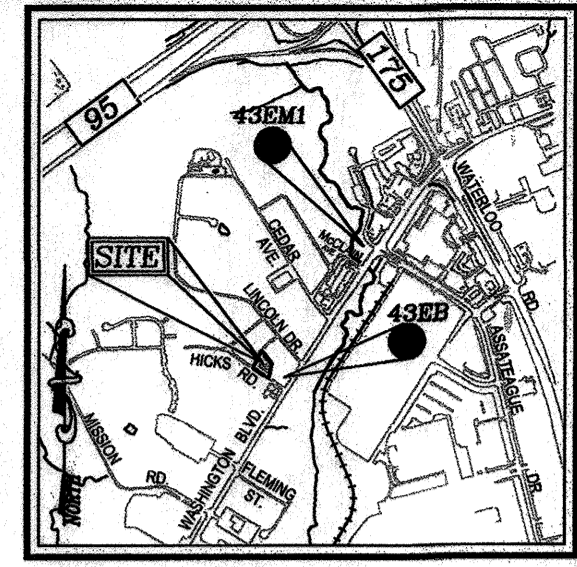


**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: 43EB & 43EM1.
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP IN JUNE 2019.
- ALL AREAS ARE MORE OR LESS (+/-).
- 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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. WATER IS PROVIDED BY CONTRACTS #76-W & #44-3451 AND SEWER BY CONTRACT #676-S.
- PRIVATE WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH F-21-051 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$2,100 FOR THE REQUIRED 7 SHADE TREES SHALL BE POSTED WITH THE DEVELOPER AGREEMENTS.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS SMALLER THAN 40,000 SF, PER 16.1202(a).
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO KNOWN BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- THERE ARE NO WETLANDS OR FLOODPLAINS ON SITE.
- THERE IS NO FOREST STAND DELINEATION FOR THIS SITE.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON DECEMBER 2, 2019 AT THE HOWARD COUNTY LIBRARY, ELK RIDGE BRANCH.
- 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 THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE DEPARTMENT OF RECREATION AND PARKS REQUIRES A FEE IN LIEU OF OPEN SPACE FOR 2 LOTS AT \$1,500.00 EQUATING \$3,000.00.
- THIS PROJECT IS SUBJECT TO SECTION 16.127. - RESIDENTIAL INFILL DEVELOPMENT.
- IN ACCORDANCE WITH SECTION 110.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS (MIHU). ALL OF LOTS 1, 2, AND 3 HAVE BEEN DEDICATED AS MIHU TO FULFILL THE MIHU OBLIGATION. THE MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
- THIS PROJECT IS EXEMPT FROM THE TEST FOR ADEQUATE ROAD FACILITIES IN ACCORDANCE WITH SECTION 16.1107(b)(2).
- SIDEWALKS ALONG LOTS 1-3 SHALL BE PROVIDED PER HOWARD COUNTY.

EASEMENT LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
E1	N17°53'10"E	100.77'	E5	S55°13'22"E	73.19'
E2	N13°21'56"E	2.63'	E6	S13°21'56"W	9.84'
E3	N55°13'22"W	66.37'	E7	S17°53'10"W	104.24'
E4	N34°46'38"E	10.00'			

COORDINATE TABLE		
POINT	NORTHING	EASTING
100	545,989.0501	1,371,434.2990
101	546,092.3631	1,371,286.7048
102	546,117.5446	1,371,280.2123
103	546,187.9530	1,371,300.7748
104	546,301.6028	1,371,345.5998
105	546,146.3414	1,371,471.6708
106	546,994.2830	1,371,435.5424
107	546,085.9355	1,371,304.6065
108	546,125.1725	1,371,294.6534
109	546,186.8281	1,371,310.7113
110	546,293.5787	1,371,352.1154



**VICINITY MAP**  
SCALE: 1"=2,000'  
ADC MAP = 34 C8

**LEGEND**

- 10' PRIVATE STORM DRAIN EASEMENT
- PROPERTY MARKER FOUND
- ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY
- PROPERTY LINE
- ADJOINER LINE
- R/W CENTERLINE
- HORIZON YEAR 2041 65dBA UNMITIGATED NOISE CONTOUR
- HORIZON YEAR 2041 65dBA MITIGATED NOISE CONTOUR
- BUILDING RESTRICTION LINE
- COORDINATE TAG

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
101-102	20.00'	28.31'	17.11'	81°06'08"	N14°27'28"W	26.01'
102-103	215.00'	73.71'	37.22'	19°38'35"	N16°16'49"E	73.35'
103-104	235.00'	123.59'	63.26'	30°07'57"	N21°31'30"E	122.17'
110-109	225.00'	115.77'	59.20'	29°28'52"	S21°11'57"W	114.50'
109-108	225.00'	63.93'	32.18'	16°16'44"	S14°35'53"W	63.71'

**OWNER**  
IHOMES, INC  
6355 WOODSIDE COURT  
COLUMBIA, MD 21046  
443-218-8558

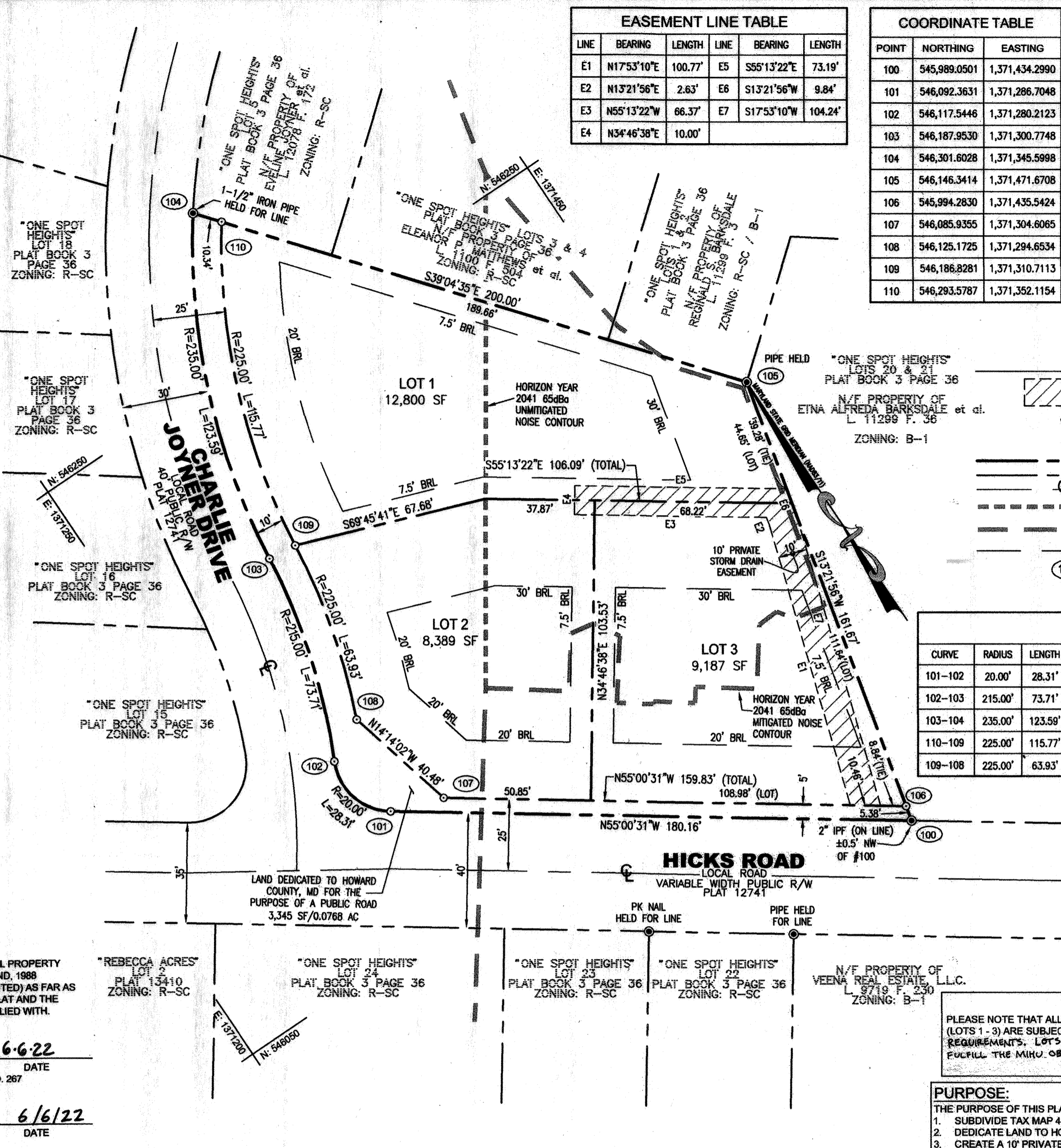
**DEVELOPER**  
STANDARD ENERGY SOLUTIONS  
9520 GERWIG LANE, SUITES Q-T  
COLUMBIA, MD 21046  
PHONE: 410-844-3800

**MIHU AGREEMENT**

PLEASE NOTE THAT ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION (LOTS 1-3) ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) REQUIREMENTS. LOTS 1-3 HAVE BEEN DEDICATED AS MIHU TO FULFILL THE MIHU OBLIGATION. PLEASE REFER TO NOTE #22.

**PURPOSE:**

- THE PURPOSE OF THIS PLAT IS TO:
- SUBDIVIDE TAX MAP 43 PARCEL 491
  - DEDICATE LAND TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD
  - CREATE A 10' PRIVATE STORM DRAIN EASEMENT ACROSS LOTS 1 THRU 3.



**AREA TABULATION CHART**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	3
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0

B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	0.6973 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0768 AC

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	0.7741 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.

*Thomas M. Hoffman, Jr.* 6-6-22  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*David L. Brown* 6/6/22  
IHOMES, INC. DATE  
AUTHORIZED PERSON

**OWNER'S CERTIFICATE**

WE, IHOMES, INC., A MARYLAND CORPORATION, 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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 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 6<sup>th</sup> DAY OF JUNE, 2022

*David L. Brown*  
IHOMES, INC.  
AUTHORIZED PERSON

*Thomas M. Hoffman, Jr.*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY HOWARD COUNTY HOUSING COMMISSION TO IHOMES, INC., BY A DEED DATED JUNE 22, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18385 AT FOLIO 341. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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.

*Thomas M. Hoffman, Jr.* 6-6-22  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
EXPIRATION/RENEWAL DATE: JULY 28, 2022

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELICOTT 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

*Michael J. Dan* 6/24/22  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*David L. Brown* 6-30-22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David L. Brown* 7/1/22  
DIRECTOR DATE

RECORDED AS PLAT No. 261163 ON 9-1-22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF RE-SUBDIVISION**  
**GREENFIELDS**  
**COMMUNITY LIVING**  
LOTS 1, 2 & 3

A RE-SUBDIVISION OF TAX MAP 43 PARCEL 491 (LOT 19, "ONE SPOT HEIGHTS" PLAT BOOK 3 PAGE 36) LIBER 18385 FOLIO 341

ZONED R-SC  
DPZ FILE# PN 12741  
TAX MAP 43, GRID 14, PARCEL 491  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' GRAPHIC SCALE JUNE 2022

SHEET 1 OF 1

PLOTTED: 06/09/2022  
 FILE PATH: K:\PROJECTS\4308 - HICKS ROAD (6102)\SURVEY\WORK\RECORD PLANS\PLAT OF SUBDIVISION\4308-1104-PLS18D-01.DWG