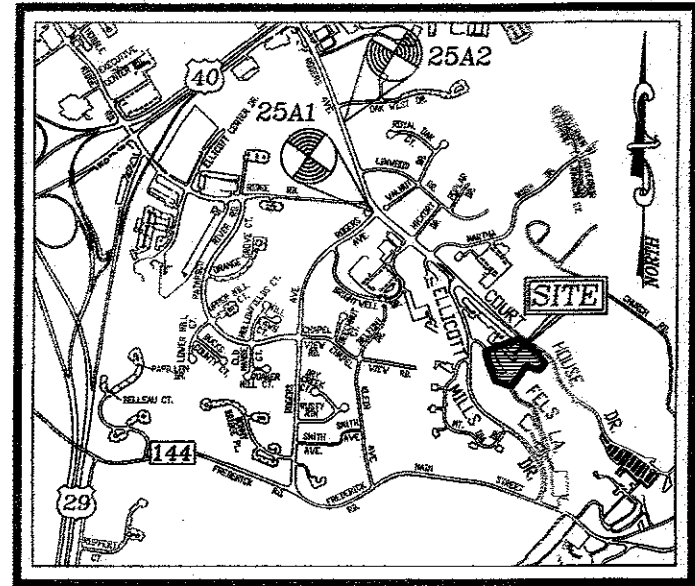


**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 25A1 AND 25A2.  
25A1 N: 587,502.6800, E: 1,366,556.4010  
25A2 N: 587,502.6800, E: 1,366,556.4010
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED OCTOBER 2012.
- ⊕ DENOTES REBAR WITH CAP SET MARKED (PROP.MARK 21204).
- ⊙ 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 R-A-15 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON SITE.
- THERE ARE STEEP SLOPES, WETLANDS, STREAMS, AND THEIR ASSOCIATED BUFFERS LOCATED ON SITE.
- THE FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED 10-22-13.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT SHALL BE SATISFIED WITH THIS PLAT BY THE RETENTION OF 0.43 ACRES OF FOREST WITHIN A FOREST CONSERVATION RETENTION EASEMENT, AND BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$11,107.80 (0.34 AC x 43560 SF x 0.75). NO SURETY IS REQUIRED FOR THE ON-SITE RETENTION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, OR FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT APPLICATION.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER AND WATER ARE AVAILABLE THROUGH CONTRACT NO.'S 425-W&S AND J-4-4006.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCEL A, ANY CONVEYANCES OF THE AFORESAID PARCEL A SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL A. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- PREVIOUS DPZ FILES : BA-16-007V, ECP-15-067, F-72-016, L 11702 F 63, SDP-72-017, SDP-16-016, WP-16-018, WP-17-030, & WP-17-055.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL. PARKING, PERIMETER LANDSCAPING AND THE TWO REPLACEMENT TREES WILL BE BONDED WITH SDP-16-016.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$23,550.00 FOR THE REQUIRED 61 SHADE TREES AND 35 EVERGREEN TREES.
- STORMWATER MANAGEMENT FOR THIS REDEVELOPMENT PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THE STORMWATER MANAGEMENT FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE SUBJECT PROPERTY IS LOCATED IN THE HUDSON-TIBBER WATERSHED, AND HAS THEREFORE BEEN ANALYZED. THE CALCULATED 100-YEAR DISCHARGE FROM THE SITE WILL DECREASE (EXISTING 25.06CFS - DEVELOPED 24.30CFS = 0.76CFS DECREASE) BASED ON THE REVISED SITE DEVELOPMENT. THEREFORE, 100-YEAR STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE PROPOSED REDEVELOPMENT.
- THE MODERATE INCOME HOUSING UNIT AGREEMENT FOR THE 6 DWELLING UNITS IS RECORDED WITH THIS PLAT.
- COMMUNITY MEETINGS FOR THIS PROJECT WERE CONDUCTED ON NOVEMBER 28, 2012 AT 7PM AT THE ROGER CARTER RECREATION CENTER IN ELLICOTT CITY, MD. AND JULY 2, 2015 AT THE MILLER BRANCH LIBRARY IN ELLICOTT CITY, MD.
- THIS PLAN IS SUBJECT TO A WAIVER PETITION WP-16-018, APPROVED JANUARY 6, 2016 TO WAIVE THE FOLLOWING TWO SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: (1) SECTION 16.116(b)(1) TO ALLOW GRADING/DISTURBANCE TO 0.49 ACRES OF STEEP SLOPES; AND (2) SECTION 16.1205(c)(7) TO ALLOW THE REMOVAL OF ONE SPECIMEN TREE (A 31" TULIP POPLAR) FROM THE SUBJECT SITE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
A. NO ADDITIONAL DISTURBANCE OR GRADING SHALL OCCUR BEYOND THE LIMIT OF DISTURBANCE (LOD) OF THE 25% STEEP SLOPES THAT ARE DETAILED ON THE WAIVER PLAN EXHIBIT UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED TO BE WARRANTED OR JUSTIFIED.  
B. ENHANCED MANAGEMENT SUCH AS ACCELERATED STABILIZATION AND REDUNDANT EROSION SEDIMENT CONTROLS WILL BE REQUIRED, PER HOWARD COUNTY CONSERVATION DISTRICT COMMENTS.  
C. THE REMOVAL OF THE ONE SPECIMEN TREE WILL REQUIRE MITIGATION WITH THE PLANTING OF 2:1 REPLACEMENT (2 TOTAL) WITH A MINIMUM CALIPER NATIVE PLANT SPECIES. THE REPLACEMENT TREES SHALL BE BONDED AND SHOWN ON THE LANDSCAPE PLAN.  
D. ANY ADDITIONAL REMOVAL OF SPECIMEN TREES DURING CONSTRUCTION ACTIVITY SHALL REQUIRE THE SUBMITTAL OF A NEW WAIVER PETITION APPLICATION. ANY REMAINING SPECIMEN TREES SHALL BE SAVED AND PROTECTED DURING THE CONSTRUCTION ACTIVITY.  
E. PROVIDE A NOTE ON ALL FUTURE PLANS SUBMITTALS THAT INCLUDES THIS WAIVER'S FILE NUMBER, THE SECTIONS WAIVED, THE WAIVER DECISION, THE DATE OF THE DECISION, AND ALL CONDITIONS OF APPROVAL.  
F. COMPLIANCE WITH THE DED COMMENTS.
- THIS SITE IS LOCATED ADJACENT TO THE ELLICOTT CITY HISTORIC DISTRICT.
- THIS PLAN IS SUBJECT TO BA-16-007V; A VARIANCE PETITION, GRANTED JUNE 16, 2016; TO REDUCE THE 20-FOOT STRUCTURE AND USE SETBACK TO 1.40' FOR A RETAINING WALL IN AN R-A-15 ZONING DISTRICT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
A. THE VARIANCE SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION SUBMITTED AND SHOWN ON THE VARIANCE PLAN, NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS ON THE PROPERTY.  
B. PETITIONER SHALL OBTAIN ALL PERMITS.
- THIS PLAN IS SUBJECT TO A WAIVER PETITION WP-17-030, APPROVED NOVEMBER 9, 2016 TO WAIVE THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: SECTION 16.102 AND 16.147 TO TRANSFER 640 SF OF LAND FROM ADJACENT PARCEL 121 TO SUBJECT PARCEL 120 TO ACCOMMODATE THE EXISTING DRIVEWAY CURB AND PAVING TO FELLS LANE, AND SECTION 16.156(g)(2) TO ALLOW A 45-DAY EXTENSION. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
A. A DEED OF LAND CONVEYANCE "ADJOINER TRANSFER" FOR THE STATED 640 SF OF LAND FROM ADJUTING PARCEL 121 MUST BE RECORDED WITH THE HOWARD COUNTY LAND RECORDS WITHIN 120 DAYS FROM THE DATE OF APPROVAL (ON OR BEFORE MARCH 9, 2017).  
B. THE ADDITIONAL INFORMATION (AS A REVISED SDP) MUST BE SUBMITTED WITHIN 90 DAYS FROM THE DATE OF APPROVAL (ON OR BEFORE FEBRUARY 7, 2017).  
C. THE ADDITIONAL 640 SF ACQUIRED THROUGH THIS "ADJOINER TRANSFER" MUST BE APPLIED TO SDP-16-016'S GROSS ACREAGE FOR PARCEL 120 AND THE PROJECT'S DENSITY CALCULATIONS.  
D. PROVIDE A GENERAL NOTE ON SDP-16-016 FOR THIS ALTERNATIVE COMPLIANCE PETITION REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.  
E. APPROVAL OF THIS ALTERNATIVE COMPLIANCE PETITION IS ONLY FOR THE LAND TRANSFER OF 640 SF; NO NEW LOTS OR PARCELS ARE TO BE CREATED OR ENDORSED UNDER THIS REQUEST.

- THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER TO SECTION 5.4.B.5 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME II (WATER AND SEWER) REQUIRING A MINIMUM 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF A PUBLIC UTILITY EASEMENT AT THE FOLLOWING IMPACT AREAS:  
1. THE PROPOSED ENTROACHMENT INTO THE EASEMENT SETBACK BY THE CONCRETE SECTIONS OF RETAINING WALL 2B; DECISION WITHHELD.  
2. THE PROPOSED ENTROACHMENT INTO THE EASEMENT SETBACK BY THE MODULAR BLOCK SECTIONS OF RETAINING WALL 2B; APPROVED 01/18/17.  
3. THE PROPOSED ENTROACHMENT INTO THE EASEMENT SETBACK BY THE MODULAR BLOCK SECTIONS OF RETAINING WALL 2A; APPROVED 01/18/17.  
4. THE PROPOSED ENTROACHMENT INTO THE EASEMENT SETBACK BY RETAINING WALL 1; APPROVED 01/18/17.  
5. THE PROPOSED ENTROACHMENT INTO THE EASEMENT SETBACK BY RETAINING WALL 3; APPROVED 01/18/17.  
6. THE PROPOSED ENTROACHMENT INTO THE EASEMENT SETBACK BY RETAINING WALL 4; DECISION WITHHELD.
- THIS PLAN IS SUBJECT TO AN ALTERNATIVE COMPLIANCE PETITION WP-17-055, APPROVED JANUARY 27, 2017 TO THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: SECTION 16.1205(c)(7) FOR THE REMOVAL A SPECIMEN TREE AND SECTION 16.121(c)(4) TO AMEND A CONDITION OF APPROVAL OF A PREVIOUSLY APPROVED ALTERNATIVE COMPLIANCE PETITION (WP-16-091) TO ALLOW THE REDUCTION OF THE REQUIRED CREDITED RECREATIONAL OPEN SPACE WHICH IS SHARED BETWEEN BURGESS MILL PHASE I AND PHASE II. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
A. THE REMOVAL OF THE SPECIMEN TREE NO. 1 (A BLACK WILLOW) WILL REQUIRE MITIGATION WITH THE PLANTING OF 2:1 REPLACEMENT (2 TOTAL) WITH A MINIMUM 3" CALIPER NATIVE PLANT SPECIES. THE REPLACEMENT TREES SHALL BE BONDED AND SHOWN ON THE LANDSCAPE PLAN.  
B. THE AMOUNT OF CREDITED AMENITY RECREATIONAL AREA TO BE PROVIDED FOR PHASE 2 MUST BE BASED ON 53 APARTMENT UNITS.  
C. THE AMOUNT OF CREDITED AMENITY RECREATIONAL AREA MUST REMAIN AT 13,140 SF FOR PHASE 1 AND AT 6,303 SF FOR PHASE 2. SHOULD THERE BE A LOSS OF CREDITED AMENITY RECREATIONAL AREA, THE PROPERTY OWNER MUST REPLACE THE LOSS WITHIN EITHER PHASE 1 OR PHASE 2 OR FILE A NEW ALTERNATIVE COMPLIANCE PETITION.  
D. PROVIDE A NOTE ON SDP-16-016 FOR THIS ALTERNATIVE COMPLIANCE PETITION REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
- THE OWNER OF PARCEL 120 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE 12' PRIVATE ACCESS EASEMENT AND ENSURING THE EASEMENT REMAINS CLEAR FOR INGRESS AND EGRESS.



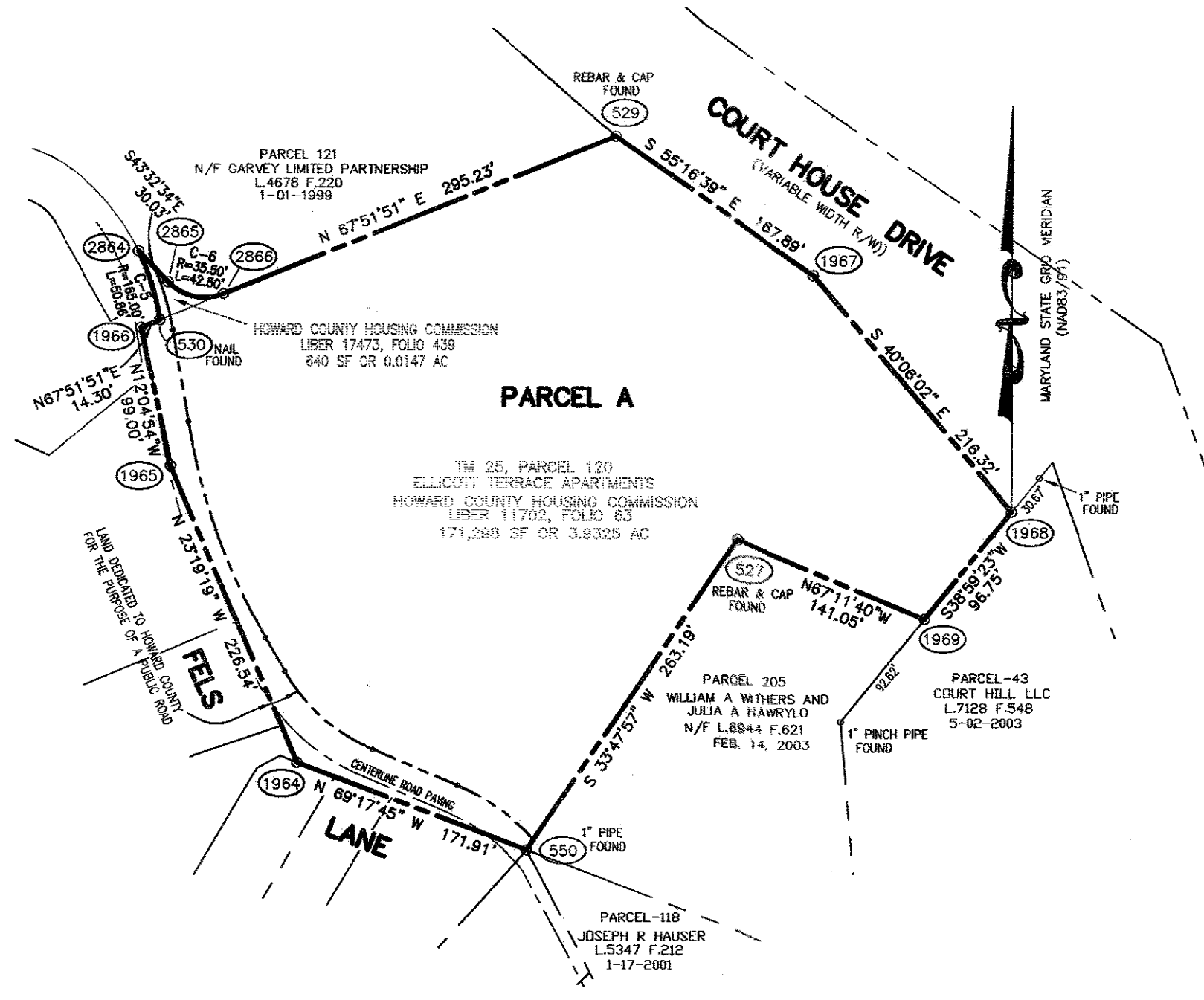
**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP : 21-BB

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-5	165.00'	50.86'	17°39'40"	25.63'	N17°36'01"W 50.66'
C-6	35.50'	42.50'	68°35'35"	24.21'	S77°50'22"E 40.01'

**COORDINATE TABLE**

NO.	NORTH	EAST
527	584956.6782	1368450.2590
529	585238.3035	1368363.8300
530	585108.9679	1368045.8851
550	584737.9657	1368303.8485
1964	584798.7430	1368143.0405
1965	585006.7703	1368053.3550
1966	585103.5775	1368032.6338
1967	585142.6755	1368501.8184
1968	584977.2096	1368641.1562
1969	584902.0073	1368580.2811
2864	585157.2554	1368030.5672
2865	585135.4886	1368051.2541
2866	585127.0610	1368090.3631



**LOCATION DRAWING**  
SEE DETAIL - SHEET 3 OF 3

THE REQUIREMENTS §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.

*Thomas M. Hoffman, Jr.* 4-26-17  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Peter Engel* 7/14/17  
PETER ENGEL, EXECUTIVE DIRECTOR DATE  
HOWARD COUNTY HOUSING COMMISSION

**AREA TABULATION**

NUMBER OF PARCELS TO BE RECORDED	1
AREA OF PARCELS TO BE RECORDED	3.7222 AC
AREA OF ROADWAY TO BE RECORDED	0.2250 AC
AREA TO BE RECORDED	3.9472 AC

**OWNER**  
HOWARD COUNTY HOUSING COMMISSION  
9710 PATUXENT WOODS DR.  
SUITE 100  
COLUMBIA, MD 21046  
PETER ENGEL, EXECUTIVE DIRECTOR

**DEVELOPER**  
STAVROU ASSOCIATES, INC.  
2661 RIVA ROAD, SUITE 320  
ANNAPOLIS, MD 21401  
C/O SCOTT N. LINK  
(410) 571-6610

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT CITY, MD 21043  
TEL: 410.481.7666  
FAX: 410.481.8961

**PURPOSE**  
THE PURPOSE OF THIS PLAT IS TO ESTABLISH NEW PARCEL A (AS PART OF A DEED ADJOINER), ADD VARIOUS EASEMENTS, AND ABANDON TWO PUBLIC EASEMENTS.

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

*Bateman for Marissa Roseman* 7/31/2017  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Plank* 8-18-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Slenker* 8-30-17  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF JULY, 2017.

*Peter Engel* 7/14/17  
PETER ENGEL, EXECUTIVE DIRECTOR DATE  
HOWARD COUNTY HOUSING COMMISSION

*Megan Ruggieri*  
WITNESS

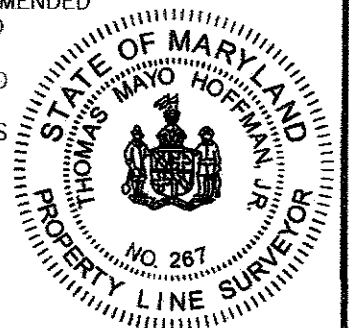
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE AGGREGATE OF THE FOLLOWING TWO CONVEYANCES; (1) ALL THAT LAND CONVEYED BY ELLICOTT TERRACE, INC. TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED APRIL 30, 2009 AND RECORDED IN LIBER 11702, FOLIO 63, AND (2) ALL THAT LAND CONVEYED BY GARVEY LIMITED PARTNERSHIP TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED MARCH 3, 2017 AND RECORDED IN LIBER 17473, FOLIO 439, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2018.

*Thomas M. Hoffman, Jr.* 4-26-17  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267



RECORDED AS PLAT No. 24290 ON 8-31-17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**"BURGESS MILL STATION, PHASE 2" (APARTMENTS)**  
PARCEL A

A SUBDIVISION OF T.M. 25, PARCEL 120  
LIBER 11702 FOLIO 63 AND ADJOINER DEED LIBER 17473 FOLIO 439  
FORMERLY PLAT OF "VENUS GARDEN APARTMENTS", PLAT BOOK 22/28

ZONED R-A-15  
TAX MAP 25, GRID 7, PARCEL 120  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 100' APRIL 26, 2017

GRAPHIC SCALE  
100' 0 100' 200' 300'

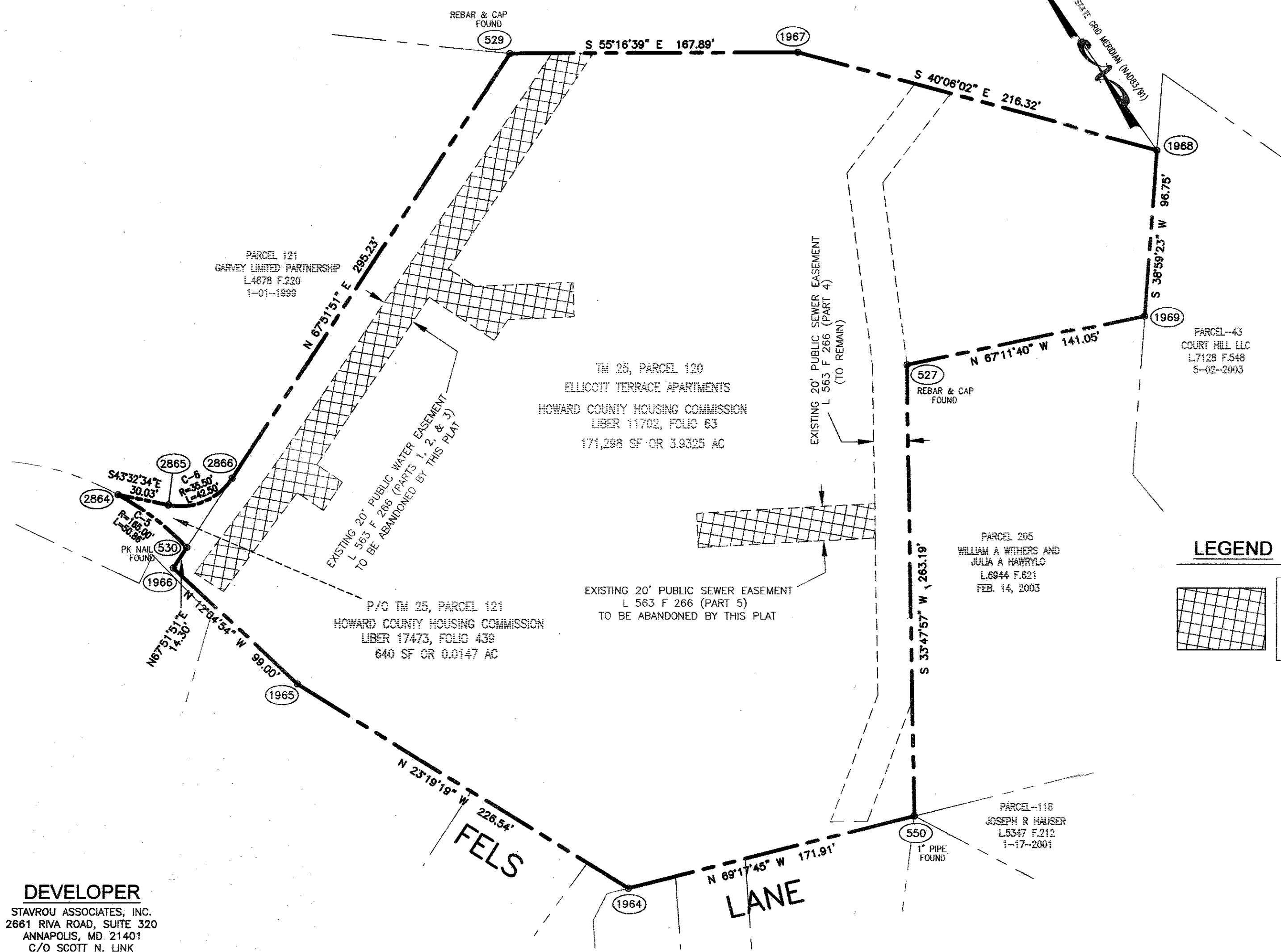
SHEET 1 OF 3  
F-17-053

# COURT HOUSE DRIVE

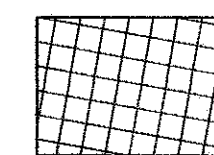
(VARIABLE WIDTH R/W)

CURVE TABLE					
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2864	585157.2554	1368030.5672
2865	585135.4886	1368051.2541
2866	585127.0610	1368090.3631



### LEGEND



EXISTING 20' PUBLIC WATER EASEMENT  
L 563 F 266 (PARTS 1, 2, & 3)  
TO BE ABANDONED BY THIS PLAT

EXISTING 20' PUBLIC SEWER EASEMENT  
L 563 F 266 (PART 5)  
TO BE ABANDONED BY THIS PLAT

### DEVELOPER

STAVROU ASSOCIATES, INC.  
2661 RIVA ROAD, SUITE 320  
ANNAPOLIS, MD 21401  
C/O SCOTT N. LINK  
(410) 571-6810

### OWNER

HOWARD COUNTY HOUSING COMMISSION  
9770 PATUXENT WOODS DR.  
SUITE 100  
COLUMBIA, MD 21046  
PETER ENGEL, EXECUTIVE DIRECTOR

## EASEMENTS TO BE ABANDONED

SCALE : 1" = 50'

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

THE REQUIREMENTS §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.

*Thomas M. Hoffman, Jr.* 4-26-17  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Peter Engel* 7/14/17  
PETER ENGEL, EXECUTIVE DIRECTOR DATE  
HOWARD COUNTY HOUSING COMMISSION

### PURPOSE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH NEW PARCEL A (AS PART OF A DEED ADJOINER), ADD VARIOUS EASEMENTS, AND ABANDON TWO PUBLIC EASEMENTS.

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

*Maura Resman* 7/31/2017  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Plank* 8-18-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Vest Shandor* 8-30-17  
DIRECTOR DATE

### OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF JULY, 2017.

*Peter Engel* 7/14/17  
PETER ENGEL, EXECUTIVE DIRECTOR DATE  
HOWARD COUNTY HOUSING COMMISSION

*Megan Reggieri*  
ADDRESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE AGGREGATE OF THE FOLLOWING TWO CONVEYANCES; (1) ALL THAT LAND CONVEYED BY ELICOTT TERRACE, INC. TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED APRIL 30, 2009 AND RECORDED IN LIBER 11702, FOLIO 63, AND (2) ALL THAT LAND CONVEYED BY GARVEY LIMITED PARTNERSHIP TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED MARCH 3, 2017 AND RECORDED IN LIBER 17473, FOLIO 439, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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*Thomas M. Hoffman, Jr.* 4-26-17  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267



RECORDED AS PLAT No. 24291 ON 8-31-17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### PLAT OF SUBDIVISION "BURGESS MILL STATION, PHASE 2" (APARTMENTS) PARCEL A

A SUBDIVISION OF T.M. 25, PARCEL 120  
LIBER 11702 FOLIO 63 AND ADJOINER DEED LIBER 17473 FOLIO 439  
FORMERLY PLAT OF "VENUS GARDEN APARTMENTS", PLAT BOOK 22/28

ZONED R-A-15  
TAX MAP 25, GRID 7, PARCEL 120  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 50' APRIL 26, 2017

50' 0 50' 100' 150'  
GRAPHIC SCALE



12' PRIVATE ACCESS EASEMENT TO BENEFIT PARCEL 205  
**LINE TABLE**

LINE	COURSE
A1	R=186.00' L=30.67' CH=N18°55'04"W 30.63'
A2	S89°27'09"E 30.13'
A3	R=50.00' L=14.16' CH=N82°26'12"E 14.11'
A4	N74°19'33"E 54.15'
A5	R=36.00' L=53.75' CH=N62°54'13"W 48.89'
A6	S20°08'00"E 140.42'
A7	R=24.00' L=15.10' CH=S38°09'34"E 14.85'
A8	S56°11'08"E 172.80'
A9	S33°47'57"W 12.00'
A10	N56°11'08"W 172.80'
A11	R=36.00' L=22.65' CH=S38°09'34"E 22.28'
A12	N20°08'00"W 140.42'
A13	R=24.00' L=35.83' CH=N62°54'13"W 32.59'
A14	S74°19'33"W 54.15'
A15	R=62.00' L=17.55' CH=N82°26'12"E 17.49'
A16	N89°27'09"W 27.40'
A17	N12°17'54"W 12.31'
A18	N33°47'57"E 103.55'

20' PUBLIC WATER & UTILITY EASEMENT  
**LINE TABLE**

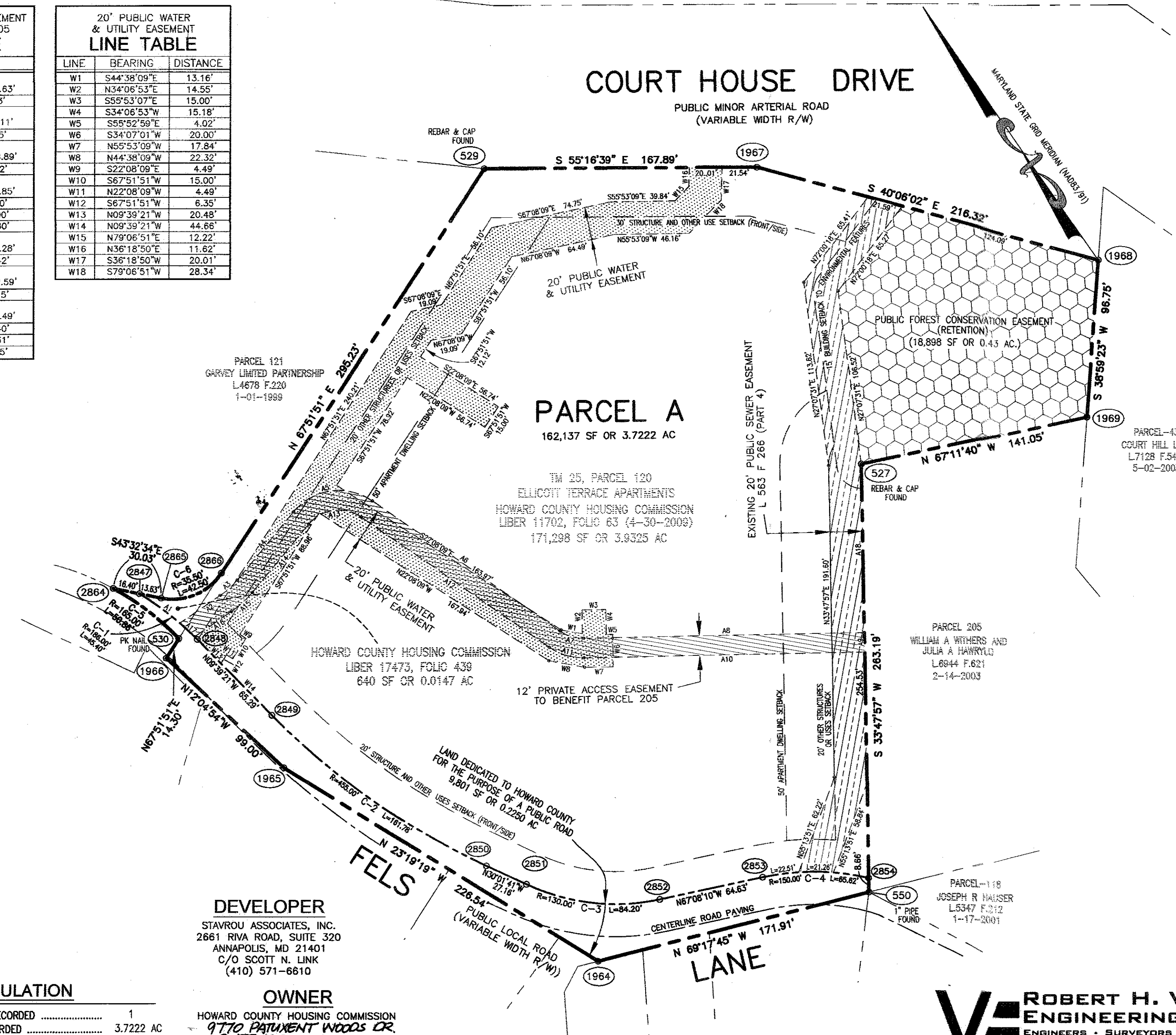
LINE	BEARING	DISTANCE
W1	S44°38'09"E	13.16'
W2	N34°06'53"E	14.55'
W3	S55°53'07"E	15.00'
W4	S34°06'53"W	15.18'
W5	S55°52'59"E	4.02'
W6	S34°07'01"W	20.00'
W7	N55°53'09"W	17.84'
W8	N44°38'09"W	22.32'
W9	S22°08'09"E	4.49'
W10	S67°51'51"W	15.00'
W11	N22°08'09"W	4.49'
W12	S67°51'51"W	6.35'
W13	N09°39'21"W	20.48'
W14	N09°39'21"W	44.66'
W15	N79°06'51"E	12.22'
W16	N36°18'50"E	11.62'
W17	S36°18'50"W	20.01'
W18	S79°06'51"W	28.34'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	186.00'	45.40'	13°59'06"	22.81'	N16°38'55"W 45.29'
C-2	455.00'	161.78'	20°22'20"	81.75'	N19°50'31"W 160.93'
C-3	130.00'	84.20'	37°06'29"	43.63'	N48°34'55"W 82.73'
C-4	150.00'	65.62'	25°04'00"	33.35'	N54°36'19"W 65.10'
C-5	165.00'	50.86'	17°39'40"	25.63'	N17°36'51"W 50.66'
C-6	35.50'	42.50'	68°35'35"	24.21'	S77°50'22"E 40.01'

**COORDINATE TABLE**

NO.	NORTH	EAST
527	584956.6782	1368450.2590
529	585238.3035	1368363.8300
530	585108.9679	1368045.8851
550	584737.9657	1368303.8485
1964	584798.7430	1368143.0405
1965	585006.7703	1368053.3550
1966	585103.5775	1368032.6338
1967	585142.6755	1368501.8184
1968	584977.2096	1368641.1562
1969	584902.0073	1368580.2811
2847	585145.3668	1368041.8660
2848	585101.9773	1368054.8411
2849	585037.6090	1368065.7926
2850	584886.2334	1368120.4161
2851	584862.7165	1368134.0089
2852	584807.9856	1368196.0496
2853	584782.8747	1368255.5995
2854	584745.1649	1368308.6677
2864	585157.2554	1368030.5672
2865	585135.4886	1368051.2541
2866	585127.0610	1368090.3631



**LEGEND**

- EXISTING
- 20' PUBLIC SEWER EASEMENT  
L 563 F 266 (PART 4)
- 20' PUBLIC WATER & UTILITY EASEMENT
- 12' PRIVATE ACCESS EASEMENT  
TO BENEFIT PARCEL 205
- PUBLIC FOREST CONSERVATION EASEMENT  
(RETENTION)

THE REQUIREMENTS §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.

*Thomas M. Hoffman, Jr.* 4-26-17  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
DATE

*Peter Engel* 7/14/17  
PETER ENGEL, EXECUTIVE DIRECTOR  
HOWARD COUNTY HOUSING COMMISSION  
DATE

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLICOTT CITY, MD 21043  
TEL: 410.461.7669 FAX: 410.461.8951

**PURPOSE**  
THE PURPOSE OF THIS PLAT IS TO ESTABLISH NEW PARCEL A (AS PART OF A DEED ADJOINER), ADD VARIOUS EASEMENTS, AND ABANDON TWO PUBLIC EASEMENTS.

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

*Barbara for Marissa Rossman* 7/31/2017  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chief Edwards* 8-18-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Vanit Shekhar* 8-30-17  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF JULY, 2017.

*Peter Engel* 7/14/17  
PETER ENGEL, EXECUTIVE DIRECTOR DATE

*Meghan Ruggan*  
WITNESS

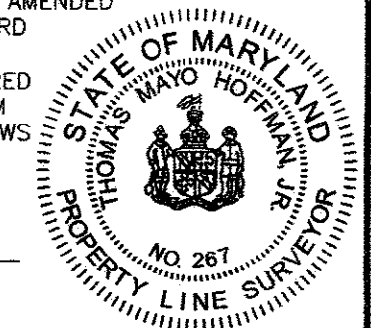
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE AGGREGATE OF THE FOLLOWING TWO CONVEYANCES: (1) ALL THAT LAND CONVEYED BY ELLICOTT TERRACE, INC. TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED APRIL 30, 2009 AND RECORDED IN LIBER 11702, FOLIO 63, AND (2) ALL THAT LAND CONVEYED BY GARVEY LIMITED PARTNERSHIP TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED MARCH 3, 2017 AND RECORDED IN LIBER 17473, FOLIO 439, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2018.

*Thomas M. Hoffman, Jr.* 4-26-17  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267  
DATE



RECORDED AS PLAT No. 24292 ON 8-31-17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**"BURGESS MILL STATION, PHASE 2" (APARTMENTS)  
PARCEL A**

A SUBDIVISION OF T.M. 25, PARCEL 120  
LIBER 11702 FOLIO 63 AND ADJOINER DEED LIBER 17473 FOLIO 439  
FORMERLY PLAT OF "VENUS GARDEN APARTMENTS", PLAT BOOK 22/28

ZONED R-A-15  
TAX MAP 25, GRID 7, PARCEL 120  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 50' APRIL 26, 2017

50' 0 50' 100' 150'

SHEET 3 OF 3  
F-17-053

12-53 SURVEY\dwg\RECORD PLATS\RPLAT.2.dwg