

**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 1,390,967.862  
388B N 564,087.651 E 1,393,649.852
- THIS PLAN IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. AUGUST 2004.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- # DENOTES REBAR WITH #X# CAP SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGLAR CHANGE IN BEARING 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 LIE 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.
- A USE-IN-COMMON DRIVEWAY AND TRASH PAD MAINTENANCE AGREEMENT IS RECORDED UNDER FILE NO. F-10-032. SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OF HOWARD COUNTY, MD.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1228 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.
- FOREST CONSERVATION HAS BEEN ADDRESSED UNDER "PECORARO PROPERTY, PHASE 1", F-10-032.
- PERIMETER LANDSCAPING AND TRASH PAD SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND AS SHOWN ON THE LANDSCAPE PLAN SHEETS OF THE ROAD CONSTRUCTION DRAWINGS FOR F-10-032. A 3' HIGH RETAINING WALL IS CREDITED TOWARDS PLANTINGS ALONG THE REAR OF LOTS 8 TO 10. DUE TO THE PRIVATE VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT ALONG THE REAR OF LOTS 11 TO 13, ONE SHADE TREE IS PROPOSED ON LOT 13. FUTURE PLANTINGS MAY BE REQUIRED ALONG THE REAR OF LOTS 11 AND 12 BASED UPON REVIEW OF THE SITE DEVELOPMENT PLAN FOR THESE LOTS.
- OPEN SPACE PROVIDED UNDER F-10-032 (2.19 AC O.S. & 4,700 SF REC O.S.).

- HOMEOWNERS ASSOCIATION ARTICLES OF INCORPORATION AND RESTRICTIONS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS DEPT. 10 34 1499601.
- 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, F-10-032, AND F-10-124.
- 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(G) 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. THIS SITE IS IN THE MD. AVIATION ADMINISTRATION AIRPORT ZONING DISTRICT AND HAS RECEIVED MAA APPROVAL.

**LEGEND**

	EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT FILE NO. F-10-032		EXISTING VARIABLE WIDTH PRIVATE DRAINAGE, UTILITY & RETAINING WALL EASEMENT FILE NO. F-10-032
	EXISTING 24' PRIVATE USE-IN-COMMON ACCESS AND TRASH PAD EASEMENT (TO BENEFIT LOTS 10-13) FILE NO. F-10-032		EXISTING PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT FILE NO. F-10-032
	EXISTING RECREATIONAL OPEN SPACE FILE NO. F-10-032		EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) FILE NO. F-10-032
	EXISTING 6' PUBLIC SIDEWALK & UTILITY EASEMENT FILE NO. F-10-032		EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) FILE NO. 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.

**COORDINATE LIST**

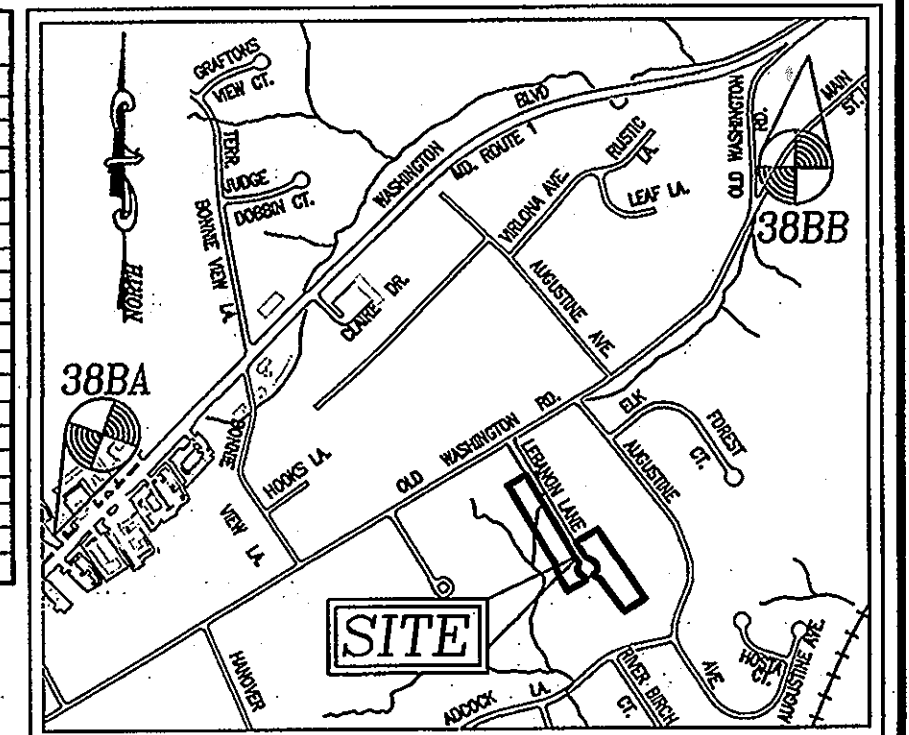
NO.	NORTHING	EASTING
33	561136.1074	1392958.0765
36	561543.8877	1392362.0728
40	561791.4764	1392343.5750
42	561401.1795	1392620.2410
43	561386.7242	1392641.8291
44	561354.9700	1392587.9968
45	561380.8567	1392585.7883
69	561733.3538	1392244.1241
76	561788.9393	1392339.2729
83	561300.6742	1392668.8574
84	561295.3136	1392680.5043
85	561074.1539	1392850.1373
86	561435.6068	1392599.9340
87	561502.5628	1392713.4428
88	561267.5160	1392639.9912
89	561229.4266	1392646.1289
90	561179.6306	1392556.3554
91	561252.9221	1392513.1227
92	561332.5707	1392486.7536

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	50.00'	101.94'	81.29'	116°48'30"	S 37°37'18" E 85.18'
C2	30.00'	26.87'	14.41'	51°18'43"	S 04°52'29" E 25.98'
C3	30.00'	26.87'	14.41'	51°19'27"	N 56°11'33" W 25.98'
C4	50.00'	112.42'	104.41'	128°49'22"	N 17°26'30" W 90.19'

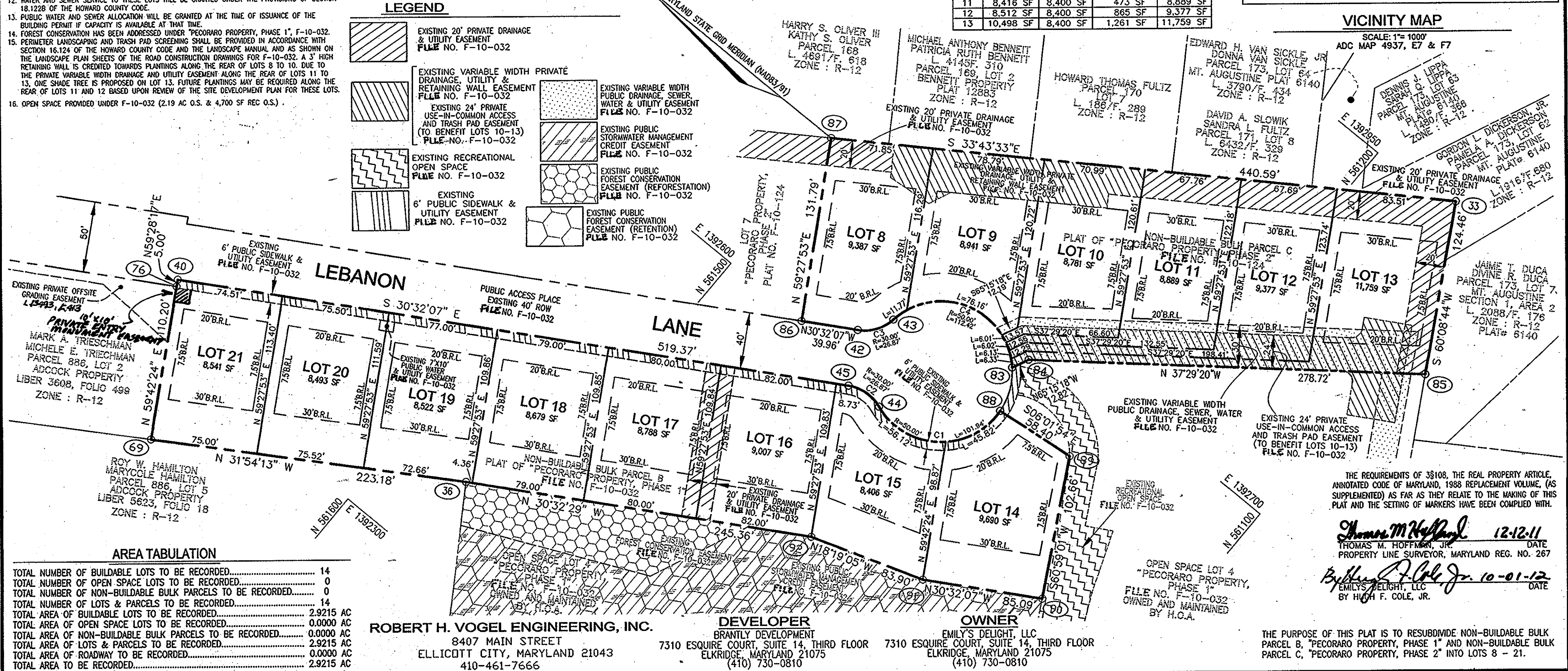
**MINIMUM LOT SIZE CHART**

LOT #	NET AREA SQ. FT.	MINIMUM LOT SIZE	PIPESTEM AREA SQ. FT.	GROSS AREA SQ. FT.
10	8,704 SF	8,400 SF	77 SF	8,781 SF
11	8,416 SF	8,400 SF	473 SF	8,889 SF
12	8,512 SF	8,400 SF	865 SF	9,377 SF
13	10,498 SF	8,400 SF	1,261 SF	11,759 SF



**VICINITY MAP**

SCALE: 1"=100'  
ADC MAP 4937, E7 & F7



**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	14
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED.....	14
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2,9215 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF LOTS & PARCELS TO BE RECORDED.....	2,9215 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	2,9215 AC

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

**DEVELOPER**  
BRANTLY DEVELOPMENT  
7310 ESQUIRE COURT, SUITE 14, THIRD FLOOR  
ELKRIDGE, MARYLAND 21075  
(410) 730-0810

**OWNER**  
EMILY'S DELIGHT, LLC  
7310 ESQUIRE COURT, SUITE 14, THIRD FLOOR  
ELKRIDGE, MARYLAND 21075  
(410) 730-0810

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. Hoffmann, Jr.* 12-12-11  
THOMAS M. HOFFMANN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*By Hugh F. Cole, Jr.* 10-01-12  
EMILY'S DELIGHT, LLC DATE  
BY HUGH F. COLE, JR.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL B, "PECORARO PROPERTY, PHASE 1" AND NON-BUILDABLE BULK PARCEL C, "PECORARO PROPERTY, PHASE 2" INTO LOTS 8 - 21.

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*[Signature]* 12/24/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 12/17/12  
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 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-WAY.

WITNESS OUR HANDS THIS 15 DAY OF OCTOBER, 2010-2012

*[Signature]*  
EMILY'S DELIGHT, LLC  
BY: HUGH F. COLE, JR.

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. Hoffmann, Jr.* 12-12-11  
THOMAS M. HOFFMANN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

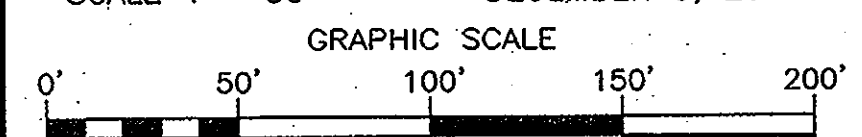


RECORDED AS PLAT No. 22183 ON 12/19/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
PECORARO PROPERTY, PHASE 3  
LOTS 8 - 21**

A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B, PLAT OF PECORARO PROPERTY, PHASE 1 ( PLAT NO. F-10-032 ) AND NON-BUILDABLE BULK PARCEL C, PLAT OF PECORARO PROPERTY, PHASE 2 ( FILE NO. F-10-124 )

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



SHEET 1 OF 1  
F-11-032