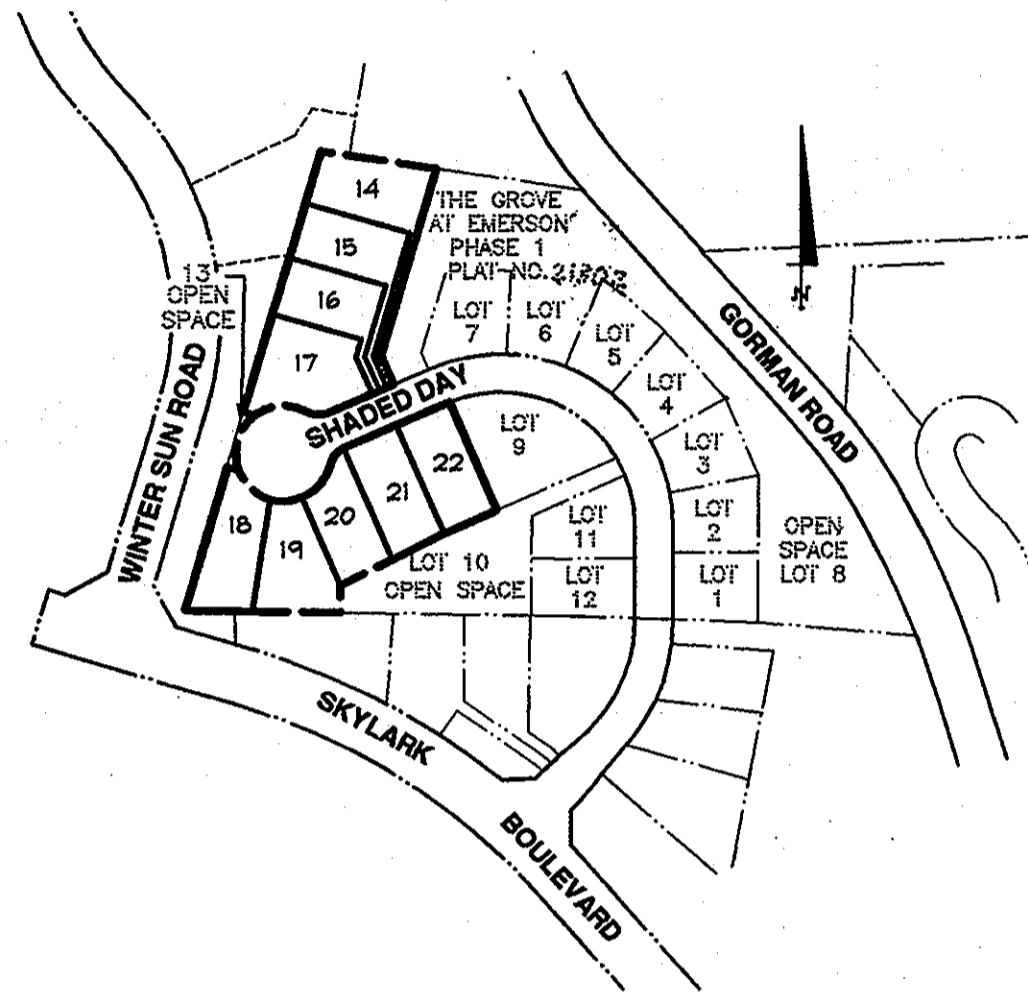


**GENERAL NOTES:**

- The subject property is zoned RSC per 2/02/04 Comprehensive Zoning Plan and per the Camp Lite Zoning Regulation Amendments effective on 7/28/06.
- Coordinates shown herein are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 47DC and 47EB  
(Meters X 3.280833333 = Feet; Feet X 0.304800609 = Meters)  
No. 47DC N 536615.0157 E 1353679.1226 No. 47EB N 536212.7456 E 1354833.6403
- This plat is based on a field-run monumented boundary survey performed by Demario Design Consultants, Inc in March of 2006.
- All areas shown on this plat are more or less.
- Driveway(s) shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12 feet (16 feet serving more than one residence)
  - Surface - 6 inches of compacted crusher run base with tar and chip coating (min 1-1/2").
  - Geometry - Maximum 14% grade, maximum 10% grade change and minimum 45-foot turning radius.
  - Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).
  - Drainage elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - minimum 12 feet
  - 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, stream(s), or their required buffers, floodplain and forest conservation easement areas except as approved by Department of Planning and Zoning.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code. Public sewer service and public water service has been granted under the terms and provisions thereof effective August 5, 2010, on which date Developer's Agreement No. 24-4387-D was executed.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- There are no known cemeteries or historic structures on this site.
- This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003, and the Zoning Regulations as amended by CB-75-2003. Development or construction on these lots must comply with the setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.
- Denotes iron pipe found. Denotes stone found
- The minimum building setback restrictions from property lines and public road right-of-way lines for the SFD residential lots shall be in accordance with the RSC Zoning Regulations.
- The Forest Conservation obligations for this plat were met with The Grove at Emerson Phase I (F-08-137).
- There is no Floodplain on this site.
- This plat is subject to WP-08-45 which was granted on December 18, 2007 for the following sections:
  - Section 16.144(k)(1) and Section 16.144(k)(3)(i) to allow a Final Plan subdivision design to deviate from the approved Preliminary Equivalent Sketch Plan, SP-06-23 and for a 60 day time extension of the Final Plan milestone date of December 3, 2007 for Phase I as established by the DPZ housing unit allocation letter dated August 3, 2007, subject to the following conditions:
    - Compliance with comments dated December 13, 2007 from the Development Engineering Division.
    - The applicant shall proceed with the submission of the final plan application for Phase I of this project within 60 days (on or before February 16, 2008) of the date of this waiver approval letter.
    - All proposed residential building lots shall be designed to accommodate the footprint of anticipated house types of the potential builder(s) without requiring setback variances. The standard house footprint that should be used to design the building lots is 35'x50'. As a result of the required "RSC" bulk regulations (lot width and setbacks), pipestem lot design and public road orientation, etc., it appears that some lots such as Lot 4, 11 and 13 may need to be enlarged to accommodate the anticipated house types. A further evaluation of the subdivision lot design and sizes will be made at the final plan submission for this project.

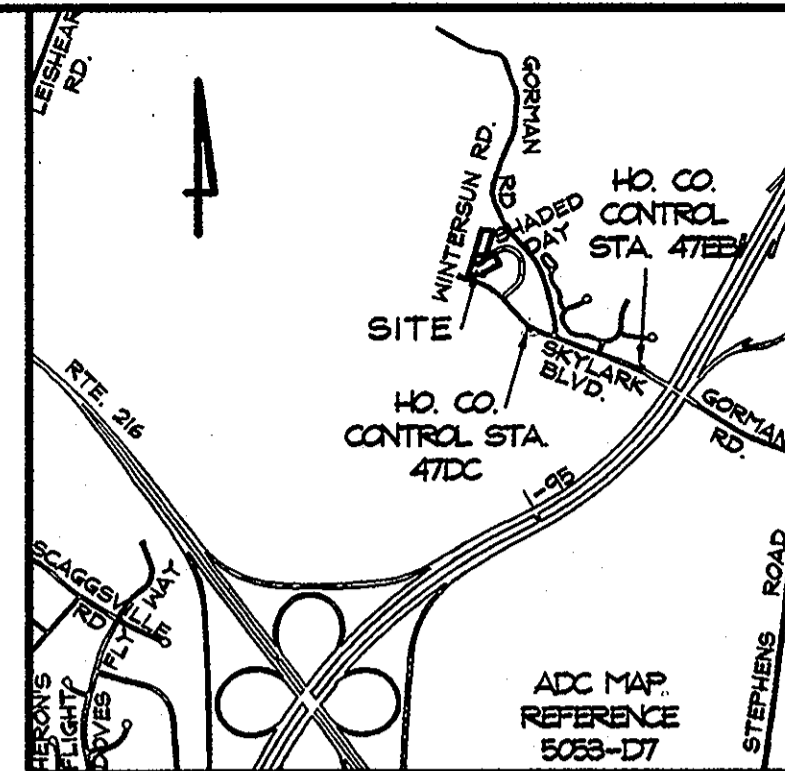
# THE GROVE AT EMERSON PHASE 2 LOTS 14-22



**SITE**  
SCALE: 1" = 200'

**General Notes continued:**

- continued - This plan is subject to WP-07-57 which was granted on January 29, 2007 for the following sections:
  - Section 16.121(a)(4), "Recreational Open Space" which requires that all residential subdivisions with more than 10 dwelling units shall provide on-site recreational open space based on 300 square feet per unit for a single family detached subdivision in the "RSC" zoning district. The petitioner is requesting alternative compliance to satisfy their minimum recreational open space requirement by annexing the site into the existing Emerson HOA.
  - Approval is subject to the following conditions:
    - Compliance with the SRC agency comments for SP-06-23.
    - The proposed "Emerson HOA" annexation documents for the subject property must be provided with the final plan submission and referenced on the final plat as alternative compliance for satisfying the 300 square foot per unit recreational open space requirement for this project.
- The Planning Director denied your request for a waiver from Section 16.121(a)(2), "Minimum Open Space" which requires a minimum on-site open space percentage for an "RSC" zoned subdivision calculated as 25% of the gross area of the proposed subdivision.
- Lots designated "Open Space" lots are to be privately owned by the Emerson Homeowner's Association.
- The following DPZ files are applicable for this project, SP-06-23, WP-08-45, WP-07-57, F-08-137, Contract #24-4387-D, WP-09-176.
- Open Space Tabulation (Open Space obligations were fulfilled with The Grove at Emerson, Phase 1 (F-08-137).
  - Open Space Required: 25% = 1.50 acres
  - Open Space Provided: 1.706 Ac.
  - Credited Open Space Provided: 1.65 acres (27.6%)
- The Recreational Open Space area requirement for this subdivision will be fulfilled by the annexation into Emerson HOA and through the use of the Emerson recreational facilities per WP-07-57.
- 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 all lots or parcels, any conveyances of the aforesaid lots 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 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 Developers Obligations under the Forest Conservation installation and maintenance agreement executed by the Developer and the County, and the release of Developers surety posted with said agreement. The County shall accept the easements and record the deeds of easement in the Land Records of Howard County.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code. Financial surety for the required landscaping in the amount of \$12,450.00 was posted as part of the Developers Agreement for The Grove at Emerson Phase I (35 shade trees, 13 evergreen trees) under F-08-137.
- The property is located in the metropolitan district.
- Stormwater management for this development will be provided by the following means: Recharge volume (REV) and water quality (WQV) will be provided through the use of the grass channel credit along the rear of Lots 1-3 draining to the regional micro-pool extended detention facility located on the adjacent Emerson property and by a Bioretention facility onsite. Channel protection volume (CPV) will be provided through the adjacent regional micro-pool extended detention facility for a portion of proposed Shaded Day road and portions and Lots 1-3, 11-12. CPV is not required for the remaining area since the 1 year runoff is less than 2 cfs. Overbank flood protection volume and extreme flood protection volume are not required.



**VICINITY MAP**  
SCALE: 1" = 2000'

**General Notes continued:**

- Approval of a site development plan is required for the development of all residential lots within this subdivision prior to issuance of any grading or building permits for new house construction in accordance with Section 16.155 of the Subdivision and Land Development Regulations.
- This property was annexed into the Emerson HOA and the annexation documents were recorded on 09/10/10 as Liber 13750 folio 101.
- This plan is subject to a Design Manual Waiver which was approved on June 4, 2008 which granted a waiver of Appendix "A" and Detail R-1.02 of Design Manual Volume III and IV, to permit a 40' right-of-way, subject to the following conditions:
  - The road pavement width shall meet the standard 24' requirement.
  - A public 10' street tree easement shall be located adjacent to the 40' right of way section.
  - The proposed typical road section shall be an extension of the existing section.
  - A note must be added identifying the approval of this waiver, its date and any contingencies.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right of way line and not onto the pipestem lot driveway.
- The use-in-common driveway maintenance agreement for Lots 14 thru 16 has been recorded in the Howard County Land Records Office with recording of this subdivision plat.
- Stormwater management for this project was designed in accordance with the MDE 2000 regulations. The stormwater design and final plans were approved and signed on October 17, 2008. In accordance with the state regulations, construction shall be complete by May 4, 2017, to maintain the current stormwater approval status.
- A site inspection on the property was completed on July 10, 2008 by a licensed engineer at DeMario Design Consultants and, to the best of my knowledge, there is no evidence that the well or septic exists. If discovered during the demolition or construction process, they will be properly abandoned/sealed and the Howard County Health Department will be notified.

**THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS A & B, THE GROVE AT EMERSON, PHASE 1, INTO 9 LOTS AS THE GROVE AT EMERSON PHASE 2, LOTS 14 - 22.**

RECORDED AS PLAT NUMBER 21365 ON 11/01/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND



## THE GROVE AT EMERSON PHASE 2

LOTS 14-22  
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS A & B, THE GROVE AT EMERSON PHASE 1, RECORDED ON PLAT NO. 21302)  
6TH ELECTION DISTRICT HOWARD COUNTY, MD  
TAX MAP 47, GRID 8, PARCEL 5  
SCALE: AS SHOWN OCTOBER 6, 2010  
ZONING: R-SC

**AREA TABULATION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	9
TOTAL NUMBER OF BUILDABLE LOTS:	9
TOTAL NUMBER OF NON-BUILDABLE PARCELS:	0
TOTAL NUMBER OF OPEN SPACE LOTS:	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.627 ACRES±
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	0 ACRES±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0 ACRES±
TOTAL AREA OF NON-BUILDABLE PARCELS:	0 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.627 ACRES±

The requirements of Section 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.

*J. L. Mathias* 10/5/10  
James L. Mathias Date

*Gregory F. Hamm* 10-12-10  
Gregory F. Hamm Date



**OWNER**

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
10275 LITTLE PATUXENT PKWY  
COLUMBIA, MD 21044  
410-992-6000

**DEVELOPER**

GENERAL GROWTH PROPERTIES CORPORATION  
10275 LITTLE PATUXENT PKWY  
COLUMBIA, MD 21044  
410-992-6000

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS**

HOWARD COUNTY HEALTH DEPARTMENT  
*B. Nyman for Peter B. Silenon* 10/28/10  
Howard County Health Officer Date

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

*William D. Pappas* 10/25/10  
Chief, Development Engineering Division Date  
*Kent Shelevoch* 11/03/10  
Director Date

**OWNER'S DEDICATION**

The Howard Research and Development Corporation, a Maryland corporation, by Gregory F. Hamm, VP, and Jeffrey C. Polkovitz, Assistant Secretary, 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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 erected on or over the said easements and rights-of-way.

Witness our hands this 14 day of Oct 2010  
*Gregory F. Hamm* Gregory F. Hamm, VP  
*Jeffrey C. Polkovitz* Jeffrey C. Polkovitz, Assistant Secretary  
*Robert Jankovic* Robert Jankovic, Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown hereon is correct, that it is a subdivision of part of the lands conveyed by Miriam S. Pessin, by deed dated May 15, 2001 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 5479, Folio 603, and being a resubdivision of Non-Buildable Bulk Parcels A & B as shown on a plat of subdivision entitled "The Grove at Emerson Phase 1" and recorded among the Land Records of Howard County, Maryland on Plat Number 21302; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended. Monumentation is in accordance with the Howard County Subdivision Regulations.

*J. L. Mathias* 10/5/10  
James L. Mathias, Professional Land Surveyor  
Maryland Registration No. 11039 Date

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	TAN.	CHORD BRG. - DIST
C1	01°27'14"	140.00'	3.55'	1.78'	S67°06'06"W - 3.55'
C2	53°07'48"	25.00'	23.18'	12.50'	S59°48'35"W - 22.36'
C3	286°15'37"	50.00'	249.81'	37.50'	S23°37'31"E - 60.00'
C4	53°07'48"	25.00'	23.18'	12.50'	S87°03'37"E - 22.36'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
14	9,210 s.f.	1,350 s.f.	7,860 s.f.
15	7,660 s.f.	917 s.f.	6,743 s.f.
16	6,888 s.f.	471 s.f.	6,417 s.f.

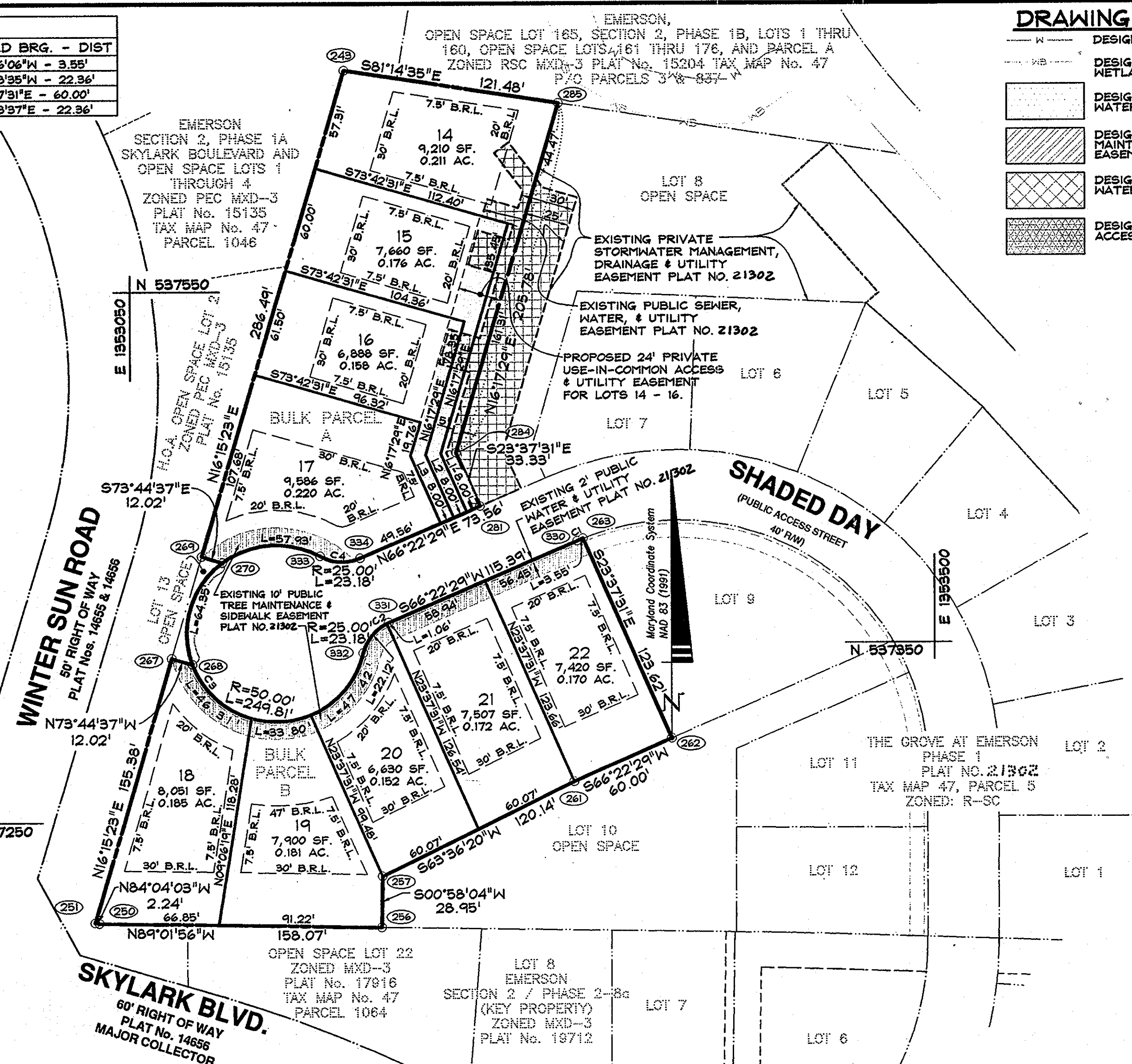
**DRAWING LEGEND**

- DESIGNATES LIMIT OF WETLAND
- DESIGNATES 25 FOOT WETLAND BUFFER
- DESIGNATES PUBLIC WATER & UTILITY EASEMENT
- DESIGNATES 10' PUBLIC TREE MAINTENANCE & SIDEWALK EASEMENT
- DESIGNATES PUBLIC SEWER WATER & UTILITY EASEMENT
- DESIGNATES PRIVATE USE-IN-COMMON ACCESS & UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°37'31"E	36.24'
L2	S23°37'31"E	39.14'
L3	S23°37'31"E	42.05'

COORDINATE TABLE		
NO.	NORTHING	EASTING
243	537674.9057	1353169.7247
250	537192.8660	1353031.4599
251	537193.0975	1353029.2321
256	537190.1961	1353189.5098
257	537219.1458	1353189.9988
261	537272.5542	1353297.6150
262	537296.5995	1353352.5861
263	537409.8539	1353303.0468
267	537342.2700	1353072.7299
268	537336.9045	1353084.2718
269	537399.8711	1353089.5261
270	537396.5056	1353101.0679
281	537428.3568	1353245.4228
284	537458.8934	1353232.0656
285	537656.4105	1353289.7916
330	537408.4718	1353299.7744
331	537362.2292	1353194.0568
332	537345.0522	1353179.7406
333	537400.0233	1353155.6954
334	537398.8766	1353178.0266

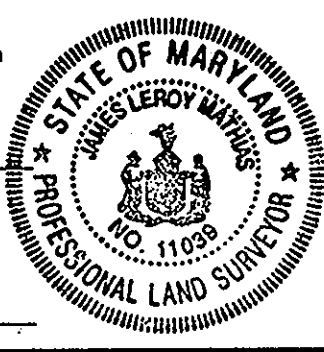
Coordinates are based on the Maryland Coordinate System NAD '83 (1991) and are designated thus: (99)



AREA TABULATION	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	9
TOTAL NUMBER OF BUILDABLE LOTS:	9
TOTAL NUMBER OF NON-BUILDABLE PARCELS:	0
TOTAL NUMBER OF OPEN SPACE LOTS:	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.627 ACRES±
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	0 ACRES±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0 ACRES±
TOTAL AREA OF NON-BUILDABLE PARCELS:	0 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.627 ACRES±

The requirements of Section 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.

James L. Mathias, 10/5/10, Date  
 The Howard Research and Development Corporation  
 Gregory F. Hamm, Date



**OWNER**  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 10275 LITTLE PATUXENT PKWY  
 COLUMBIA, MD 21044  
 410-992-6000

**DEVELOPER**  
 GENERAL GROWTH PROPERTIES  
 10275 LITTLE PATUXENT PKWY  
 COLUMBIA, MD 21044  
 410-992-6000

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 Brian for Peter Beilenson 10/28/10  
 Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Director

**OWNER'S DEDICATION**  
 The Howard Research and Development Corporation, a Maryland corporation, by Gregory F. Hamm, VP, and Jeffrey C. Palkovitz, Assistant Secretary, 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 easements shown hereon;  
 (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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 our hands this 17 day of Oct. 2010  
 Gregory F. Hamm, VP  
 Jeffrey C. Palkovitz, Assistant Secretary

**SURVEYOR'S CERTIFICATE**  
 I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown hereon is correct, that it is a subdivision of part of the lands conveyed by Miriam S. Pessin, by deed dated May 15, 2001 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 5479, Folio 683, and being a resubdivision of Non-Buildable Bulk Parcels A & B as shown on a plat of subdivision entitled "The Grove at Emerson Phase 1" and recorded among the Land Records of Howard County, Maryland on Plat Number 21302; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended. Monumentation is in accordance with the Howard County Subdivision Regulations.  
 James L. Mathias, Professional Land Surveyor  
 Maryland Registration No. 11039

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS A & B, THE GROVE AT EMERSON, PHASE 1, INTO 9 LOTS AS THE GROVE AT EMERSON PHASE 2, LOTS 14 - 22.

RECORDED AS PLAT NUMBER 21366 ON 11/10/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**DeMario**  
 DESIGN CONSULTANTS  
 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS  
 192 East Main Street  
 Westminster, MD 21157  
 Phone: (410) 388-0660  
 Fax: (410) 388-0664  
 DDC@demariodesign.us

**THE GROVE AT EMERSON PHASE 2**  
 LOTS 14-22  
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS A & B, THE GROVE AT EMERSON PHASE 1, RECORDED ON PLAT NO. 21302)  
 6TH ELECTION DISTRICT HOWARD COUNTY, MD  
 TAX MAP 47, GRID 8, PARCEL 5  
 SCALE: 1"=50' OCTOBER 6, 2010  
 ZONING: R-SC