

TOTAL TABULATION THIS SUBMISSION

1. TOTAL NUMBER OF LOTS TO BE RECORDED; BUILDABLE LOTS NON-BUILDABLE LOTS

OPEN SPACE 2. TOTAL AREA OF LOTS BUILDABLE LOTS OPEN SPACE CREDITED

NON-CREDITED

3 TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: 4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED;

#### MAXIMUM DENSITY ALLOWED - EMERSON SECTION ONE (P-01-21)

DENSITY: NO. OF UNITS ALLOWED AT 2 D.U./NET ACRE 90 D.U. PROPOSED RESIDENTIAL LOTS/D.U. DETACHED (F-01-140) 34 D.U. PARCEL A PROPOSED SFA UNITS (THIS PLAN) TOTAL PROPOSED RESIDENTIAL LOTS/D.U. EMERSON S/1 88 D.U. OPEN SPACE LOTS - EMERSON PARCEL A 3 LOTS

> 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.

ARTHUR E. MUEGGE ONO. 10751

STREAMWOOD, LLLP BY: TROUTMAN COMPANY, GENERAL MANAGING PARTNER

John I Troutman BY: JOHN L. TROUTMAN, PRESIDENT

### OWNER

STREAMWOOD, LLLP C/O TROUTMAN COMPANY 9030 RED BRANCH ROAD, STE 100 COLUMBIA, MD 21045 (410) 730-7065

APPROVED: FOR PUBLIC WATER AND PUBLIC SEMERAGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

HOWARD COUNTY HEALTH DEPARTMENT

AND ZONING.

Patton Harris Rust & Associates, pc

Engineers. Surveyors. Planners. Landscape Architects.

8818 Centre Park Drive

Columbia, MD 21045

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CONC. MONUMENT SET

LOT

SECTION

LOT 36

TOTALS

3.103 Ac.

2.175 Ac.

2.027 Ac.

0.148 Ac.

0.845 Ac.

6.123 Ac.

1.302

LOTS 1 THRU 39

NO. 14894 THRU 15001

- DENOTES 4" X 4" X 36'

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 \_EGEND COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPERS OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPERS SURETY POSTED - DENOTES 5/8" Ø REBAR WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND AND CAP SET RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY

SHEET

LOT 70

LOT TI

LOT 72

LOT 73

LOT 74

LOT75

OPEN SPACE

LOT 94

STAR

MOON LANE

11. THE REQUIREMENTS FOR FOREST CONSERVATION AND THEIR RESPECTIVE EASEMENTS HAVE BEEN PROYIDED UNDER F-01-140.

12. WP-00-87 A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116(a)(2)(11), WHICH PROHIBITED GRADING, REMOVAL OF VEGETATION WITHIN 75 FEET OF A STREAM, DATED JULY 21, 2000. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

EMERSON

SECTION 1

LOTS 1 THRU 39

PLAT NO. 14994 THRU 15001

OPEN SPACE LOT 36

LOT 84

LOT 85

SPACE LOT 87

LOT 86

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

EMERSON

SECTION 1

LOTS 1 THRU 39

OPEN SPACE

LOT 38

10. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL

EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEMER, STORM DRAINAGE,

CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS

HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S)

CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED

OTHER PUBLIC UTILITIES AND FOREST CONSERVATION, ANY AND ALL

NO. 14994 THRU 15001

LIGHT MOON WAY

SHEET

`3. LOT 83

LOT 82

LOT 81

LOT 80

LOT 79

LOT 78

TOTLOT

LOT 77

LOT 76

14

GENERAL NOTES CONTINUED:

THE GRADING AND CLEARING ASSOCIATED WITH IMPACT AREA #1 FOR SUNBEAM PLACE TO CROSS THE STREAM, SHALL BE MINIMIZED AND COMPLY WITH THE FINAL ROAD PLANS, WHICH WILL BE REVIEWED AND APPROVED BY SRC. AS PROPOSED BY THE DEVELOPER WITH THIS MAIVER PETITION, THE UTILITY CROSSING OF THE STREAM MUST BE COINCIDENTAL WITH THE ROAD CROSSING. AS POSSIBLE THE DEVELOPER SHALL COMPLY WITH COMMENT #1 OF THE JUNE 01, 2000 REVIEW COMMENTS FROM THE SOIL CONSERVATION DISTRICT (SCD) REGARDING ROAD DESIGN AND LOCATION, AND SHALL CONFIGURE THE ROAD SO THAT ANY REQUIRED CALMING FEATURE ALIGNS WITH THE STREAM CROSSING, AND THEREBY LESSENS THE ASSOCIATED GRADING/CLEARING.

2) AS INDICATED IN THE COMMENTS FROM THE SCD, THE OUTFALL ASSOCIATED WITH IMPACT AREA #2 15 TO OUTFALL AT GRADE ELEVATION 308, UNLESS THE PRESENCE OF ROCK IS FOUND DURING FIELD INVESTIGATION, IN WHICH CASE THE OUTFALL MAY BE SHIFTED TO OUTFALL AT GRADE ELEVATION.

#### GENERAL NOTES CONTINUED

OWNER'S CERTIFICATE

WE, STREAMHOOD, LLLP, BY TROUTMAN COMPANY, GENERAL AND MANAGING PARTNER, JOHN L. TROUTMAN,

PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION,

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 RIGHT-

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 STREET AND/OR ROADS AND

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

FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT

OF-WAY AND THE SPECIFIC EASEMENT SHOWN THEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR

PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE

KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS \_\_\_\_\_ DAY OF JANUARY 2002.

AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING

EASEMENT AREA B

FOREST CONSERVATION

EASEMENT AREA 'B'

OPEN SPACE

LOT 36

SECTION 1

LOTS 1 THRU 39

PLAT NO. 14994 THRU 15001

OPEN SPACE

LOT 36

OPEN SPACE

LOT 50

LOT 49

LOT 48

LOT 47

LOT 46

LOT 45

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

PEN SPACE

LOT 39~

SHEET 2

13. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL UNDER F-01-140. PORTIONS OF OPEN SPACE LOTS 35, 36 \$ 39 ARE BEING USED AS NATURAL AREA CONSERVATION CREDIT AREAS, A CENTRAL PRIVATELY MAINTAINED STORMWATER WET POND IS BEING USED TO PROVIDE THE WATER QUALITY AND CHANNEL PROTECTION VOLUMES FOR THIS DEVELOPMENT

14. MP-01-99 A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.115.c.(2) TO ALLOW GRADING AND CLEARING IN A FLOODPLAIN AREA, AND SECTION 16.116.a.2.(11) TO ALLOW GRADING AND CLEARING IN A STREAM BUFFER. FOR WORK ASSOCIATED WITH THE INSTALLATION OF THE WATER AND SEMER EXTENSIONS FROM THE ADJOINING

15. THE WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT MCCUNE & WALKER, INC.

16. ALL LANDSCAPING WILL BE DONE BY THE BUILDER UNDER SDP-02-34.

17. PER S-00-12, 55 ALLOCATIONS WERE RESERVED FOR PARCEL A. HOWEVER, THIS PLAN SHOWS 54 LOTS; CONSEQUENTLY, I TENTATIVE ALLOCATION WILL

MP-02-15 - A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 8. WP-01-39 A WAIVER OF SUBDIVISION AND LAND DEVELOPMENT 16.116(a)(2)(11), TO ALLOW GRADING AND CLEARING WITHIN 75' STREAM BUFFER, AND SECTION 16.115(c) TO ALLOW WORK IN A FLOODPLAIN AREA IN ORDER TO CONSTRUCT A PEDESTRIAN PATHWAY SYSTEM AS SHOWN ON THE WAIVER EXHIBIT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- THE DISTURBANCE SHALL BE LIMITED TO ASSOCIATED WITH THE CONSTRUCTION OF THE PEDESTRIAN PATHWAY ONLY.
- THE ROAD CONSTRUCTION DRAWINGS FOR F-01-140 WILL HAVE TO BE RED-LINED TO REFLECT THE LOCATION OF THE PATHWAY AND ALL ASSOCIATED GRADING AND CLEARING. THE PATHWAY SHALL BE LOCATED AS SHOWN ON THE WAIVER EXHIBIT (EXHIBIT I). THE ROAD PLANS SHALL ALSO INCLUDE A FOOTBRIDGE DETAIL.
- THE PETITIONER SHALL COMPLY WITH THE COMMENTS ISSUED BY THE SOIL CONSERVATION DISTRICT (SCD), DATED 8/29/01.

# CONTROL STA 47E4 VICINITY MAP SCALE: 1"=2000'

#### GENERAL NOTES

1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS.

47F4 N 535846.138 E 1355431.196 N 535405 459 F 1349362 707 47D4 4762 N 532938.964 E 1351224.095 N 532404.176 E 1351627.338

N 529917,205

PURPOSE STATEMENT:

2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS

3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 1999 BY DAFT MCCUNE WALKER, INC.

E 1353526,738

4. THE SUBJECT PROPERTY ZONED R-ED PER 10-18-93 COMPREHENSIVE

5. 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:

1) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE) 2) SURFACE - 6" OF COMPACTED CRUSH OR RUN BASE W/TAR AND CHIP

COATING (1-1/2" MIN.) 3) GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45

TURNING RADIUS 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25

GROSS TONS (H25 LOADING): 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD

WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE; 6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

6. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC MATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE (1). ON WHICH DATE DEVELOPERS AGREEMENT 34-3971-D WAS FILED AND ACCEPTED.

SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS. 5-00-12.

MP-00-87, MP-01-39, MP-01-99, MP-02-15, P-01-21 AND F-01-140.

REGULATIONS, SECTION 16.146, WHICH REQUIRES THE SUBMISSION OF A PRELIMINARY PLAN AFTER A SKETCH PLAN HAD BEEN SIGNED. THE WAIVER WAS DENIED ON NOVEMBER 17, 2000

9. IN ACCORDANCE WITH SECTION 16.121 (c) THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO STREAMMOOD HOMEOWNERS ASSOC. INC. FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION (SDAT) WITH THE INCORPORATION NUMBER DO6512701. THE HOA COVENANTS WILL BE RECORDED IN THE LAND RECORDS CONCURRENTLY WITH THE PLAT.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL 'A' INTO 54 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS AND REQUIRED ROAD RIGHT OF WAY.

RECORDED AS PLAT NUMBER 15217

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

EMERSON, SECTION AREA 2 LOTS 40 THRU 93 AND

ENTITLED "EMERSON, SECTION 1, AREA 1, LOTS 1 THRU 34, OPEN SPACE LOTS 35 THRU 39 AND PARCEL 'A' AND RECORDED IN THE LAND RECORDS

P-01-16, S-00-12, WP-00-87, WP-01-39, WP-02-15, WP-01-99, P-01-21 & F-01-140

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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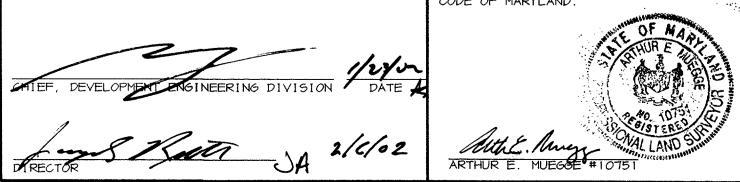
## OPEN SPACE LOTS 94 THRU 96 A RESUBDIVISION OF PARCEL 'A' AS SHOWN ON A PLAT

AS PLAT Nos. 14994 THRU 15001

TAX MAP No. 47 GRID Nos. 3,8 & 9 SCALE: I" = 100' DATE: 01-03-02 ZONED: R-ED

BY: TROUTMAN COMPANY, GENERAL MANAGING PARTNER

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, TO STREAMWOOD, LLLP, BY DEED DATED DECEMBER 20, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5867 AT FOLIO 0011, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

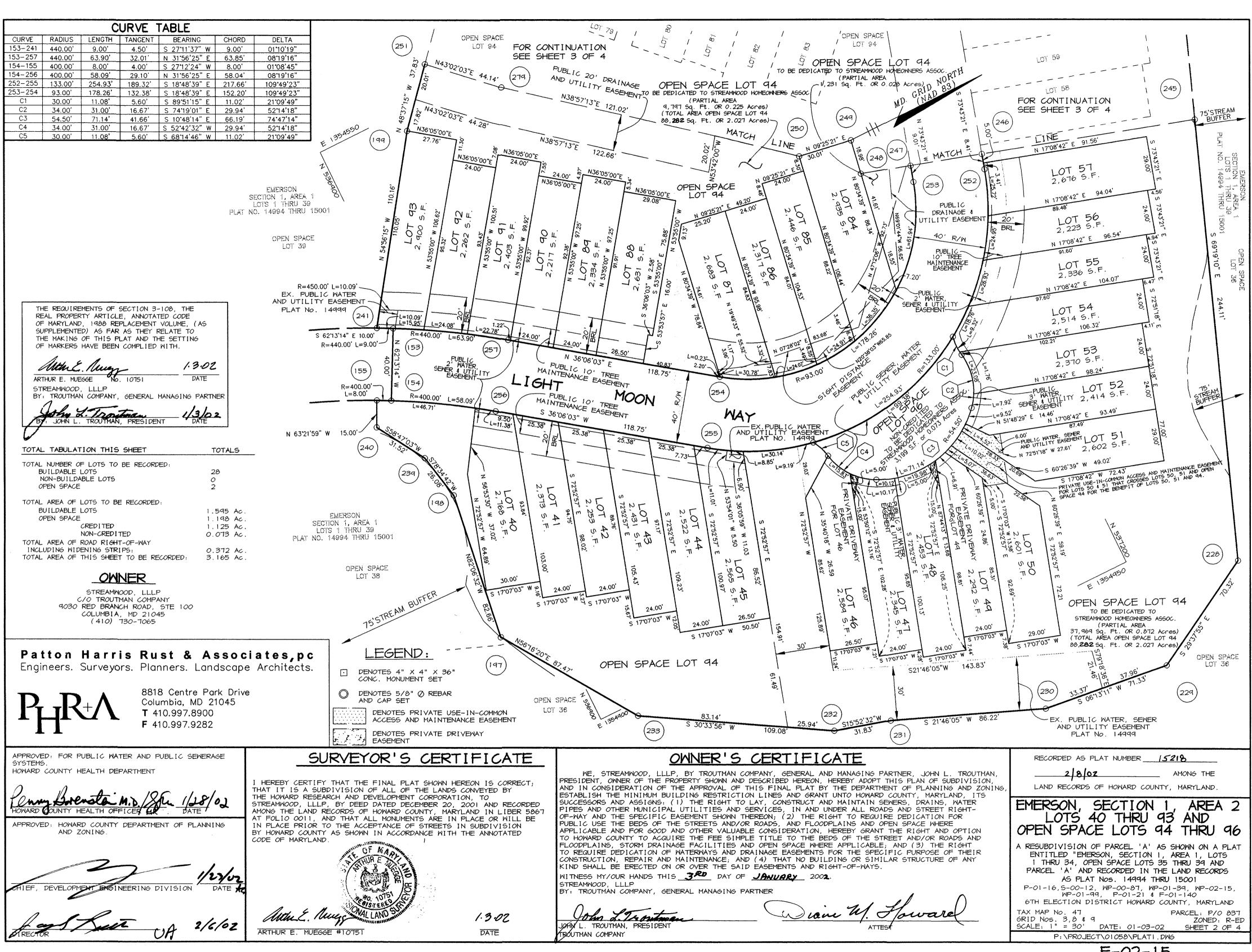


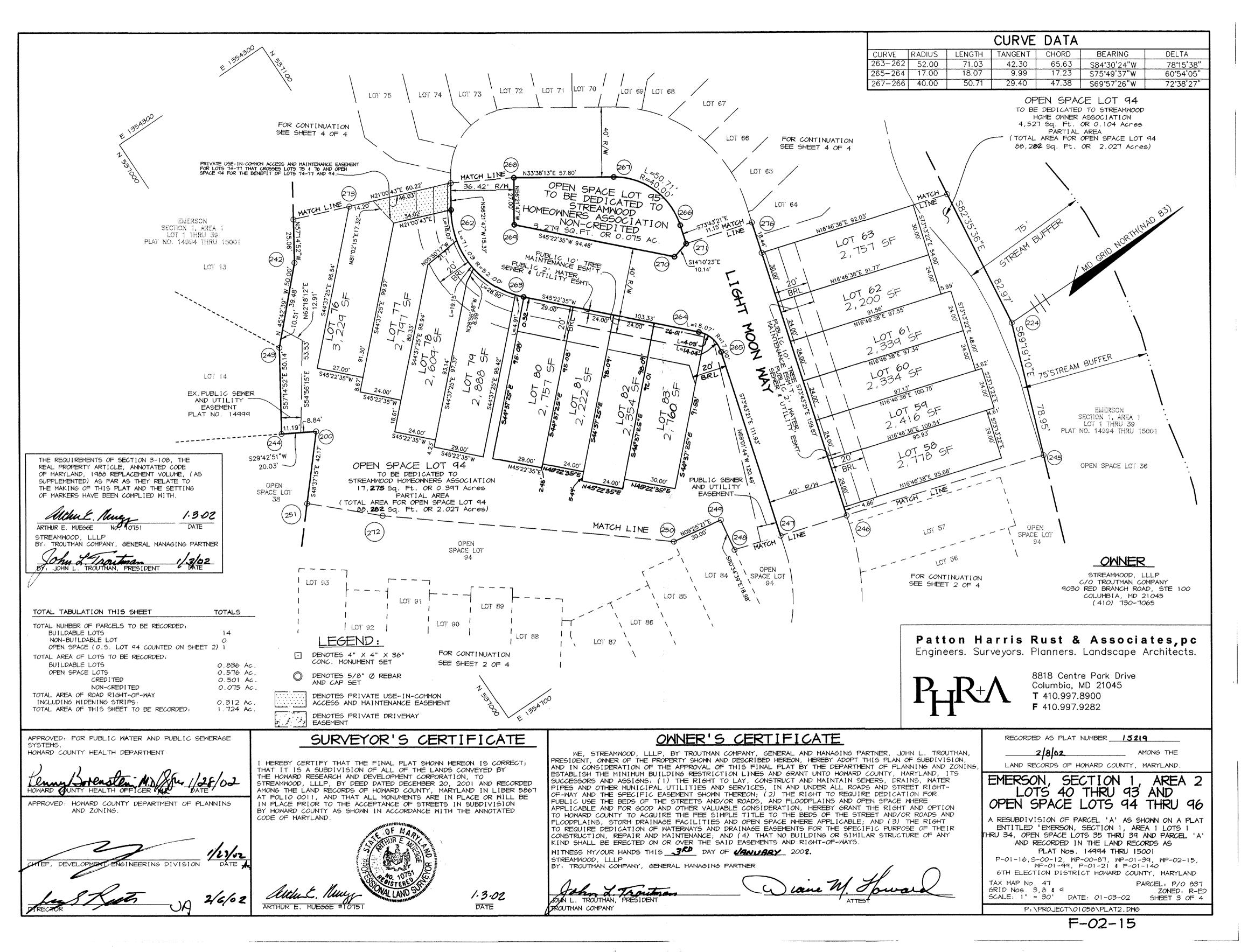
1.302 DATE

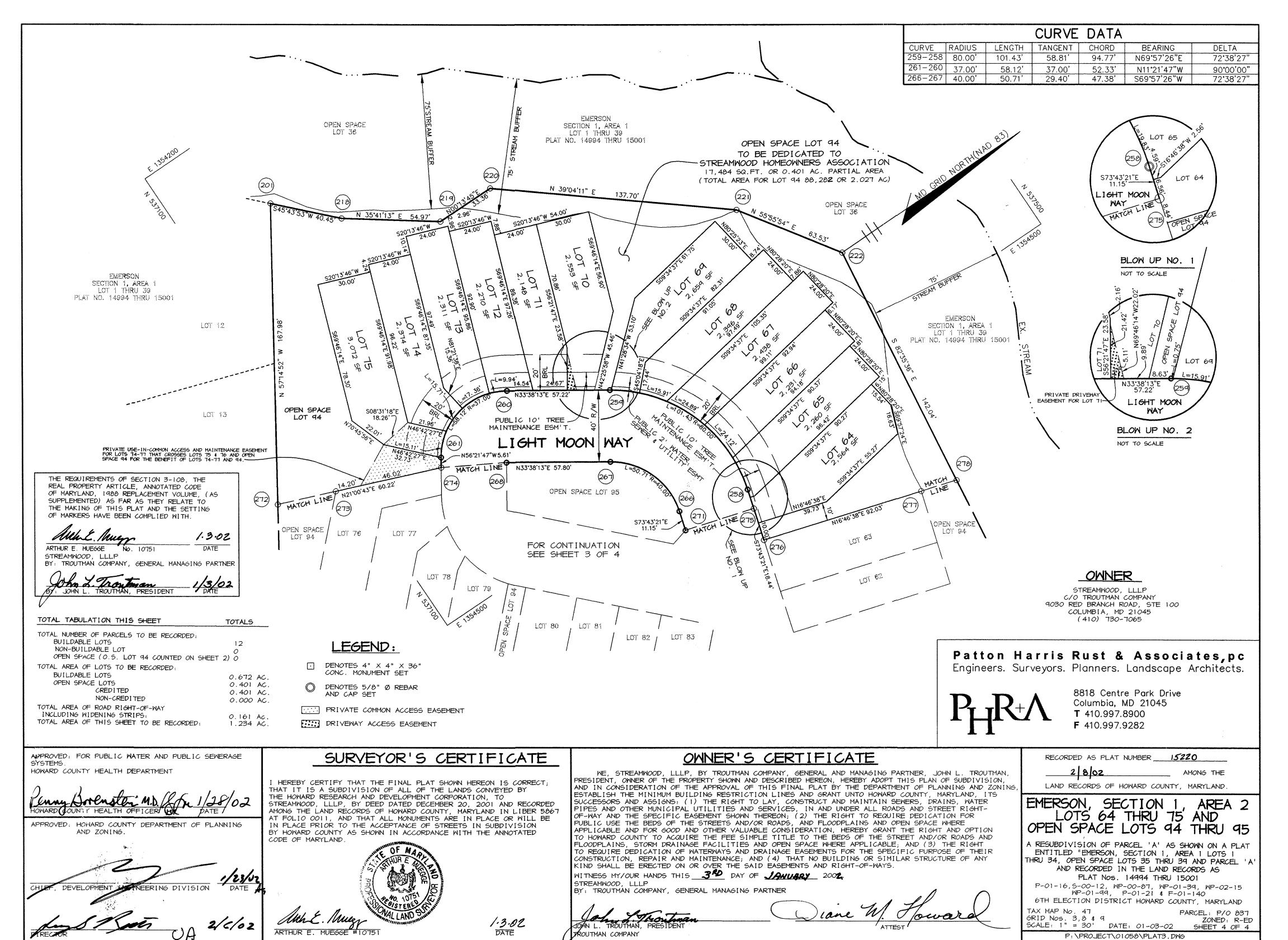
## SURVEYOR'S CERTIFICATE

ROUTMAN COMPANY

STREAMWOOD, LLLP







F-02-15