

GENERAL NOTES:

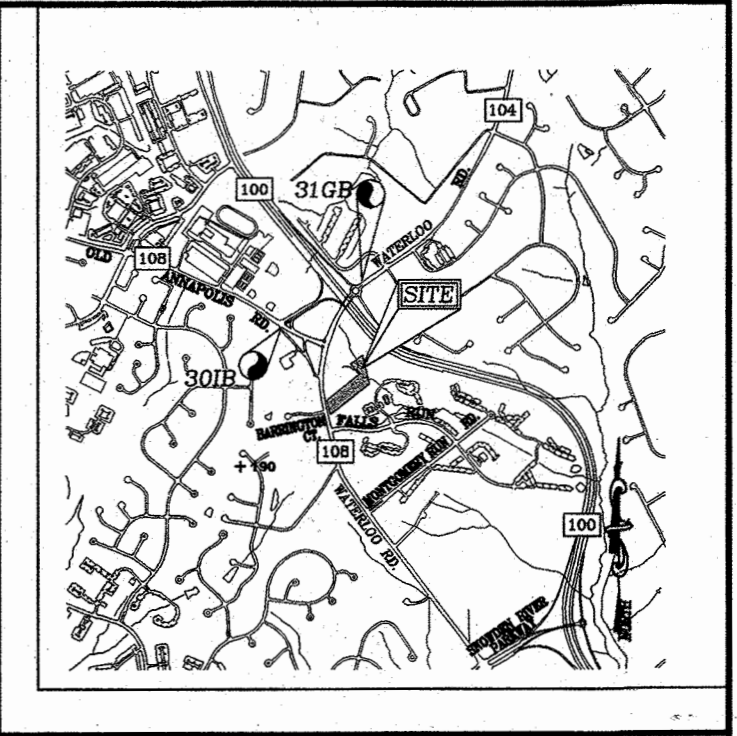
- THE SUBJECT PROPERTY IS ZONED POR PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 301B AND 31 GB, PER A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON OR ABOUT NOVEMBER 2004.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO 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 WITH TAR AND CHIP COATING (1-1/2" MIN) GEOMETRY: - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS. STRUCTURE (CULVERTS/BRIDGES) -CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING). DRAINAGE ELEMENTS: -SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, 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.
- THERE IS AN EXISTING STRUCTURE LOCATED ON PARCEL A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 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 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, 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.
- LANDSCAPING FOR PARCEL A WAS PROVIDED WITH SDP-07-038 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE. FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY SATISFIED UNDER F-08-009.
- THERE ARE NO APPARENT BURIAL GROUNDS ON PROPERTY.
- WETLAND DELINEATION PREPARED BY ECO-PROFESSIONALS, INC. DATED FEBRUARY 1, 2006.
- THERE ARE NO FLOODPLAINS ON SITE.

LEGEND

- PUBLIC WATER & UTILITY EASEMENT
- PART OF EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 19829) TO BE RELOCATED
- EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 19829
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT RETENTION PLAT 19829
- EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT 19829
- EXISTING PRIVATE USE IN COMMON ACCESS EASEMENT FOR PARCEL A TM PARCEL 427 AND TM PARCELS 428 AND 467 PLAT 19829
- WETLANDS PER PLAT 19829

COORDINATE TABLE		
POINT	NORTHING	EASTING
24	566454.0358	1367211.3640
25	566313.1132	1367318.2106
27	566573.4190	1367364.7506
248	565958.3918	1366891.1130
250	565974.0107	1366887.8539
255	565779.7775	1366930.2114
256	566197.3222	1367460.1195

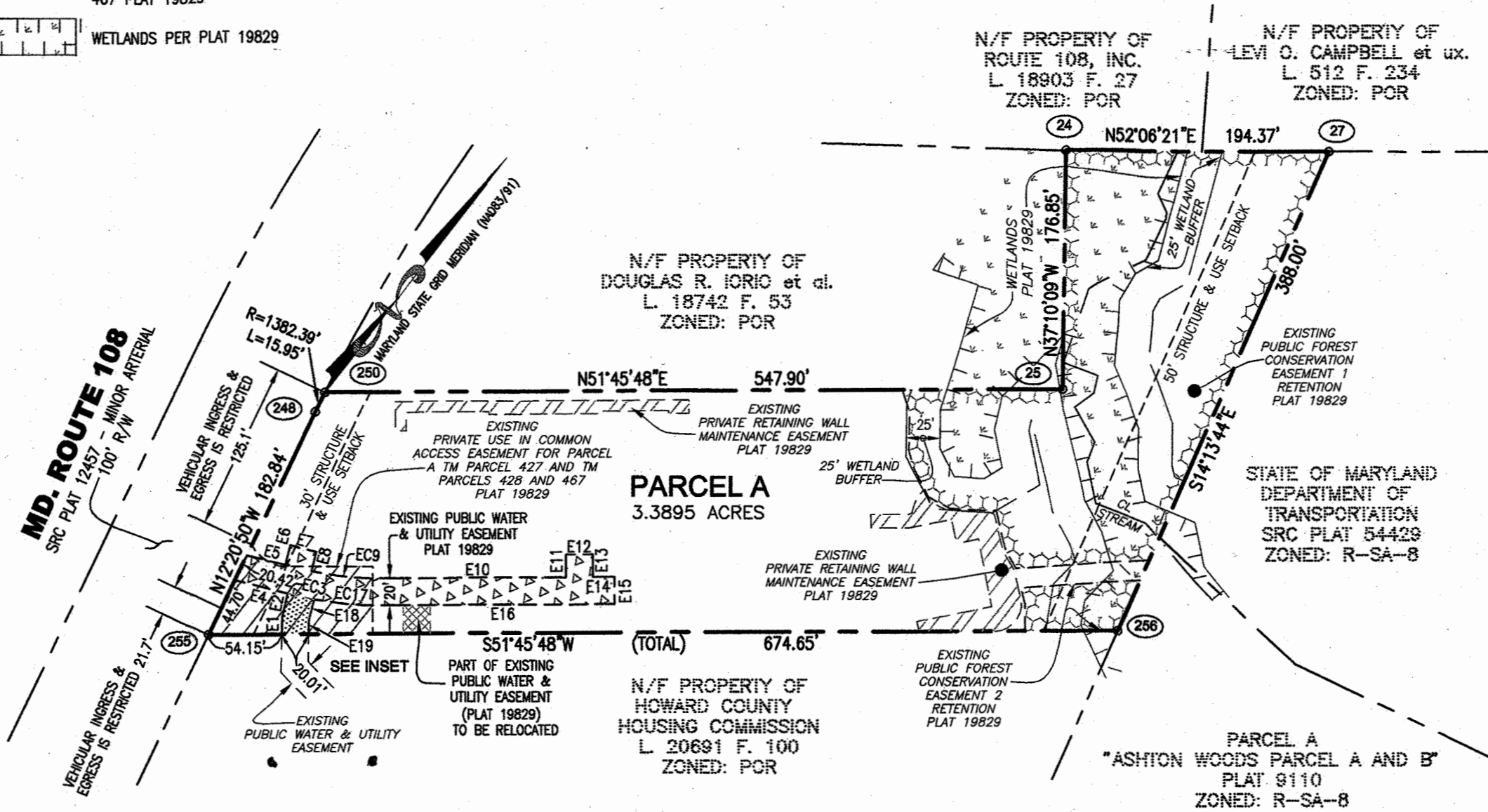
CURVE TABULATION						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
248-250	1382.39'	15.96'	00°39'41"	7.98	15.96	S11°47'11"E



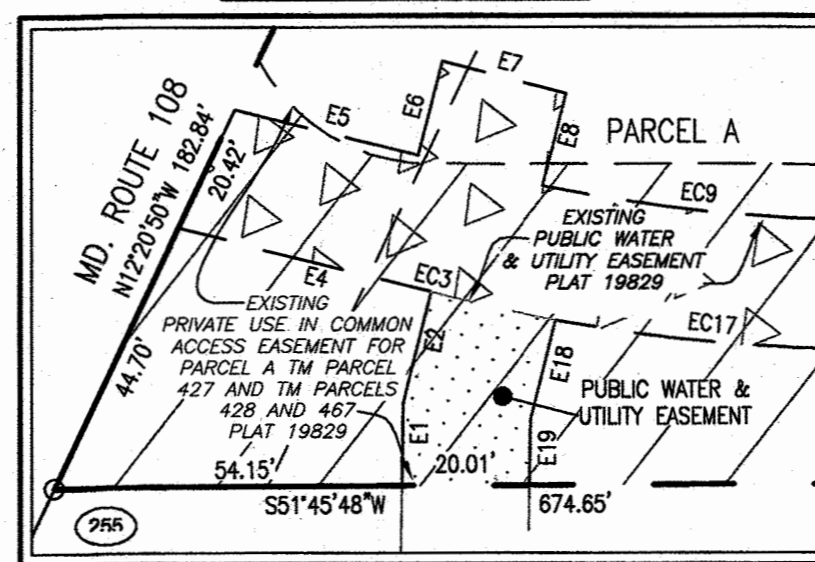
VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 16E5

PUBLIC WATER & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	12.95'	N36°52'29"W
E2	17.81'	N23°58'57"W
EC3	R=266.92' L=0.47'	CHORD= 566°57'56"W 0.47'
E4	40.10'	S66°01'03"W
E5	29.42'	N66°01'03"E
E6	15.02'	N23°25'00"W
E7	20.00'	N66°16'51"E
E8	14.81'	S23°43'09"E
EC9	R=246.92' L=58.13'	CHORD= N57°12'56"E 58.00'
E10	131.14'	N51°47'23"E
E11	16.73'	N38°12'37"W
E12	20.00'	N51°47'23"E
E13	16.73'	S38°12'37"E
E14	16.09'	N51°47'23"E
E15	20.00'	S38°12'37"E
E16	167.00'	S51°47'23"W
EC17	R=266.92' L=56.36'	CHORD= S56°34'14"W 56.26'
E18	15.99'	S23°58'57"E
E19	10.22'	S36°52'29"E



INSET SCALE: 1" = 30'



AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3.3895 AC.
- BUILDABLE	0 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.3895 AC.

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.

Adam Rook 08/10/21
ADAM MICHAEL ROOK DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21957

Howard County Housing Commission 8-11-21
HOWARD COUNTY HOUSING COMMISSION DATE

OWNER
HOWARD COUNTY HOUSING COMMISSION
9770 PATUXENT WOODS DRIVE
COLUMBIA, MD 21046
410-730-3725

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO:
RELOCATE PART OF AN EXISTING PUBLIC WATER & UTILITY EASEMENT (PLAT 19829)

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

Howard County Health Officer 11/12/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 11/16/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Director 11/17/21
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HOWARD COUNTY HOUSING COMMISSION, A PUBLIC BODY CORPORATE AND POLITIC AND A PUBLIC HOUSING AUTHORITY OF THE STATE OF MARYLAND, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, 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 IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 11th DAY OF AUGUST, 2021

Howard County Housing Commission
HOWARD COUNTY HOUSING COMMISSION
Witness
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCEL A AS SHOWN ON A PLAT OF EASEMENT ENTITLED "ELLCOTT GARDENS" AND RECORDED AS PLAT Nos. 19829-19830; AND ALSO BEING PART OF THE LANDS CONVEYED FROM BENDER INVESTMENT, LLC TO HOWARD COUNTY HOUSING COMMISSION BY A DEED DATED JULY 20, 2006 AND RECORDED IN LIBER 10190 AT FOLIO 263, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Adam Rook 08/10/21
ADAM MICHAEL ROOK DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21957
EXPIRATION/RENEWAL DATE: 09/22/2023

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21103
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25921 ON 11/22/21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

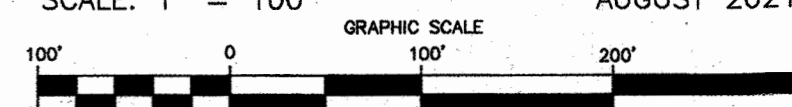
PLAT OF REVISION
ELLCOTT GARDENS
PARCEL A

A REVISION TO PARCEL A, "ELLCOTT GARDENS"
PLAT Nos. 19829-19830

DPZ REF'S: SDP-07-038, F-08-009

TAX MAP 31 - GRID 19 - PARCEL 427 - ZONED: POR
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' AUGUST 2021



SHEET 1 OF 1