWLY PLANTED TREES MAY REQUIRE WATERING AT LEAST ONCE PER WEEK DURING THE FIRST GROWING SEASON DEPENDING ON RAINFALL IN ORDER TO GET ESTABLISHED. THE INITIAL PLANTING OPERATION SHOULD ALLOW FOR WATERING DURING INSTALLATION TO COMPLETELY SOAK BACKFILL MATERIALS.
- MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE DIAGRAM PROVIDED AND SHALL CONSIST OF COMPOSTED, SHREDDED HARDWOOD BARK MULCH, FREE OF WOOD ALCOHOL.
- PLANTING HOLES SHOULD BE EXCAVATED TO A MINIMUM DIAMETER OF 2.5 TO 3 TIMES THE DIAMETER OF THE ROOT BALL OR CONTAINER. MECHANICAL AUGURING IS PREFERRED WITH SCARIFICATION OF THE SIDES OF EACH HOLE.

PLANT SELECTION AND DENSITY SPACING REQUIREMENTS

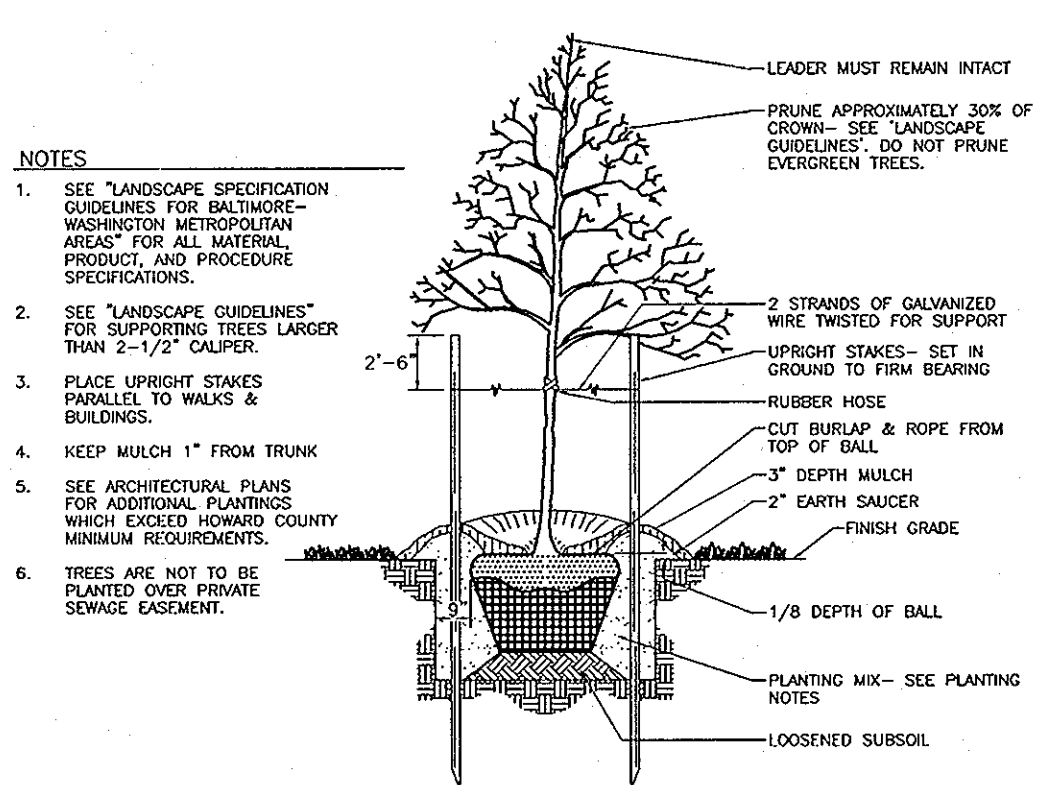
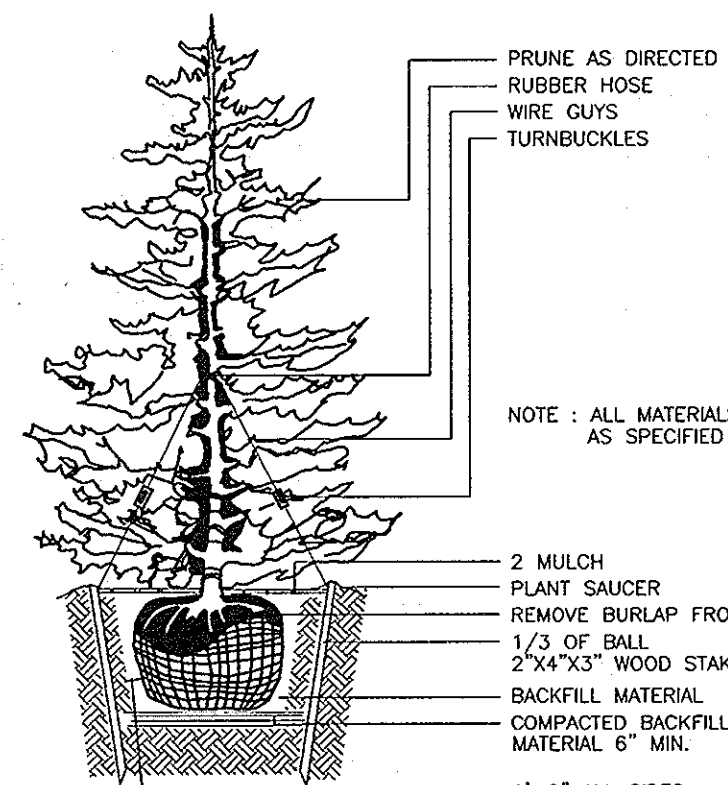
PLANTING MATERIAL SIZE AND DENSITY PLANTING:

PLANTING SIZE AND DENSITY MAY VARY WITH A COMBINATION OF PLANTING STOCK WHICH WILL BE DETERMINED AT THE TIME OF PLANTING. PLANTING QUANTITY AND SPACING ARE BASED ON SQUARE FOOTAGE CREDIT, WHICH VARIES BY MATERIAL SIZE. A TOTAL OF 43,560 SF OF PLANTING CREDIT MUST BE FULFILLED FOR EACH ACRE PLANTED. THIS CREDIT CAN BE FULFILLED WITH ANY COMBINATION OF MATERIAL SIZE IN ACCORDANCE WITH THE FOLLOWING CHART.

PLANT MATERIAL SIZE TABLE

MATERIAL SIZE	SPACING	TPA	SF CREDIT PER PLANT	COMMENTS
2" CALIPER TREES	20' X 20'	100	435.6	B & B
1" CALIPER TREES	15' X 15'	200	217.8	B & B
SEEDLINGS OR WHIPS	11' X 11'	350	125	CONTAINER 1-3 GAL. W/ TREE SHELTERS
SEEDLINGS	8' X 8'	700	62	BARE ROOT OR CONTAINER GROWN

EASEMENT	REFORESTATION
ESMT A	2.52
ESMT B-1	0.05
ESMT B-2	1.05
ESMT C-1	0.45
ESMT C-2	0.23
ESMT D	3.98
ESMT E	0.79
TOTAL	9.87



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE

PROPOSED FOREST CONSERVATION EASEMENTS A-E: 9.88 AC

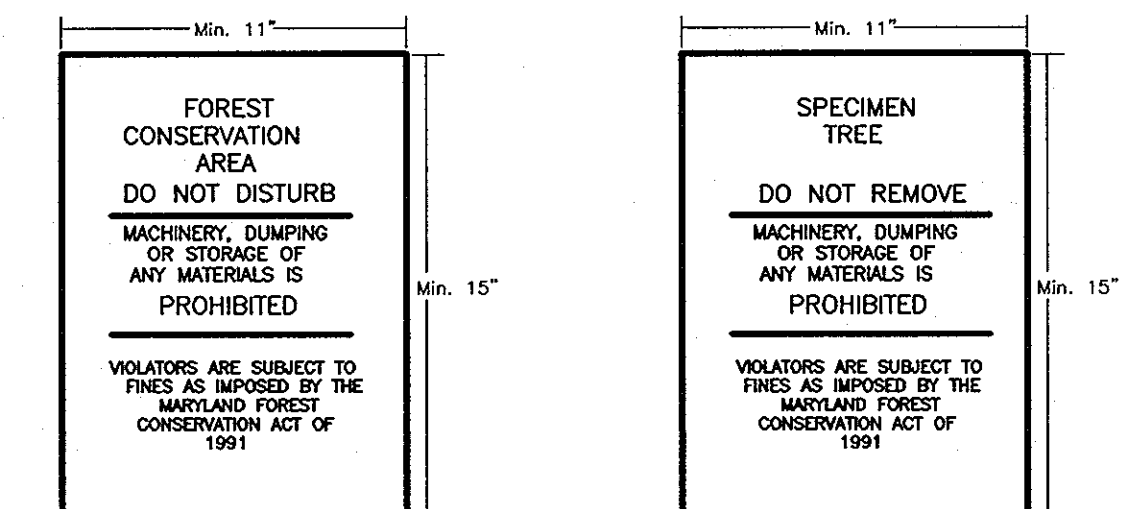
QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	NOTES	
EASEMENT A: 2.52 AC (200 TPA) = 504						
72	ACER RUBRUM	RED MAPLE	1" CAL.	15' O.C.	1" CAL BALLED AND BURLAPED	
72	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1" CAL.	15' O.C.		
72	PLATANUS OCCIDENTALIS	SYCAMORE	1" CAL.	15' O.C.		
72	QUERCUS PALUSTRIS	PIN OAK	1" CAL.	15' O.C.		
72	CERCIS CANADENSIS	REDBUD	1" CAL.	15' O.C.		
72	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1" CAL.	15' O.C.		
72	PINUS TAEDA	LOBLOLLY PINE	1" CAL.	15' O.C.		
EASEMENT B-1&B-2: 1.90 AC (200 TPA) = 380						
55	ACER RUBRUM	RED MAPLE	1" CAL.	15' O.C.	1" CAL BALLED AND BURLAPED	
55	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1" CAL.	15' O.C.		
54	PLATANUS OCCIDENTALIS	SYCAMORE	1" CAL.	15' O.C.		
54	QUERCUS PALUSTRIS	PIN OAK	1" CAL.	15' O.C.		
54	CERCIS CANADENSIS	REDBUD	1" CAL.	15' O.C.		
54	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1" CAL.	15' O.C.		
54	PINUS TAEDA	LOBLOLLY PINE	1" CAL.	15' O.C.		
EASEMENT C1: 0.45 AC (200 TPA) = 90						
14	ACER RUBRUM	RED MAPLE	1" CAL.	15' O.C.	1" CAL BALLED AND BURLAPED	
14	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1" CAL.	15' O.C.		
14	PLATANUS OCCIDENTALIS	SYCAMORE	1" CAL.	15' O.C.		
12	QUERCUS PALUSTRIS	PIN OAK	1" CAL.	15' O.C.		
12	CERCIS CANADENSIS	REDBUD	1" CAL.	15' O.C.		
12	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1" CAL.	15' O.C.		
12	PINUS TAEDA	LOBLOLLY PINE	1" CAL.	15' O.C.		
EASEMENT C2: 0.23 AC (200 TPA) = 46						
7	ACER RUBRUM	RED MAPLE	1" CAL.	15' O.C.	1" CAL BALLED AND BURLAPED	
6	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1" CAL.	15' O.C.		
6	PLATANUS OCCIDENTALIS	SYCAMORE	1" CAL.	15' O.C.		
6	QUERCUS PALUSTRIS	PIN OAK	1" CAL.	15' O.C.		
6	CERCIS CANADENSIS	REDBUD	1" CAL.	15' O.C.		
6	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1" CAL.	15' O.C.		
6	PINUS TAEDA	LOBLOLLY PINE	1" CAL.	15' O.C.		
EASEMENT D: 3.98 AC (200 TPA) = 796						
115	ACER RUBRUM	RED MAPLE	1" CAL.	15' O.C.	1" CAL BALLED AND BURLAPED	
115	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1" CAL.	15' O.C.		
114	PLATANUS OCCIDENTALIS	SYCAMORE	1" CAL.	15' O.C.		
114	QUERCUS PALUSTRIS	PIN OAK	1" CAL.	15' O.C.		
114	CERCIS CANADENSIS	REDBUD	1" CAL.	15' O.C.		
114	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1" CAL.	15' O.C.		
114	PINUS TAEDA	LOBLOLLY PINE	1" CAL.	15' O.C.		
EASEMENT E: 0.79 AC (200 TPA) = 158						
24	ACER RUBRUM	RED MAPLE	1" CAL.	15' O.C.	1" CAL BALLED AND BURLAPED	
24	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	1" CAL.	15' O.C.		
22	PLATANUS OCCIDENTALIS	SYCAMORE	1" CAL.	15' O.C.		
22	QUERCUS PALUSTRIS	PIN OAK	1" CAL.	15' O.C.		
22	CERCIS CANADENSIS	REDBUD	1" CAL.	15' O.C.		
22	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1" CAL.	15' O.C.		
22	PINUS TAEDA	LOBLOLLY PINE	1" CAL.	15' O.C.		
1980	TOTAL PLANTINGS					

FOREST CONSERVATION NARRATIVE

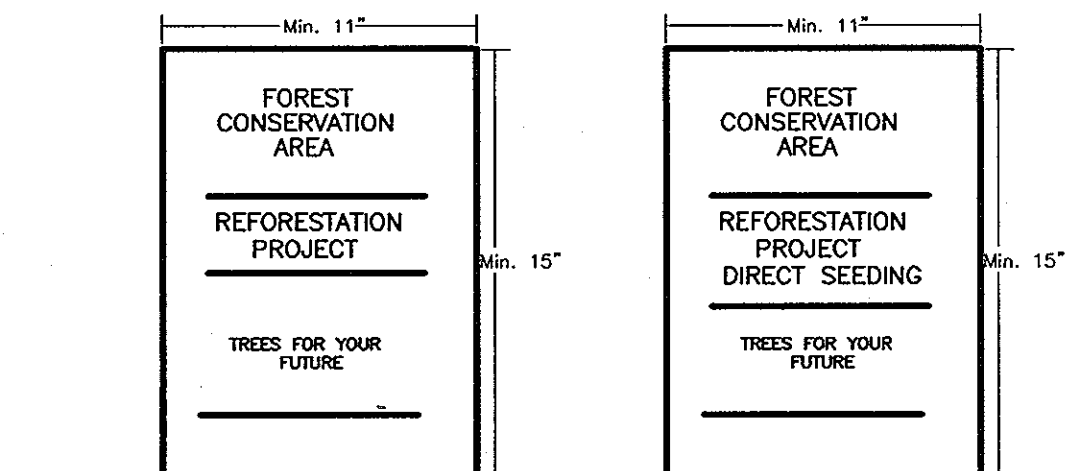
THIS FOREST CONSERVATION PLAN WAS PREPARED IN ACCORDANCE WITH THE HOWARD COUNTY FOREST CONSERVATION MANUAL.

THIS PLAN PROVIDES OFF-SITE PLANTING FOR BELMONT STATION. THE REQUIRED REFORESTATION OBLIGATION FOR THIS SUBDIVISION IS 9.83 ACRES AND WILL BE FULFILLED BY PLANTING 9.87 ACRES WITHIN THE FOREST CONSERVATION EASEMENTS LOCATED ON THE FOX CREEK SUBDIVISION, PRESERVATION PARCELS A & D, TAX MAP 15, F-07-093, FOX CREEK PRESERVATION PARCELS A, PLAT NO. 16712-10115. PLANTINGS SHALL OCCUR USING THE STOCK SIZE SHOWN ON THE PLANTING SCHEDULE. HOWEVER IF DUE TO SEASONAL VARIABILITY THE PRESCRIBED SIZE OR SPECIES ARE NOT AVAILABLE, SUBSTITUTIONS MAY BE MADE IF APPROVED BY HOWARD COUNTY PRIOR TO INSTALLATION.

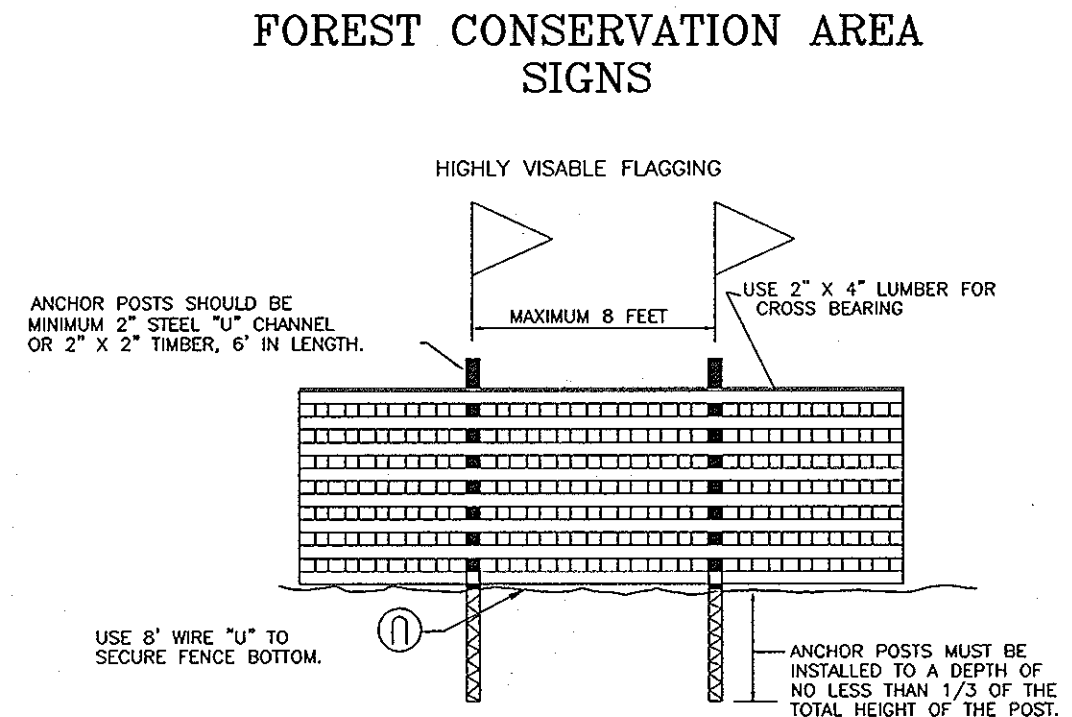
THE FOREST CONSERVATION OBLIGATION OF 9.83 ACRES OF REFORESTATION FOR THIS SUBDIVISION WILL BE MET BY PROVIDING 9.87 ACRES OF REFORESTATION FOREST CONSERVATION EASEMENTS (FCE'S A-E) OFFSITE ON BUILDABLE PRESERVATION PARCELS A & D, FOX CREEK. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$214,988.60 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.



- NOTE:
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 - SIGNS TO BE PLACED APPROXIMATELY 50-100' FEET APART, CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.



- NOTE:
- THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL, IMPROVING THE TREES' SURVIVAL RATES.
 - SIGNS MAY BE ADAPTED BY RESIDENTS FOR IDENTIFICATION OF FOREST RETENTION AREAS IN LONG TERM.



- NOTES:
- Forest protection device only.
 - Retention area will be well as part of the review process.
 - Boundaries of retention area should be staked and flagged prior to installing device.
 - Roof damage should be avoided.
 - Protection signage should be used.
 - Device should be maintained throughout construction.
- BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL**
NO SCALE

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. TOTAL TRACT AREA	27.80 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN	7.00 AC
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00 AC
D. NET TRACT AREA	20.80 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

AREA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. AFFOREST THRESHOLD 15% X C = 3.12 AC
F. CONSERVATION THRESHOLD 20% X C = 4.16 AC

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) =	10.20 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD =	7.08 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD =	6.04 AC

BREAK EVEN POINT:

H. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION =	5.37 AC
I. CLEARING PERMITTED WITHOUT MITIGATION =	4.83 AC

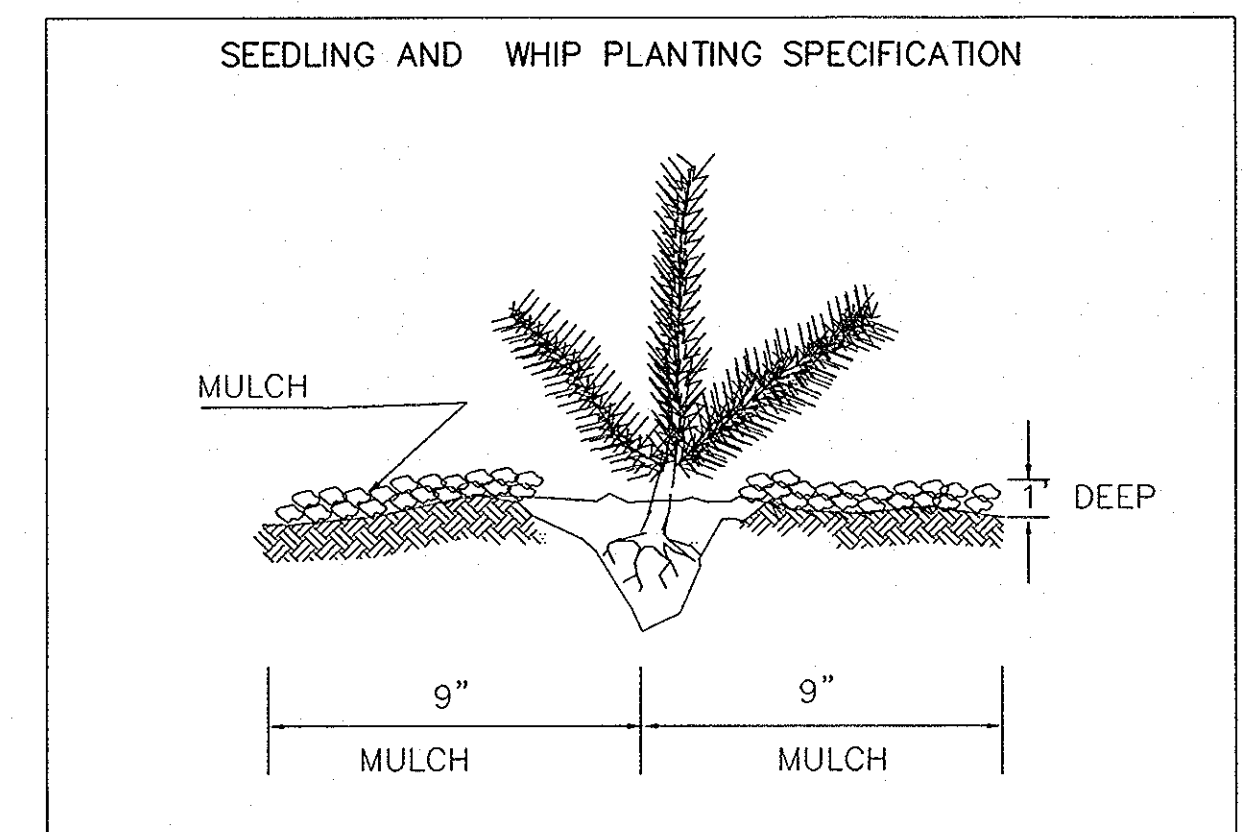
PROPOSED FOREST CLEARING:

J. TOTAL AREA OF FOREST TO BE CLEARED =	10.20 AC
K. TOTAL AREA OF FOREST TO BE RETAINED =	0.00 AC

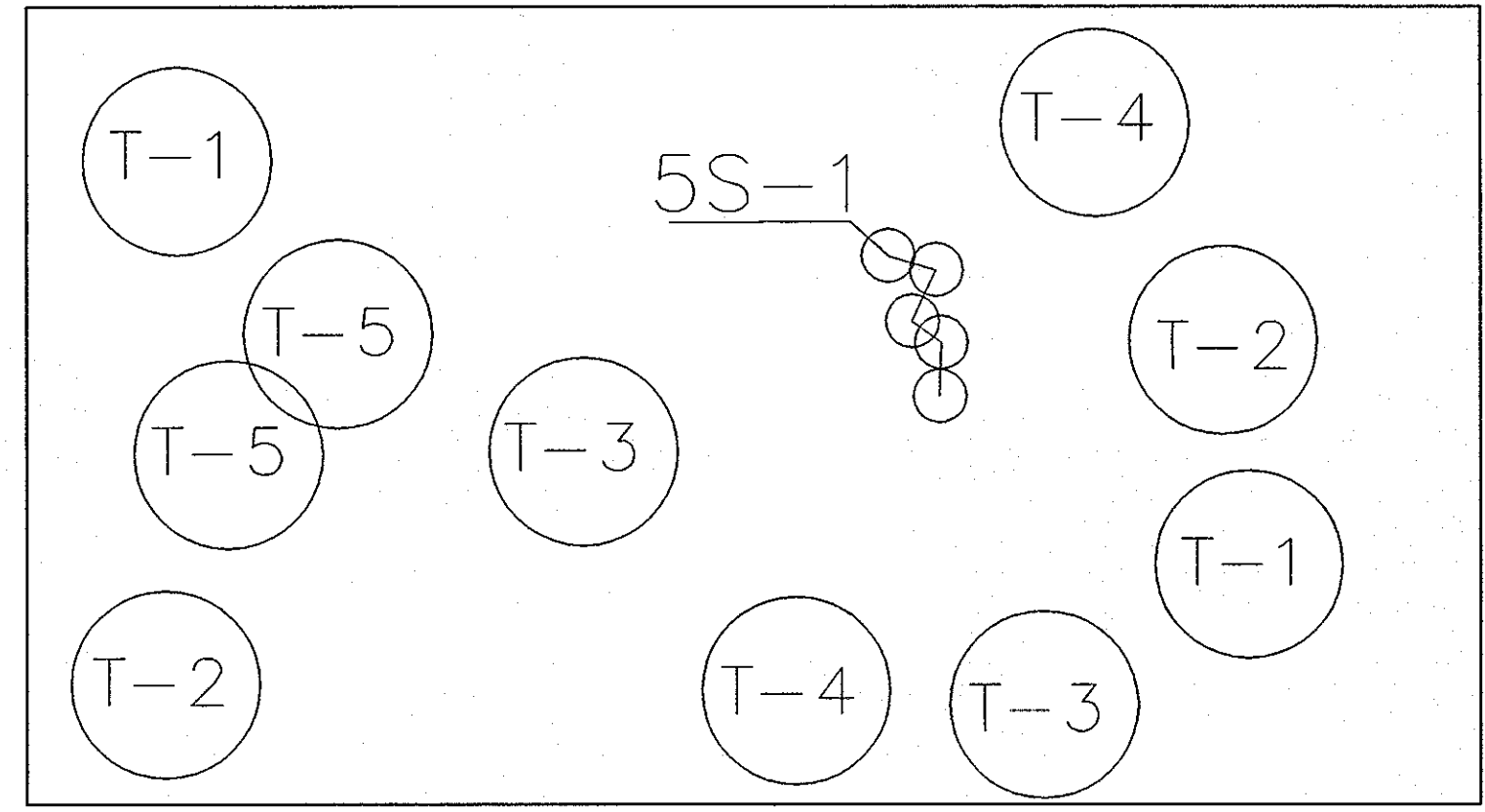
PLANTING REQUIREMENTS:

L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD =	1.51 AC
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD =	8.32 AC
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD =	0.00 AC
P. TOTAL REFORESTATION REQUIRED =	9.83 AC
Q. TOTAL AFFORESTATION REQUIRED =	0.00 AC
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED =	9.83 AC

THE FOREST CONSERVATION OBLIGATIONS OF 9.83 ACRES OF REFORESTATION FOR SUBDIVISION WILL BE MET BY PROVIDING 9.87 ACRES OF REFORESTATION FOREST CONSERVATION EASEMENTS (FCE A-E) OFFSITE ON BUILDABLE PRESERVATION PARCELS A & D, FOX CREEK. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$214,988.60 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.



- NOTE:
- PLANT MIX TO BE 1/3 PIONEER & 2/3 MID TO LATE SUCCESSIONAL SPECIES
 - PLANT LARGER STOCK AND EVERGREENS AROUND PERIMETER TO PROTECT INTERIOR SMALLER STOCK.
 - WHEN SHRUBS ARE SPECIFIED, PLANT THEM IN CLUSTERS.
 - DO NOT PLANT TREES IN A GRID PATTERN.



DENSITY CHART

SIZE	QTY. PER ACRE	AVERAGE SPACING
2" CALIPER	100	20'x20'
1" CALIPER	200	15'x15'
WHIPS	350	11'x11'
SEEDLINGS	700	8'x8'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William J. Winkler 10-19-06
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. Winkler 10/20/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andrew J. Hester 10/20/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Peter S. Vorkel 10/6/06
SIGNATURE OF DEVELOPER DATE

OWNER/DEVELOPER
BELMONT STATION
(PARCELS A, B, C AND OPEN SPACE LOT 1)

ELKRIDGE DEVELOPMENT, LLC
301 TRANSYLVANIA AVENUE
RALEIGH, NC 27609
(919) 789-9289

ELKRIDGE DEVELOPMENT NO.2, LLC
301 TRANSYLVANIA AVENUE
RALEIGH, NC 27609
(919) 789-9289

OWNER - BUILDABLE
FOX CREEK
PRESERVATION PARCELS 'A' & 'D'

RICHARD W. TENNANT
MARY L. TENNANT (DECEASED)
12256 FREDERICK ROAD
ELLCOTT CITY, MARYLAND
21042

FOX CREEK
PARCEL A AND PARCEL D

FOX CREEK SUBDIVISION RECORDED AS PLAT 17293-17296
DPZ FILE NUMBERS-S-00-03, F-01-163, F-01-52, P-01-01,
RE-01-02, WP-01-02, F-02-44, PLAT NO. 15646-15649, F-05-119
ZONED RR-DEO

TAX MAP 15, BLOCK 12 & 18
TAX MAP 15, BLOCK 12 & 18
3RD ELECTION DISTRICT

PARCEL '183'
HOWARD COUNTY, MARYLAND

NO.	REVISION	DATE
3	REVISE FCE AREAS B-1 & B-2, PARCEL A	6-10-06

FINAL ROAD CONSTRUCTION PLANS

FOREST CONSERVATION PLAN

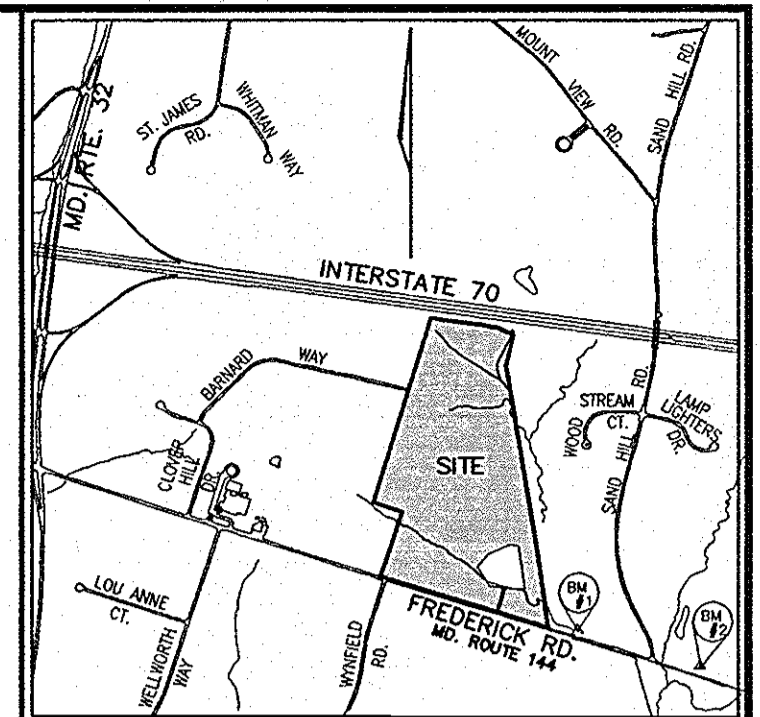
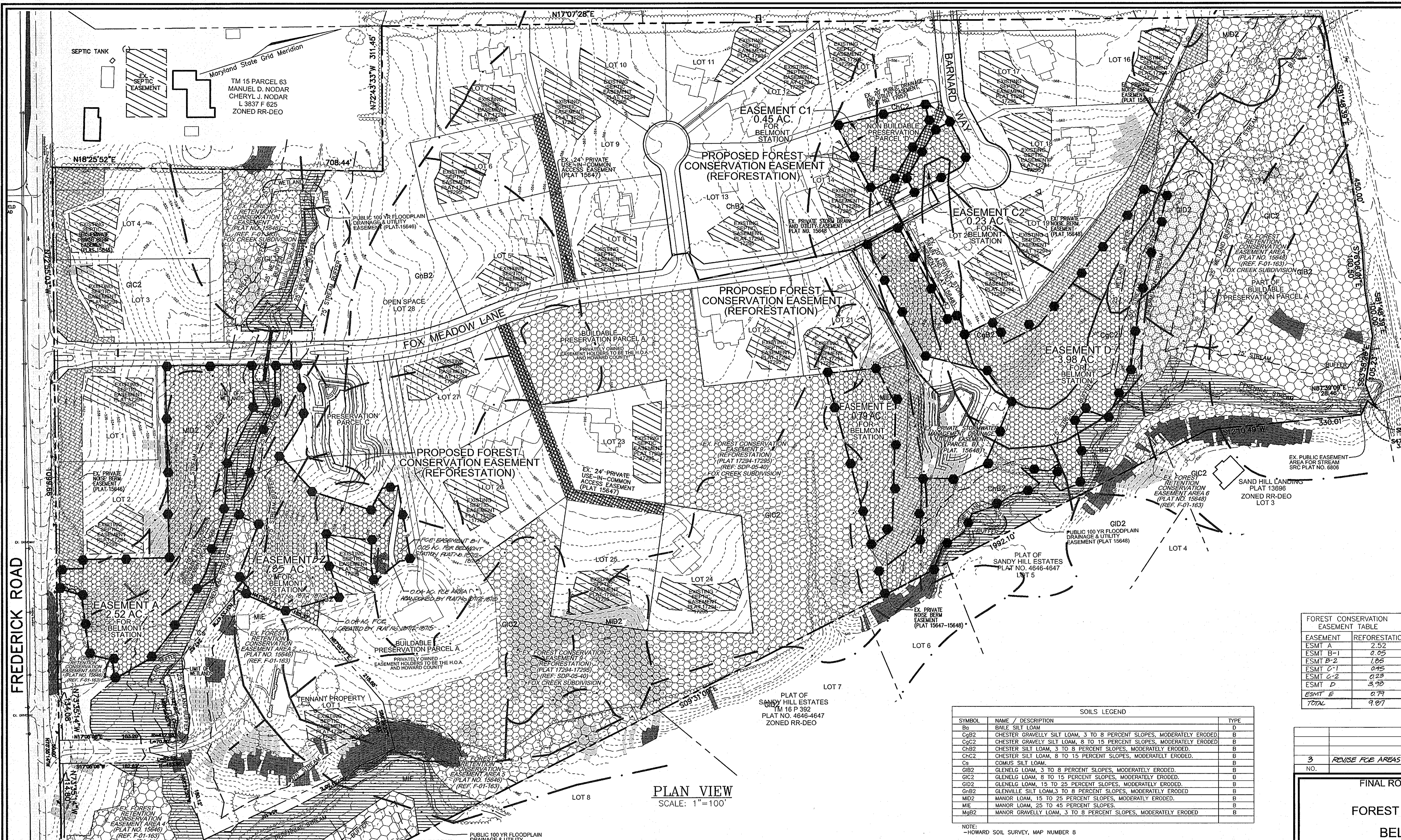
BELMONT STATION

PARCELS 'A', 'B' & 'C' & OPEN SPACE LOT 1
REF: WP-04-152, WP-06-79, S-04-10, P-05-17, F-06-169, F-07-093
TAX MAP 37 BLOCK 18 PARCEL 196, 198, 199
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: WJZ
DRAWN BY: DZ
CHECKED BY: WGZ
DATE: OCTOBER 2006
SCALE: AS SHOWN
W.O. NO.: 04-08

12 SHEET OF 14



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- 300 --- EX. CONTOUR
- 400 --- EX. CONTOUR
- 402.88 --- EX. SPOT ELEVATION
- 402.88 --- EX. SPOT ELEVATION
- 402.88 --- EX. CURB AND GUTTER
- 402.88 --- EX. CURB AND GUTTER
- 402.88 --- EX. UTILITY POLE
- 402.88 --- EX. LIGHT POLE
- 402.88 --- EX. MAILBOX
- 402.88 --- EX. SIGN
- 402.88 --- EX. SANITARY MANHOLE
- 402.88 --- EX. SANITARY LINE
- 402.88 --- EX. CLEANOUT
- 402.88 --- EX. FIRE HYDRANT
- 402.88 --- EX. WATER LINE
- 402.88 --- EX. PROP. STORM DRAIN
- 402.88 --- EX. PROP. STORM DRAIN INLET
- 402.88 --- EX. TREES (FIELD LOCATED)
- 402.88 --- EX. TREELINE (FIELD LOCATED)
- 402.88 --- EX. VEGETATION (APPROXIMATE LOCATION)
- 402.88 --- EX. FENCE
- 402.88 --- EX. PROPERTY LINE
- 402.88 --- EX. RIGHT-OF-WAY LINE
- 402.88 --- EX. SOILS BOUNDARY
- 402.88 --- EX. FOREST CONSERVATION SIGNS
- 402.88 --- EX. FOREST CONSERVATION EASEMENT (RETENTION)
- 402.88 --- EX. FOREST CONSERVATION EASEMENT (REFORESTATION)
- 402.88 --- EX. PROP. FOREST CONSERVATION EASEMENT (REFORESTATION)
- 402.88 --- EX. PRIVATE NOISE BERM AND ENTRANCE FEATURE EASEMENT
- 402.88 --- EX. LIMIT OF EX. WETLANDS AND WETLANDS BUFFER
- 402.88 --- EX. 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
- 402.88 --- EX. STREAM
- 402.88 --- EX. STREAM BUFFER
- 402.88 --- EX. MODERATE SLOPES (15-24.99%)
- 402.88 --- EX. STEEP SLOPES (25% OR GREATER)
- 402.88 --- EX. SEPTIC AREA
- 402.88 --- EX. 20' PUBLIC DRAINAGE & UTILITY EASEMENT PLAT# 15648 & 17057

FOREST CONSERVATION EASEMENT TABLE

EASEMENT	REFORESTATION
ESMT A	2.52
ESMT B-1	0.05
ESMT B-2	1.85
ESMT C-1	0.45
ESMT C-2	0.23
ESMT D	3.98
ESMT E	0.79
TOTAL	9.87

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
Ba	BAILE SILT LOAM	D
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
Gs	COMUS SILT LOAM	B
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GID2	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MIB2	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

NOTE:
-HOWARD SOIL SURVEY, MAP NUMBER 8

PLAN VIEW
SCALE: 1"=100'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William F. McNeil 10-19-06
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William F. McNeil 10/20/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hanna 10/20/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Peter D. Vacllek 10/6/06
 SIGNATURE OF DEVELOPER DATE

OWNER/DEVELOPER
BELMONT STATION
 (PARCELS A, B, C AND OPEN SPACE LOT 1)
 ELKRIDGE DEVELOPMENT, LLC
 301 TRANSYLVANIA AVENUE
 RALEIGH, NC 27609
 (919) 789-9289

 ELKRIDGE DEVELOPMENT NO.2, LLC
 301 TRANSYLVANIA AVENUE
 RALEIGH, NC 27609
 (919) 789-9289

OWNER - BUILDABLE
FOX CREEK
 PRESERVATION PARCELS 'A' & 'D'

 RICHARD W. TENNANT
 MARY L. TENNANT (DECEASED)
 12256 FREDERICK ROAD
 ELLICOTT CITY, MARYLAND
 21042

FOX CREEK
 PARCEL A AND PARCEL D
 FOX CREEK SUBDIVISION RECORDED AS PLAT 17293-17298
 DP2 FILE NUMBERS-S-00-03, F-01-163, F-01-52, F-01-01,
 RE-01-02, WP-01-02, F-02-44, PLAT NO. 15646-15649, F-05-119
 ZONED RR-DEO

 TAX MAP 15, BLOCK 12 & 18
 TAX MAP 15, BLOCK 12 & 18
 3RD ELECTION DISTRICT

 PARCEL '183'
 HOWARD COUNTY, MARYLAND

NO.	REVISION	DATE
3	REVISE FOR AREAS B-1 & B-2, PARCEL 'A'	6-10-08

FINAL ROAD CONSTRUCTION PLANS
FOREST CONSERVATION PLAN
BELMONT STATION
 PARCELS 'A', 'B' & 'C' & OPEN SPACE LOT 1
 REF: WP-04-152, WP-06-79, S-04-10, P-05-17, F-06-163 F-07-093
 TAX MAP 37 BLOCK 18 PARCEL 196, 198, 199
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



DESIGN BY: WJZ
 DRAWN BY: DZ
 CHECKED BY: WCZ
 DATE: OCTOBER 2006
 SCALE: AS SHOWN
 W.O. NO.: 04-08
 11 SHEET OF 14