

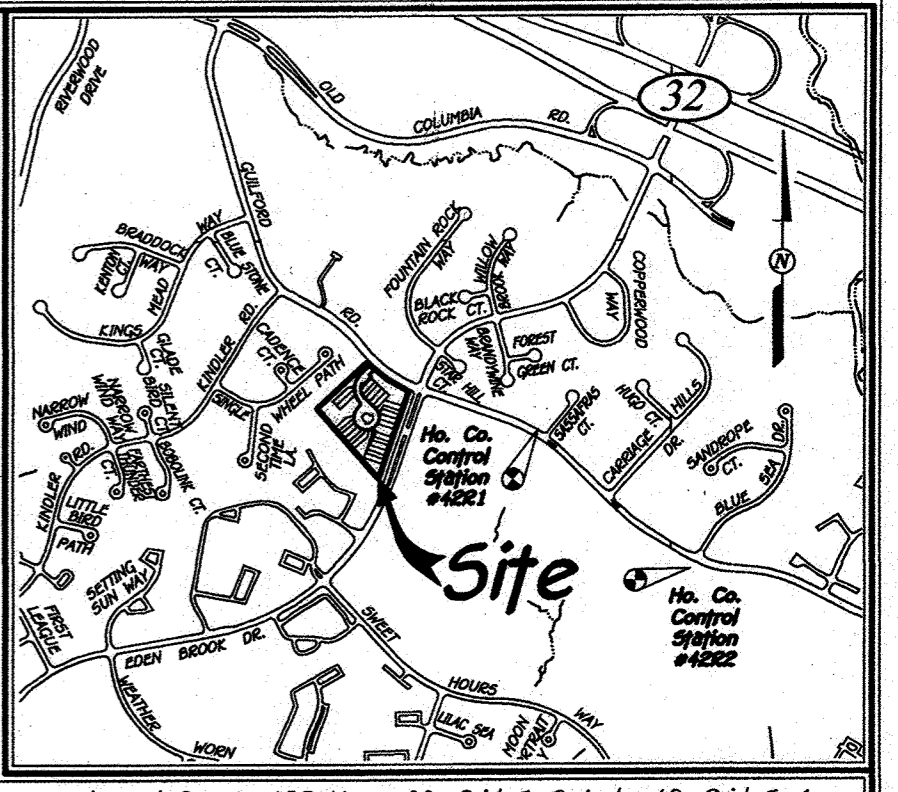
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
300	548242.1920	1350101.8482	167104.554335	111511.866368
301	548138.9272	1350226.3099	167073.079145	111549.802361
302	548134.8672	1350226.8669	167071.841665	111549.972119
303	548036.1766	1350240.4053	167041.760702	111554.098640
304	547951.7083	1350159.8098	167016.014726	111529.533089
305	547840.6983	1350044.8072	166982.178794	111494.480236
306	547767.8308	1349961.0447	166958.968762	111468.949366
307	547764.5492	1349957.2724	166958.968506	111467.799552
308	547954.6453	1349791.9023	167016.909923	111417.394661
309	548239.9926	1350099.4775	167103.883966	111511.143779
310	548061.9650	1350361.9194	167049.621035	111591.136220
311	548060.6414	1350361.4689	167049.217598	111590.998902
312	547513.8548	1350175.3586	166882.556699	111534.272361

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.

*Terrell A. Fisher* 07/30/20  
 Terrell A. Fisher, L.S. #10692  
 (Professional Land Surveyor)  
 ENLN, LLC  
 By: Mark Levy, Manager

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 7/16/20 On Which Date Developer Agreement 24-5081-D Was Filed And Accepted.

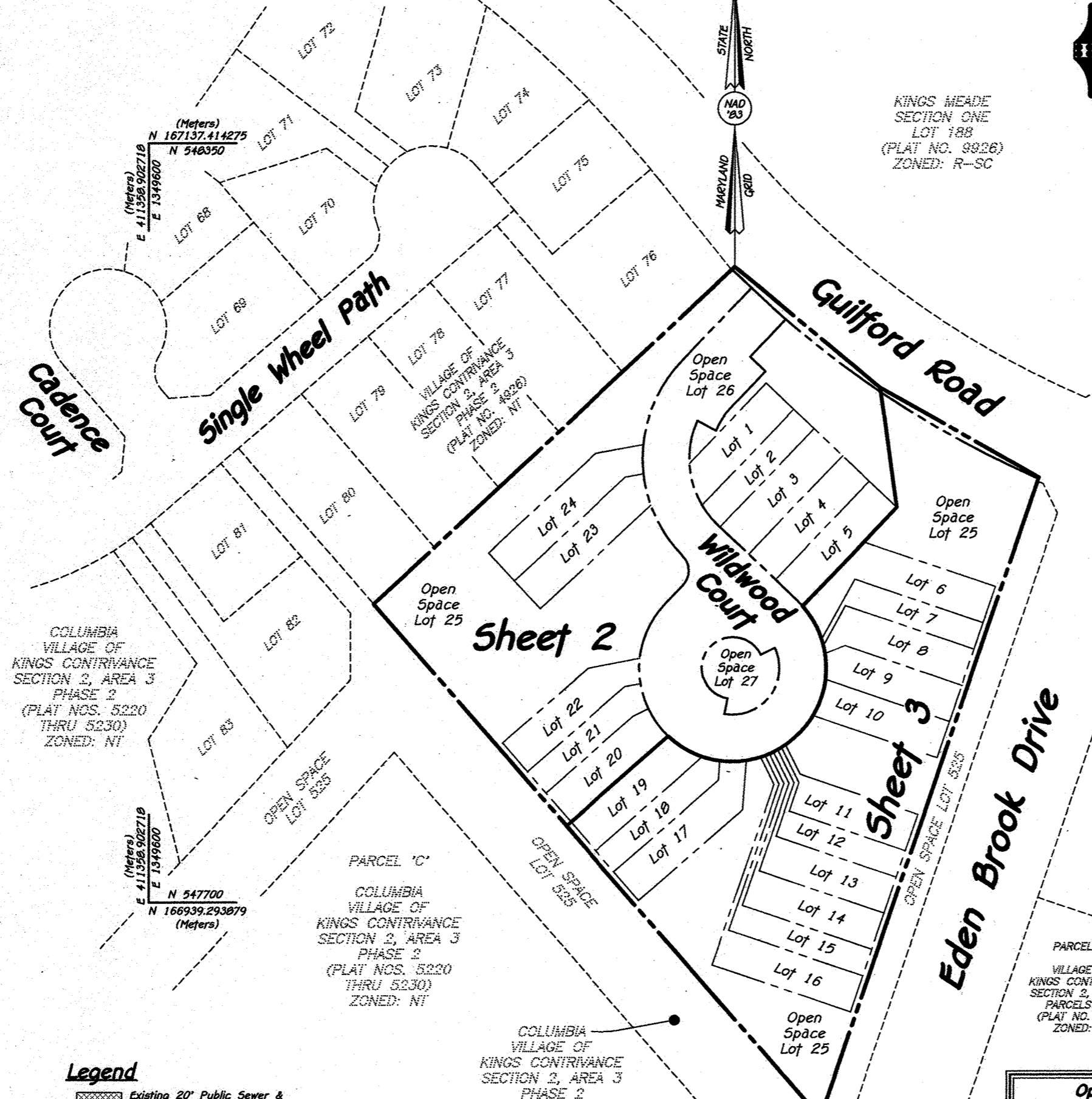
**Reservation Of Public Utility**  
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Thru 24 And Open Space Lots 25 Thru 27. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressed In The Deed(s). Conveying Said Parcels, 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 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."



**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park - 10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2825

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
6	5,235 Sq. Ft.	1,164 Sq. Ft.	4,071 Sq. Ft.
7	2,986 Sq. Ft.	148 Sq. Ft.	2,838 Sq. Ft.
8	4,005 Sq. Ft.	153 Sq. Ft.	3,852 Sq. Ft.
11	3,358 Sq. Ft.	128 Sq. Ft.	3,230 Sq. Ft.
12	2,849 Sq. Ft.	229 Sq. Ft.	2,620 Sq. Ft.
13	4,003 Sq. Ft.	311 Sq. Ft.	3,692 Sq. Ft.
14	4,251 Sq. Ft.	429 Sq. Ft.	3,822 Sq. Ft.
15	3,451 Sq. Ft.	547 Sq. Ft.	2,904 Sq. Ft.
16	4,715 Sq. Ft.	631 Sq. Ft.	4,084 Sq. Ft.

- General Notes Continued:**
- The Traffic Study For This Project Dated June, 2017 Was Prepared By The Mars Group And Approved On June 25, 2019.
  - Forest Stand Delineation And A Wetland Report Dated 05/25/17 Were Prepared By Eco-Science Professionals, Inc. And Approved On June 25, 2019.
  - A Pre-Submission Community Meeting For This Project Was Held On March 24, 2017 At New Hope Lutheran Church, 8975 Guilford Road, Columbia, Maryland 21048.
  - The Stormwater Management Facilities Located On H.O.A. Open Space Lots Will Be Owned And Maintained By The Homeowners Association. Any Stormwater Management Facility Located On A Lot Will Be Owned And Maintained By The Owner Of That Particular Lot.
  - Articles Of Incorporation For The Eden Brook Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation On January 17, 2020 With Receipt No. 020216701. Homeowners Declaration Of Covenants And Restrictions Issued: Deed Record Book 1413 Page 185.
  - The Landscaping Surety For The Perimeter, Parking Lot And Residential Trees Will Be \$49,500.00 For 12 Shade Trees (\$4,125.00), 18 Evergreens (\$11,700.00) And 10 Shrubs (\$300.00) To Be Planted With The Developer Agreement As Part Of This Plan. Subdivision Is Subject To Section 131.0.N.1.a.14 Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (MIHU) Or An Alternative Compliance Will Be Provided The Developer Shall Execute A MIHU Agreement With The Department Of Housing To Indicate How The MIHU Requirement Will Be Met. This Development Will Meet MIHU, Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (MIHU) Tabulation:  
 a. MIHU Required = (24 Lots x 10%) = 2.4 MIHU.  
 b. MIHU Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.  
 c. An Executed MIHU Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
  - A Noise Study Is Not Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2, F.2.
  - Open Space Lots 25 Thru 27 Will Be Owned And Maintained By The Eden Brook Homeowners Association, Inc.
  - On October 17, 2017, This Project Received Endorsements On Applicant's Response To All DAP Motions From The August 9, 2017 DAP Meeting.



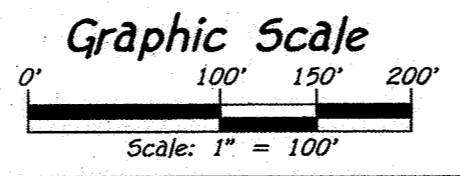
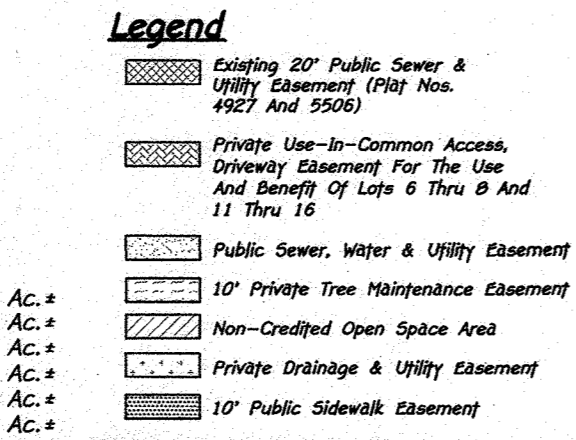
**Developer**  
 Rock Realty, LLC  
 c/o H & H Rock Companies  
 6800 Deepth Road #100  
 Elkridge, Maryland 21075  
 Ph# 410-567-1045

**Owner**  
 ENLN, LLC  
 c/o H & H Rock Companies  
 6800 Deepth Road #100  
 Elkridge, Maryland 21075  
 Ph# 410-567-1045

- General Notes:**  
 Scale: 1"=1,200'
- Subject Property Zoned R-12 Per 10/06/13 Comprehensive Zoning Plan And In Accordance With Section 131.0.N.1.a. The Zoning Regulations For Conditional Uses For Age-Restricted Adult Housing (BA-17-030C).
  - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 4281 And No. 4282.  
 Sta. 4281 N 546,820.2270 E 1,351,171.6280 Elev. = 375.806  
 Sta. 4282 N 546,946.7930 E 1,352,119.6010 Elev. = 331.466
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May, 2017 By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "F.C.C. 105".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 105".
  - Denotes Concrete Monument Or Stone Found.
  - All Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
  - Refuse Collection, Snow Removal And Maintenance For Wildwood Court Will Be Privately Maintained By The Eden Brook Homeowners Association, Inc.
  - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings 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 - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
 (1-1/2" Minimum);  
 c. Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot 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 Surface;  
 f. Structure Clearance - Minimum 12 Feet;  
 g. Maintenance - Sufficient To Ensure All Weather Use.
  - Property Subject To Prior Department Of Planning And Zoning File No's: BA-17-030C, ECP-18-051, WP-19-055, SP-18-003 And Contract No. 24-5081-D.
  - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Maps.
  - There Is An Historic Structure Within The Limits Of This Subdivision Which Is Designated As HO-267 Wildwood In The Maryland Inventory Of Historic Properties-Howard County. This Structure And An Associated Smokehouse Are To Remain. All Other Accessory Structures On Site Shall Be Razed. No New Buildings Extensions Or Additions To The Existing Structures Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
  - This Project Received A Positive Review From The Historic Preservation Commission On December 7, 2017 And Made Adverse Recommendations To Enhance Wildwood As A Development Focal Point And Recommended Petitioner Retain Historic Smokehouse.
  - Site Is Not Adjacent To A Scenic Road.
  - There Are No Wetlands, Streams, 100 Year Floodplain Or Steep Slopes With A Contiguous Area Greater Than 20,000 Square Feet Located On This Property. There Are No Wetlands On-Site That Will Be Disturbed Or That Will Require 401 And 404 Wetlands Permits From The State Of Maryland.
  - Section 131.0.N.1.a.17)  
 Bulk Requirements:  
 (a) Maximum Height:  
 (i) Other Principal Structures - 34 Feet.  
 (ii) Accessory Structures - 15 Feet.  
 (b) Minimum Structure And Use Setback:  
 (i) From Public Street Right-Of-Way - 40 Feet. The Setback From Guilford Road Right-Of-Way Is In Accordance With Section 131.0.N.1.a.6.c (Setbacks Shall Be The Same As The Setback Required For Residential Uses On Adjacent Properties).  
 (ii) From Zoning Districts Other Than RC, RB, R-ED, R-20, R-12 Or R-5C - 20 Feet.  
 (iii) Minimum Structure Setback From Interior Roadway Or Driveway For Units With Garages - 20 Feet.  
 (c) Minimum Distance Between Single-Family Detached And/Or Attached Dwellings:  
 (i) For Units Oriented Face-To-Face - 30 Feet.  
 (ii) For Units Oriented Side-To-Side - 15 Feet.  
 (iii) For Units Oriented Face-To-Side Or Rear-To-Side - 20 Feet.  
 (iv) For Units Oriented Rear-To-Rear - 40 Feet.  
 (v) For Units Oriented Face-To-Rear - 100 Feet.
  - This Property Is Located Within The Metropolitan District And Public Water (Contract No. 629-W) And Sewer (Contract No. 34-0911-D) Shall Be Utilized Within This Development.
  - Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 3 And Structural Practices In Accordance With Chapter 5 Are Being Utilized.
  - This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 2013 Zoning Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.

Total Number of Lots/Units Proposed	24
Number of MIHU Required	2.4
Number of MIHU Provided Onsite (exempt from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	23
MIHU Fee-in-Lieu (indicate lot/unit numbers)	Lots 1-24

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	24
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	27
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.092 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.675 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.767 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.038 Ac.*
TOTAL AREA TO BE RECORDED	4.805 Ac.*



MIHU Note: Please Note That Lots 1 Thru 24 In This Subdivision Are Subject To Section 13.402(c)(e) Of The Howard County Code And Section 131.0.N.1.a.14 Of The Zoning Regulations For The Moderate Income Housing Unit (MIHU) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Issuance By The Permit Applicant.

Lot No.	Total Open Space Area	Credited Lot Area	Non-Credited Lot Area
25	1.916 Acres	1.708 Acres	0.208 Acres
26	0.687 Acres	0.000 Acres	0.687 Acres
27	0.072 Acres	0.072 Acres	0.000 Acres
Totals	2.675 Acres	1.780 Acres	0.895 Acres

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department

*William J. Maurer* 9/22/2020  
 Howard County Health Officer H.O. Date

APPROVED: Howard County Department Of Planning And Zoning.

*Paul Church* 10-7-20  
 Chief, Development Engineering Division Date

*Mark Levy* 10/14/20  
 Director Date

**Owner's Certificate**

ENLN, LLC, By Mark Levy, Manager, 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 Rights-Of-Way And The Specific Easement Areas 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 Waterways 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 27<sup>th</sup> Day of July, 2020.

*Mark Levy*  
 ENLN, LLC  
 By: Mark Levy, Manager

*Terrell A. Fisher*  
 Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was 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; That It Is All Of The Lands Conveyed By E. Alexander Adams, Personal Representative Of The Estate Of Frances Ward Nahrgang To ENLN, LLC By Deed Dated August 23, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18068 At Folio 96; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 07/30/20  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
 Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25548 ON 10/20/2020  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Eden Brook**  
 Lots 1 Thru 24 And Open Space  
 Lots 25 Thru 27  
 (Age-Restricted Adult Housing)

(Being A Subdivision Of Tax Map 42, Parcel 269  
 Liber 18068 At Folio 96)

Zoned: R-12  
 Tax Map: 42, Grid: 7 Parcel: 269  
 Sixth Election District - Howard County, Maryland  
 Date: April 21, 2020 Scale: As Shown Sheet 1 Of 3

The Requirements S 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.

*Terrell A. Fisher, L.S. #10692*  
 (Professional Land Surveyor)  
 Date: 07/30/20  
 By: *Mark Levy, Manager*  
 ENLN, LLC  
 Date: 10/14/20

**Public Sewer, Water & Utility Easement Line Table Chart**

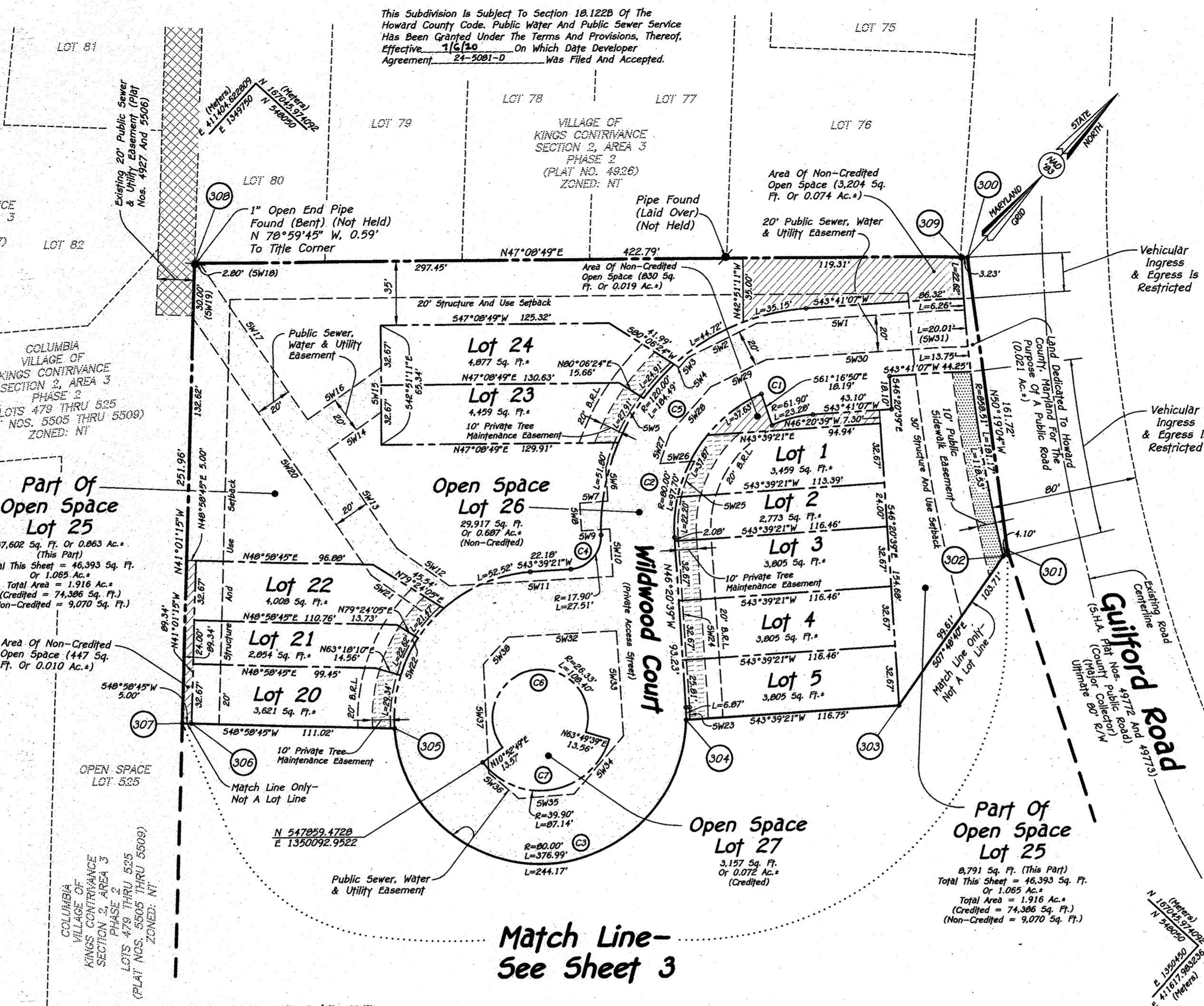
Line	Bearing And Distance
SW1	S 43°41'07" W, 113.64'
SW2	S 21°11'07" W, 42.36'
SW3	S 01°18'53" E, 7.17'
SW4	S 80°06'24" W, 5.32'
SW5	R=122.00', L=68.39'
Chd=5	10°45'55" E, 67.49'
SW6	S 46°20'39" E, 18.41'
SW7	S 43°53'03" W, 15.45'
SW8	S 46°06'57" E, 15.30'
SW9	N 43°53'03" E, 15.51'
SW10	S 46°20'39" E, 23.92'
SW11	S 44°23'23" W, 30.13'
SW12	S 63°07'37" E, 34.65'
SW13	N 77°06'04" W, 66.35'
SW14	N 12°01'28" E, 36.23'
SW15	N 42°51'11" W, 24.45'
SW16	S 12°01'28" W, 49.00'
SW17	N 77°06'39" W, 104.13'
SW18	S 47°08'49" W, 2.00'
SW19	S 41°01'15" E, 30.00'
SW20	S 77°08'39" E, 171.45'
SW21	N 83°07'37" E, 39.27'
SW22	R=82.10', L=66.23'
Chd=5	23°18'42" E, 64.50'
SW23	R=82.00', L=6.87'
Chd=N	43°56'42" W, 6.87'
SW24	N 46°20'39" W, 93.23'
SW25	R=78.00', L=43.02'
Chd=N	30°32'32" W, 42.48'
SW26	S 43°39'21" W, 18.96'
SW27	N 23°40'53" W, 17.42'
SW28	N 01°18'53" W, 33.79'
SW29	N 21°23'42" E, 34.06'
SW30	N 43°41'07" E, 110.11'
SW31	S 86°58'11" W, 20.01'
Chd=N	47°32'41" W, 20.01'
SW32	N 44°18'47" E, 59.91'
SW33	S 46°20'39" E, 57.73'
SW34	S 01°42'55" E, 41.61'
SW35	S 42°54'49" W, 30.45'
SW36	S 87°38'04" W, 21.59'
SW37	N 45°27'51" W, 59.43'
SW38	N 00°34'31" W, 20.08'

- Legend**
- Existing 20' Public Sewer & Utility Easement (Plat Nos. 4927 And 5308)
  - Private Use-In-Common Access, Driveway Easement For The Use And Benefit Of Lots 6 Thru 8 And 11 Thru 16
  - Public Sewer, Water & Utility Easement
  - 10' Private Tree Maintenance Easement
  - Non-Credited Open Space Area
  - Private Drainage & Utility Easement
  - 10' Public Sidewalk Easement

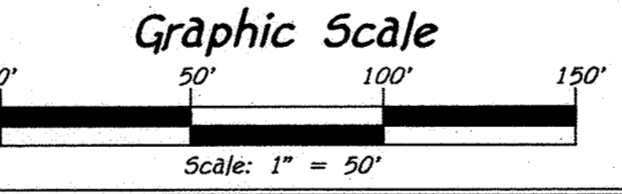
**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2955

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF PARCELS TO BE RECORDED	13
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.860 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.824 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.684 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.021 Ac.*
TOTAL AREA TO BE RECORDED	2.705 Ac.*



**Reservation Of Public Utility**  
 \*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 1 Thru 24 And Open Space Lots 25 Thru 27. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcels. 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 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.\*



**Owner's Certificate**  
 ENLN, LLC, By Mark Levy, Manager, 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 Rights-Of-Way And The Specific Easement Areas 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 Waterways 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 9th Day Of July, 2020.

*Mark Levy*  
 ENLN, LLC  
 By: Mark Levy, Manager

*Judith A. P. Lauri*  
 Witness

**Surveyor's Certificate**  
 I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was 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; That It Is All Of The Lands Conveyed By E. Alexander Adams, Personal Representative Of The Estate Of Frances Ward Nahrgang To ENLN, LLC By Deed Dated August 23, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18868 At Folio 96; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 07/30/20  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
 Expiration Date: December 13, 2021

- General Notes Continued:**
- This Plan Is Subject To Department Of Planning And Zoning Case BA-17-030C For A Conditional Use To Construct A 24-Unit Age-Restricted, Adult Housing General In An R-12 (Residential: Single) Zoning District, Provided: However, That:
    - The Conditional Use Shall Be Conducted In Conformance With And Shall Apply Only To The Proposed Age-Restricted Adult Housing Development Described In The Petition And Depicted On The Revised Conditional Use Plan (Exhibit 2) And Not To Any New Structures Or Uses On The Site Or Any Additions Thereof.
    - Petitioner Shall Retain The Smokehouse And Push Back Lots 23 And 24 Further From The Road To Open The View From The Road To Wildwood.
    - The Conditional Use Shall Be Conducted In Conformance With And Shall Apply Only To The Proposed Age-Restricted Adult Housing Development Described In The Petition And Depicted On The Revised Conditional Use Plan (Exhibit 2) And Not To Any New Structures Or Uses On The Site Or Any Additions Thereof.
    - The Gazebo Shall Be Relocated West Of The Area Indicated By The Octagonal Shape Where The Cup (Exhibit 2) Notes Appears To Be A Bio-Retention Pond (In The General Area Of An Existing Garage Proposed To Be Razed). Petitioner Shall Consult With DPZ Staff/Including, Particularly, Historic Preservation Staff/About Its Orientation To Maximize The View From The Gazebo Toward Wildwood.
    - The Gazebo Shall Be Accessible To Persons With Mobility Or Functional Limitations Through A No-Step Design And Shall Have Permanent Seating Areas, As Well As Sufficient Area For Several Persons With Mobility Or Functional Limitations To Accommodate Any Walking Assistance Equipment.
    - All Routes Between Parking Areas, Sidewalk, Driveway Units And Common Areas, Including The Proposed Pathways/ Shall Be ADA Compliant.
    - Petitioner Shall Extend And Tie In The Proposed On-Site Pathway To The Off-Site Columbia Association Pathway/Sidewalk System And Work With The Association And The County To Build A Crosswalk From The Pathway Between Units 10 And 11 Over Eden Brook Drive To The Village Center. Petitioner Shall Obtain All Columbia Association Approvals, Including All Necessary Easements. All Required Columbia Association Approvals, Including Easements, Shall Be Incorporated Into And Shown On The Site Development Plan.
    - Petitioner Is Responsible For Making All Necessary Improvements/modifications To Those Portions Of The Columbia Association Pathway/Sidewalk System To Meet Current County And ADA Standards, As Indicated By The Arrow Shown On The Cup Reproduced On Pg. 17 Of This Decision And Order.
    - Petitioner Shall Comply With All Agency Comments.
    - Petitioner Shall Obtain All Required Permits.
    - Petitioner Shall Comply With All Federal, State, And Local Laws And Regulations.
  - The Community Center Size Has Been Shown As 1,257 Square Feet To Reflect The Decision & Order For BA-17-030C. The Required Floor Area For This Project Is 500 Square Feet In Accordance With Section 131.0.N.1.a.10 Of The Zoning Regulations. The Intention Is To Preserve And Adapt The Wildwood House To Meet The Community Center Requirements Which Will Include An Extensive Architectural Study As Part Of The Site Development Plan Stage For This Project. The Final Square Footage Provided Will Be Determined At That Time.
  - This Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation By The Purchase Of 1.916 Acres Of Forest Land For The Purchase Of Two Forest Bank (SOP-14-005).
  - This Plan Is Subject To WF-19-055 Which On April 4, 2019 The Planning Director Approved A Request For An Alternative Compliance To Waive Section 16.1200(c)(4) Minimum Frontages And Section 16.1205(a)(7) On-Site Forest Retention. Approval Is Subject To The Following Conditions:
    - The Approval Of This Alternative Compliance Request Applies To The 18 Specimen Trees On Site As Shown On The Plan Exhibit. The Developer Shall Mitigate The Removal Of The 18 Specimen Trees By Planting A Mix Of Native Shade Trees On Site At A 2:1 Ratio, Totalling 36 Trees. The Plantings Shall Have A Caliper Of No Less Than 3" And Shall Be Planted Within The Proposed Open Space Lots. The Locations, Species And Planting Specifications Will Be Reviewed By DPZ As Part Of The Final Landscaping Plan. Reference The Additional Trees On 5P-18-003 And All Subsequent Subdivision And Designations Along The Perimeter Landscaping As Part Of The Final Subdivision Plan.
    - The Proposed Private Street Shall Be Designed And Constructed To Public Road Standards In Accordance With The Design Manual Or As Approved By The Development Engineering Division And The Department Of Public Works.
    - The Homeowner's Association Shall Own And Maintain The Private Street And Shall Be Responsible For All Maintenance, Trash Collection And Snow Removal.
    - The Proposed Residential Lots Shall Front On And Obtain Access From The Private Street. The Applicant Shall Be Responsible For Establishing Safe Vehicular Access To All Residential Lots.
    - Sidewalks And Street Trees Shall Be Provided Along The Private Street In Accordance With Sections 16.124 And 16.134 Of The Subdivision Regulations And The Landscape Manual.
  - This Plat Is Subject To A Design Manual Waiver Approved On April 26, 2019 By Development Engineering Division That Requests A Waiver To Design Manual, Volume III, Section 2.5.B.1, Table 2.07 To Allow 3:07' (Less Than Required Minimum 500') Of Intersection Spacing Measured Along The Through Roadway (Guilford Road) Between The Centerline Of The Intersection Roadways Subject To The Following:
    - Adequate Intersection Sight Distance Shall Be Provided For The Proposed Access At Guilford Road.
  - Open Space Tabulation:
    - Open Space Area Required = 1.68 Acres (4,805 Acres x 35%)
    - Open Space Credited Area Provided = 1.78 Acres (See Open Space Tabulation Chart On Sheet 1)
  - Surety For The 46 Street Trees (\$13,000.00) And 12 Trash Pad Shrubs (\$360.00) In The Amount Of \$14,160.00 Will Be Paid With The Department Of Public Works Cost Estimate Under This Plan (F-20-011).
  - Maintenance Of Open Space Lots 25 Thru 27 Is Provided By Eden Brook MOA And Is Included In Declaration Of Covenants, Conditions & Restrictions (L.19413, F.196)

**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C1	61.90'	23.28'	21°33'09"	11.78'	S 32°54'33" W 23.15'
C2	80.00'	97.70'	69°58'18"	55.99'	S 11°21'30" E 91.74'
C3	80.00'	376.93'	270°00'00"	---	---
C4	17.90'	27.51'	86°03'27"	17.30'	S 00°22'22" E 24.88'
C5	120.00'	184.49'	86°05'12"	116.06'	S 00°21'29" E 166.85'
C6	26.33'	108.40'	235°51'07"	---	---
C7	39.90'	87.14'	125°08'25"	76.87'	N 37°21'14" E 70.83'
304-305	80.00'	244.17'	174°52'31"	178.69'	S 48°00'43" W 159.84'

RECORDED AS PLAT No. 25549 ON 10/14/2020  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Eden Brook**  
 Lots 1 Thru 24 And Open Space  
 Lots 25 Thru 27  
 (Age-Restricted Adult Housing)  
 (Being A Subdivision Of Tax Map 42, Parcel 269  
 Liber 18868 At Folio 96)

Zoned: R-12  
 Tax Map: 42, Grid: 7 Parcel: 269  
 Sixth Election District - Howard County, Maryland  
 Date: April 21, 2020 Scale: 1" = 50' Sheet 2 Of 3

