

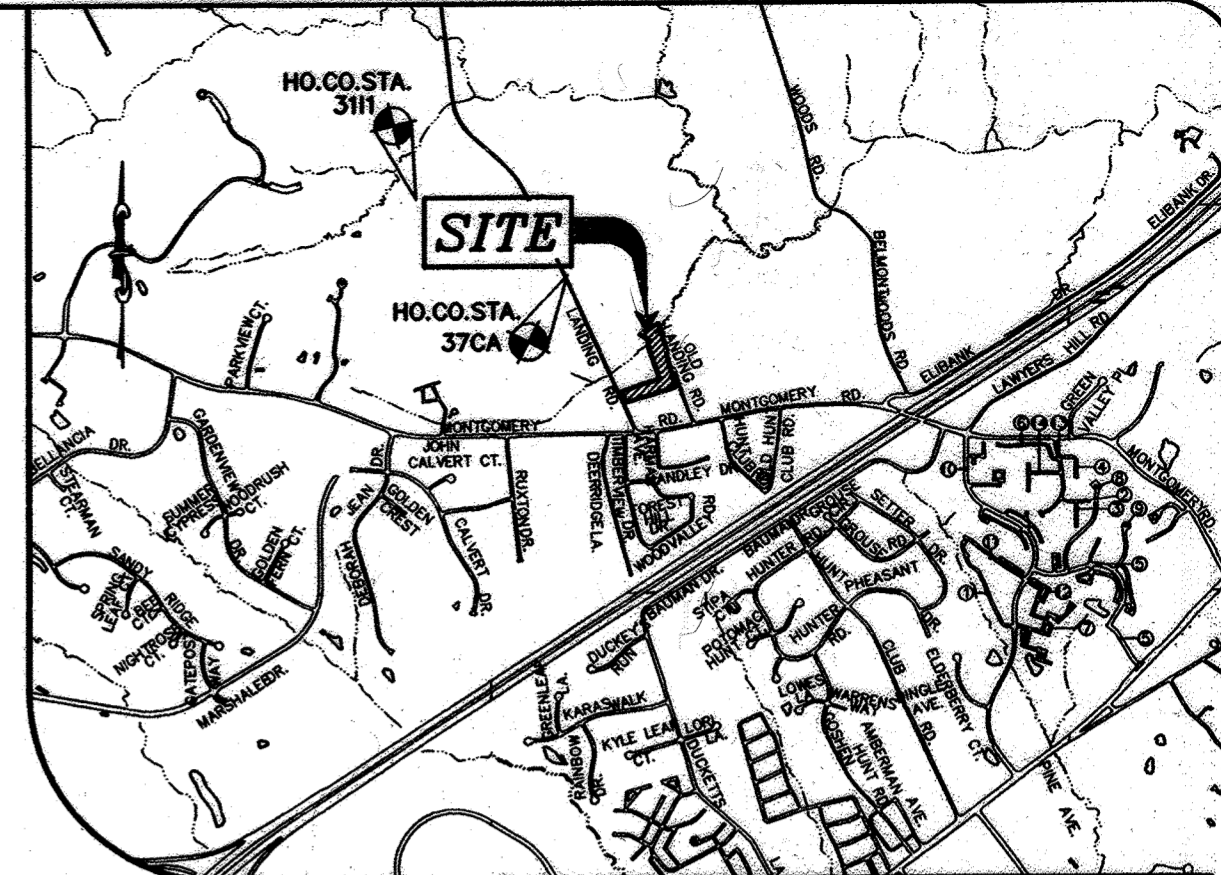
COORDINATE LIST		
NO.	NORTH	EAST
1	563,557.09	1,383,654.73
2	563,641.86	1,383,647.30
3	583,694.76	1,383,564.89
4	563,813.53	1,383,760.11
5	563,509.46	1,383,853.60
6	563,499.94	1,383,712.62
7	563,547.76	1,383,679.13
8	563,512.11	1,383,734.68
9	563,539.05	1,383,751.96
10	563,477.59	1,383,847.71
11	563,413.99	1,383,867.26
12	563,411.05	1,383,857.70
13	563,128.57	1,383,944.56
14	563,967.00	1,383,417.40
15	563,084.11	1,383,364.04
16	563,216.69	1,383,670.72

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

WETLAND DESCRIPTION LIST		
Line	Direction	Distance
W10	N 37°13'09" E	117.01'
W11	N 52°24'32" E	45.12'
W12	S 72°54'01" W	19.85'
W13	S 02°17'06" E	62.14'
W14	S 49°36'52" W	31.04'
W15	S 67°34'48" W	45.02'
W16	N 76°00'46" E	58.15'

EASEMENT DESCRIPTION LIST		
Line	Direction	Distance
E-1	N 57°47'29" W	63.19'
E-2	N 57°47'29" W	47.83'

FLOODPLAIN DESCRIPTION LIST		
Line	Direction	Distance
FP-4	N 47°51'45" E	150.15'
FP-5	N 27°12'14" E	82.86'
FP-6	S 46°51'50" W	56.31'
FP-7	S 39°28'01" W	152.24'



VICINITY MAP  
SCALE: 1" = 1000'  
ADC MAP 4936, GRID J-4

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED "R-ED" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS. THE PROPERTY WAS ORIGINALLY SUBDIVIDED PURSUANT TO THE R-20 ZONING REGULATIONS IN ACCORDANCE WITH SECTION 107.6.1.b OF THE 1993 ZONING REGULATIONS AND SHOW THE CURRENT R-20 BUILDING RESTRICTION LINES.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2020 BY MILDENBERG, BOENDER & ASSOC. INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3111 & 37CA  
STA. No. 3111 N 565,004.7325 E 1,381,586.8997 EL. 305.94  
STA. No. 37CA N 564,321.6873 E 1,382,742.8184 EL. 256.87
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET.
- ⦿ DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
- THIS PLAT IS EXEMPT FROM REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- THERE IS AN EXISTING STRUCTURE TO REMAIN ON LOTS 4 AND 5.
- PER SECTION 16.1202(b)(vi), THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").  
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 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 PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE 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.

**OWNER/DEVELOPER**

LANDING ENCLAVE LLC.  
5550 STERRETT PLACE, SUITE 103  
COLUMBIA, MD. 21044  
443-538-9547

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.

*Gary E. Lane* 08-17-22  
GARY E. LANE, PROP. L.S. NO. 574 DATE  
*Gary E. Lane* 8/16/22  
LANDING ENCLAVE LLC, OWNER DATE

AREA TABULATION (TOTAL)	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	3.61AC±
AREA OF OPEN SPACE LOTS	0AC±
AREA OF ROADWAY	0AC±
TOTAL AREA	3.61AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 11/3/22  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 1-3-23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 1/5/23  
DIRECTOR DATE

**OWNER'S STATEMENT**

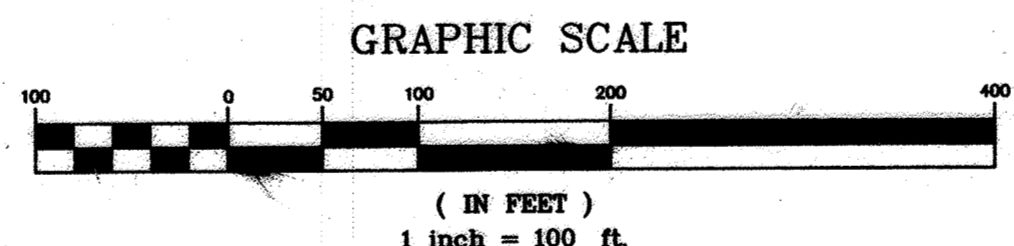
WE, LANDING ENCLAVE LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 16th DAY OF AUG. 2022  
*[Signature]*  
LANDING ENCLAVE LLC, OWNER  
*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. THAT IT IS A RESUBDIVISION TO PLAT NO. 12280 AND OF THAT LAND CONVEYED BY JACKY L. KIMMEL TO LANDING ENCLAVE LLC BY DEED DATED JULY 06, 2021, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 20689 AT FOLIO 372, AND THAT ALL MONUMENTS ARE IN PLACE 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.

*Gary E. Lane* 08-17-22  
GARY E. LANE, PROPERTY LINE SURVEYOR DATE  
NO. 574, EXP. 03/21/2023



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 1 & 2 OF ALBRIGHT PROPERTY PLAT NO. 12280

RECORDED AS PLAT 26292 ON 3-3-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**ALBRIGHT PROPERTY**  
LOTS 4 AND 5  
A RESUBDIVISION OF LOTS 1 AND 2 OF THE ALBRIGHT PROPERTY LOTS 1-3 (PLAT NO. 12280) SHEET 1 OF 1

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=100'  
PARCEL 66 HOWARD COUNTY, MARYLAND DATE: AUGUST, 2022  
GRID 6 EX. ZONING R-ED  
DPZ FILE#S: PLAT BOOK 6428 FOLIO 107, F-95-169, F-96-178

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
8318 Forrest Street, Suite 300, Ellicott City MD. 21043  
(410) 997-0296 Tel. (410) 997-0296 Fax.

M:\2020\20-023 Landing Enclave\DWG\20-023 Os-Only REV Aug 2022.dwg, 8/15/2022 11:16:21 AM, MMT