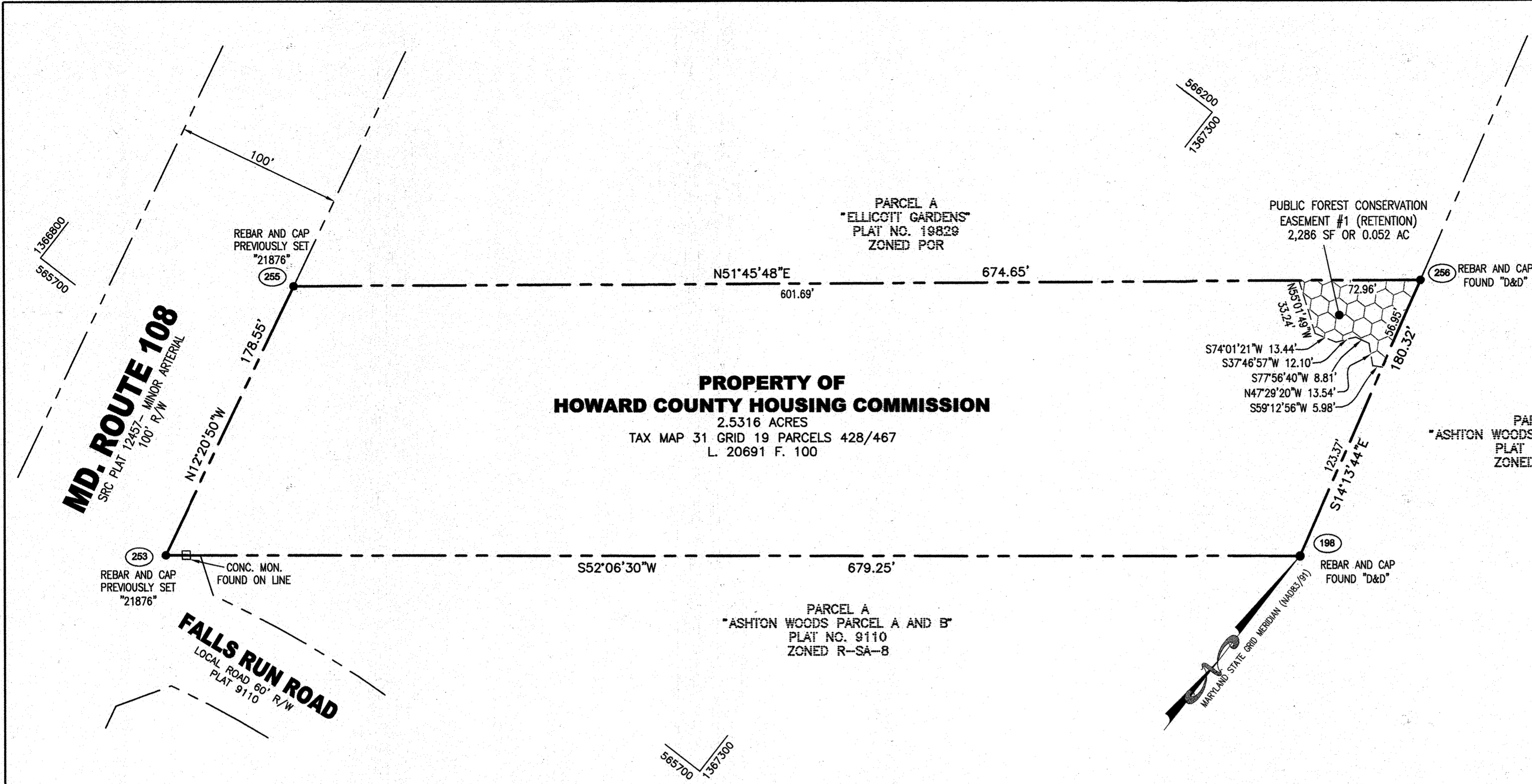


VICINITY MAP
SCALE: 1"=2000'
ADC 16E5



GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED POR PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
2. THERE ARE NO EXISTING STRUCTURES ON SITE.
3. COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 301B AND 316B.
4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2004 BY ROBERT H. VOGEL ENGINEERING, INC.
5. AREAS SHOWN HEREON ARE MORE OR LESS.
6. DISTANCES SHOWN HEREON IN US SURVEY FEET.
7. PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES; DPZ REFERENCES: BA 06-005-V, BA-08-042V, BA-19-013V, AA-20-010, SDP-07-038, F-08-009, F-08-064, SDP-07-137, WP-08-111, WP-09-085, SDP-10-021, S-19-009, ECP-19-040, WP-20-049.
8. THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN MET BY THE ON-SITE RETENTION OF 0.052 AC OF EXISTING FOREST (NO SURETY REQUIRED), AND BY THE PURCHASE OF THE EQUIVALENT REFORESTATION CREDIT OF 2.7 ACRES FROM AN APPROVED FOREST BANK, ROSHAN PROPERTY - SDP-18-041(S1), WHICH IS LOCATED OUTSIDE THE WATERSHED.
9. THIS PROJECT IS SUBJECT TO WP-20-049, APPROVED 10/01/20, TO SECTION 16.1205(g)(3) AND SECTION 16.12.09(g)(2) OF THE FOREST CONSERVATION REGULATIONS TO REMOVE 5 SPECIMEN TREES AND TO MEET LESS THAN 75% OF THE REQUIRED FOREST CONSERVATION OBLIGATION ON SITE. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. ALTERNATIVE COMPLIANCE APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1 THROUGH #5 AS DEPICTED ON THE MODIFIED ALTERNATIVE COMPLIANCE EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST OR AN AMENDMENT TO THIS ALTERNATIVE COMPLIANCE REQUEST.
 - B. A MINIMUM OF 10 ADDITIONAL, NATIVE, 3" DBH TREES SHALL BE PROVIDED ON SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL (2:1 REPLACEMENT). THIS MITIGATION WILL BE ADDRESSED WITH THE PROJECT KNOWN AS "ELICOTT GARDENS II" AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANTINGS.
 - C. IT SHALL BE REQUIRED TO RETAIN AS MUCH FOREST POSSIBLE WHILE KEEPING THE DESIGN THAT RECEIVED THAT COMPETITIVE STATE GRANT Viable.
 - D. THE LOCATION OF THE OFF-SITE OBLIGATION SHALL BE IDENTIFIED PRIOR TO RECEIVING A TECHNICALLY COMPLETE ON THE SOP FOR THE SITE.
10. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SDP-20-027 WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY 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.
11. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE AND THERE ARE NO HISTORIC STRUCTURES ON THIS SITE.

COORDINATE TABLE		
POINT	NORTHING	EASTING
198	566022.5350	1367504.4410
253	565605.3579	1366968.3915
255	565779.7775	1366930.2114
256	566197.3223	1367460.1195

OWNER/DEVELOPER
HOWARD COUNTY HOUSING COMMISSION
6751 COLUMBIA GATEWAY DRIVE
COLUMBIA, MD. 21064
410-730-3725

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC FOREST CONSERVATION EASEMENT OVER THE DEEDED PROPERTY OF HOWARD COUNTY HOUSING COMMISSION.

K:\Projects\06-01\SURV\dwg\RECORD PLATS\2_PLAT OF REVISION\FCE PLAT_06-01_FCEPLOT.dwg

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR DATE 10/19/21

OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, A PUBLIC HOUSING AUTHORITY OF THE STATE OF MARYLAND, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

WITNESS OUR HANDS THIS 11th DAY OF AUGUST 2021

BY: HOWARD COUNTY HOUSING COMMISSION

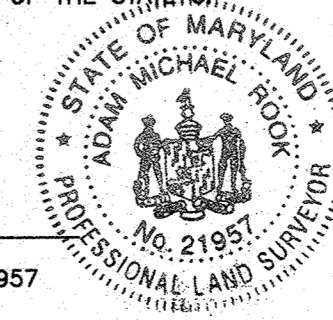
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A FOREST CONSERVATION EASEMENT ON ALL OR A PORTION OF A PARCEL OF GROUND CONVEYED BY BENDER INVESTMENT, LLC TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JULY 20, 2006 AND RECORDED IN LIBER 10190 FOLIO 263, AND AS CONSOLIDATED BY A DEED DATED JUNE 29, 2021 AND RECORDED IN LIBER 20691 FOLIO 100, BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

ADAM MICHAEL ROOK DATE 08/13/21
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21957
EXPIRATION/RENEWAL DATE: 09/22/2023



RECORDED AS PLAT NO. 25897 ON 11-6-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

PLAT OF FOREST CONSERVATION EASEMENT

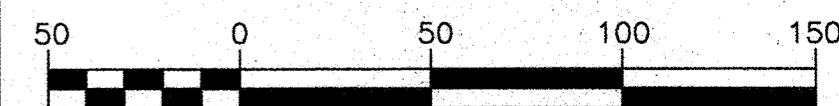
ELICOTT GARDENS II
PROPERTY OF HOWARD COUNTY HOUSING COMMISSION

LIBER 20691 FOLIO 100

ZONED POR

TAX MAP NO. 31 GRID 19 TAX MAP PARCELS 428 & 467
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1"=50' AUGUST 2021



SHEET 1 OF 1