

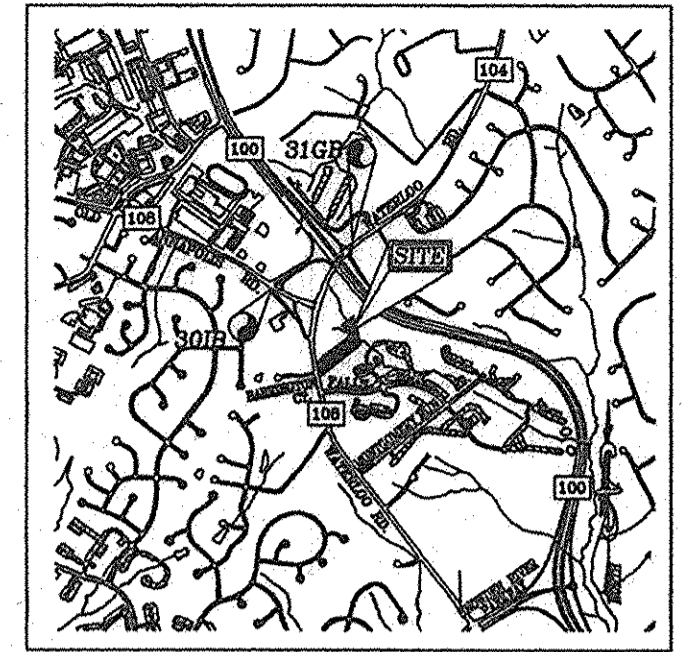
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT FOR SDP-07-038 IN THE AMOUNT OF \$9,120.00 FOR THE REQUIRED 26 SHADE TREES, 5 EVERGREEN TREES AND 19 SHRUBS.
- THIS PLAN AND SDP-07-038 COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE CREATION OF ONSITE RETENTION FOREST CONSERVATION EASEMENTS 1 AND 2 TOTALING 1.23 ACRES. FINANCIAL SURETY IN THE AMOUNT OF \$10715.76 (53578.8 SF X \$0.20) FOR THE ON SITE FOREST RETENTION AREA HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT FOR SDP-07-038.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 301B AND 316B.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2004 BY ROBERT H. VOGEL ENGINEERING, INC.
- NO BURIAL GROUNDS OR HISTORIC SITES ARE ON THIS SITE.
- WETLAND DELINEATION PREPARED BY ECO-PROFESSIONALS, INC. DATED FEBRUARY 1, 2006
- THERE ARE NO FLOODPLAINS ON THIS SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CD 75-2003.
- STORMWATER MANAGEMENT QUALITY IS PROVIDED BY TWO UNDERGROUND SAND FILTER SYSTEMS. STORMWATER MANAGEMENT QUANTITY IS PROVIDED BY AN UNDERGROUND FACILITY WHICH PROVIDES CPV. REV IS PROVIDED UNDER THE SAND FILTERS. THE STORMWATER FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOWARD COUNTY HOUSING COMMISSION.
- THIS PLAN IS SUBJECT TO AA-07-021 APPROVED 9-26-2007; AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 100.F.2 OF THE HOWARD COUNTY ZONING REGULATIONS TO CORRECT THE LINE FOR TAX MAP 31, PARCEL 427; AND TO ADJUST THE ZONING LINE TO BE CONSISTANT WITH THE ACTUAL PROPERTY CONFIGURATION.

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	15.95'	1382.39'	7.98'	00°39'41"	N11°47'11"W 15.95'
C2	30.30'	30.07'	16.57'	57°43'29"	N85°07'58"E 29.03'
C3	58.12'	246.91'	29.19'	13°29'19"	N57°12'56"E 57.99'
C4	62.60'	266.91'	31.44'	13°26'18"	S57°14'26"W 62.45'

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.

Mark C. Martin 1/14/08
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884

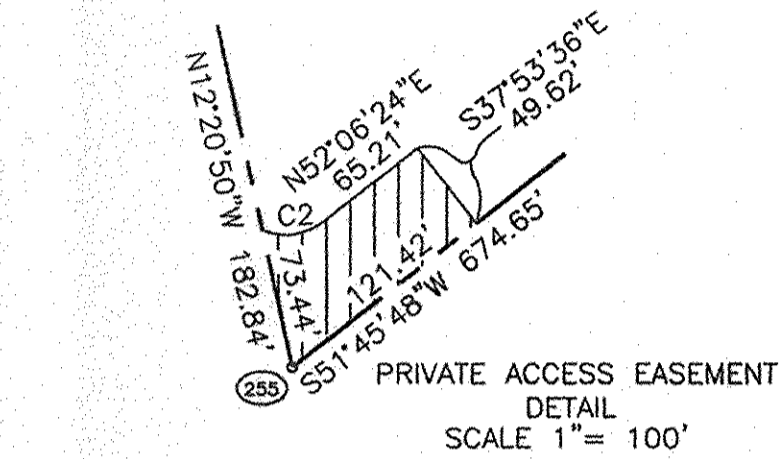
Stacy Spann Feb. 1, 2008
 HOWARD COUNTY HOUSING COMMISSION DATE
 STACY SPANN, EXECUTIVE DIRECTOR



VICINITY MAP ADC MAP 16E5
SCALE: 1"=2000'

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED FOR PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH--12'(16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE--6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY--MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 DRIVEWAY SURFACE
 - MAINTENANCE--SUFFICIENT TO INSURE ALL WEATHER USE.
- NO CLEARING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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 2-17-2008 ON WHICH DATE DEVELOPER AGREEMENT #14-4363-D WAS FILED AND ACCEPTED.
- 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 EASEMENT ARE ALLOWED.
- 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 LOT/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/PARCELS. 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 EASEMENT, 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.
- ⊗ DENOTES REBAR WITH CAP SET
 - DENOTES IRON PIPE OR IRON BAR FOUND
 - DENOTES ANGULAR CHANGE IN BEARING
 - DENOTES STONE OR MONUMENT FOUND
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER: APPROVED FEBRUARY 17, 2006 TO VOLUME III FOR THE RETAINING WALL SETBACK RULE OF 10 FEET SEPARATION FROM THE PROPERTY LINE. RETAINING WALL NO. 1 IS A KEYSTONE WALL WITH THE LOW SIDE NEAREST TO THE PROPERTY LINE AND IS TO BE CONSTRUCTED 7.5 FEET FROM THE PROPERTY LINE. RETAINING WALL NO. 2 IS TO BE CONSTRUCTED 6 FEET FROM THE PROPERTY LINE. THIS WALL IS A CONCRETE WALL AND DOES NOT REQUIRE A GEOGRID.



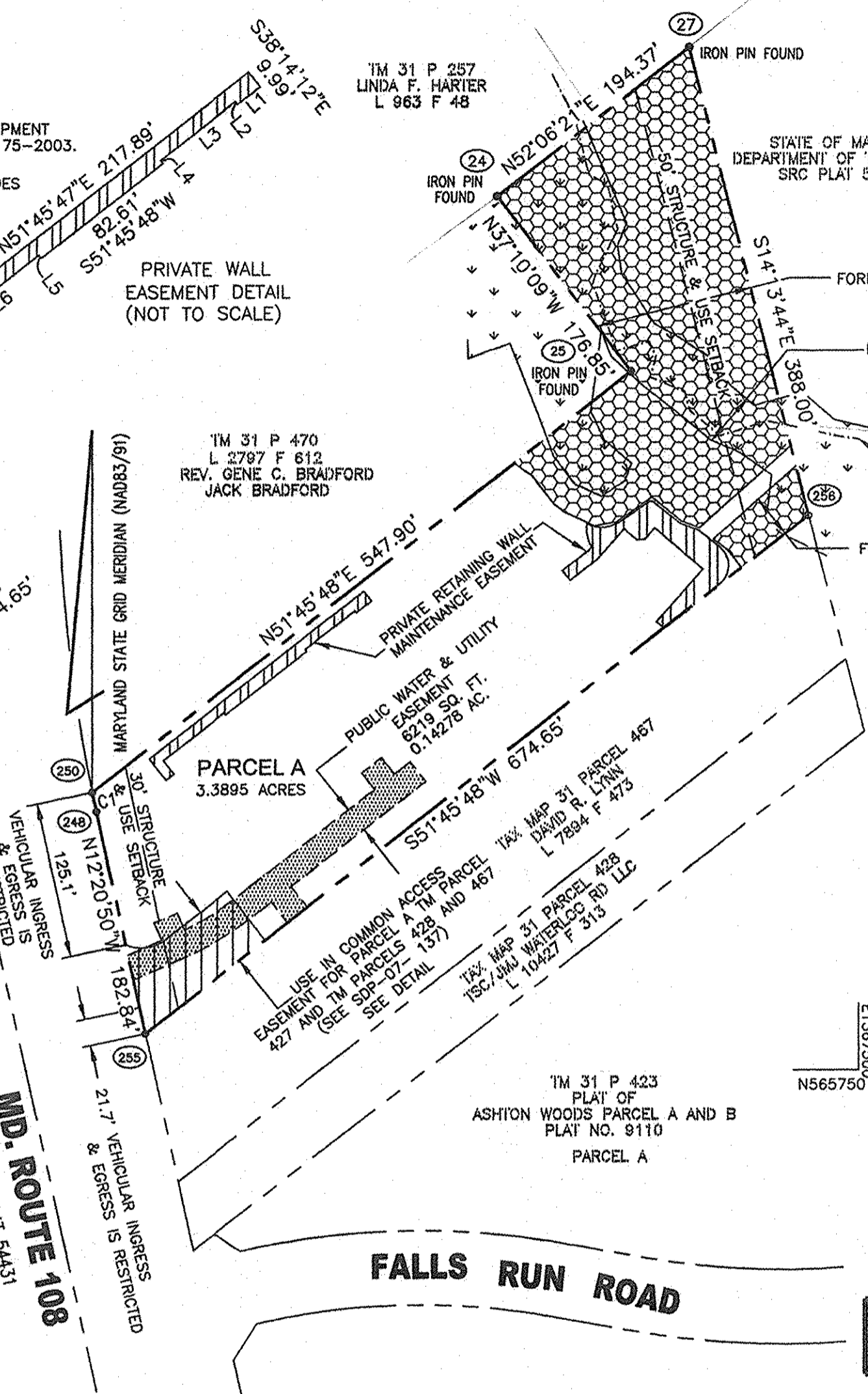
COORDINATE LIST		
POINT	NORTH	EAST
24	566454.03583	1367211.36400
25	566313.11320	1367318.21055
27	566573.41902	1367364.75081
248	565958.39181	1366891.11302
250	565974.01074	1366887.85392
255	565779.77750	1366930.21137
256	566197.32225	1367460.11951

LEGEND

- PRIVATE ACCESS EASEMENT
- FOREST CONSERVATION EASEMENT RETENTION
- PUBLIC WATER & UTILITY EASEMENT
- WETLANDS
- PRIVATE WALL MAINTENANCE EASEMENT

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

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 1
 TOTAL AREA OF LOTS AND/OR PARCELS 3.3895 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0 AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED 3.3895 AC.



LINE TABLE		
L1	S51°45'48"W	15.19'
L2	N38°14'12"W	1.99'
L3	S51°45'48"W	50.48'
L4	S38°17'45"E	2.00'
L5	N38°17'45"W	2.00'
L6	S51°45'48"W	61.60'
L7	S38°14'12"E	13.63'
L8	S51°45'48"W	7.99'
L9	N66°01'03"E	29.42'
L10	N23°25'00"W	15.01'
L11	N66°16'51"E	20.00'
L12	S23°43'09"E	14.80'
L13	N38°12'37"W	16.73'
L14	N51°47'23"E	20.00'
L15	S38°12'37"E	16.73'
L16	N51°47'23"E	16.08'
L17	S38°12'37"E	20.00'
L18	S65°52'44"W	54.34'

SEE SHEET 2 FOR ADDITIONAL EASEMENT DETAILS

OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, BY STACY SPANN, EXECUTIVE DIRECTOR OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR THE 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 FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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 OR ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HANDS THIS 18 DAY OF February, 2008

Stacy Spann
 HOWARD COUNTY HOUSING COMMISSION
 STACY SPANN, EXECUTIVE DIRECTOR

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY BENDER INVESTMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO THE HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JULY 20, 2006 RECORDED IN LIBER 10190 FOLIO 263 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

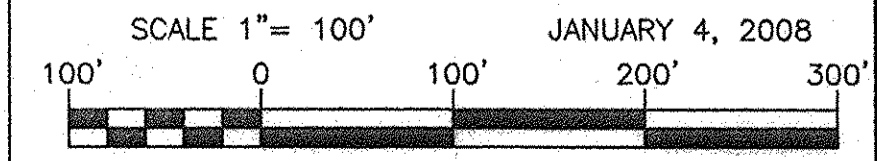


- THE PURPOSE OF THIS PLAT IS TO:
- CREATE A PUBLIC WATER AND UTILITY EASEMENT.
 - CREATE THE FOREST CONSERVATION EASEMENTS.
 - CREATE A USE IN COMMON ACCESS EASEMENT.

RECORDED AS PLAT No. 19889 ON 4/1/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF EASEMENT
ELLICOTT GARDENS

PARCEL A
 ZONED POR
 TAX MAP 31 GRID 19 PARCEL 427
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 RELATED DPZ FILE NO. SDP 07-038, CD 75-2003
 AA-07-021

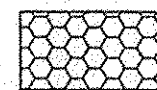




CURVE DATA				
CURVE	ARC	RADIUS	TANGENT DELTA	CHORD
C1	19.83'	30.00'	10.29' 37°53'01"	N10°58'38"W 19.47'
C2	27.19'	25.04'	15.11' 62°12'58"	N86°56'45"E 25.87'
C3	5.33'	3.81'	3.20' 79°57'43"	S89°50'20"E 4.90'
C4	34.76'	20.04'	23.62' 99°22'15"	S02°04'41"W 30.56'

COORDINATE LIST		
POINT	NORTH	EAST
24	566454.03583	1367211.36400
25	566313.11320	1367318.21055
27	566573.41902	1367364.75061
256	566197.32225	1367460.11951

LINE TABLE	
L1	N38°14'12"W 19.79'
L2	N53°18'26"W 12.58'
L3	N68°28'44"W 15.46'
L4	N51°07'38"W 29.95'
L5	S55°15'18"W 34.74'
L6	S80°05'37"W 17.74'
L7	N64°11'23"W 26.41'
L8	N53°10'42"W 11.26'
L9	N36°32'56"W 28.10'
L10	N55°53'09"W 17.55'
L11	S22°58'42"E 83.22'
L12	S21°22'15"W 19.71'
L13	S08°25'44"E 23.34'
L14	S33°15'25"E 47.63'
L15	S60°52'26"E 23.52'
L16	S56°50'30"E 29.13'
L17	S35°30'46"E 27.08'
L18	S50°05'33"E 24.83'
L19	N74°54'02"E 20.33'
L20	N63°02'27"W 5.16'
L21	N28°30'32"W 18.19'
L22	N08°22'56"E 30.15'
L23	N54°27'41"W 30.59'
L24	N66°12'44"W 26.52'
L25	N51°12'12"W 69.24'
L26	N47°10'35"W 14.57'
L27	S20°05'58"E 15.68'
L28	S36°59'49"E 28.59'
L29	S65°19'07"E 23.38'
L30	N55°50'16"E 22.13'
L31	N21°14'55"E 15.38'
L32	N49°21'01"W 28.64'
L33	N24°56'35"W 25.59'
L34	N07°44'36"E 7.29'

LEGEND

-  FOREST CONSERVATION EASEMENT RETENTION
-  WETLANDS
-  PRIVATE WALL MAINTENANCE EASEMENT

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

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 1
TOTAL AREA OF LOTS AND/OR PARCELS 3.3895 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED 3.3895 AC.

PARCEL A
3.3895 ACRES

DEVELOPER
BENDER PROPERTY II, LLC
5304 DORSEY HALL DRIVE
ELLICOTT CITY, MD. 21042
410-730-3725

OWNER
HOWARD COUNTY HOUSING COMMISSION
6751 COLUMBIA GATEWAY DRIVE
COLUMBIA, MD. 21064
410-313-6316

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

[Signature] 2/14/08
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/19/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 3/27/08
DIRECTOR DATE

OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, BY STACY SPANN, EXECUTIVE DIRECTOR OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR THE 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 FLOODPLAINS, STORM DRAINAGE FACILITIES AND THE 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 OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT OF WAYS.
WITNESS OUR HANDS THIS 12 DAY OF February, 2008

[Signature]
HOWARD COUNTY HOUSING COMMISSION
STACY SPANN EXECUTIVE DIRECTOR

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY BENDER INVESTMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO THE HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JULY 20, 2006 RECORDED IN LIBER 10190 FOLIO 263 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
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[Signature]
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884 DATE

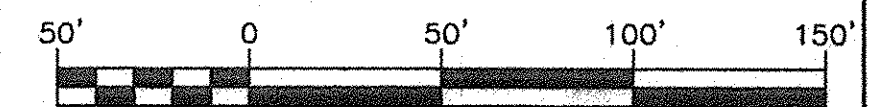


RECORDED AS PLAT NO. 19880 ON 4/3/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF EASEMENT
ELLICOTT GARDENS
PARCEL A
ZONED POR

TAX MAP 31 GRID 19 PARCEL 427
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
RELATED DPZ FILE NO. SDP 07-038, CD 75-2003
AA-07-021

SCALE 1" = 100' JANUARY 4, 2008



SHEET 2 OF 2

F-08-009