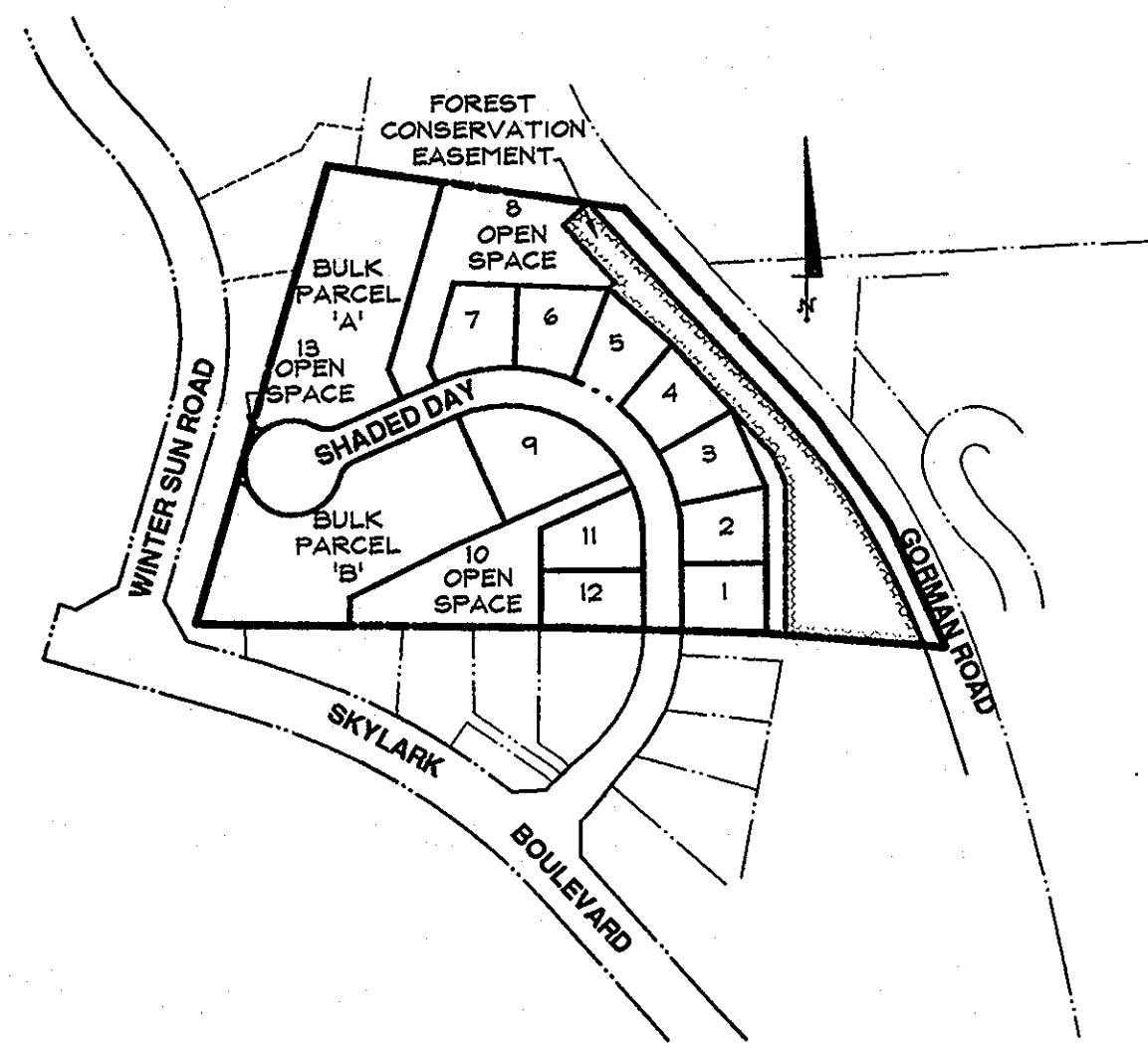


GENERAL NOTES:

- The subject property is zoned RSC per 2/02/04 Comprehensive Zoning Plan and per the Comp Lite Zoning Regulation Amendments effective on 7/28/06.
- Coordinates shown hereon 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 0.3048006096 = 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 15% 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
- Land dedicated to Howard County, Maryland, for the purposes of a public road 0.299 Ac.± (road widening along Gorman Road).
- 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 Easement has 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.
- 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 1

LOTS 1-7, 9, 11-12, OPEN SPACE LOTS 8, 10 & 13 & NON-BUILDABLE BULK PARCELS A & B

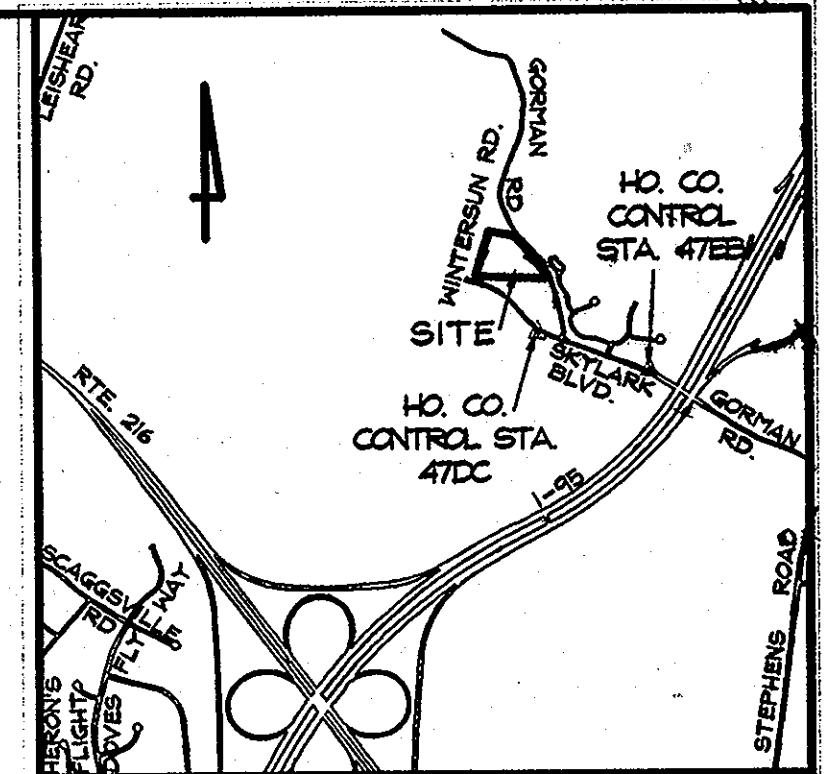


SITE
SCALE: 1" = 200'

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	TAN.	CHORD BRG. - DIST
C1	01°23'40"	5670.98'	138.03'	69.02'	N42°00'04"W - 138.02'
C2	04°23'36"	1315.29'	100.85'	50.45'	N40°32'45"W - 100.83'
C3	08°53'33"	448.63'	69.63'	34.88'	N33°54'42"W - 69.56'
C4	03°07'00"	1100.73'	59.88'	29.95'	N27°54'25"W - 59.87'
C5	05°38'40"	886.50'	87.33'	43.70'	N23°31'26"W - 87.30'
C6	11°55'09"	140.00'	278.36'	215.25'	N56°39'57"W - 234.72'
C7	53°07'48"	25.00'	23.18'	12.50'	S39°48'35"W - 22.36'
C8	286°15'37"	50.00'	249.81'	37.50'	S28°37'31"E - 60.00'
C9	53°07'48"	25.00'	23.18'	12.50'	S87°03'37"E - 22.36'
C10	113°55'09"	180.00'	357.89'	276.75'	N56°39'57"W - 301.78'

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.
- Open Space Tabulation
 - 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 must be posted as part of the Developers Agreement (35 shade trees, 13 evergreen trees)
- The total Forest Conservation Obligation for this subdivision is 0.8934 Acres. A total of 0.7092± acres of Afforestation are proposed under this plan. The required surety amount for the 0.3149 acres of supplemental planting is \$6,231.00 (\$40.40/s.f.). The total forest-conservation surety is \$13,090.00. The surety for the landscape material will be provided as part of the landscape bond package. Fee in lieu of \$6,018.00 (\$0.75/s.f.) for 0.1842 acres of afforestation will be paid separately.
- 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'

ADC MAP 5053, GRID DB

- General Notes continued:
- The 20' of frontage for Open Space Lot 10 along proposed Shaded Day is considered an additional access point per Section 16.121(e) of the Subdivision and Land Development Regulations since the adjacent existing open space Lot 22 meets the required minimum 40' open space frontage on a public road (Skylark Boulevard).
 - 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.
 - The existing dwelling located on Lot 9 is to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requirements.
 - This property was annexed into the Emerson HOA and the annexation documents were recorded on 10/18/10 as Liber 2276 folio 101.
 - Non-Buildable Bulk Parcels A and B will be resubdivided into additional building lots under Phase 2 of this project by General Growth Properties. These parcels are not open space lots.
 - 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 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.
 - Stormwater management was designed in accordance with the MDS 2008 regulations. The final plans were approved and signed on October 17, 2008. In accordance with the state regulations, construction shall be complete by May 4, 2010, to maintain the current stormwater approval status.
 - A site inspection on the property was completed on July 2, 2008 by a licensed engineer, Mark Thayer, of Demario Design Consultants, and to the best of my knowledge there is no evidence that the wall of pipe exists. If discovered during the demolition or construction process, they will be properly designed/installed and the Howard County Health Department will be notified.

RECORDED AS PLAT NUMBER 21302 ON 10/12/10 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) 386-0560
Fax: (410) 386-0564
DDC@demariodesign.us

AREA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	15
TOTAL NUMBER OF BUILDABLE LOTS:	10
TOTAL NUMBER OF NON-BUILDABLE PARCELS:	2
TOTAL NUMBER OF OPEN SPACE LOTS:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.679 ACRES±
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	1.706 ACRES±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.977 ACRES±
TOTAL AREA OF NON-BUILDABLE PARCELS:	1.627 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.989 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.
Robert B. Southard 8/30/10
Robert B. Southard Date

The Howard Research and Development Corporation
Robert J. Jank 8/29/10
Robert J. Jank Date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
B. N. Wilson for Peter B. Silveanu 10/6/10
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Robert Jank 9/15/10
Chief, Development Engineering Division Date
Robert Jank 10/6/10
Director Date

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 or 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 25th day of August 2010
Gregory F. Hamm Robert Jank
Gregory F. Hamm, VP Robert Jank, Witness
Jeffrey C. Palkovitz Robert Jank
Jeffrey C. Palkovitz, Assistant Secretary Robert Jank, Witness

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

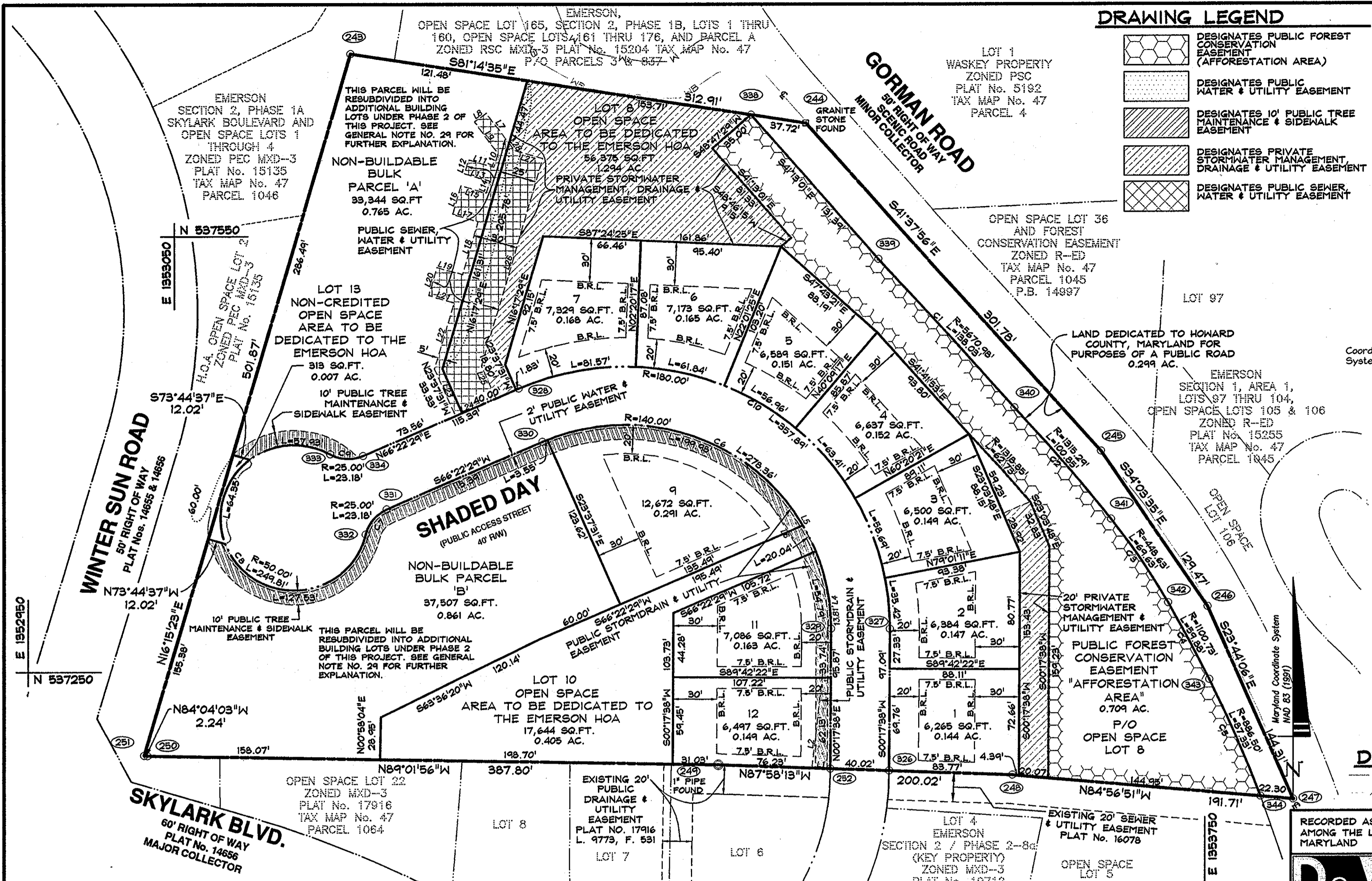
DEVELOPER
GENERAL GROWTH PROPERTIES
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

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 all of the lands conveyed by Miriam S. Pessin to The Howard Research and Development Corporation, 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 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.
Robert B. Southard 8/30/10
Robert B. Southard, Property Line Surveyor
Maryland Registration No. 239

**THE GROVE AT EMERSON
PHASE 1**
LOTS 1-7, 9, 11-12,
OPEN SPACE LOT 8, 10 & 13 &
NON-BUILDABLE BULK PARCELS A & B

6TH ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP 47, GRID B, PARCEL 5
SCALE: AS SHOWN AUGUST 23, 2010
ZONING: R-SC

05/23.2 JAN 11 RBS SHEET 1 OF 2 F-08-137



DRAWING LEGEND

- DESIGNATES PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION AREA)
- DESIGNATES PUBLIC WATER & UTILITY EASEMENT
- DESIGNATES 10' PUBLIC TREE MAINTENANCE & SIDEWALK EASEMENT
- DESIGNATES PRIVATE STORMWATER DRAINAGE & UTILITY EASEMENT
- DESIGNATES PUBLIC SEWER, WATER & UTILITY EASEMENT

COORDINATE TABLE

NO.	NORTHING	EASTING
243	537674.9057	1953169.7247
244	537627.2671	1953478.9836
245	537401.7119	1953679.4678
246	537294.4819	1953781.9784
247	537162.3481	1953810.0642
248	537174.2317	1953619.0991
249	537186.3160	1953419.2046
250	537192.8660	1953031.4899
251	537193.0975	1953029.2321
252	537183.6161	1953495.3865
326	537182.1987	1953535.8797
327	537279.2826	1953535.8777
328	537445.1192	1953283.7442
329	537279.4878	1953495.8782
330	537408.4718	1953299.7744
331	537362.2292	1953194.0568
332	537345.0522	1953179.7406
333	537400.0233	1953155.6954
334	537398.8766	1953178.0266
338	537633.0098	1953441.7031
339	537534.1754	1953528.2777
340	537431.6059	1953620.6350
341	537354.9866	1953686.1798
342	537297.2889	1953724.9881
343	537244.9527	1953763.0087
344	537164.3120	1953787.8510

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

EASEMENT LINE TABLE

LINE	BEARING/RADIUS	DISTANCE/LENGTH
L1	N87°58'13"W	12.40'
L2	N06°24'38"E	109.91'
L3	R=140.00'	13.81'
L4	R=140.00'	8.65'
L5	R=140.00'	111.44'
L6	N81°41'59"W	108.52'
L7	N86°48'10"W	28.53'
L8	S53°11'50"W	10.00'
L9	S36°48'10"E	26.78'
L10	S16°17'29"W	10.01'
L11	N73°42'31"W	18.00'
L12	S16°17'29"W	10.00'
L13	S73°42'31"E	18.00'
L14	S16°17'29"W	8.43'
L15	N73°42'31"W	18.00'
L16	S16°17'29"W	20.23'
L17	S73°42'31"E	18.00'
L18	S16°17'29"W	37.92'
L19	N73°42'31"W	18.00'
L20	S16°17'29"W	20.23'
L21	S73°42'31"E	18.00'
L22	S16°17'29"W	47.55'
L23	S23°37'31"E	35.15'
L24	N66°22'29"E	30.00'
L25	N23°37'31"W	24.25'
L26	N16°17'29"E	148.47'
L27	N73°42'31"W	19.99'
L28	N36°48'10"W	6.27'

DRAWING LEGEND CONT.

- DESIGNATES LIMIT OF WETLAND
- DESIGNATES 25 FOOT WETLAND BUFFER

AREA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	15
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TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.989 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.

Robert M. Southard 8/30/10
Date

Robert Southard
Owner

Robert Southard 8/24/10
Date

The Howard Research and Development Corporation
Owner

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
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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 all of the lands conveyed by Miriam S. Pessin to The Howard Research and Development Corporation, 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 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.

Robert M. Southard 8/30/10
Date
Robert M. Southard, Property Line Surveyor
Maryland Registration No. 239

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

Brian R. Peterson 10/6/10
Howard County Health Officer
Date 7/20

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:

- 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 29th day of August, 2010.

Gregory F. Hamm
Gregory F. Hamm, VP

Jeffrey C. Palkovitz
Jeffrey C. Palkovitz, Assistant Secretary

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert Southard 9/15/10
Date

Robert Southard 10/07/10
Date

Chief, Development Engineering Division
Director

RECORDED AS PLAT NUMBER 21303 ON 10/12/10 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) 388-0560
Fax: (410) 388-0664
DDC@demariodesign.us

THE GROVE AT EMERSON PHASE 1

LOTS 1-7, 9, 11-12,
OPEN SPACE LOT 8, 10 & 13 &
NON-BUILDABLE BULK PARCELS A & B

6TH ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP 47, GRID 8, PARCEL 5
SCALE: 1"=50' AUGUST 23, 2010
ZONING: R-SC

05123.2 JAI RBS SHEET 2 OF 2