

**GENERAL NOTES**

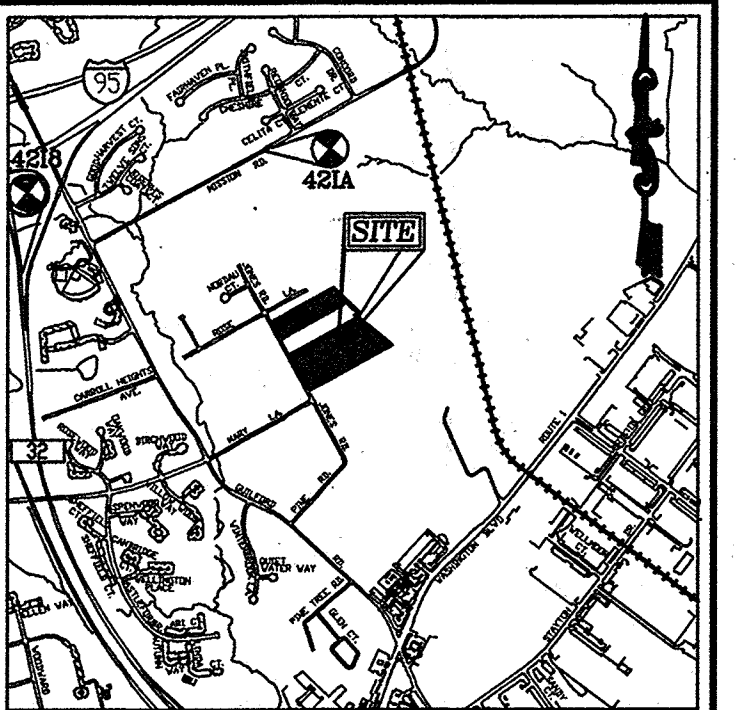
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 421A AND 421B WERE USED FOR THIS PROJECT.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
● DENOTES IRON PIPE OR BAR FOUND  
■ DENOTES STONE OR MONUMENT FOUND  
⊗ DENOTES REBAR WITH CAP SET  
BR DENOTES BUILDING RESTRICTION LINE
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 31, 2013 AND AS AMENDED PER L16288 F.488 & L16288 F.502 (WP-15-098).
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-12 IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- CARBO DRIVE IS CLASSIFIED AS PUBLIC ACCESS STREET.  
- JONES ROAD IS CLASSIFIED AS A PUBLIC LOCAL ROAD.  
- THERE ARE 3 PROPOSED COMMON DRIVEWAYS UNDER FUTURE PHASE 2 (F-19-052)
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.  
- WATER & SEWER FOR THIS PROJECT PROVIDED PER CONTRACT 24-5066-D.
- 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 OCTOBER 26, 2020, ON WHICH DATE DEVELOPER AGREEMENT F-19-051, #24-5066-D WAS FILED AND ACCEPTED.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: PB 3 FOLIO 51, CONTRACT #20-4108, #20-0944, F-11-040 (PLAT 21417), ECP-17-032, WP-15-098, S-17-005, WP-18-015, WP-19-044, P-18-003, F-19-052.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, DATED MARCH 2017 AND APPROVED ON JUNE 28, 2017, SEE PLAT # 25147.
- WETLANDS AND STREAMS SHOWN ON-SITE ARE BASED ON THE DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 16, 2016.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN. FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER 16, 2016.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. 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.

28. THIS PROJECT IS SUBJECT TO WP-15-098. ON JULY 1, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO SECTION 16.147 AND SECTION 16.102 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH STATES THAT A FINAL PLAT IS THE OFFICIAL RECORD OF THE DIVISION OF LAND. THE APPLICANT IS REQUESTING TO ALLOW THE DIVISION OF PROPERTY VIA AN ADJOINER DEED INSTEAD OF A FINAL PLAT.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE ADJOINER DEEDS MUST BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY WITHIN 60 DAYS OF THE DATE OF THE WAIVER APPROVAL LETTER (ON OR BEFORE AUGUST 30, 2015), AND THE ADJOINER DEED MUST REFERENCE THIS WAIVER PETITION FILE NUMBER. IMMEDIATELY FOLLOWING ITS RECORDED, A COPY OF THE ADJOINER DEEDS MUST BE FORWARDED TO THIS DEPARTMENT.  
2. APPROVAL OF THIS WAIVER IS TO ALLOW THE REAR 10 FEET OF LOTS 6 & 7 TO BE TRANSFERRED AND ADJOINED TO THE HOWARD COUNTY HOUSING COMMISSION LOTS (LOTS 8 & 9 AND LOTS 3 - 5). NO OTHER TRANSFERS ARE BEING ENDORSED, NO ADDITIONAL LOTS WILL BE CREATED AND NO NEW DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS ARE PERMITTED UNDER THIS REQUEST.  
3. LOTS 8 & 9, AND THE 10' WIDE STRIP OF LAND APPROVED UNDER THIS REQUEST, SHALL BE INCLUDED IN THE FUTURE SUBDIVISION PLAT FOR LOTS 3 - 5.  
4. AT A MINIMUM, UPON FUTURE SUBDIVISION AND DEVELOPMENT OF THE HOUSING COMMISSION PROPERTY (LOTS 3 - 5), A SIDEWALK MUST BE CONSTRUCTED ON JONES ROAD ALONG THE FRONTAGES OF LOTS 3-9. FURTHER REVIEW OF THE SIDEWALK REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE SIDEWALK SPECIFICATIONS, AND THE EXTENSION AND LOCATION OF THE SIDEWALKS, WILL BE REVIEWED IN COMPLETE COMPLIANCE DURING THE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN PHASE.

29. THIS PROJECT IS SUBJECT TO WP-18-015. ON AUGUST 30, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE SECTION 16.1205(G)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST APPLIES ONLY TO THE 2 SPECIMEN TREES AS SHOWN TO BE REMOVED ON THE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.  
2. THE DEVELOPER SHALL PLANT FOUR 2-1/2" MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE TWO SPECIMEN TREES. INCLUDE THE ADDITIONAL TREES ON S-17-005 AND ALL SUBSEQUENT PLANS. THESE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.

30. THIS PROJECT IS SUBJECT TO WP-19-044. ON DECEMBER 14, 2018, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE SECTION 16.144(G) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. A FINAL PLAN MUST BE SUBMITTED FOR ALL DEVELOPMENT APPROVAL ON S-17-005 WITHIN 4 MONTHS FROM THE DATE OF THE APPROVAL LETTER FOR THE PHASE 1 PRELIMINARY PLAN (P-18-003) (ON OR BEFORE FEBRUARY 3, 2019). IF THE FINAL PLAN IS NOT RECEIVED BY THIS DATE, YOUR PLAN APPROVAL WILL BECOME NULL AND VOID AND YOUR PROJECT WILL LOSE ITS TENTATIVE HOUSING UNIT ALLOCATIONS IN ACCORDANCE WITH SECTION 16.144(R) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.  
2. A PHASING SCHEDULE MUST BE PROVIDED ON THE FINAL PLAN FOR THIS PROJECT. THE PLAT SHOULD INDICATE THAT PHASE 1 WILL INCLUDE 4 UNITS AND PHASE 2 WILL INCLUDE THE REMAINING UNITS.



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP COORDINATES: PAGE: 41 BLOCK: A2

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED ON, OVER AND THROUGH THE LOTS, PARCELS AND OPEN SPACE LOTS, OR PORTION THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A 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(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 THE DEVELOPER'S SURVEY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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.

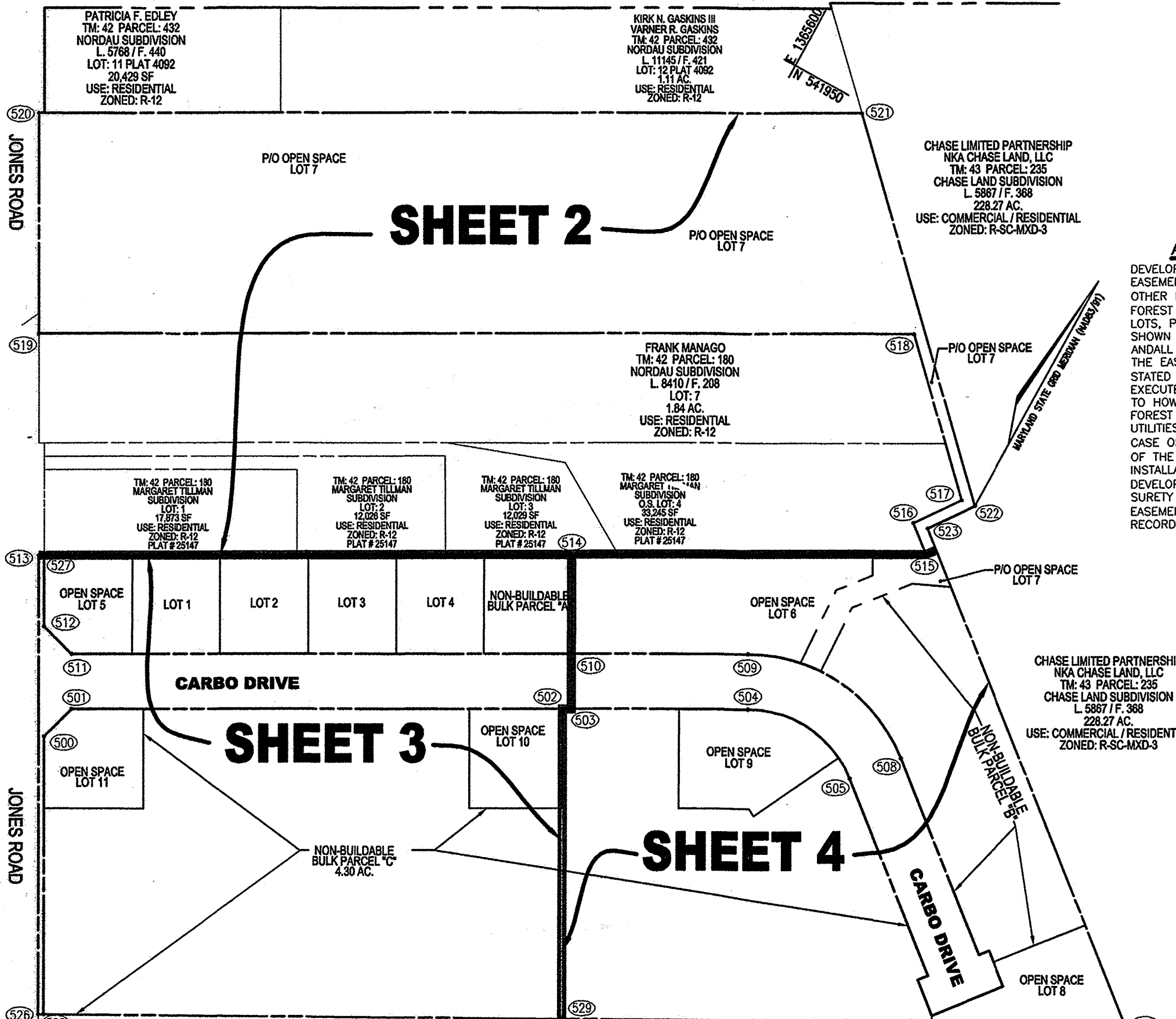
*Eric David Salmi* 11/1/2020  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Peter Engel* 11/1/2020  
HOWARD COUNTY HOUSING COMMISSION DATE  
PETER ENGEL

**MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING**

|  |      |
|--|------|
| TOTAL NUMBER OF LOTS/UNITS PROPOSED                            | 4    |
| NUMBER OF MIHU REQUIRED  | 0    |
| NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM AFFO ALLOCATIONS) | 0*   |
| NUMBER OF AFFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)     | 0    |
| MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)                   | N/A* |

\* MIHU UNITS SHALL BE PROVIDED UNDER F-19-052



**LOCATION MAP**  
SCALE: 1"=100'

**OWNER/DEVELOPER**  
HOWARD COUNTY HOUSING COMMISSION  
9770 PATUXENT WOODS DR., SUITE 100  
COLUMBIA, MD 21046  
ATTN: PETER ENGEL  
(410) 313-6316

**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

**AREA TABULATION CHART**

|  | SHEET 2    | SHEET 3    | SHEET 4    | TOTAL       |
|--|------------|------------|------------|-------------|
| TOTAL NUMBER OF BUIDABLE LOTS TO BE RECORDED         | 0          | 4          | 0          | 4           |
| TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED | 0          | 1, P/O-1   | 1, P/O-1   | 3           |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED       | P/O-1      | 3          | 3, P/O-1   | 7           |
| TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED      | P/O-1      | 8, P/O-1   | 4, P/O-2   | 14          |
| TOTAL AREA OF BUIDABLE LOTS TO BE RECORDED           | 0.0000 AC. | 0.6612 AC. | 0.0000 AC. | 0.6612 AC.  |
| TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED   | 0.0000 AC. | 2.8220 AC. | 2.4569 AC. | 5.2789 AC.  |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED         | 3.5965 AC. | 0.5114 AC. | 1.0353 AC. | 5.1432 AC.  |
| TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED        | 3.5965 AC. | 3.9946 AC. | 3.4922 AC. | 11.0833 AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED                 | 0.0230 AC. | 0.6132 AC. | 0.6305 AC. | 1.2667 AC.  |
| TOTAL AREA TO BE RECORDED                            | 3.6195 AC. | 4.6078 AC. | 4.1227 AC. | 12.3500 AC. |

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

*Michael J. J...* 12/4/20  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad...* 12.9.20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Peter Engel* 11/31/20  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, HOWARD COUNTY HOUSING COMMISSION, OWNERS OF THE PROPERTY SHOWN HEREON, 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 OF 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 5th DAY OF November 2020.

*Peter Engel*  
HOWARD COUNTY HOUSING COMMISSION  
PETER ENGEL

*[Signature]*  
WITNESS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LANDS CONVEYED FROM: 1. CHURCH ROAD CORPORATION TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JULY 2, 2002 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6287, FOLIO 277. 2. BRYAN A. BISHOP, SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF EMMA B. MEBORN; DONNA C. BAUST, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DAVID MEBORN; DONNA C. BAUST, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY MEBORN A/K/A MARY MEBORN; AND ROOSEVELT MEBORN TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED SEPTEMBER 1, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16419, FOLIO 434. 3. FORSTER W. HARMON AND MARGARET T. HARMON TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JUNE 25, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16288, FOLIO 488 AND 4. FRANK MANAGO, JR. TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JUNE 25, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16288, FOLIO 502.

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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

*Eric David Salmi* 11/1/2020  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 25416 ON 2-8-21  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**GREENWOOD VILLAGE - PHASE 1**

LOTS 1-4, NON-BUILDABLE BULK PARCELS A-C AND OPEN SPACE LOTS 5-11  
A RESUBDIVISION OF THE "NORDAU SUBDIVISION" - SECTION E-4 LOTS 2-4 (PB 3/51), 5R (L.16288 F.488), 8R (L.16288 F.502) AND 9 (PB 3/51)

TAX MAP 42 GRID 24, PARCEL 136 & 138-140 ----- ZONED: R-12

6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

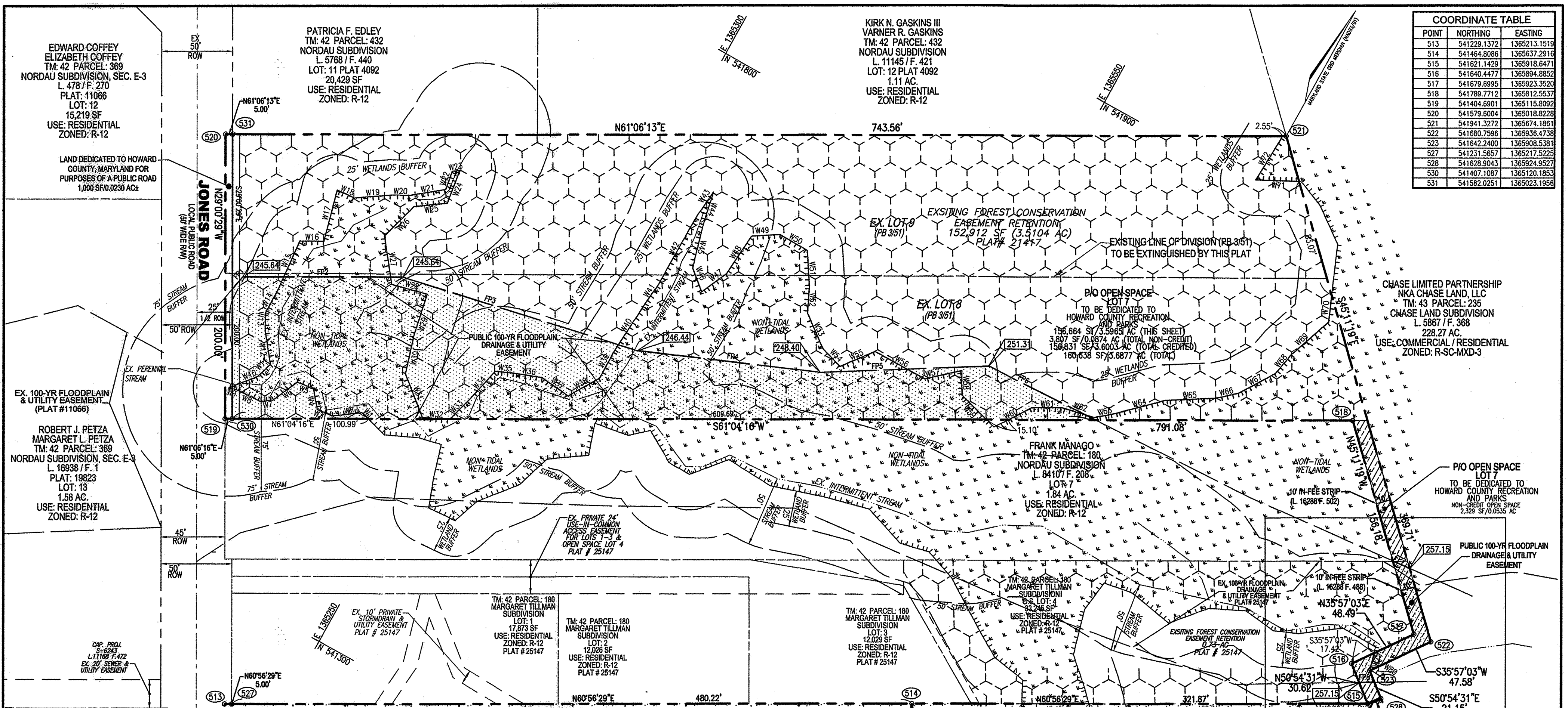
SCALE: 1"=100' NOVEMBER 2020

GRAPHIC SCALE  
50' 0 50' 100' 150'

SHEET 1 OF 4 MDL



| COORDINATE TABLE |             |              |
|------------------|-------------|--------------|
| POINT            | NORTHING    | EASTING      |
| 513              | 541229.1372 | 1365213.1519 |
| 514              | 541464.8086 | 1365637.2916 |
| 515              | 541621.1429 | 1365918.6471 |
| 516              | 541640.4477 | 1365894.8852 |
| 517              | 541679.6995 | 1365923.3520 |
| 518              | 541789.7712 | 1365812.5537 |
| 519              | 541404.6901 | 1365115.8092 |
| 520              | 541579.6004 | 1365018.8228 |
| 521              | 541941.3272 | 1365674.1861 |
| 522              | 541680.7586 | 1365936.4738 |
| 523              | 541642.2400 | 1365908.5381 |
| 524              | 541231.5657 | 1365217.5225 |
| 525              | 541628.9043 | 1365924.9527 |
| 530              | 541407.1087 | 1365120.1853 |
| 531              | 541582.0251 | 1365023.1956 |



**OWNER/DEVELOPER**  
 HOWARD COUNTY HOUSING COMMISSION  
 9770 PATUXENT WOODS DR., SUITE 100  
 COLUMBIA, MD 21046  
 ATTN: PETER ENGEL  
 (410) 313-6316

**AREA TABULATION**

| DESCRIPTION   | AREA (AC) |
|---|-----------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED             | 0         |
| - BUILDABLE   | 0         |
| - NON-BUILDABLE   | 0         |
| - OPEN SPACE  | 0         |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                              | 3.5965 AC |
| - BUILDABLE   | 0.0000 AC |
| - NON-BUILDABLE   | 0.0000 AC |
| - OPEN SPACE  | 3.5965 AC |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.0230 AC |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED                       | 3.6195 AC |

**CONTINUED - SHEET 3**

| WETLAND LINE TABLE |             |          | WETLAND LINE TABLE |             |          | WETLAND LINE TABLE |             |          | WETLAND LINE TABLE |             |          |
|--------------------|-------------|----------|--------------------|-------------|----------|--------------------|-------------|----------|--------------------|-------------|----------|
| LINE               | BEARING     | DISTANCE | LINE               | BEARING     | DISTANCE | LINE               | BEARING     | DISTANCE | LINE               | BEARING     | DISTANCE |
| W1                 | N74°53'30"W | 6.42'    | W21                | S51°38'05"W | 25.94'   | W41                | N06°06'42"E | 15.75'   | W61                | N60°57'01"E | 21.75'   |
| W2                 | S54°21'07"W | 20.96'   | W22                | S09°19'11"E | 13.48'   | W42                | N00°40'07"E | 54.33'   | W62                | N77°48'33"E | 23.71'   |
| W3                 | N84°22'27"E | 11.44'   | W23                | N52°45'23"E | 5.43'    | W43                | N05°18'17"E | 21.19'   | W63                | S49°29'10"W | 16.19'   |
| W4                 | N39°44'06"W | 14.68'   | W24                | N08°16'17"W | 24.89'   | W44                | S11°33'16"E | 24.02'   | W64                | S48°19'09"W | 34.72'   |
| W5                 | S84°13'06"W | 12.57'   | W25                | S55°26'28"W | 23.56'   | W45                | S15°14'24"E | 31.21'   | W65                | N58°31'40"E | 36.39'   |
| W6                 | S24°08'43"W | 21.01'   | W26                | S16°13'55"W | 29.29'   | W46                | S50°00'53"E | 17.96'   | W66                | N48°07'49"E | 16.76'   |
| W7                 | S54°08'56"W | 8.97'    | W27                | S37°34'00"E | 34.41'   | W47                | S25°04'40"W | 21.67'   | W67                | N32°45'38"E | 29.33'   |
| W8                 | S86°47'27"W | 18.90'   | W28                | S76°17'11"W | 25.96'   | W48                | S04°33'20"W | 31.70'   | W68                | S11°47'30"W | 18.16'   |
| W9                 | S73°54'36"W | 5.75'    | W29                | N10°57'02"W | 29.42'   | W49                | N57°53'16"E | 20.20'   | W69                | S20°03'09"W | 33.79'   |
| W10                | N39°37'27"E | 22.03'   | W30                | N16°29'31"W | 28.53'   | W50                | S85°35'17"E | 22.37'   | W70                | S22°21'04"E | 19.00'   |
| W11                | S17°09'18"W | 12.46'   | W31                | S50°27'13"E | 33.23'   | W51                | N32°20'56"W | 24.85'   | W71                | S63°21'21"W | 30.63'   |
| W12                | S38°15'44"E | 23.40'   | W32                | S65°09'09"W | 19.13'   | W52                | S25°18'36"E | 18.99'   | W72                | N02°37'16"E | 35.89'   |
| W13                | S29°25'14"E | 12.64'   | W33                | N15°51'11"E | 19.67'   | W53                | S52°41'44"E | 27.42'   | W73                | S26°21'20"E | 19.28'   |
| W14                | S00°10'30"W | 17.70'   | W34                | S13°40'56"W | 27.20'   | W54                | N73°00'30"W | 17.27'   | W74                | S15°22'52"E | 31.86'   |
| W15                | S04°52'25"E | 38.72'   | W35                | N66°55'32"W | 13.16'   | W55                | N38°01'07"E | 26.80'   | W75                | N64°28'08"E | 39.23'   |
| W16                | S61°46'26"W | 16.91'   | W36                | N69°50'02"E | 20.02'   | W56                | N89°36'37"E | 39.99'   | W76                | N37°18'28"E | 15.98'   |
| W17                | S14°30'27"E | 37.27'   | W37                | S83°38'55"E | 22.59'   | W57                | N48°33'55"E | 26.81'   | W77                | N10°12'15"W | 25.11'   |
| W18                | S85°20'13"W | 13.46'   | W38                | N31°20'09"E | 25.69'   | W58                | N29°40'31"W | 17.14'   | W78                | N44°10'22"W | 23.27'   |
| W19                | N56°15'55"E | 25.95'   | W39                | N00°48'30"W | 20.16'   | W59                | S74°04'13"E | 24.53'   | W79                | S16°22'12"E | 11.96'   |
| W20                | S61°54'58"W | 12.87'   | W40                | S03°58'12"E | 41.67'   | W60                | S33°13'23"W | 18.45'   | W80                | S85°05'25"E | 0.62'    |

**LEGEND**

- NON-TIDAL WETLANDS
- EXISTING FOREST CONSERVATION EASEMENT
- PUBLIC 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- NON-CREDITED OPEN SPACE

**MATCHLINE SHEET 3**

**MATCHLINE SHEET 4**

**PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| FP1  | N11°50'20"E | 11.05'   |
| FP2  | N60°59'39"E | 113.00'  |
| FP3  | N78°23'14"E | 173.31'  |
| FP4  | N67°44'48"E | 130.34'  |
| FP5  | N58°52'27"E | 119.18'  |
| FP6  | N87°32'12"E | 84.44'   |
| FP7  | N84°44'49"E | 13.04'   |
| FP8  | S60°06'02"W | 10.71'   |

**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

**REFER TO SHEET 3 FOR DETAIL**

**THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.**

**ERIC DAVID SALMI** 11/4/2020  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**PETER ENGEL** 11/5/2020  
 HOWARD COUNTY HOUSING COMMISSION

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

*[Signature]* 12/4/20  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12-9-20  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 11/3/21  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, HOWARD COUNTY HOUSING COMMISSION, OWNERS OF THE PROPERTY SHOWN HEREON, 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.
- 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

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;

3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND

4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 5<sup>th</sup> DAY OF November 2020.

*[Signature]*  
 HOWARD COUNTY HOUSING COMMISSION  
 PETER ENGEL

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LANDS CONVEYED FROM: 1. CHURCH ROAD CORPORATION TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JULY 2, 2002 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6287, FOLIO 277 2. BRYAN A. BISHOP, SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF EMMA B. MEWBORN; DONNA C. BAUST, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DAVID MEWBORN; DONNA C. BAUST, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY NEWBORN A/K/A MARY MEWBORN; AND ROOSEVELT MEWBORN TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED SEPTEMBER 1, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16419, FOLIO 434. 3. FORSTER W. HARMON AND MARGARET T. HARMON TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JUNE 25, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16288, FOLIO 488 AND 4. FRANK MANAGO, JR. TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JUNE 25, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16288, FOLIO 502.

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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

*[Signature]* 11/4/2020  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**STATE OF MARYLAND**  
**ERIC DAVID SALMI**  
 PROFESSIONAL LAND SURVEYOR  
 NO. 21639

RECORDED AS PLAT No. 25617 ON 2-8-21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**GREENWOOD VILLAGE - PHASE 1**

LOTS 1-4, NON-BUILDABLE BULK PARCELS A-C AND OPEN SPACE LOTS 5-11  
 A RESUBDIVISION OF THE "NORDAU SUBDIVISION" - SECTION E-4  
 LOTS 2-4 (PB 3/51), 5R (L.16288 F.488), 8R (L.16288 F.502)  
 AND 9 (PB 3/51)

TAX MAP 42 GRID 24, PARCEL 136 & 138-140 ----- ZONED: R-12  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' NOVEMBER 2020

50' 0' 50' 100' 150'

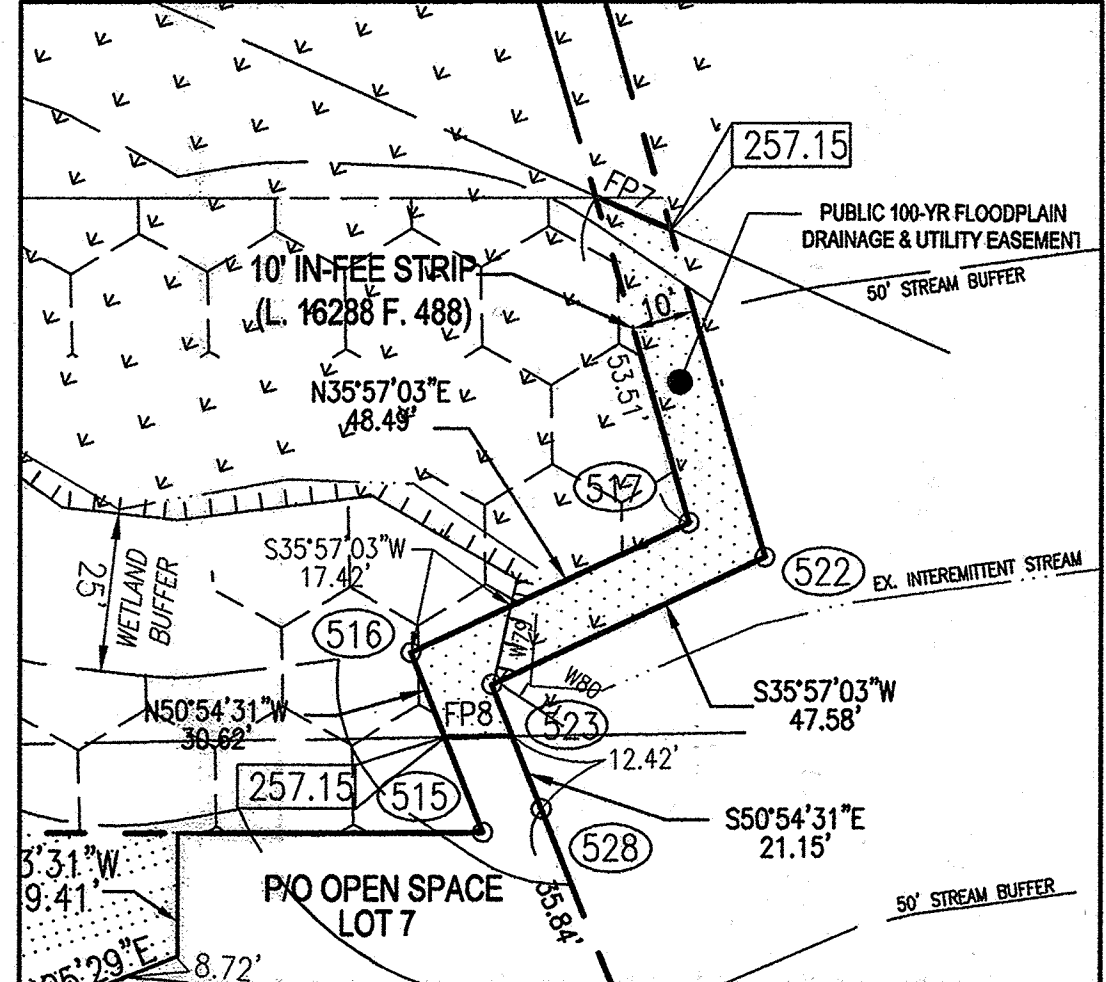
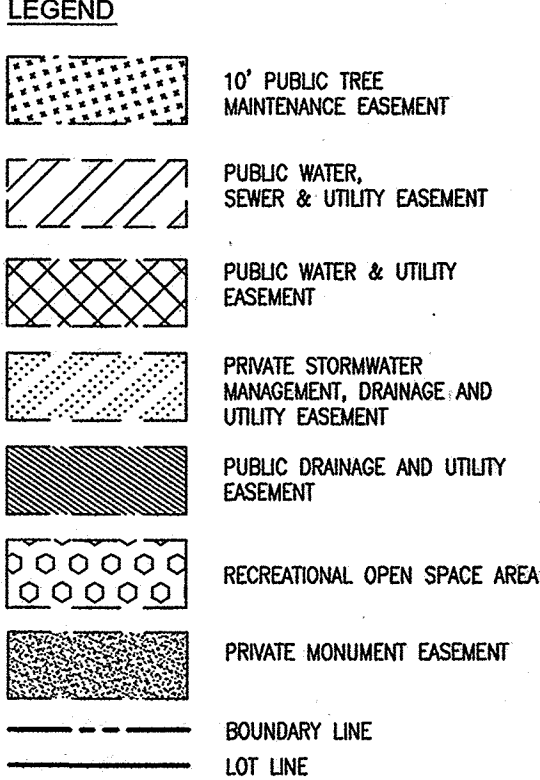
SHEET 2 OF 4



| POINT | NORTHING    | EASTING      |
|-------|-------------|--------------|
| 500   | 541087.7489 | 1365297.2672 |
| 501   | 541121.7135 | 1365307.0207 |
| 502   | 541337.9714 | 1365698.0230 |
| 503   | 541341.9613 | 1365705.2367 |
| 510   | 541385.7149 | 1365681.0372 |
| 511   | 541165.4411 | 1365282.7741 |
| 512   | 541175.2051 | 1365248.7740 |
| 513   | 541229.1372 | 1365213.1519 |
| 514   | 541464.8086 | 1365637.2916 |
| 525   | 540867.7048 | 1365419.2805 |
| 526   | 540865.3236 | 1365414.8836 |
| 527   | 541231.5657 | 1365217.5225 |
| 529   | 541092.2583 | 1365833.9235 |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| D1   | N28°56'47"W | 5.00'    |
| D2   | N61°03'13"E | 15.00'   |
| D3   | S28°56'47"E | 5.00'    |
| D4   | S61°03'13"W | 15.00'   |
| D5   | N61°03'13"E | 15.63'   |
| D6   | S28°56'47"E | 7.00'    |
| D7   | S61°03'13"W | 15.63'   |
| D8   | N28°56'47"W | 7.00'    |
| D9   | N61°03'13"E | 15.00'   |
| D10  | S28°56'47"E | 9.00'    |
| D11  | S61°03'13"W | 15.00'   |
| D12  | N28°56'47"W | 9.00'    |

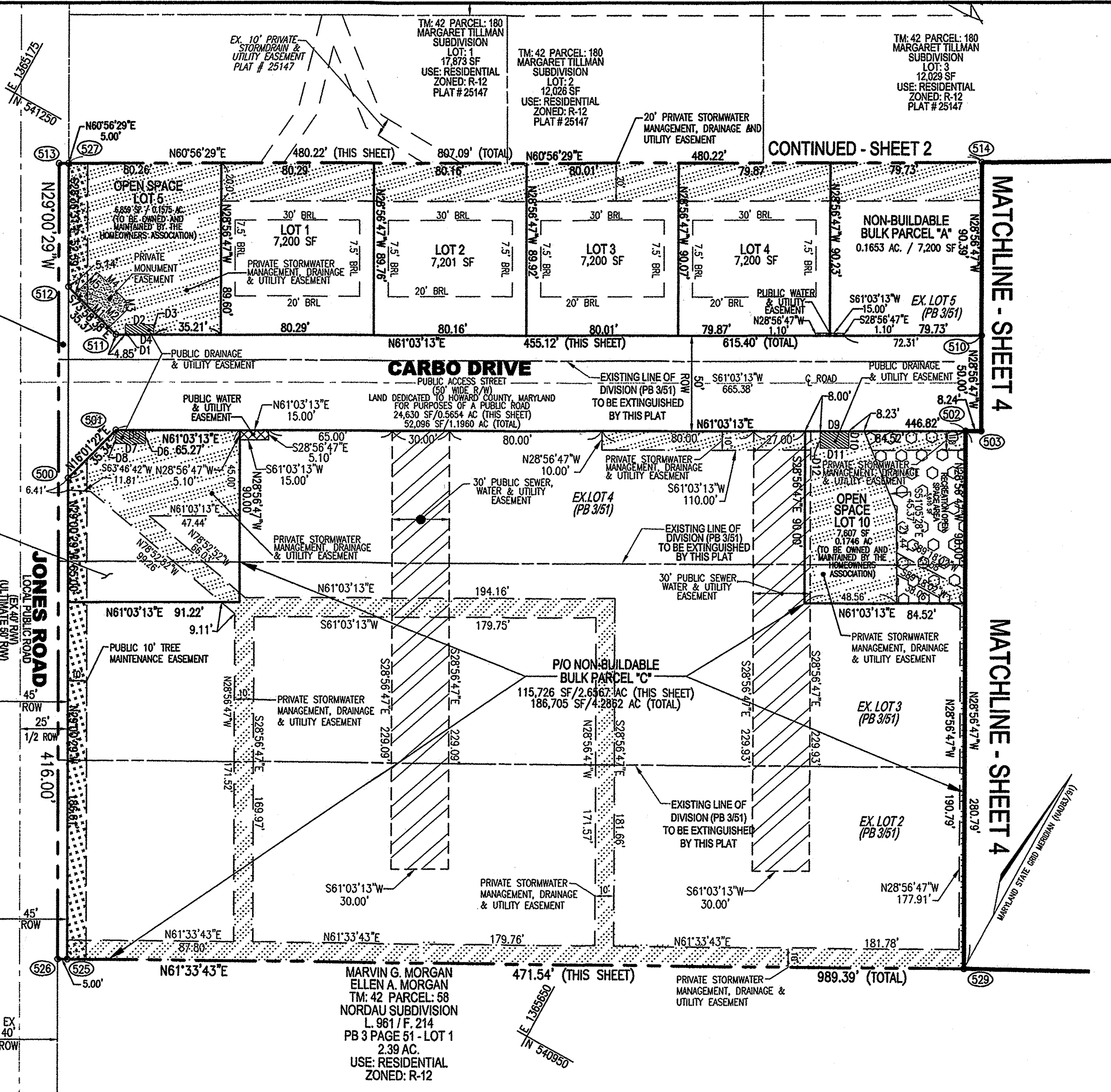
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| D1   | S73°58'53"E | 25.09'   |
| D2   | N16°01'22"E | 13.00'   |
| D3   | N33°22'33"W | 4.61'    |
| D4   | N73°58'38"W | 21.59'   |
| D5   | S16°01'22"W | 16.00'   |



**AREA TABULATION**

|   |            |
|---|------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED             | 8, P/O-1   |
| - BUILDABLE   | 4          |
| - NON-BUILDABLE   | 1, P/O-1   |
| - OPEN SPACE  | 3          |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                              | 3.9946 AC. |
| - BUILDABLE   | 0.6612 AC. |
| - NON-BUILDABLE   | 2.8220 AC. |
| - OPEN SPACE  | 0.5114 AC. |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.6132 AC. |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED                       | 4.6078 AC. |

**OWNER/DEVELOPER**  
HOWARD COUNTY HOUSING COMMISSION  
9770 PATUXENT WOODS DR., SUITE 100  
COLUMBIA, MD 21046  
ATTN: PETER ENGEL  
(410) 313-6316



**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

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.

ERIC DAVID SALMI DATE 11/4/2020  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

PETER ENGEL DATE 11/13/2020  
HOWARD COUNTY HOUSING COMMISSION

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 12-9-20

DIRECTOR DATE 11/3/20

**OWNER'S CERTIFICATE**

WE, HOWARD COUNTY HOUSING COMMISSION, OWNERS OF THE PROPERTY SHOWN HEREON, 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 12th DAY OF November, 2020.

HOWARD COUNTY HOUSING COMMISSION WITNESS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LANDS CONVEYED FROM: 1. CHURCH ROAD CORPORATION TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JULY 2, 2002 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6287, FOLIO 277 2. BRYAN A. BISHOP, SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF EMMA B. MEWBORN; DONNA C. BAUST, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DAVID MEWBORN; DONNA C. BAUST, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY NEWBORN A/K/A MARY MEWBORN; AND ROOSEVELT MEWBORN TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED SEPTEMBER 1, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16419, FOLIO 434. 3. FORSTER W. HARMON AND MARGARET T. HARMON TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JUNE 25, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16288, FOLIO 488 AND 4. FRANK MANAGO, JR. TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JUNE 25, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16288, FOLIO 502.

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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

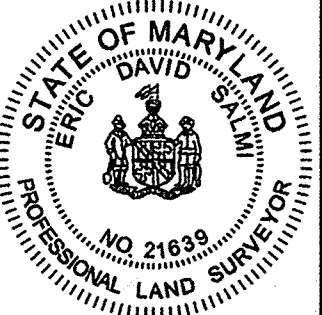
ERIC DAVID SALMI DATE 11/4/2020  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 25418 ON 2-8-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

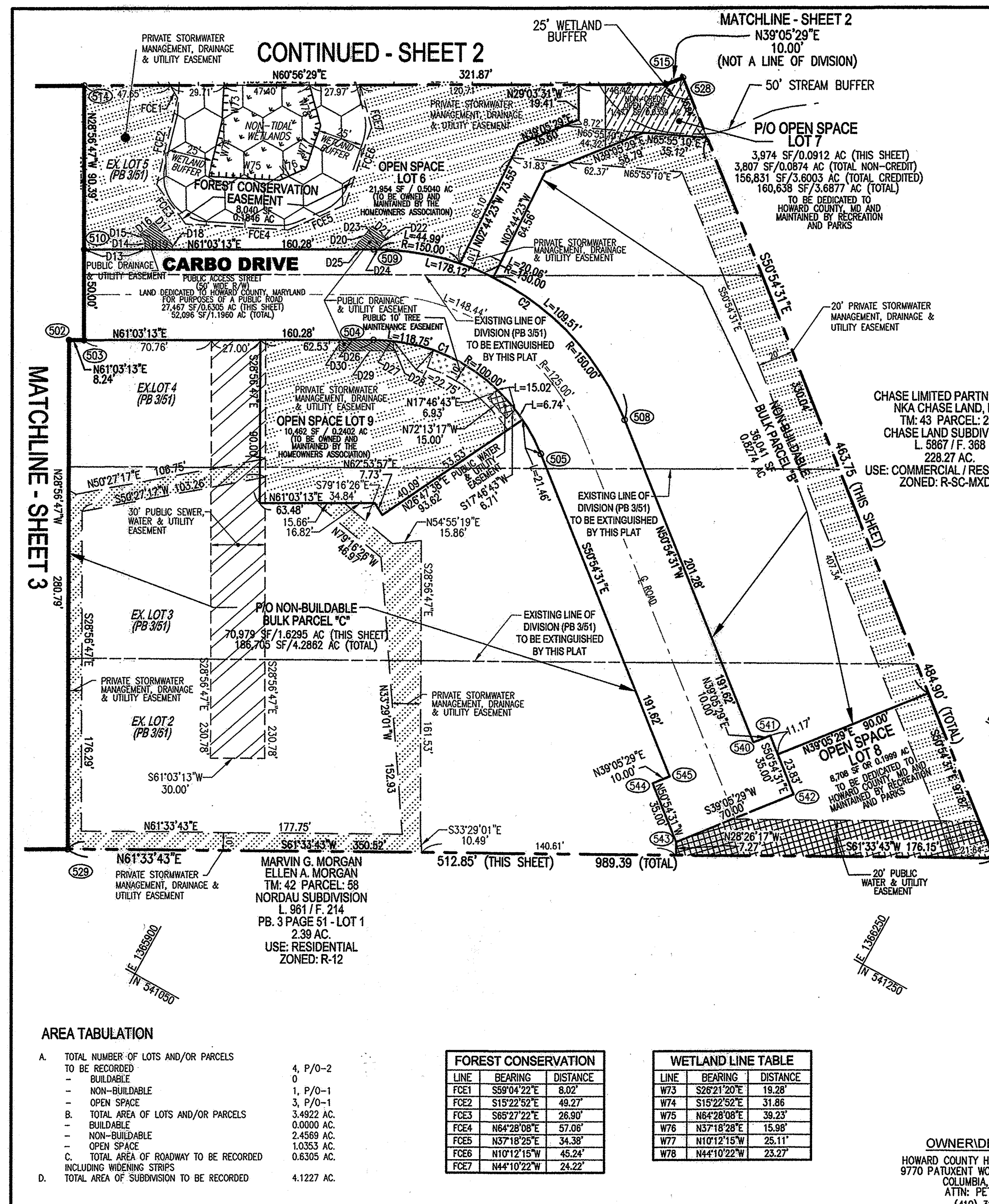
**PLAT OF RESUBDIVISION GREENWOOD VILLAGE - PHASE 1**

LOTS 1-4, NON-BUILDABLE BULK PARCELS A-C AND OPEN SPACE LOTS 5-11 A RESUBDIVISION OF THE "NORDAU SUBDIVISION" - SECTION E-4 LOTS 2-4 (PB 3/51), 5R (L.16288 F.488), 8R (L.16288 F.502) AND 9 (PB 3/51)

TAX MAP 42 GRID 24, PARCEL 136 & 138-140 ZONED: R-12  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' NOVEMBER 2020  
SHEET 3 OF 4







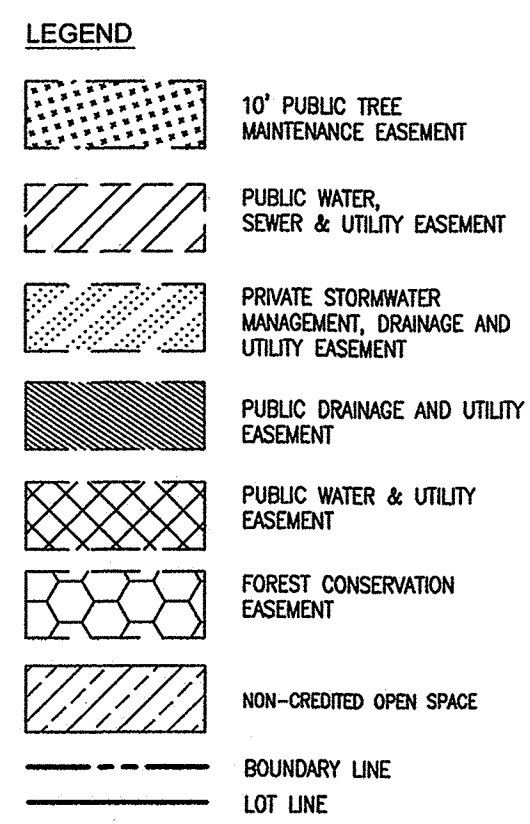
**COORDINATE TABLE**

| POINT | NORTHING    | EASTING      |
|-------|-------------|--------------|
| 502   | 541337.9714 | 1365698.0230 |
| 503   | 541341.9613 | 1365705.2367 |
| 504   | 541419.5369 | 1365845.4962 |
| 505   | 541409.6436 | 1365956.9513 |
| 508   | 541448.4508 | 1365988.4793 |
| 509   | 541463.2805 | 1365821.2967 |
| 510   | 541385.7149 | 1365681.0372 |
| 514   | 541464.8086 | 1365637.2916 |
| 515   | 541621.1429 | 1365918.6471 |
| 524   | 541336.4819 | 1365924.8878 |
| 528   | 541628.9043 | 1365924.9527 |
| 529   | 541092.2583 | 1365833.9235 |
| 540   | 541327.6250 | 1366137.2005 |
| 541   | 541335.3864 | 1366143.5061 |
| 542   | 541313.3168 | 1366170.6710 |
| 543   | 541258.9869 | 1366126.5318 |
| 544   | 541281.0665 | 1366099.3689 |
| 545   | 541288.8179 | 1366105.6725 |

**PUBLIC DRAINAGE & UTILITY EASEMENT**

| LINE | BEARING         | DISTANCE  |
|------|-----------------|-----------|
| D13  | N61°03'13"E     | 33.70'    |
| D14  | N28°56'47"W     | 4.88'     |
| D15  | N89°36'52"W     | 4.27'     |
| D16  | N20°27'08"E     | 10.00'    |
| D17  | S89°36'52"E     | 15.65'    |
| D18  | S28°56'47"E     | 2.77'     |
| D19  | S61°03'13"W     | 15.00'    |
| D20  | N11°16'51"E     | 16.55'    |
| D21  | S78°43'09"W     | 10.00'    |
| D22  | S11°16'51"W     | 5.14'     |
| D23  | S28°56'47"E     | 2.30'     |
| D24  | CHD=S61°44'01"W | 3.56'     |
|      | L=3.56'         | R=150.00' |
| D25  | S61°03'13"W     | 11.44'    |
| D26  | N61°03'13"E     | 11.45'    |
| D27  | CHD=N64°13'34"E | 11.07'    |
|      | L=11.07'        | R=100.00' |
| D28  | S28°56'47"E     | 5.44'     |
| D29  | S61°03'13"W     | 30.00'    |
| D30  | N28°56'47"W     | 6.05'     |

- GENERAL NOTES** CONTINUED
- TO THE BEST OF THE OWNERS KNOWLEDGE OR THE HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
  - TO THE BEST OF THE OWNERS KNOWLEDGE OR THE HOWARD COUNTY HISTORIC SITES MAP, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE AREA PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY. NO FLAG OR PIPESTEM LOTS ARE PROPOSED WITHIN THIS PHASE. REFER TO F-19-052.
  - A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON JANUARY 6, 2016 AT 7:00 PM AT THE NORTH LAUREL COMMUNITY CENTER.
  - IN ACCORDANCE WITH SECTION 109.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE ADDRESSED UNDER PHASE 2 F-19-052 BY PROPOSED ON-SITE CONSTRUCTION.
  - THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON JANUARY 22, 2020 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION AFTER CONSULTATION WITH THE DEPARTMENT OF PLANNING AND ZONING/DIVISION OF LAND DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS, APPROVED THE RECONSIDERATION REQUEST TO WAIVE THAT REQUIRED BY DESIGN MANUAL VOLUME III, SECTION 2.3.A.3.6 TO PROVIDE A TEE TURN AROUND IN-LIEU OF A CUL-DE-SAC FOR CARGO DRIVE TO SERVE 29 LOTS, SUBJECT TO CONDITIONS. 1. THE PROPOSED TEE TURN AROUND SHOULD BE EXPANDED SO A SU-30 DESIGN VEHICLE (I.E. FIRE TRUCK, SNOW PLOW) CAN BE ADEQUATELY SERVICED. 2. CURBING MUST BE CONTINUED ALONG THE BACKSIDE TO INSURE ADEQUATE DRAINAGE IS MAINTAINED. 3. DIRECT DRIVEWAY ACCESS TO THE TEE TURN AROUND SHALL BE PROHIBITED.



**CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | DELTA     | CHORD & DIST.       | TAN     |
|-------|---------|---------|-----------|---------------------|---------|
| C1    | 118.75' | 100.00' | 68°02'16" | S84°55'39"E 111.89' | 67.50'  |
| C2    | 178.12' | 150.00' | 68°02'16" | N84°55'39"W 167.84' | 101.25' |

**AREA TABULATION**

| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED             | 4, P/O-2     |
|---|--------------|
| - BUILDABLE   | 0            |
| - NON-BUILDABLE   | 1, P/O-1     |
| - OPEN SPACE  | 3, P/O-1     |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                              | 3,492.22 AC. |
| - BUILDABLE   | 0.0000 AC.   |
| - NON-BUILDABLE   | 2.4589 AC.   |
| - OPEN SPACE  | 1.0333 AC.   |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.6305 AC.   |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED                       | 4.1227 AC.   |

**FOREST CONSERVATION**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| FCE1 | S59°04'22"E | 8.02'    |
| FCE2 | S15°22'52"E | 49.27'   |
| FCE3 | S65°27'22"E | 26.90'   |
| FCE4 | N64°28'08"E | 57.06'   |
| FCE5 | N37°18'25"E | 34.38'   |
| FCE6 | N10°12'15"W | 45.24'   |
| FCE7 | N44°10'22"W | 24.22'   |

**WETLAND LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| W73  | S26°21'20"E | 19.28'   |
| W74  | S15°22'52"E | 31.86'   |
| W75  | N64°28'08"E | 39.23'   |
| W76  | N37°18'25"E | 15.98'   |
| W77  | N10°12'15"W | 25.11'   |
| W78  | N44°10'22"W | 23.27'   |

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.

*Eric David Salmi* 11/9/2020 DATE  
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
*Peter Engel* 4/5/2020 DATE  
 PETER ENGEL HOWARD COUNTY HOUSING COMMISSION

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

*Eric David Salmi* 12/4/20 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chad Clark* 12.9.20 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Peter Engel* 12/21 DATE  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, HOWARD COUNTY HOUSING COMMISSION, OWNERS OF THE PROPERTY SHOWN HEREON, 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:

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- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF 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;
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- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 21 DAY OF November 2020.

*Peter Engel* HOWARD COUNTY HOUSING COMMISSION  
 WITNESS: *[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LANDS CONVEYED FROM: 1. CHURCH ROAD CORPORATION TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JULY 2, 2002 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6287, FOLIO 277 2. BRYAN A. BISHOP, SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF EMMA B. MEWBORN; DONNA C. BAUST, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES DAVID MEWBORN; DONNA C. BAUST, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY NEWBORN A/K/A MARY MEWBORN; AND ROOSEVELT MEWBORN TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED SEPTEMBER 1, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16419, FOLIO 434. 3. FORSTER W. HARMON AND MARGARET T. HARMON TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JUNE 25, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16288, FOLIO 488 AND 4. FRANK MANAGO, JR. TO HOWARD COUNTY HOUSING COMMISSION BY DEED DATED JUNE 25, 2015 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16288, FOLIO 502.

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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

*Eric David Salmi* 11/9/2020 DATE  
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 25619 ON 2-8-21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**GREENWOOD VILLAGE - PHASE 1**

LOTS 1-4, NON-BUILDABLE BULK PARCELS A-C AND OPEN SPACE LOTS 5-11  
 A RESUBDIVISION OF THE "NORDAU SUBDIVISION" - SECTION E-4  
 LOTS 2-4 (PB 3/51), 5R (L.16288 F.488), 8R (L.16288 F.502)  
 AND 9 (PB 3/51)

TAX MAP 42 GRID 24, PARCEL 136 & 138-140 ZONED: R-12

6TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE NOVEMBER 2020  
 SHEET 4 OF 4 MDL

