

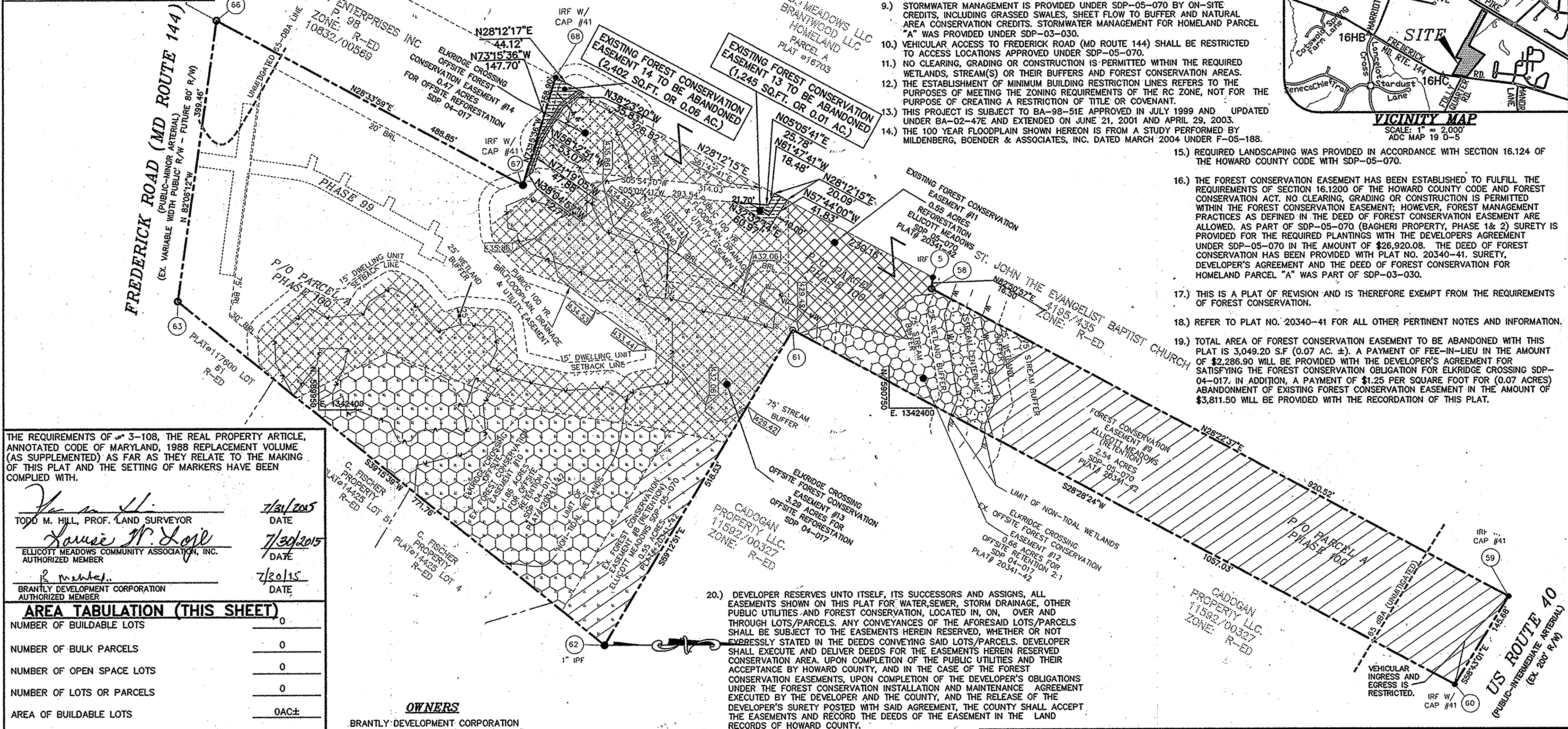
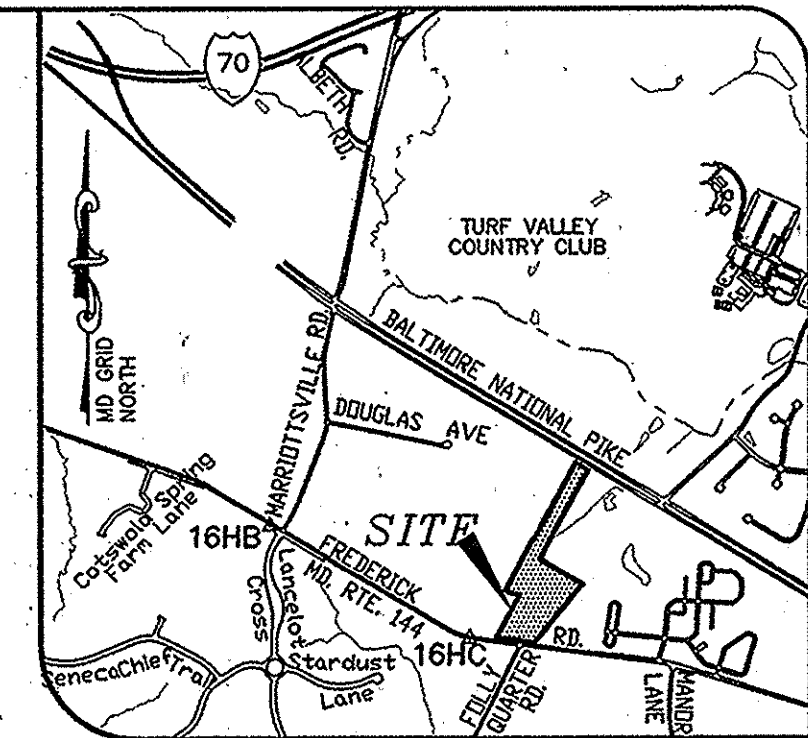
POINT NO.	NORTHING	EASTING
5	590812.0458	1342214.7674
58	590809.9919	1342231.1386
59	591619.9017	1342668.6360
60	591544.2550	1342793.1360
61	590615.0828	1342289.1968
62	590349.6828	1342734.6602
63	589752.1296	1342246.2506
64	589740.3143	1342236.5934
65	589791.2751	1341840.3971
66	589807.2175	1341849.0879
67	590236.5535	1342082.8427
68	590282.3213	1341930.6766

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION)
- EXISTING FOREST CONSERVATION EASEMENT(OFFSITE REFORESTATION)
- EXISTING FOREST CONSERVATION EASEMENT (ONSITE RETENTION)
- EXISTING FOREST CONSERVATION EASEMENT (OFFSITE RETENTION)
- EXISTING PAVED PATH
- EXISTING FLOODPLAIN
- LIMITS OF EXISTING WETLANDS
- AREA OF FOREST CONSERVATION EASEMENT TO BE ABANDONED WITH THIS PLAT

GENERAL NOTES

- 1.) BOUNDARY SHOWN HEREON IS BASED ON PLAT NO. 20340-20341 AND VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- 2.) THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 16HB & 16HC.
- 3.) STONE OR CONCRETE MONUMENT FOUND OR SET
- 4.) SUBJECT PROPERTY IS ZONED R-ED PER THE 10-06-13 COMPREHENSIVE ZONING PLAN.
- 5.) BRL DENOTES BUILDING RESTRICTION LINE.
- 6.) ALL AREAS SHOWN ON THIS PLAT ARE +/-, MORE OR LESS.
- 7.) DEED REFERENCE: PARCEL A LIBER 9287 FOLIO 254.
- 8.) THE WETLAND INVESTIGATION WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 2005 UNDER F-05-188.
- 9.) STORMWATER MANAGEMENT IS PROVIDED UNDER SDP-05-070 BY ON-SITE CREDITS, INCLUDING GRASSED SWALES, SHEET FLOW TO BUFFER AND NATURAL AREA CONSERVATION CREDITS. STORMWATER MANAGEMENT FOR HOMELAND PARCEL "A" WAS PROVIDED UNDER SDP-03-030.
- 10.) VEHICULAR ACCESS TO FREDERICK ROAD (MD ROUTE 144) SHALL BE RESTRICTED TO ACCESS LOCATIONS APPROVED UNDER SDP-05-070.
- 11.) NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS AND FOREST CONSERVATION AREAS.
- 12.) THE ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES REFERS TO THE PURPOSES OF MEETING THE ZONING REQUIREMENTS OF THE RC ZONE, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
- 13.) THIS PROJECT IS SUBJECT TO BA-98-51E APPROVED IN JULY 1999 AND UPDATED UNDER BA-02-47E AND EXTENDED ON JUNE 21, 2001 AND APRIL 29, 2003.
- 14.) THE 100 YEAR FLOODPLAIN SHOWN HEREON IS FROM A STUDY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. DATED MARCH 2004 UNDER F-05-188.
- 15.) REQUIRED LANDSCAPING WAS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE WITH SDP-05-070.
- 16.) 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. AS PART OF SDP-05-070 (BAGHERI PROPERTY, PHASE 1 & 2) SURETY IS PROVIDED FOR THE REQUIRED PLANTINGS WITH THE DEVELOPER'S AGREEMENT UNDER SDP-05-070 IN THE AMOUNT OF \$26,920.08. THE DEED OF FOREST CONSERVATION HAS BEEN PROVIDED WITH PLAT NO. 20340-41. SURETY, DEVELOPER'S AGREEMENT AND THE DEED OF FOREST CONSERVATION FOR HOMELAND PARCEL "A" WAS PART OF SDP-03-030.
- 17.) THIS IS A PLAT OF REVISION AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF FOREST CONSERVATION.
- 18.) REFER TO PLAT NO. 20340-41 FOR ALL OTHER PERTINENT NOTES AND INFORMATION.
- 19.) TOTAL AREA OF FOREST CONSERVATION EASEMENT TO BE ABANDONED WITH THIS PLAT IS 3,049.20 S.F (0.07 AC. ±). A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$2,286.90 WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR SATISFYING THE FOREST CONSERVATION OBLIGATION FOR ELKRIDGE CROSSING SDP-04-017. IN ADDITION, A PAYMENT OF \$1.25 PER SQUARE FOOT FOR (0.07 ACES) ABANDONMENT OF EXISTING FOREST CONSERVATION EASEMENT IN THE AMOUNT OF \$3,811.50 WILL BE PROVIDED WITH THE RECORDATION OF THIS PLAT.



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.

Todd M. Hill
TODD M. HILL, PROF. LAND SURVEYOR
DATE: 7/31/2015

Karise M. Lofe
KARISE M. LOFE, AUTHORIZED MEMBER
DATE: 7/30/2015

R. Menta
BRANTLY DEVELOPMENT CORPORATION
AUTHORIZED MEMBER
DATE: 7/30/15

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	0
AREA OF BUILDABLE LOTS	0AC±
AREA OF ROADWAY	0AC±
AREA	3.76AC±

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

Richard J. Garcia
HOWARD COUNTY HEALTH OFFICER
DATE: 9/23/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Phelan
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-21-15

Vest Sladen
DIRECTOR
DATE: 10-27-15

OWNERS
BRANTLY DEVELOPMENT CORPORATION
8835-P COLUMBIA 100 PARKWAY, COLUMBIA, MARYLAND 21045

ELLICOTT MEADOWS COMMUNITY ASSOCIATION, INC.
3010 HOMELAND WAY
ELLICOTT CITY, MD 21042
(410) 531-7464

OWNER'S STATEMENT

WE, BRANTLY DEVELOPMENT CORPORATION AND ELLICOTT MEADOWS COMMUNITY ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL 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 30th DAY OF JULY, 2015.

Karise M. Lofe
ELLICOTT MEADOWS COMMUNITY ASSOCIATION, INC.
AUTHORIZED MEMBER

R. Menta
BRANTLY DEVELOPMENT CORPORATION
AUTHORIZED MEMBER

Richard B. McCaus
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21351, EXPIRATION DATE 07/15/2015, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION TO PLAT NUMBER 20340-41, AS RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND, ALSO BEING A PORTION OF THAT LAND CONVEYED BY BAGHERI, LLC TO BRANTLY DEVELOPMENT BY A DEED DATED JUNE 6, 2005 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 9287 FOLIO 254 ALSO ELLICOTT MEADOWS COMMUNITY ASSOCIATION, INC. WAS GRANTED AN INTEREST IN THE PROPERTY BY CONFIRMATORY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS EXECUTED BY LB MEADOWS, LLC AND JOINED AND CONSENTED TO BY BRANTLY DEVELOPMENT CORPORATION DATED JUNE 16, 2008 AND RECORDED AMONG LAND RECORDS IN LIBER 1725, FOLIO 282 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.

Todd M. Hill
TODD M. HILL, PROFESSIONAL LAND SURVEYOR
DATE: 7/31/2015

THE SOLE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF EXISTING FOREST CONSERVATION EASEMENT AREA 13 AND 14 FROM ELLICOTT MEADOWS P/O PARCEL "A". THE ABANDONMENT AREA IN FOREST CONSERVATION 13 IS DUE TO AN ENCRoACHMENT BY A PRIVATE PUMPING STATION AND THE MAINTENANCE AREA PROVIDED. THE ABANDONED AREA IN FOREST CONSERVATION 14 IS DUE TO A 4' MEANDERING PAVED PATHWAY AND MAINTENANCE AREA PROVIDED.

RECORDED AS PLAT 23529 ON 10/20/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT FOR ABANDONMENT OF FOREST CONSERVATION AREA ELLICOTT MEADOWS P/O PARCEL "A" SHEET 1 OF 1

TAX MAP 16 PARCEL NO. 99
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
EX. ZONING R-ED

SCALE: 1"=100'
DATE: JUNE 2015
DPZ FILE NOS. F-05-188, SDP-05-070

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Crace Drive, Columbia, Maryland 21044
(410) 397-0298 Ball. (410) 397-0298 Fax.

P:\2004\13-030\DWG\REVISION PLAT DEC 2014.DWG