

GENERAL NOTES

- TAX MAP: 38, PARCEL: 38
- SUBJECT PROPERTY ZONED CAC-CL1 PER THE FEB.2, 2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2003 BY APR ASSOCIATES, INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 38A9 AND 38BA
38A9 N 561056.341 E 1389634.145 EL. 223.417
38BA N 562553.293 E 1390967.941 EL. 166.939
- DENOTES AN IRON ROD AND CAP FOUND.
○ DENOTES STONE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO FLOODPLAIN EXISTS ON-SITE.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- THERE ARE NO DESIGNATED SCENIC ROADS OR HISTORIC DISTRICTS ADJACENT TO THIS SITE.
- PROPERTY LINES
- DENOTES SHARED PRIVATE INGRESS EGRESS, MAINTENANCE AND UTILITY EASEMENT
- DENOTES PUBLIC WATER AND UTILITY EASEMENT
- WETLAND DELINEATION REPORT BY ECO-SCIENCE PROFESSIONALS ON OR ABOUT MAY, 2004.
- COMPLIANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL DEFERRED TO THE SITE DEVELOPMENT PLAN STAGE.
- THE FOREST CONSERVATION OBLIGATIONS FOR THE SUBDIVISION OF ELK RIDGE CROSSING, PARCELS A-D HAS BEEN SATISFIED BY SITE DEVELOPMENT PLAN, SDP-04 017 ELKRIDGE CROSSING, PARCELS A-E, PHASE 1.
- PREVIOUS DEVELOPMENT HISTORY:

SDP -04-17 SITE DEVELOPMENT PLAN PROCESSED THRU FEB.2004 (APPROVED 9/18/06)
 WP 04-43 REQUEST WAIVER TO SECTION 16.116(a)(1)-TO PERMIT THE REMOVAL OF VEGETATIVE COVER, GRADING, PAVEMENT AND A PERMANENT STRUCTURE WITHIN THE 2 25' WETLAND BUFFERS LOCATED ON THE SITE (WAIVER REQUEST APPROVED NOV. 18, 2003)
 WP 04-43 REQUEST WAIVER TO SECTION 16.121(a)(4)(vi)-TO PERMIT THE 400 SQUARE FEET OF RECREATION OPEN SPACE REQUIRED PER APARTMENT UNIT TO BE REDUCED TO 205 SQUARE FEET PER APARTMENT UNIT (APPROVED NOV.18, 2003)
 WP 04-43 REQUEST WAIVER TO SECTION 16.119(f)(3)-TO PERMIT 2 SEPARATE VEHICULAR ACCESS POINTS TO A RESTRICTED ACCESS ROAD (US RTE.1)- (REQUEST DENIED NOV.18, 2003)
 WP 04-43 REQUEST WAIVER TO SECTION 16.121(a)(4)(iii)-TO PERMIT RECREATION OPEN SPACE TO BE LOCATED ON LAND WITH SLOPES EXCEEDING 10 PERCENT. (REQUEST DENIED NOV.18, 2003)
 WP 04-150 REQUEST WAIVER TO SECTION 16.144(a) AND (f) TO NOT BE REQUIRED TO SUBMIT SKETCH AND PRELIMINARY PLANS FOR A MAJOR (NON-RESIDENTIAL) SUBDIVISION APPROVED AUGUST 5, 2004-WITH FOLLOWING CONDITIONS:
 1) THE PROPOSED PARCELS SHALL HAVE SHARED VEHICULAR ACCESS AND PARKING IN ACCORDANCE WITH SUBDIVISION SECTION 16.120(c)(1) AND THE SHARED VEHICULAR ACCESS AND PARKING EASEMENT SHALL BE INDICATED ON THE FINAL PLAT (F-04-187)
 2) WITH THE EXCEPTION OF THE ONE APPROVED VEHICULAR ACCESS POINT (SHARED ACCESS EASEMENT AT US RTE.1) VEHICULAR INGRESS AND EGRESS RESTRICTIONS AND THEIR LIMITS SHALL BE INDICATED AND NOTED ALONG THE US RTE.1 FRONTAGE OF THE PARCELS ON FINAL PLAT F-04-187, IN ACCORDANCE WITH SUBDIVISION SECTION 16.119(f)
 3) ANY EXISTING STREAM ON THE SITE SHALL BE INDICATED WITH ITS REQUIRED STREAM BUFFERS (SEE SUBDIVISION SECTION 16.116 FOR THE REQUIRED STREAM BUFFER WIDTH DIMENSIONS) ON FINAL PLAT F-04-187 SEE SCD COMMENTS DATED 7/14/04.

OWNER
CHETAN MEHTA IRREVOCABLE TRUST
 5551 OAKLAND MILLS ROAD
 COLUMBIA, MARYLAND 21045
 (410) 744-5951 FAX:(410) 744-5951

AREA TABULATION CHART

A. TOTAL NO. OF LOTS TO BE RECORDED: LOTS PARCELS	0 4
B. TOTAL BUILDABLE AREA OF PARCELS: AREA OF OPEN SPACE AREA OF RECREATION OPEN SPACE	17,108 AC. N/A N/A
C. TOTAL AREA OF ROAD R/W TO BE RECORDED	0
D. TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	17,108 AC.

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

Roberta J. Wala 4/23/07
 FOR HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chetan Mehta 4/16/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark K. Gyle 4/27/07
 DIRECTOR DATE

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/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a 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 easement(s), 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(s) of easement in the Land Records of Howard County.

OWNER'S STATEMENT

THE CHETAN MEHTA IRREVOCABLE TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 2nd DAY OF April, 2007

Chetan Mehta 4.2.07.
 CHARULATA MEHTA, TRUSTEE
Smita Patel 4/2/07
 SMITA PATEL, TRUSTEE
Asutosh Vyas
 ASUTOSH VYAS, TRUSTEE

Juri Maiste
 WITNESS
Juri Maiste
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY BARRY M. MEHTA AND CHARULATA MEHTA TO THE CHETAN MEHTA IRREVOCABLE TRUST BY DEED DULY RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY ON 1/11/04 IN LIBER 3124 FOLIO 163 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Juri Maiste 02-07
 JURI MAISTE, L.S. NO. 9695 DATE

THE PURPOSE OF THIS REVISION PLAT IS TO:

- ADD EASEMENTS AS PROPOSED PER PHASE 2, ELKRIDGE CROSSING (SDP-06-078)
 - PRIVATE STORMWATER MANAGEMENT EASEMENTS
 - PRIVATE RETAINING WALL MAINTENANCE EASEMENT
 - PUBLIC WATER AND UTILITY EASEMENTS
 - PRIVATE STORM DRAIN EASEMENTS
- ABANDON PARTS OF PRIVATE STORM DRAIN EASEMENTS

CONTRACT PURCHASER:
 BRANTLY DEVELOPMENT GROUP
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
 PHONE: 410-730-0810

GENERAL NOTES

(CONTINUED)

- DESIGN MANUAL WAIVER REQUEST DATED 3/07/06:
 1. TO PROVIDE A SETBACK OF 0' FROM TOE OF STORMWATER MANAGEMENT EMBANKMENT TO A PARCEL LINE, IN LIEU OF THE SETBACK OF 25' AS PER CHAPTER 5, SECTION 5.2.4.1. } APPROVED 3/29/06
 2. REQUEST NOT TO PROVIDE EASEMENTS FOR THE PRIVATE DRAINAGE SYSTEMS ON ON SDP 04-017 PLANS AND ON THE FINAL PLATS F-05-120 AND F-06-013. } DENIED 3/29/06
- DESIGN MANUAL WAIVER REQUEST DATED 8/07/06:
 TO REQUEST A WAIVER OF SECTION 5.415 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME II REQUIRING A MINIMUM OF 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT.
 APPROVED ON 8/31/06 WITH THE FOLLOWING CONDITIONS:
 1. REMOVAL OF THE RETAINING WALL MAINTENANCE EASEMENT FROM THE AREA OF THE PUBLIC WATER AND UTILITY EASEMENT.
 2. THE RETAINING WALL SHALL BE LOCATED A MINIMUM OF 5' FROM THE PUBLIC WATER AND UTILITY EASEMENT.
- WP 04-150 REQUEST TO WAIVE SECTIONS 16.119(f)(1) TO PERMIT THE PROJECT ELKRIDGE CROSSING(04-011), TO HAVE VEHICULAR ACCESS TO TWO RESTRICTED ACCESS ROADS (US ROUTE 1 & MONTGOMERY ROAD), AND 16.120(c)(1) TO PERMIT COMMERCIAL AND APARTMENT LOTS WITHOUT PUBLIC ROAD FRONTAGE WITH SHARED ACCESS AND WITHOUT SHARED PARKING. APPROVED OCTOBER 7, 2004-WITH FOLLOWING CONDITIONS:
 1. THE PROPOSED PARCELS AND EXISTING PARCEL 30 SHALL HAVE SHARED ACCESS, AND THE SHARED ACCESS EASEMENT SHALL BE SHOWN ON F-04-187, S 04-011 AND ALL FURTHER RELATED PLANS & PLATS
 2. WITH THE EXCEPTION OF THE TWO VEHICULAR ACCESS POINTS, VEHICULAR ACCESS RESTRICTION LINES AND NOTATION SHALL BE INDICATED ON F 04-187, S 04-011 AND ALL FUTURE RELATED PLANS AND PLATS PER SUBDIVISION SECTION 16.119(f).
 S 04-011 SKETCH PLAN APPROVED 12/10/04.
 F-04-187 - ELKRIDGE CROSSING, PARCELS A-D - PN 17347-48
 F-05-120 - ELKRIDGE CROSSING, PARCEL E - PN 18490-91
 F-06-013 - ELKRIDGE CROSSING, PARCELS A-D - REV. PLAT PN 18494-95
 F-07-131 - ELKRIDGE CROSSING, PARCEL E - REV. PLAT PN
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS
 - FOR ZONING STRUCTURE AND USE SETBACKS AND OTHER APPLICABLE ZONING REGULATIONS THAT VARY PER THE PROPOSED OR EXISTING USE OR USES, SEE ZONING SECTION 127.5, CAC-CL1
 - DEVELOPMENT OR CONSTRUCTION ON THESE PARCELS MUST COMPLY WITH THE ZONING AND SUBDIVISION SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
 - SINCE THIS SUBDIVISION PROPOSES NO DEVELOPMENT STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED AT THE SKETCH PLAN AND SITE DEVELOPMENT PLAN STAGES
 - STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED FOR THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.

WATER AND SEWER NOTE:
 THIS SUBMISSION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED.

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Juri Maiste 4-02-07
 JURI MAISTE, MD NO.9695 DATE
Chetan Mehta 4.2.07
 CHARULATA MEHTA, TRUSTEE DATE
Smita Patel 4/2/07
 SMITA PATEL, TRUSTEE DATE
Asutosh Vyas
 ASUTOSH VYAS, TRUSTEE DATE

RECORDED AS PLAT 1057 ON 4/27/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT OF
ELKRIDGE CROSSING
PARCELS A-D
 (PREVIOUSLY RECORDED AS PLAT NO.18494) SHEET 1 OF 2

TAX MAP 38 FIRST ELECTION DISTRICT SCALE : AS SHOWN
 PARCEL 38 GRID 2 HOWARD COUNTY, MARYLAND DATE : JUNE 1, 2006
 EX. ZONING CAC-CL1 DPZ FILE NOS.F 06-

JURI MAISTE

LAND SURVEYOR
 2923 Chenoak Avenue, Baltimore, Maryland 21234
 Phone / fax (410) 661-8752

