

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 388A AND 388B
388A N 562,553.315 E 1,390,967.882
388B N 564,087.651 E 1,393,649.852
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. AUGUST 2004.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH FWM CAP SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARINGS OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS OF 7/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY --- MAX. 15% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.

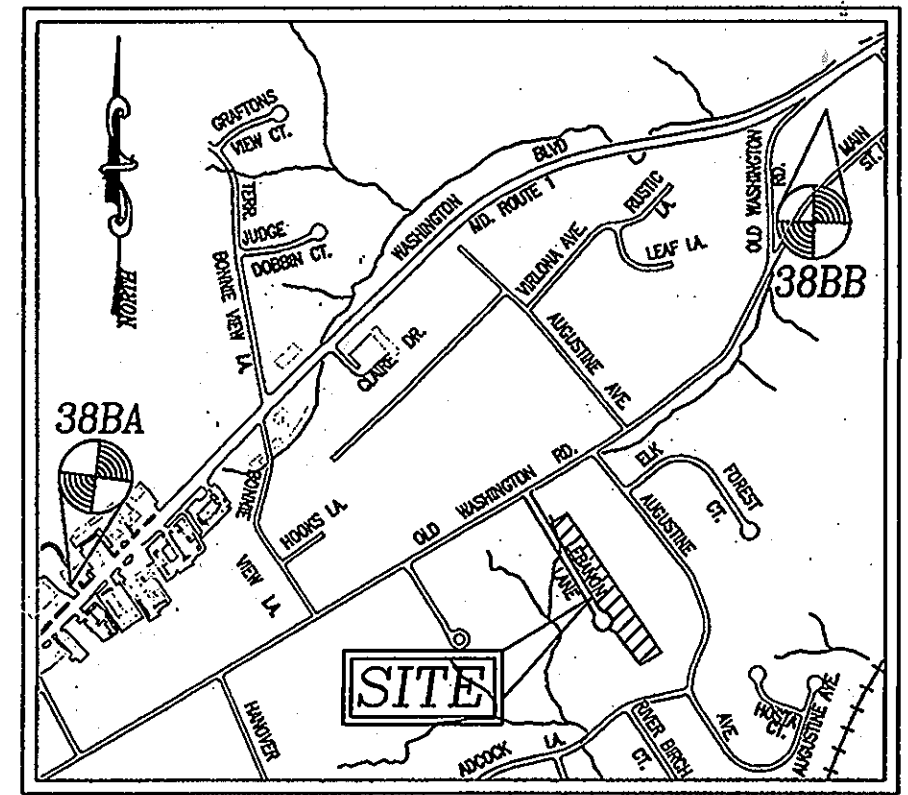
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 4, ANY CONVEYANCES OF THE AFORESAID LOTS 1 THROUGH 4 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 1 THROUGH 4. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 EASEMENTS, 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 OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND IS PROVIDED UNDER F-10-032.
- OPEN SPACE PROVIDED UNDER F-10-032.
- HOMEOWNERS ASSOCIATION ARTICLES OF INCORPORATION AND RESTRICTIONS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY. DEPT. 123 44818601.
- PROTECTIVE COVENANTS INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE AND FOREST CONSERVATION AREAS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND WITH FILE # F-10-032.
- THERE ARE NO WETLANDS AND STREAMS LOCATED ONSITE.
- THERE IS NO FLOODPLAIN ONSITE.
- STORMWATER MANAGEMENT IS PROVIDED FOR BY A MICROPOOL FACILITY LOCATED ON OPEN SPACE LOT 4. THE FACILITY IS TO BE PRIVATELY OWNED BY THE HOA AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA AND IS PROVIDED UNDER F-10-032.

- THIS PLAN AND PROJECT ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 4/13/04 ZONING REGULATIONS.
- APPLICABLE DPZ FILE REFERENCE: S-05-005, F-88-99, F-84-141, WP-05-75, GP-05-66, P-09-001, WP-10-056, AND F-10-032.
- 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 PLAN IS SUBJECT TO WP-10-056 TO WAIVE SECTION 16.144 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH STATES THAT IF THE SKETCH PLAN IS APPROVED, THE DEVELOPER SHALL SUBMIT TO THE DEPARTMENT OF PLANNING AND ZONING A PRELIMINARY PLAN IN ACCORDANCE WITH THE APPROVED SKETCH PLAN AND THE REQUIREMENTS OF SECTION 16.146 WITHIN THE SPECIFIC TIME PERIOD. AND SECTION 16.146, WHICH OUTLINES THE PRELIMINARY PLAN REQUIREMENTS SUBJECT TO THE FOLLOWING:
1. THE FINAL PLAN FOR PHASE II SUBMISSION SHALL OCCUR BETWEEN JANUARY 4, 2010 AND JUNE 30, 2010.
2. THE FINAL PLAN FOR PHASE III SHALL MEET THE SUBMISSION SCHEDULE OUTLINED UNDER S-05-005, WITH THE PHASE III FINAL PLAN SUBMISSION OCCURRING BETWEEN JULY 1, 2010 AND NOVEMBER 1, 2010.
3. THE SITE IS IN THE WMA AIRPORT ZONING DISTRICT AND REQUIRES WMA APPROVAL.
4. FOREST CONSERVATION HAS BEEN ADDRESSED UNDER PECORARO PROPERTY, PHASE 1*, F-10-032.

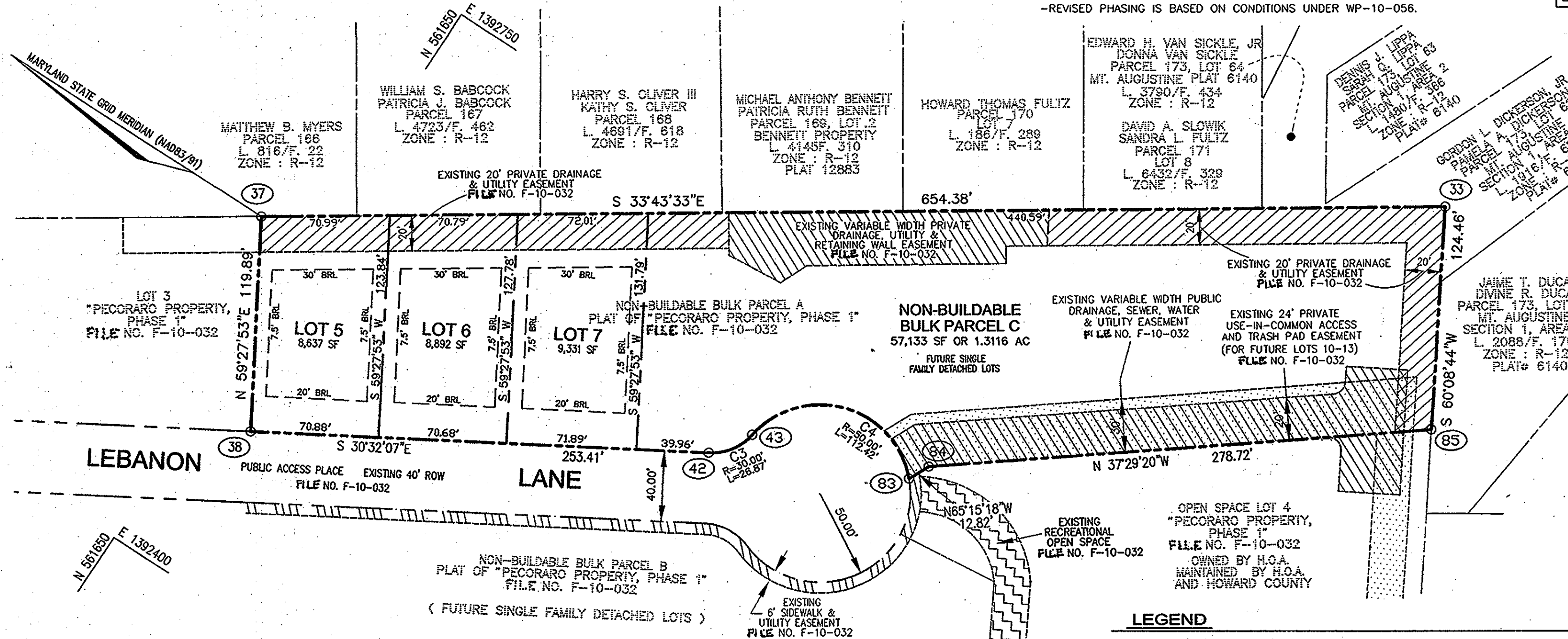
PHASING CHART

PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION MILESTONES
PHASE I	3	2011	BY DECEMBER 4, 2008
PHASE II	3	2012	BETWEEN JAN. 4, 2010 AND JUNE 30, 2010
PHASE III	14	2013	BETWEEN JULY 1, 2010 AND NOV. 1, 2010

-REVISED PHASING IS BASED ON CONDITIONS UNDER WP-10-056.



VICINITY MAP
SCALE: 1"=1000'
ADC MAP 4937, E7 & F7



COORDINATE LIST

NO.	NORTHING	EASTING
33	561136.1074	1392958.0765
37	561680.3605	1392594.7508
38	561619.4495	1392491.4899
42	561401.1798	1392620.2417
43	561386.7246	1392641.8298
83	561300.6792	1392668.8629
84	561295.3033	1392680.5104
85	561074.1539	1392850.1373

CURVE DATA TABLE

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C3	30.00'	26.87'	14.41'	51°19'02"	N 56°11'40" W 25.98'
C4	50.00'	112.42'	104.44'	128°50'05"	N 17°26'13" W 90.20'

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.6166 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	1.3116 AC
TOTAL AREA OF LOTS & PARCELS TO BE RECORDED.....	1.9282 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	1.9282 AC

OWNER
EMILY'S DELIGHT, LLC
7310 ESQUIRE COURT, SUITE 10
ELKRIDGE, MARYLAND 21075
(410) 730-0810

DEVELOPER
BRANTLY DEVELOPMENT
7310 ESQUIRE COURT, SUITE 10
ELKRIDGE, MARYLAND 21075
(410) 730-0810

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

LEGEND

- EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT FILE NO. F-10-032
- EXISTING VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT FILE NO. F-10-032
- EXISTING RECREATIONAL OPEN SPACE FILE NO. F-10-032
- EXISTING 24' PRIVATE USE-IN-COMMON ACCESS AND TRASH PAD EASEMENT (FOR FUTURE LOTS 10-13) FILE NO. F-10-032
- EXISTING VARIABLE WIDTH PRIVATE DRAINAGE, UTILITY & RETAINING WALL EASEMENT FILE NO. F-10-032
- EXISTING 6' PUBLIC SIDEWALK & UTILITY EASEMENT FILE NO. F-10-032

THE REQUIREMENTS OF §8108, 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.

Thomas M. Hoffman, Jr. 12-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Bruce F. Cole, Jr. 10-01-12
BRUCE F. COLE, JR. DATE
BY HUGH F. COLE, JR.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "NON-BUILDABLE BULK PARCEL A, PECORARO PROPERTY, PHASE 1" INTO LOTS 5-7 AND NON-BUILDABLE BULK PARCEL C.

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

B. Nifon for Maureen Roseman 12/6/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Jeffrey S.P. 4/30/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Seidman 12/6/12
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, EMILY'S DELIGHT, LLC BY HUGH F. COLE, JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAIN 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER, 2010, 2012

Bruce F. Cole, Jr.
EMILY'S DELIGHT, LLC
BY: HUGH F. COLE, JR.

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY NICHOLAS S. PECORARO, JR. AND DONNA L. PECORARO TO EMILY'S DELIGHT, LLC BY A DEED DATED SEPTEMBER 15, 2005 RECORDED IN LIBER 9500 AT FOLIO 668 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN 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 AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 12-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 22182 ON 12/19/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
PECORARO PROPERTY, PHASE 2
LOTS 5-7 AND
NON-BUILDABLE BULK PARCEL C

A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A,
PLAT OF PECORARO PROPERTY, PHASE 1
RECORDED AS FILE NO. F-10-032

ZONED R-12
TAX MAP 38, GRID 9, PARCEL 886
FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE 1"= 50' DECEMBER 9, 2011

GRAPHIC SCALE
0' 50' 100' 150' 200'

SHEET 1 OF 1
F-10-124