

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
300	592379.1457	1367923.1718	180557.524731	416943.816667
301	592338.5765	1367906.9292	180545.159195	416938.865805
302	592213.5893	1367874.4033	180507.063032	416928.951984
303	592324.5625	1367568.3621	180540.887735	416835.670429
304	592492.4280	1367611.2240	180592.053239	416848.734773
305	592381.5472	1367916.5589	180558.256702	416941.801023
306	592217.6843	1367863.1101	180508.311199	416925.509797

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Validity Of This Plat And The Setting Of Markers Hereby Complied With.

[Signature] 11/12/2019
 Todd M. Hill, L.S. #21351
 (Professional Land Surveyor)
 Brookdale Homes, L.L.C.
 By: B. James Greenfield, Managing Member

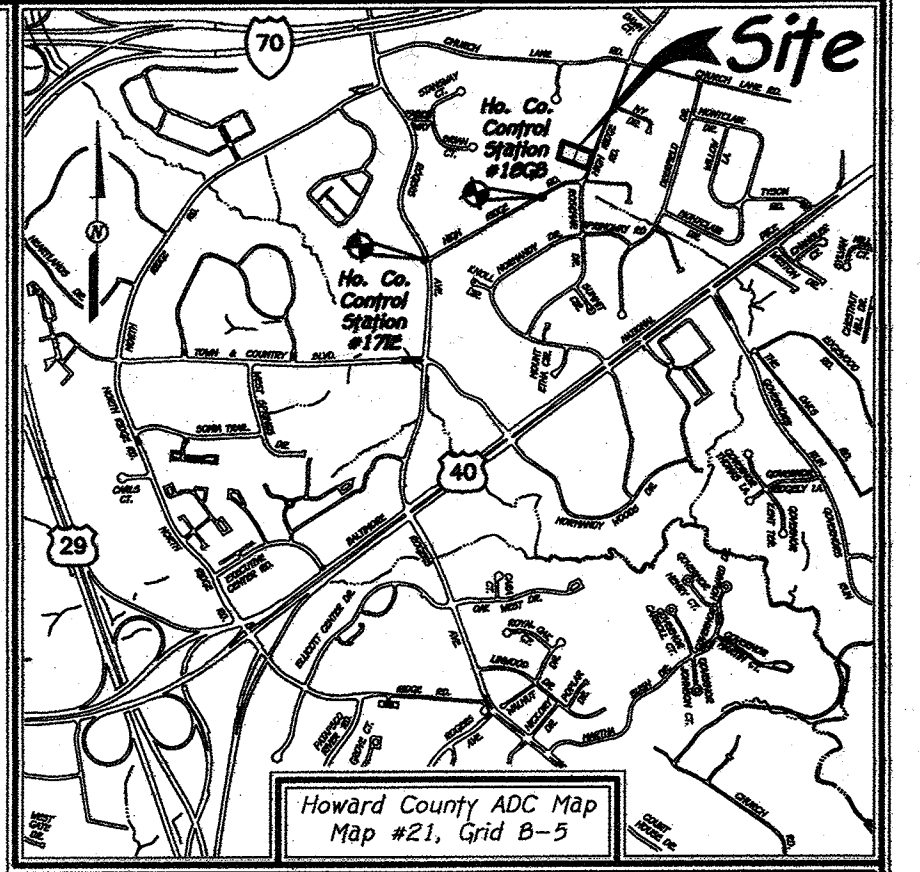
Owner And Developer
 Brookdale Homes, L.L.C.
 P.O. Box 999
 Columbia, Maryland 21044
 Ph# 410-324-4732

Minimum Lot Size Tabulation

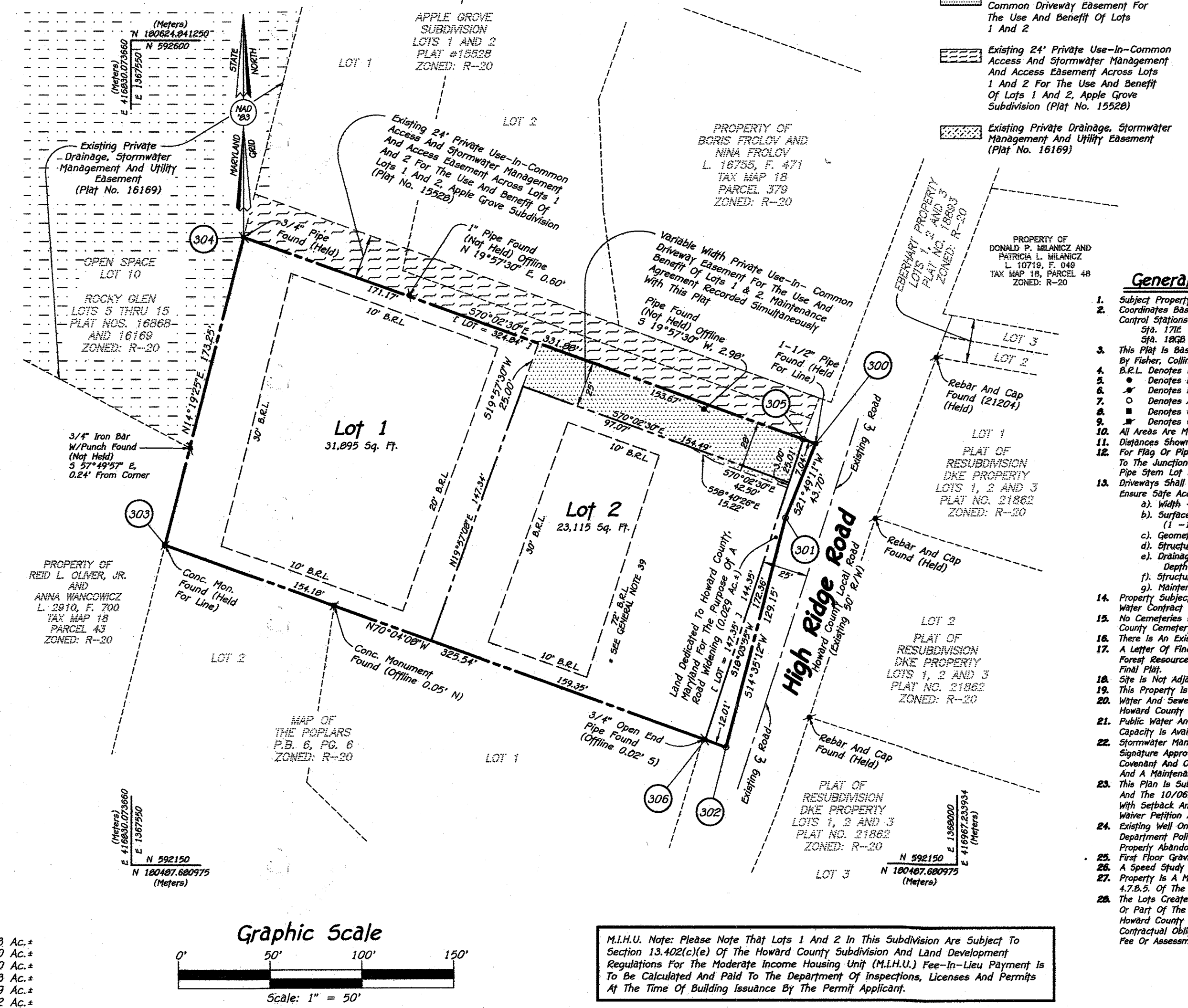
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	31,895 Sq. Ft.±	3,852 Sq. Ft.±	28,043 Sq. Ft.±

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

Reservation of Public Utility Easements
 "Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Water, Sewer, Storm Drainage, and Other Public Utilities Located in, On, Over, and Through Lots 1 and 2. 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 Lots. Developer Shall Execute and Deliver Deeds For the Easements Herein Reserved to Howard County. Upon Completion of the Public Utilities and Their Acceptance by Howard County, the County Shall Accept the Easements And Record the Deed(s) of Easement in the Land Records of Howard County."



- General Notes Continued:**
- This Plan Has Been Prepared in Accordance With the Provisions of Section 16.124 of the Howard County Code and the Landscape Manual. Financial Surety For the Required Perimeter Landscaping Will be Posted As Part of the Builder's Grading Permit For This Final Plan, in the Amount \$3,300.00 Based on 11 Shade Trees @ \$300.00 Each, Six (6) Trees Being Mitigation For Specimen Tree Removal.
 - Site Development Plan Approval by the Department of Planning and Zoning is Required Prior to Building Permits Being Issued For the Construction of Residential Dwellings on These Lots.
 - This Development is Designed to be in Accordance With Section 16.127 - Residential Infill Development of the Subdivision and Land Development Regulations. The Developer of This Project Shall Create Compatibility with the Existing Neighborhood Through the Use of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types and the Directional Orientation of the Proposed House. The Enhanced Landscape Buffer Has Been Provided on Lots 1 and 2 to Mitigate Views And to Address Privacy And Compatibility Concerns Expressed by the Adjacent Lot Owners at the Pre-Submission Community Meeting.
 - Open Space Requirements are Provided by a Fee-In-Lieu Payment of \$1,500.00.
 - A Community Meeting was Conducted February 21, 2019 For the Purpose of the Developer to Provide Information to the Community Regarding the Proposed Residential Development and to Allow the Community to Ask Questions and to Make Comments. Per Section 16.129(d) of the Subdivision Regulations.
 - Subdivision is Subject to Section 100.0.2.E of the Zoning Regulations. At Least 10% of the Dwelling Units Shall be Moderate Income Housing Units (M.I.H.U.) or an Alternative Compliance will be Provided. The Developer Shall Execute a M.I.H.U. Agreement with the Department of Housing to Indicate How the M.I.H.U. Requirement will be Met. The M.I.H.U. Agreement and Covenants will be Recorded Simultaneously with this Plat in the Land Records Office of Howard County, Maryland. This Development will Meet M.I.H.U. Alternative Compliance by a Payment of a Fee-In-Lieu To the Department of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 a. M.I.H.U. Required = (2 Lots x 10%) = 0.2 M.I.H.U.
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance by Paying a Fee-In-Lieu To the Howard County Housing Department For the Units Required by the Development.
 c. An Executed M.I.H.U. Agreement with the Howard County Housing Department Has Been Completed and Recorded Simultaneously with this Plat.
 - The Variable Width Private Use-In-Common Driveway Easement and Maintenance Agreement For the Use and Benefit of Lots 1 and 2 is Recorded Simultaneously with this Plat.
 - No Noise Study is Required because the Project Does Not Fall Within the Guidelines of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
 - No Historic Structures Exist Within the Limits of This Plat Submission.
 - Plat is Exempt From Providing Forest Conservation Obligation in Accordance with Section 16.1202(b)(1)(vii) because this is a Minor Subdivision that Creates One (1) New Lot and Has No Further Subdivision Potential.
 - 72" B.E.L. Shown on Lot 2 with "x" is Shown in Accordance with Section 16.127(c)(4)(i) of the Subdivision Regulations which Requires the B.E.L. be an Average of the Front Setbacks Within the Block Face of the Proposed Lots or the Area Within 500 Feet in Either Direction of the Subject Property, Whichever is Less.
 - This Plat is Subject to Alternative Compliance (WP-19-080) Which on April 10, 2019 the Planning Director Approved a Request For an Alternative Compliance of Section 16.1205(a)(7), Forest Retention Priorities: State Champion Trees, Trees 75 Percent of the Diameter of State Champion Trees, and Trees 30 Inch in Diameter or Larger For the Removal of Specimen Trees #1, #3, #4 and #8. Approval is Subject to the Following Conditions:
 1. The Alternative Compliance Approval is Limited to the Removal of Specimen Trees #1, #3, #4 and #8 as Depicted on the Exhibit. Any Proposal to Remove Any Other Specimen Tree Will Require a New Alternative Compliance Request.
 2. A Minimum of Eight (8), Native 2.5"-3" Caliper, Shade Trees Shall be Provided as Mitigation for the Removal of the Four (4) Specimen Trees From the Property. Landscaping Surety, in the Amount of \$300.00 Per Tree Shall be Provided with the Applicant's Grading Permit as Part of the Site Development Plan.
 3. It is Recommended that the Applicant Try to Save Specimen Tree #3 by Having an Arborist Explore Methods to Preserve the Tree with Root Pruning Per the Forest Conservation Manual Exhibit G-15 Root Pruning. The Planning Director Denied a Request For an Alternative Compliance to Section 16.127(c)(4)(i), Limit on Adjoining Driveway Entrances.
 - There is No Floodplain on This Site.
 - There are No Steep Slopes on This Site.
 - Payment of a Fee-In-Lieu For Sidewalk Construction Has Been Provided.



- General Notes:**
 Scale: 1" = 2,000'
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based on NAD 83, Maryland Coordinate System as Projected by Howard County Geodetic Control Stations No. 171E and No. 182B.
 Sta. 171E N 591,269.4991 E 1,366,174.5990 Elev. = 360.32
 Sta. 182B N 591,921.3110 E 1,367,995.9750 Elev. = 439.29
 - This Plat is Based on Field Run Monumented Boundary Survey Performed On or About February, 2019 by Fisher, Collins and Carter, Inc.
 - B.E.L. Denotes Building Restriction Line
 - Denotes Iron Pin Set Capped "F.C.C. 106".
 - Denotes Iron Pipe or Iron Bar Found.
 - Denotes Angular Change in Bearing or Rights-Of-Way.
 - Denotes Concrete Monument Set with Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument or Stone Found.
 - All Areas are More or Less (±).
 - Distances Shown are Based on Surface Measurement and Not Reduced to NAD '83 Grid Measurement.
 - For Flag or Pipe Stem Lots, Refuse Collection, Snow Removal and Road Maintenance are Provided To the Junction of Flag or Pipe Stem and Road Right-Of-Way Line Only and Not Onto the Flag or Pipe Stem Lot Driveway.
 - Driveways shall be Provided Prior to Issuance of a Use and Occupancy Permit For Any New Dwellings to Ensure Safe Access For Fire and Emergency Vehicles Per the Following (Minimum) Requirements:
 a. Width - 12 Feet (16 Feet Serving More Than One Residence);
 b. Surface - Six (6) Inches of Compacted Crusher Run Base with Tar and Chip Coating. (1 - 1/2" Minimum);
 c. Geometry - Maximum 15% Grade. Maximum 10% Grade Change and 45-Foot Turning Radius; d. Structures (Culverts/Bridges) - Capable of Supporting 25 Great Tons (H2S-Loading);
 e. Drainage Elements - Capable of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f. Structure Clearance - Minimum 12 Feet;
 g. Maintenance - Sufficient to Ensure All Weather Use.
 - Property Subject to Prior Department of Planning and Zoning File No's: ECP-19-036, WP-19-080, Water Contract No. 9-W and Sewer Contract No. 21-5.
 - No Cemeteries Exist on the Subject Property Based on Visual Observation or Listed in Available Howard County Cemetery Inventory Map.
 - There is an Existing Dwelling and Sheds (3) on This Site That Have Been Removed.
 - A Letter of Findings Dated February 27, 2019 Prepared by Eco-science Professionals, Inc. There are No Forest Resources, Wetlands, Wetlands Buffer, Stream and Stream Buffer Located Within the Limits of the Final Plat.
 - Site is Not Adjacent to a Scenic Road.
 - This Property is Located Within the Metropolitan District and Will be Served by Public Water and Sewer.
 - 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.
 - Stormwater Management Practices are Required in Accordance with the Design Manuals. Prior to Signature Approval of the Final Plat, the Developer will be Required to Execute the Declaration of Covenant and Or a Developer's Agreement For the Construction of the Stormwater Management Practices and a Maintenance Agreement.
 - This Plan is Subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations, and the 10/06/13 Comprehensive Zoning Plan. Development Or Construction on These Lots Must Comply with Setback and Buffer Regulations in Effect at the Time of Submission of the Site Development Plan, Water Partition Application or Building/Grading Permit.
 - Existing Well on Lot 2 Has Been Properly Abandoned in Accordance with Howard County Health Department Policy. If Existing Septic System is Found During Development of Site the System shall be Properly Abandoned and in Accordance with Current Standards.
 - First Floor Gravity Sewer Provided to Lot 1. **WAIVER APPROVED 5-21-19.**
 - A Speed Study Dated January, 2019 was Prepared by Mars Group.
 - Property is a Minor Subdivision and is Exempt From APD Traffic Report in Accordance with Section 4.7.B.5 of the Howard County Design Manual, Volume III-Roads and Bridges.
 - The Lots Created by This Subdivision Plat are Subject to a Fee or a Assessment to Cover or Defray All or Part of the Developers Cost of the Installation of the Water and Sewer Facilities. Pursuant to the Howard County Code Section 18.112. This Fee or Assessment, which Runs with the Land, is a Contractual Obligation Between the Developer and Each Owner of This Property and is Not in Any Way a Fee or Assessment of Howard County.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,263 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1,263 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.029 Ac.±
TOTAL AREA TO BE RECORDED	1,292 Ac.±

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department
[Signature] 12/19/19
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
[Signature] 1/6/20
 Chief Development Engineering Division 4 Date

[Signature] 1/8/20
 Director KB Date

Owner's Certificate

Brookdale Homes, L.L.C., By B. James Greenfield, Managing Member, 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 Easement Areas Shown Hereon; (2) The Right to Require Dedication For Public Use The Beds of the Streets And/Or Roads and Floodplains 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 Streets And/Or Roads and Floodplains, 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; 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 My Hand This 12th Day of November, 2019.

[Signature]
 Brookdale Homes, L.L.C.
 By: B. James Greenfield, Managing Member

[Signature]
 Witness

Surveyor's Certificate

I hereby Certify to the Best of My Knowledge that the Final Plat Shown Hereon is Correct, that it was Prepared by Me or Under My Responsible Charge and that I am a Duly Licensed Professional Land Surveyor Under the Laws of the State of Maryland; that it is All of the Lands Conveyed by Eric D. Grove, Successor Trustee of the Robert D. Grove Revocable Trust, Under Trust Agreement Dated December 13, 2000 And Amended and Restated on May 2, 2012 to Brookdale Homes, L.L.C. By Deed Dated March 27, 2019 and Recorded Among the Land Records of Howard County, Maryland in Liber 18600 at Folio 009; All Monuments are in Place in Accordance with the Annotated Code of Maryland, as Amended.

[Signature] 11/12/2019
 Todd M. Hill, Professional Land Surveyor No. 21351 Date
 Expiration Date: July 15, 2021

RECORDED AS PLAT No. 25293 ON 11/17/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Grove Property
 Lots 1 and 2

(Being a Subdivision of Tax Map 18, Parcel 47,
 Liber 18600 at Folio 009)

Zoned: R-20
 Tax Map: 18, Grid: 13, Parcel: 47
 Second Election District - Howard County, Maryland
 Date: November 11, 2019 Scale: As Shown Sheet 1 of 1