

**GENERAL NOTES**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
- SUBJECT PROPERTY IS ZONED R-SC-MXD-3 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 46FB AND 47AA WERE USED FOR THIS PROJECT.
- ALL AREAS ARE "MORE OR LESS".
- THE PROJECT BOUNDARY IS BASED ON RECORDED PLAT #20136-37, #26023-26035, AND #26110-26117.
- THE WETLANDS, STREAMS, THEIR BUFFERS, AND SPECIMEN TREES WERE IDENTIFIED AND FLAGGED BY WETLANDS STUDIES AND SOLUTIONS, INC. IN FEBRUARY, 2018 AND WERE FIELD LOCATED BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2018. THE US ARMY CORPS OF ENGINEERING ISSUED AN APPROVED JURISDICTIONAL DETERMINATION OF THE WETLAND AREAS ON THIS SITE, DATED NOVEMBER 30, 2018.
- THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE SERVICE HAS DETERMINED THAT THERE ARE NO OFFICIAL STATE OR FEDERAL RECORDS FOR LISTED PLANT OR ANIMAL SPECIES FOR THE SUBJECT SITE, PER DNR LETTER DATED APRIL 19, 2018.
- THERE ARE WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE LIMITS OF PHASE 2.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT PER THE HOWARD COUNTY PLAN FOR WATER AND SEWER, DATED NOVEMBER, 2015.
- WATER AND SEWER IS PUBLIC. WATER AND SEWER SERVICE TO THESE LOTS SHALL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON APRIL 12, 2018. A SECOND MEETING WAS HELD ON JUNE 20, 2018 AND A THIRD WAS HELD ON NOVEMBER 13, 2018.
- THE FOREST STAND DELINEATION AND REPORT AND THE WETLANDS DELINEATION PLAN AND REPORT WERE PREPARED BY WETLANDS STUDIES AND SOLUTIONS, INC. IN JUNE, 2018 AND APPROVED UNDER S-18-003.
- THE FOREST CONSERVATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN MARCH, 2022 AND IS PART OF THE ROAD CONSTRUCTION PLAN SET. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL WILL BE MET THROUGH THE RETENTION OF 0.6 ACRES OF ONSITE FOREST, 0.5 ACRES OF ONSITE PLANTING, AND A FEE-RELATED PAYMENT OF \$49,005.00 FOR THE REMAINING 0.5 ACRES OF PLANTING FINANCIAL SURETY IN THE AMOUNT OF \$10,890.00 FOR THE 0.5 ACRES OF ONSITE PLANTING WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- THE FOREST CONSERVATION EASEMENTS HAVE 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.
- A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 5.2.F.2. OF THE DESIGN MANUAL FOR A NOISE STUDY.
- THE TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 29, 2018 AND REVISED ON NOVEMBER 26, 2018 AND FEBRUARY 6, 2019. IT WAS APPROVED WITH THE APPROVAL OF S-18-003.
- THE SPEED STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. ON SEPTEMBER 10, 2018 WITH THE ACTUAL SPEED COUNTS BEING TAKEN ON APRIL 5, 2018 AND APRIL 6, 2018. IT WAS APPROVED WITH THE APPROVAL OF S-18-003.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED VIA ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL (ESD TO THE MEP) AND COMPLIES WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME CHAPTER 5". THE REPORT WAS PREPARED BY BENCHMARK ENGINEERING IN JANUARY, 2020.
- APPLICABLE DPZ FILE REFERENCES: F-08-148, ECP-18-042, S-18-003, WP-20-039, WP-20-099, WP-20-117, P-20-006, F-21-025, F-21-044, F-22-001

**GENERAL NOTES (continued on Sheet 2)**

**TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	144
OPEN SPACE	3
PARCELS	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	16.56 AC.±
OPEN SPACE	15.14 AC.±
PARCELS	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	3.85 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	35.55 AC.±


**TRAVERSE COORDINATES (NAD'83)**

POINT #	NORTHING	EASTING
1	538380.4428	1348110.3270
15	540246.0884	1349359.2649
25	538730.3869	1351822.1094
30	537748.7134	1350943.6312

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.COM

**SURVEYOR'S CERTIFICATE**


I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS

 1/3/23  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



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.

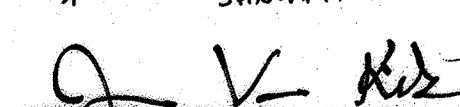
 1/3/23  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320


 1-31-23  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESC II, INC.

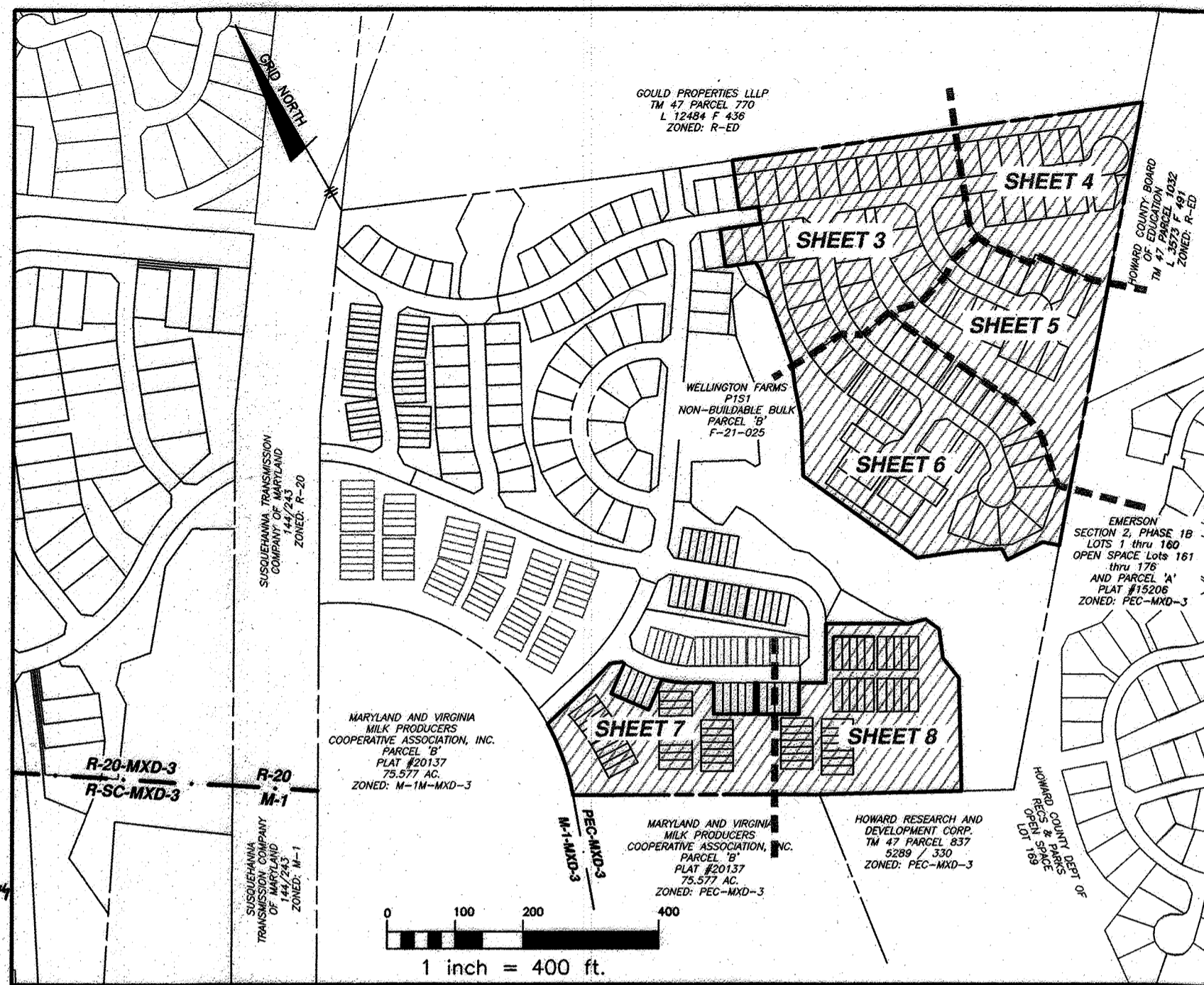
OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31<sup>ST</sup> DAY OF JANUARY, 2023."

  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESC II, INC.

  
 WITNESS



**Phasing Chart**

Phase	No. of Units	Allocation Year	F-Plan Filing Milestone
1	250	2021	August 10, 2021
2	144	2022	Within 1-year of initial submittal of Phase 1 F-plans (December 31, 2021)

**R-SC Density Chart**

Category	Value
Gross Area	91.71 ac
100-yr floodplain	0.82 ac
Steep slopes (outside floodplain)	0.82 ac
Net Area	90.07 ac
Density Allowed (4 units per net acre)	360
Density Proposed F-21-025	38
Density Proposed F-21-044	75
Density Proposed F-22-001	102
Density Proposed F-22-030	144
Density Proposed TOTAL	359

**MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING**

Phase/Section	P1S1	P1S2	P1S3	P2	TOTAL
Total Number of Lots/Units Proposed	45	79	126	144	394
Total Number of MIHU's Required	5	8	13	14	40
Number of MIHU's Provided Onsite (Exempt from APFO allocations)	8	0	15	17	40
Number of APFO Allocations Required (Remaining Lots/Units)	40	71	113	130	354
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	NA	NA	NA	NA	NA

**Minimum Lot Size Chart**

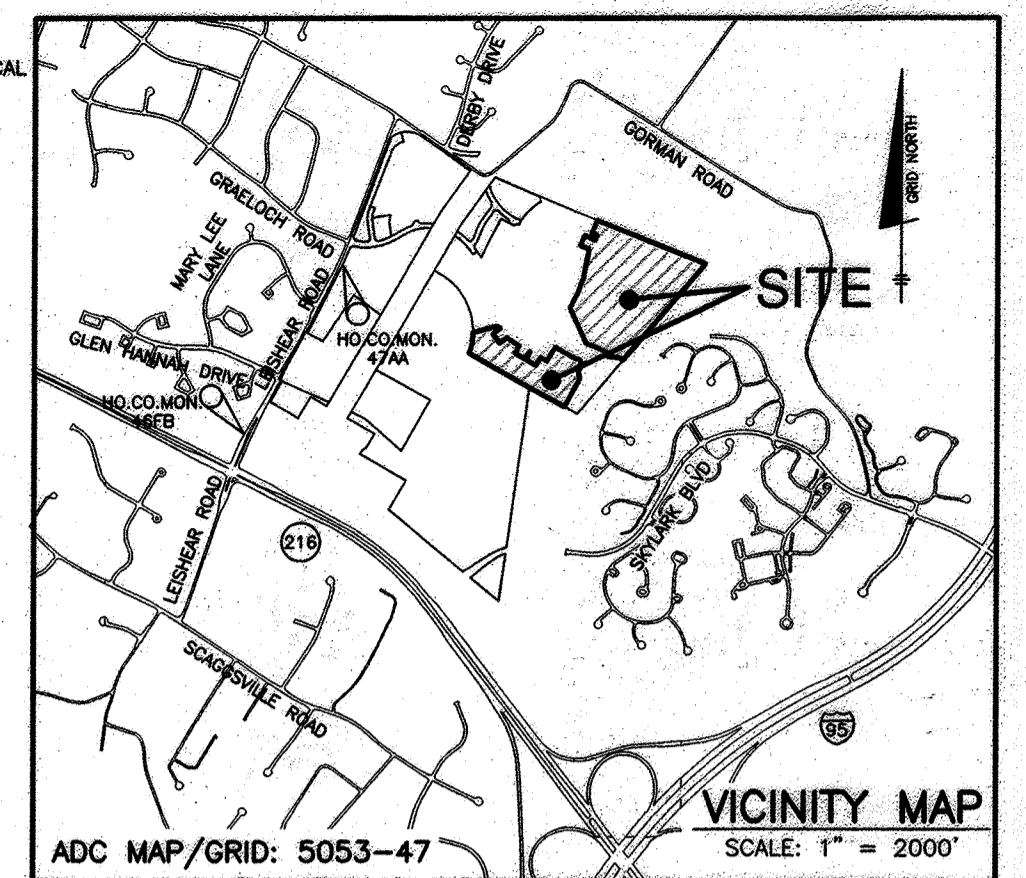
Lot	Zoned	Total Lot Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
306	R-SC-MXD3	8,066	931	7,135
307	R-SC-MXD3	7,468	1,086	6,382
342	R-SC-MXD3	8,747	767	7,980
343	R-SC-MXD3	8,747	767	7,980

Min Lot Size R-SC zoned lots = 6,000 sf

**BENCHMARKS**

NAD '83 HORIZONTAL - NAVD88 VERTICAL  
 HO.CO. #46FB  
 STAMPED BRASS DISK SET ON TOP OF A 3/8" DEEP COLUMN OF CONCRETE.  
 N 537149.785' E 1347468.998'  
 ELEVATION: 317.217'

HO.CO. #47AA  
 STAMPED BRASS DISK SET ON TOP OF A 3/8" DEEP COLUMN OF CONCRETE.  
 N 538961.645' E 1348439.009'  
 ELEVATION: 362.621'



**Open Space Chart**

Zoning	R-20	R-SC	TOTAL
Gross Area (total project)	29.76 acres	91.71 acres	121.47 acres
Area of Open Space Required*	11.90 acres	22.93 acres	34.83 acres
Open Space Provided:			
Phase 1 Section 1 (F-21-025)	8.70 acres	7.99 acres	16.69 acres
Non-Credited	0.02 acres	0.42 acres	0.44 acres
Credited	8.68 acres	7.57 acres	16.25 acres
Phase 1 Section 2 (F-21-044)	0.48 acres	16.93 acres	17.41 acres
Non-Credited	0.00 acres	0.86 acres	0.86 acres
Credited	0.48 acres	16.07 acres	16.55 acres
Phase 1 Section 3 (F-22-001)	3.67 acres	5.22 acres	8.89 acres
Non-Credited	0.03 acres	1.01 acres	1.04 acres
Credited	3.64 acres	4.21 acres	7.85 acres
Phase 2 (F-22-030)	0.00 acres	15.14 acres	15.14 acres
Non-Credited	0.00 acres	1.10 acres	1.10 acres
Credited	0.00 acres	14.04 acres	14.04 acres
Total credited Open Space to date	12.80 acres	41.89 acres	54.69 acres
Remaining to meet obligation**	NA	NA	NA

\* Open Space Required based on 40% of gross for R-20 (Section 16.121.a.2)  
 25% of gross for R-SC (Section 16.121.a.2)  
 \*\* Total project obligation has been met

**Site Analysis Data Chart**

Zoning	R-SC
Gross Area	35.55 acres
100-yr Floodplain	0 acres
Steep Slopes 25% or greater (outside floodplain)	0 acres
Net Area	35.55 acres
Number of Units Proposed (SFD)	84
Number of Units Proposed (SFA)	60
Number of lots/units proposed (Total)	144
Area of Open Space Provided	15.14 acres
Area of Buildable Lots (SFD)	13.51 acres
Area of Buildable Lots (SFA)	3.04 acres
Area of Parcels	0 acres
Area of Bulk Parcels	0 acres
Area of Proposed Public Road Right-of-way	3.86 acres

THIS RESIDENTIAL PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 10% (14) OF THE DWELLING UNITS AS MODERATE INCOME HOUSING UNITS. SEE MIHU CHART.

RECORDED AS PLAT NO. 26342 ON 1-9-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WELLINGTON FARMS PHASE 2**

Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: DECEMBER 20, 2022  
 PARCEL: 163 ZONED: R-20-MXD-3/R-SC-MXD-3 SHEET: 1 OF 8

**GENERAL NOTES (cont'd)**

22. WP-20-039, AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(c)(3) TO ALLOW FOR THE REMOVAL OF 6 SPECIMEN TREES WAS APPROVED ON MAY 1, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
- a. THE TREES SHALL BE REPLACED AT A MITIGATION RATE OF 2:1 PER SECTION 16.1216(d) OF THE COUNTY CODE. 12 NATIVE TREES WITH A DBH OF AT LEAST 3 INCHES MUST BE PLANTED AS MITIGATION.
  - b. THE 12 TREES MUST BE DEPICTED ON THE FOREST CONSERVATION AND LANDSCAPE PLAN AND SHALL BE BONDED AS PART OF THE LANDSCAPE SURETY. FINAL SUBDIVISION PLAN APPROVAL AND A GRADING PERMIT MUST BE OBTAINED PRIOR TO REMOVAL OF THE SPECIMEN TREES.
  - c. ONLY SPECIMEN TREES 49, 51, 56, 57, 90, AND 91 ARE TO BE REMOVED.
  - d. DEPARTMENT OF RECREATION AND PARKS MUST PROVIDE DEVELOPER WRITTEN PERMISSION TO REMOVE SPECIMEN TREES 90 AND 91 WITHIN 30 DAYS OF WP-20-039 APPROVAL AND A COPY SUBMITTED TO DPZ. THAT LETTER WAS OBTAINED AND SUBMITTED TO DPZ ON MAY 18, 2020.
  - e. COMPLIANCE WITH ANY CONDITION IMPOSED BY THE OFFICE OF COMMUNITY SUSTAINABILITY AND DEPARTMENT OF RECREATION AND PARKS.
  - f. INCLUDE WP-20-039 DECISION AS A GENERAL NOTE ON ALL FUTURE PLANS.
- SPECIMEN TREES #56 AND #57 ARE TO BE REMOVED UNDER THIS PLAN. MITIGATION FOR THEIR REMOVAL WAS PREVIOUSLY PROVIDED UNDER F-21-025 AND F-22-001.
23. SECTION 110.0.d.1.e OF THE ZONING REGULATIONS LIMITS THE LENGTH OF SINGLE-FAMILY ATTACHED UNITS TO 120 FEET BUT IT ALSO GRANTS THE DIRECTOR OF DPZ THE AUTHORITY TO APPROVE A GREATER LENGTH UP TO A MAXIMUM OF 200 FEET BASED ON DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH. A REQUEST TO ALLOW FOR A GREATER BUILDING LENGTH FOR SEVERAL ROWS OF SINGLE-FAMILY ATTACHED UNITS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 19, 2020.
24. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
  - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY.
  - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
25. 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 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 LOTS/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.
26. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 2-9-2021 ID# D21406426.
27. DISTANCES SHOWN ARE BASED ON THE MARYLAND STATE PLANE, U.S. SURVEY FOOT.
28. FINANCIAL SURETY IN THE AMOUNT OF \$78,900.00 FOR THE REQUIRED 198 STREET TREES AND 65 PERIMETER SHADE TREES SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
29.  EXIST. 3/8" PIPE OR STEEL MARKER AND 4"x4" CONCRETE MON. SET UNDER F-21-025, F-21-044, AND F-22-001  
 3/8" PIPE OR STEEL MARKER AND 4"x4" CONCRETE MONUMENT TO BE SET
30. WP-20-099, AN ALTERNATIVE COMPLIANCE TO SECTION 16.120.C.4 TO ALLOW FOR THE TOWNHOUSE LOTS ALONG THE PRIVATE ROADS LOCATED MORE THAN 200 FEET FROM THE PUBLIC RIGHT-OF-WAY TO NOT HAVE PUBLIC ROAD FRONTAGE WAS APPROVED ON JUNE 24, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
- a. THE APPROVAL SHALL APPLY ONLY TO THE SEVEN PRIVATE ROADS LISTED IN THE REQUEST.
  - b. THE SEVEN PRIVATE ROADS MUST MEET DESIGN STANDARDS FOR PUBLIC ROADS AS REQUIRED BY DPW'S DESIGN MANUAL.
  - c. INCLUDE THIS NOTE ON THE PRELIMINARY PLAN, FINAL PLAN, AND SITE DEVELOPMENT PLAN(S).

31. WP-23-090, AN ALTERNATIVE COMPLIANCE TO SECTION 16.144(a) TO ALLOW EXTENSION OF MILESTONE FOR SUBMISSION OF PLAT UNTIL MAY 16, 2023 WAS APPROVED ON APRIL 18, 2023 WITH THE FOLLOWING CONDITIONS:
- a. THE APPLICANT MUST PROVIDE THE ADDITIONAL INFORMATION WITHIN 45 DAYS OF THE APRIL 1, 2023 DEADLINE DATE (ON OR BEFORE MAY 16, 2023)
  - b. INCLUDE THIS RETRICTION DECISION AS A GENERAL NOTE ON THE FINAL PLAT (F-22020)

BOUNDARY COORDINATE TABLE		
POINT #	NORTHING	EASTING
330	537685.5866	1350407.2673
331	538045.3178	1349780.4243
354	539271.0877	1351109.7233
355	539224.6863	1351091.0977
396	538111.3490	1350672.2534
398	537961.4085	1350586.2059
399	538000.3737	1350518.3079
414	537990.0101	1350883.6903
415	537976.6871	1350932.4398
416	537932.9563	1350952.1590
417	537852.6378	1350920.1378
418	537778.2597	1350932.3533
419	537486.6018	1350774.1816
427	538306.2083	1350102.5669
428	538247.9738	1350025.2040
429	538152.1003	1350097.3722
430	538210.3347	1350174.7351
431	538124.8086	1350301.4762
432	538045.0145	1350255.6842
433	537985.2858	1350359.7634
434	538065.0798	1350405.5554
435	538060.1024	1350414.2287
436	538264.1600	1349819.7125

BOUNDARY COORDINATE TABLE		
POINT #	NORTHING	EASTING
437	538306.7179	1349993.9789
438	538327.6791	1350064.9275
439	538313.5464	1350098.8063
440	538155.6444	1350247.7438
441	537980.3084	1350368.4366
442	537920.5796	1350472.5158
600	539292.5316	1351056.3008
601	539427.0981	1351110.4175
602	538975.4936	1352235.3763
604	537968.7119	1351380.2121
605	538001.0912	1351342.0973
606	538008.2325	1351227.5091
607	538043.8029	1351229.1581
608	538093.3021	1351132.0418
609	538145.5040	1351000.5475
610	538520.8690	1350830.4377
611	538673.7899	1350911.1216
612	538756.7082	1350938.4341
613	538820.1144	1350964.9652
614	539110.2155	1351022.8270
615	539134.1933	1351021.2477
616	539167.7260	1350937.7087
617	539269.8090	1350978.6851

COORDINATE TABLE		
POINT #	NORTHING	EASTING
354	539271.0877	1351109.7233
355	539224.6863	1351091.0977
700	539178.2514	1351206.7796
701	539145.7379	1351220.6675
702	538995.2856	1351160.2756
703	538698.1302	1351167.9474
704	538546.1124	1351238.2810
705	538512.9256	1351226.0893
706	538473.2238	1351140.2786
707	538473.5376	1351118.6303
708	538411.1422	1351147.4985
709	538427.8454	1351161.2737
710	538467.5471	1351247.0844
711	538455.3554	1351280.2712
712	538358.0305	1351325.3003
713	538310.6828	1351330.5375
714	538279.1037	1351323.7073
715	538259.4084	1351300.2639
716	538192.8246	1351356.2023
717	538300.1127	1351379.4075

COORDINATE TABLE		
POINT #	NORTHING	EASTING
718	538379.0256	1351370.6787
719	538719.1254	1351213.3258
720	538976.6600	1351206.6770
721	539127.1123	1351267.0688
722	539141.0002	1351299.5823
723	539065.5044	1351487.6625
724	539032.9909	1351501.5504
725	539004.0888	1351489.9490
726	538739.2335	1351523.2409
727	538638.6597	1351596.8484
728	538615.0560	1351600.2364
729	538657.9780	1351656.2879
730	538668.1896	1351637.1967
731	538768.7634	1351563.5892
732	538985.4632	1351536.3504
733	539014.3653	1351547.9517
734	539028.2532	1351580.4652
735	538837.3530	1352056.0486
736	538920.9925	1352032.2381
737	538912.5695	1352002.8887

COORDINATE TABLE		
POINT #	NORTHING	EASTING
738	538257.2644	1349886.1014
739	538268.1914	1349984.8047
740	538158.8594	1349996.9084
741	538148.0403	1349899.1808
742	538146.7721	1349899.2064
743	538143.4624	1349996.9388
744	538033.5254	1349993.2158
745	538036.8085	1349896.2713
746	537936.7207	1350120.8998
747	537985.0014	1350036.7691
748	538089.0806	1350096.4978
749	538040.7998	1350180.6285
750	538049.4731	1350185.6059
751	538097.7538	1350101.4752
752	538182.7519	1350150.2537
753	538134.4711	1350234.3843
754	538048.3135	1350214.9176
755	537918.2145	1350140.2567
756	537871.8750	1350221.0048
757	538001.9740	1350295.6657

ROW CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	375.00'	305.64'	46°41'57"	161.88'	S01°28'44"E	297.25'
C2	25.00'	22.39'	51°19'04"	12.01'	S89°10'10"E	21.65'
C3	55.00'	271.31'	282°38'08"	44.04'	S24°49'42"E	68.75'
C4	25.00'	22.39'	51°19'04"	12.01'	S39°30'46"W	21.65'
C5	75.00'	48.48'	37°01'58"	25.12'	N06°18'43"W	47.64'
C6	25.00'	32.95'	75°31'21"	19.36'	N49°57'56"E	30.62'
C7	55.00'	245.28'	255°31'21"	71.00'	S40°02'04"E	86.96'
C8	125.00'	80.79'	37°01'58"	41.86'	N06°18'43"W	79.39'
C9	325.00'	264.89'	46°41'57"	140.30'	S01°28'44"E	257.62'
C10	275.00'	278.72'	58°04'12"	152.65'	S07°09'52"E	266.94'
C11	25.00'	22.39'	51°19'04"	12.01'	N10°32'26"W	21.65'
C12	55.00'	271.31'	282°38'08"	44.04'	N53°48'02"E	68.75'
C13	25.00'	22.39'	51°19'04"	12.01'	S61°51'30"E	21.65'
C14	225.00'	228.04'	58°04'12"	124.90'	S07°09'52"E	218.41'
C17	375.00'	91.45'	1°15'35"	4.12'	S53°09'48"E	91.22'
C18	375.00'	8.25'	1°15'35"	4.12'	S27°08'01"E	8.25'
C19	775.00'	74.01'	5°28'17"	37.03'	N73°32'26"E	73.98'
C20	693.00'	223.31'	18°27'45"	112.63'	N10°10'40"E	222.34'

COORDINATE TABLE		
POINT #	NORTHING	EASTING
758	537807.0788	1350346.4853
759	537937.1777	1350421.1463
760	537890.8382	1350501.8944
761	537760.7392	1350427.2335
762	537733.0535	1350441.3224
763	537875.2950	1350522.9516
764	537828.9555	1350603.6998
765	537686.7139	1350522.0705
766	537876.9136	1350562.6688
767	537961.0443	1350610.9496
768	537901.3156	1350715.0288
769	537817.1849	1350666.7480
770	537812.2075	1350675.4213
771	537896.3382	1350723.7020
772	537836.6095	1350827.7812
773	537752.4788	1350779.5005
774	537983.5948	1350623.8908
775	538067.7255	1350672.1715
776	538007.9968	1350776.2507
777	537923.8661	1350727.9700

COORDINATE TABLE		
POINT #	NORTHING	EASTING
778	538003.0194	1350784.9240
779	537943.2906	1350889.0032
780	537859.1599	1350840.7224
781	537918.8887	1350736.6433

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
3300 N. RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043  
(P) 410-485-6105 (F) 410-485-6844  
WWW.BEI-CIVILENGINEERING.COM

OWNER:  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLICOTT CITY, MARYLAND 21042  
410-720-3021

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.

*Donald A. Mason* 1/31/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Jason Van Kirk* 1-31-23  
JASON VAN KIRK  
MANAGER - V.P. OF ESC II, INC. DATE

RECORDED AS PLAT NO. 216343 ON 10-9-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Scott J. Davis* 5/19/23  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Donald A. Mason* 5-25-23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Donald A. Mason* 5/11/23  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS SHOWN ON THIS PLAT ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 1/31/23  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31<sup>ST</sup> DAY OF JANUARY, 2023."

*Jason Van Kirk*  
JASON VAN KIRK  
MANAGER - V.P. OF ESC II, INC.

*Donald A. Mason*  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR

**WELLINGTON FARMS**  
**PHASE 2**  
Lots 276 thru 419; Open Space Lots 420 thru 422;  
(A Resubdivision of Non-Buildable Bulk Parcel 'E'  
previously recorded under F-21-044 and  
Non-Buildable Bulk Parcel 'F'  
previously recorded under F-22-001)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 46 SCALE: AS SHOWN  
GRID: 6 DATE: DECEMBER 20, 2022  
PARCEL: 163 SHEET: 2 OF 8  
ZONED: R-20-MXD-3/R-SC-MXD-3

**LEGEND**

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE



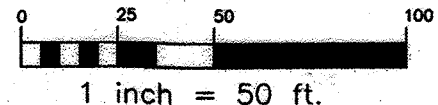
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Mason* 1/8/23  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*J. Van Kirk* 1-31-23  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC. DATE

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	30
BUILDABLE	2
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.68 AC.±
BUILDABLE	1.51 AC.±
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.39 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.58 AC.±



**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6444  
 WWW.BEI-CIVILENGINEERING.COM

OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

RECORDED AS PLAT NO. 21034 ON 6-9-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Donna J. Davis* 5/19/23  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Glenn* 5-25-23  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 1/3/23  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**  
 "ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31st DAY OF JANUARY, 2023."

*J. Van Kirk*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC.

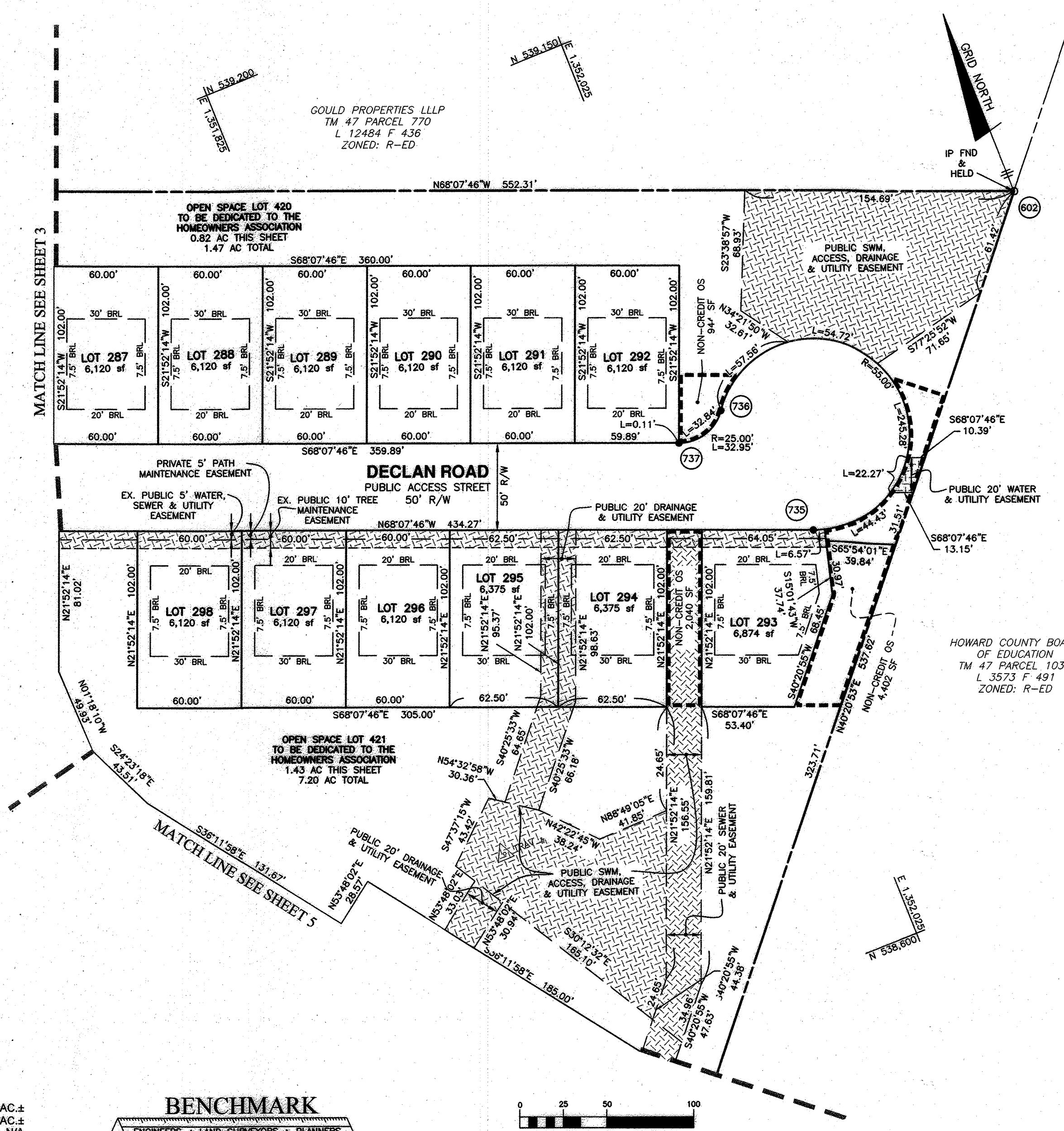
*[Signature]*  
 WITNESS

**WELLINGTON FARMS PHASE 2**  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: DECEMBER 20, 2022  
 PARCEL: 163 SHEET: 3 OF 8  
 ZONED: R-20-MXD-3/R-SC-MXD-3

**LEGEND**

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE



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.

*Donald M Mason* 1/3/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

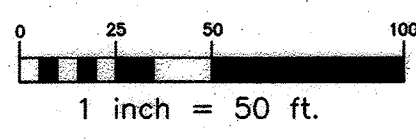
*J Van Kirk* 1-31-23  
JASON VAN KIRK  
MANAGER - V.P. OF ESDC II, INC. DATE

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	12
BUILDABLE	2
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.72 AC.±
BUILDABLE	2.25 AC.±
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.67 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.64 AC.±

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS

**ENGINEERING, INC.**  
3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6844  
WWW.BEI-CVLENGINEERING.COM



OWNER:  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLICOTT CITY, MARYLAND 21042  
410-720-3021

SEE SHEET 2 FOR COORDINATE CHART, AND CURVE DATA CHART

RECORDED AS PLAT NO. 212345 ON 6-9-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Howard County Health Officer* 5/19/23  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief, Development Engineering Division* 5-25-23  
DATE  
*Director* 6/1/23  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS SHOWN IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS APPLICABLE.

*Donald M Mason* 1/3/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31<sup>st</sup> DAY OF JANUARY, 2023."

*J Van Kirk*  
JASON VAN KIRK  
MANAGER - V.P. OF ESDC II, INC.

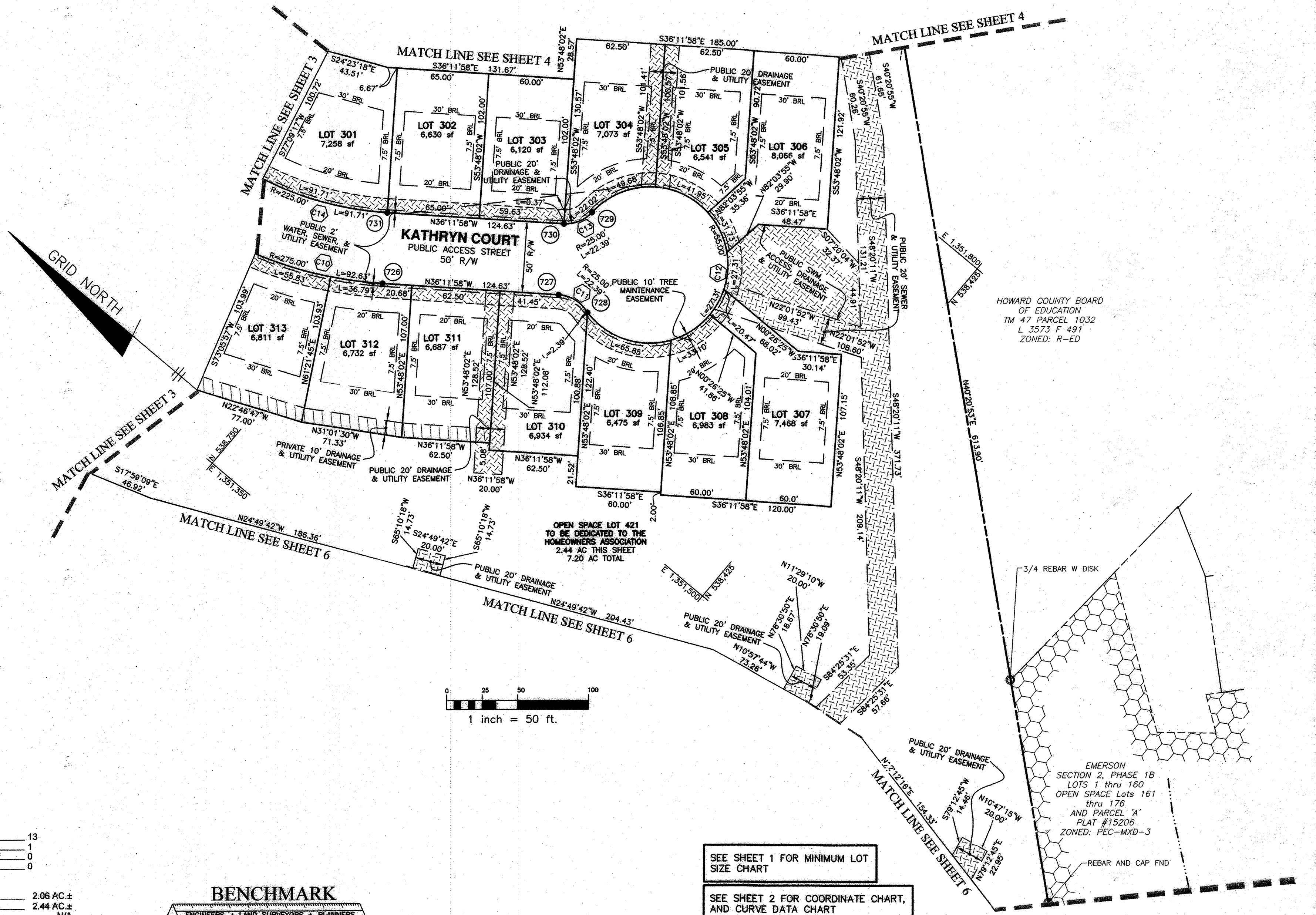
*[Signature]*  
WITNESS

**WELLINGTON FARMS**  
**PHASE 2**  
Lots 276 thru 419; Open Space Lots 420 thru 422;  
(A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 46 SCALE: AS SHOWN  
GRID: 6 DATE: DECEMBER 20, 2022  
PARCEL: 163 SHEET: 4 OF 8  
ZONED: R-20-MXD-3/R-SC-MXD-3

**LEGEND**

- LIMIT OF SUBMISSION
- 000 COORDINATE DESIGNATION
- [Pattern] EXISTING EASEMENTS
- [Pattern] PUBLIC EASEMENT
- [Pattern] PRIVATE EASEMENT
- [Pattern] FOREST CONSERVATION EASEMENT
- [Pattern] NON-CREDITED OPEN SPACE

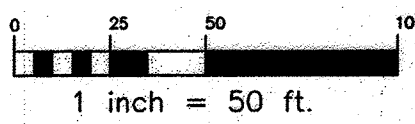


HOWARD COUNTY BOARD OF EDUCATION  
TM 47 PARCEL 1032  
L 3573 F 491  
ZONED: R-ED

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.

*Donald A. Mason* 1/3/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*J. Van Kirk* 1-31-23  
JASON VAN KIRK  
MANAGER - V.P. OF ESDC II, INC. DATE



**BULATION CHART - THIS SHEET**

FAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	13
BUILDABLE	1
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
FAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.06 AC.±
BUILDABLE	2.44 AC.±
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
FAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.48 AC.±
FAL AREA OF SUBDIVISION TO BE RECORDED	4.98 AC.±

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

SEE SHEET 1 FOR MINIMUM LOT SIZE CHART

SEE SHEET 2 FOR COORDINATE CHART, AND CURVE DATA CHART

**OWNER:**  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLICOTT CITY, MARYLAND 21042  
410-720-3021

RECORDED AS PLAT NO. 26346 ON 10-9-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER  
HMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Michael J. Davis* 5/19/23  
WARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING ZONING  
*[Signature]* 5-25-23  
DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 6/1/23  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 1/3/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31<sup>st</sup> DAY OF JANUARY, 2023."

*J. Van Kirk*  
JASON VAN KIRK  
MANAGER - V.P. OF ESDC II, INC.

*[Signature]*  
WITNESS

**WELLINGTON FARMS**  
**PHASE 2**  
Lots 276 thru 419; Open Space Lots 420 thru 422;  
(A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 46 SCALE: AS SHOWN  
GRID: 6 DATE: DECEMBER 20, 2022  
PARCEL: 163 SHEET: 5 OF 8  
ZONED: R-20-MXD-3/R-SC-MXD-3



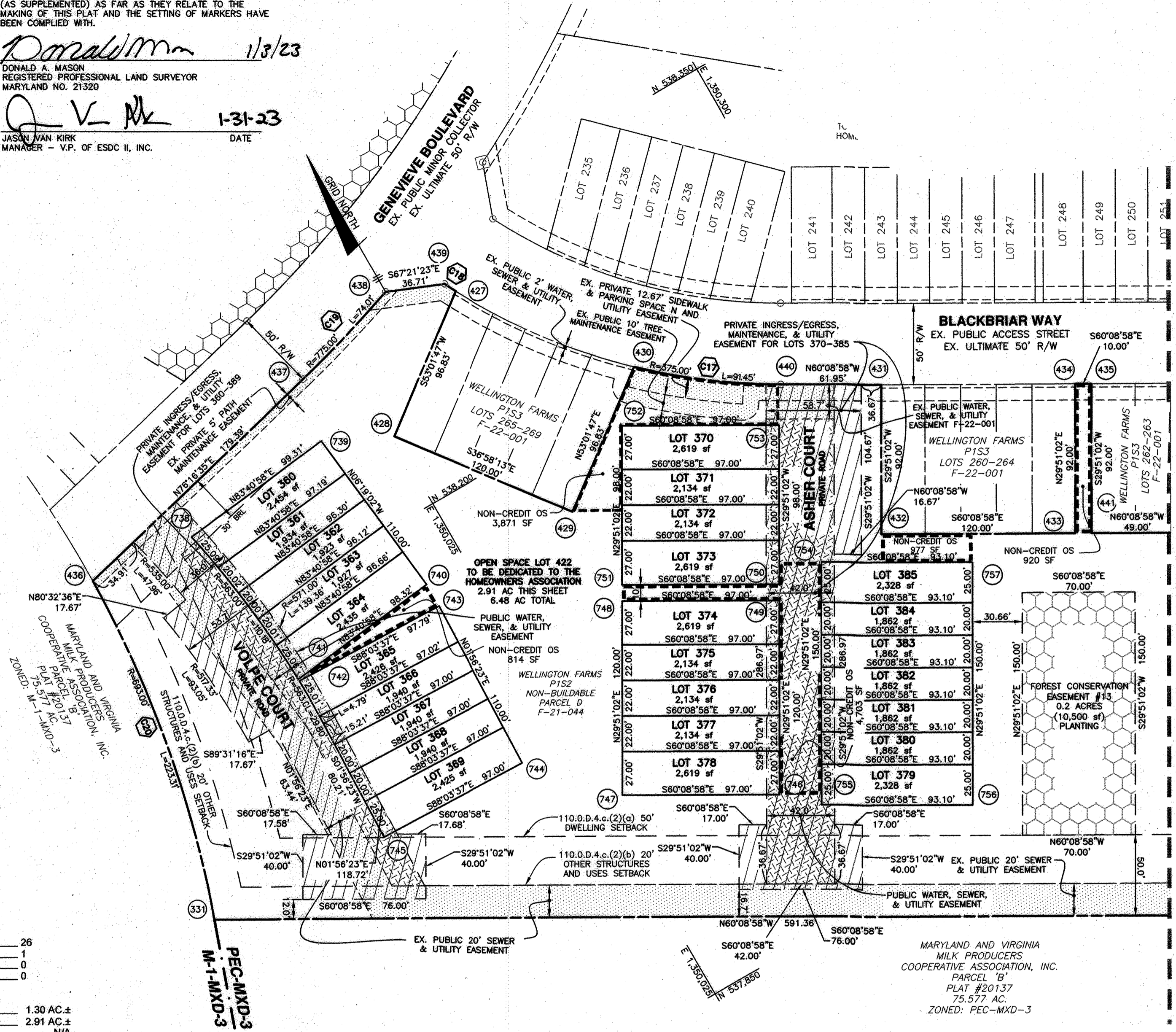
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Mason* 1/3/23  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
*J. V. Kirk* 1-31-23  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC. DATE

**LEGEND**

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE

SEE SHEET 2 FOR COORDINATE CHART, AND CURVE DATA CHART

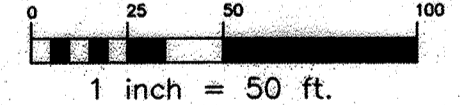


OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**  
 3300 N. RIDGE ROAD SUITE 140A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6844  
 WWW.BEI-CIVILENGINEERING.COM

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	26
BUILDABLE	1
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.30 AC.±
BUILDABLE	2.91 AC.±
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.21 AC.±



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 5/19/23  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 5-23-23  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 6/1/23  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
*Donald Mason* 1/3/23  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR: BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**  
 "ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31<sup>ST</sup> DAY OF JANUARY, 2023."  
*J. V. Kirk*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC. WITNESS

RECORDED AS PLAT NO. 210348 ON 6-9-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WELLINGTON FARMS PHASE 2**  
 Lots 276 thru 419; Open Space Lots 420 thru 422;  
 (A Resubdivision of Non-Buildable Bulk Parcel 'E' previously recorded under F-21-044 and Non-Buildable Bulk Parcel 'F' previously recorded under F-22-001)  
 2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 GRID: 6 PARCEL: 163 ZONED: R-20-MXD-3/R-SC-MXD-3  
 SCALE: AS SHOWN DATE: DECEMBER 20, 2022 SHEET: 7 OF 8

OWNER:  
ESC WELLINGTON, L.C.  
5074 DORSEY HALL DRIVE, SUITE 205  
ELLICOTT CITY, MARYLAND 21042  
410-720-3021

SEE SHEET 2 FOR COORDINATE CHART,  
AND CURVE DATA CHART

**LEGEND**

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE

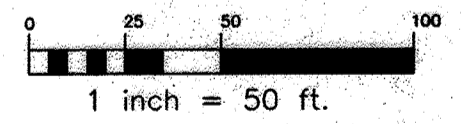
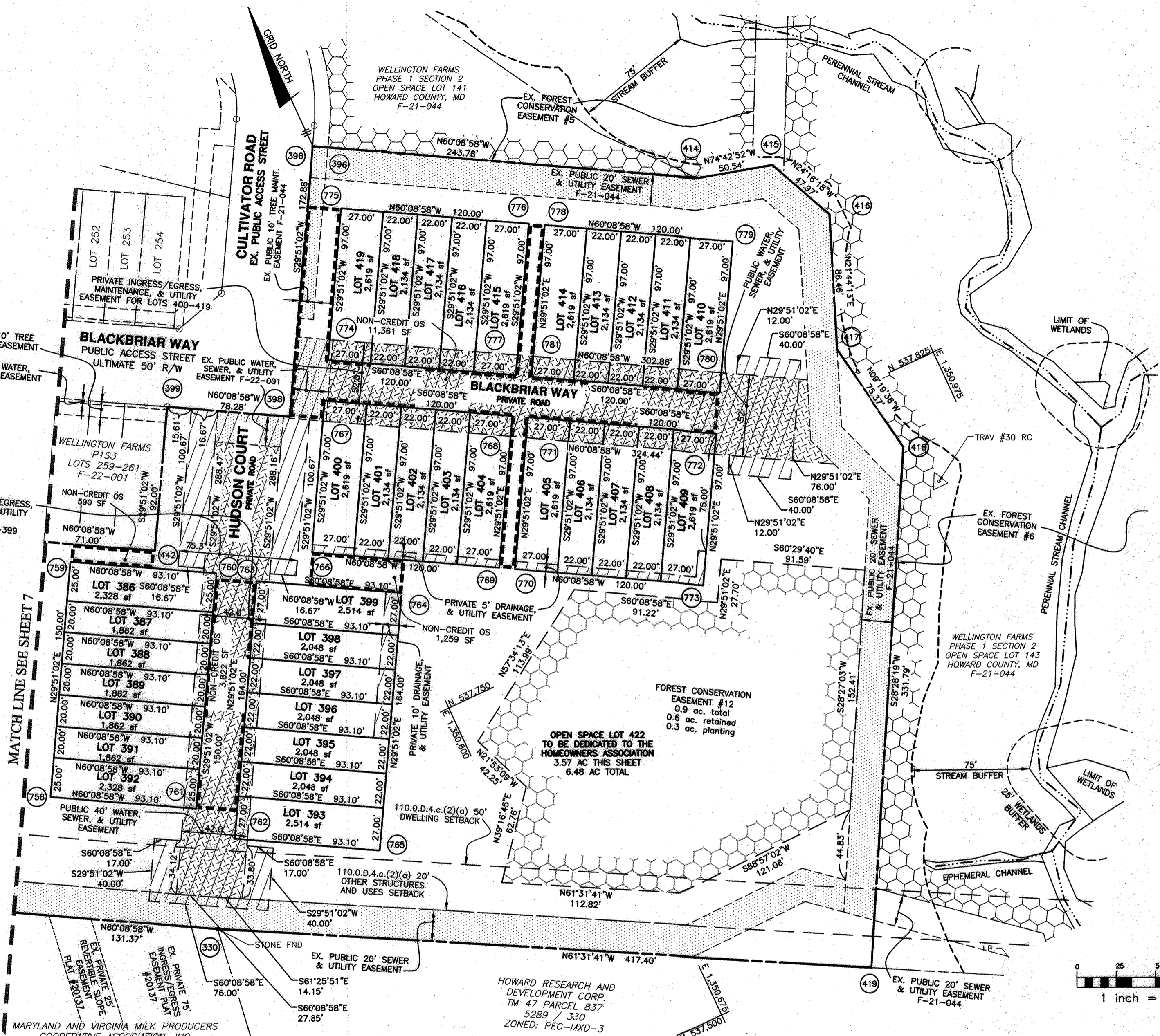
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 1/3/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Jason Van Kirk* 1-31-23  
JASON VAN KIRK  
MANAGER - V.P. OF ESCD II, INC. DATE

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	34
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.74 AC.±
OPEN SPACE	3.57 AC.±
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.31 AC.±



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

*Howard County Health Officer* 5/19/23  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 5-25-23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 6/1/23  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 1/3/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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*Jason Van Kirk*  
JASON VAN KIRK  
MANAGER - V.P. OF ESCD II, INC.

*Witness*  
WITNESS

RECORDED AS PLAT NO. 26349 ON 6-9-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WELLINGTON FARMS**  
**PHASE 2**  
Lots 276 thru 419; Open Space Lots 420 thru 422;  
(A Resubdivision of Non-Buildable Bulk Parcel 'E'  
previously recorded under F-21-044 and  
Non-Buildable Bulk Parcel 'F'  
previously recorded under F-22-001)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 46  
GRID: 6  
PARCEL: 163  
ZONED: R-20-MXD-3/R-SC-MXD-3

SCALE: AS SHOWN  
DATE: DECEMBER 20, 2022  
SHEET: 8 OF 8