

POINT	U.S. Equivalent Coordinate Table		Metric Coordinate Table	
	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
303	592324.5625	1367568.3621	180540.887735	416235.670429
304	592492.4280	1367611.2240	180592.053239	416448.734773
305	592381.5472	1367916.5589	180558.256702	416941.801023
306	592217.6843	1367863.1101	180508.311199	416925.509797

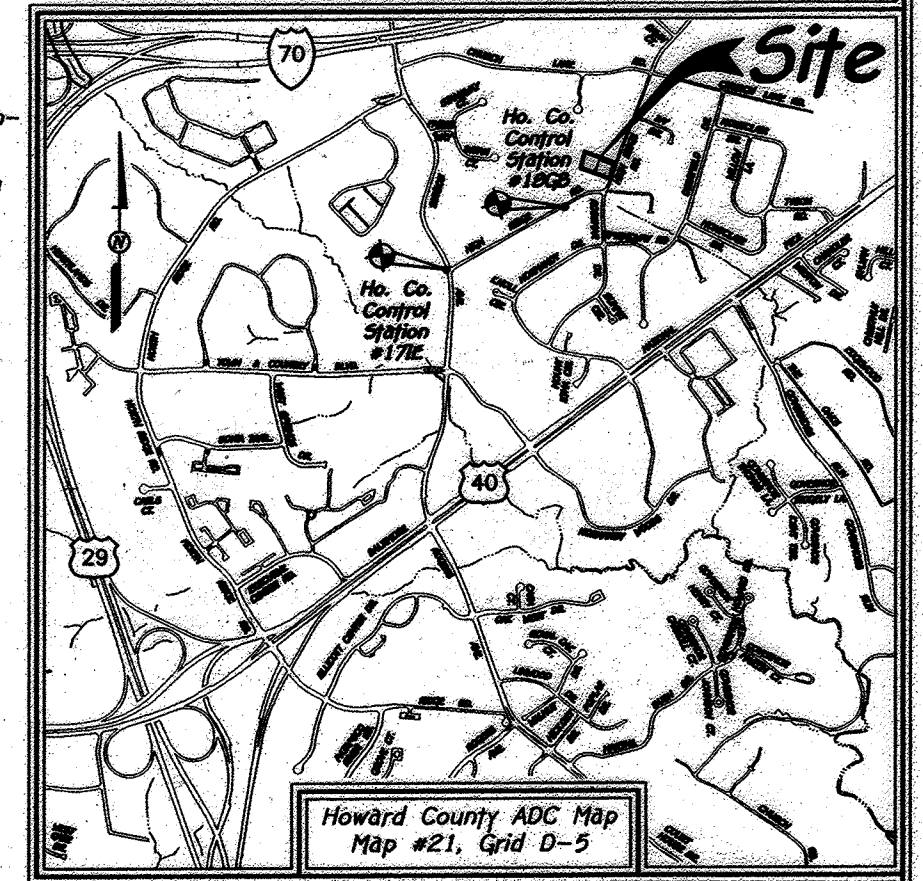
The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The History Of This Plat And The Safety Of Matters Herein Contained.

Frank John Mandalsan, II
 Frank John Mandalsan, II, L.S. 21476
 (Professional Land Surveyor)
 6/26/23
 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

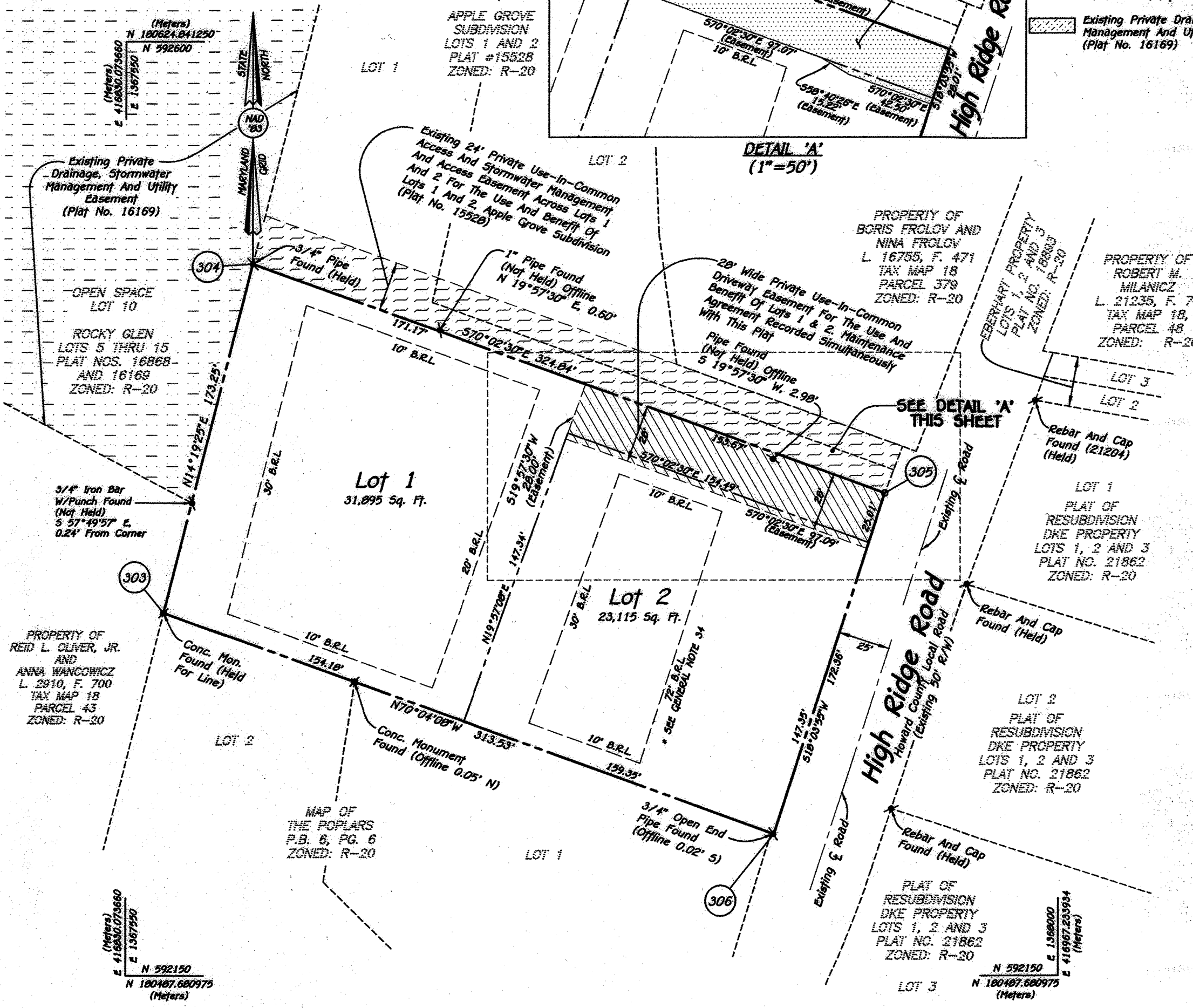
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	31,895 Sq. Ft.	3,892 Sq. Ft.	28,043 Sq. Ft.

- Legend**
- 20' Wide Private Use-In-Common Driveway Easement For The Use And Benefit Of Lots 1 And 2.
 - Existing Variable Width Private Use-In-Common Driveway Easement For The Use And Benefit Of Lots 1 And 2 (Plat No. 2529 Extinguished By Recordation Of This Plat).
 - Existing 24' Private Use-In-Common Access And Stormwater Management And Access Easement Across Lots 1 And 2 For The Use And Benefit Of Lots 1 And 2, Apple Grove Subdivision (Plat No. 15528).
 - Existing Private Drainage, Stormwater Management And Utility Easement (Plat No. 16169).



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, Landscaping Addressed Under F-19-080.
- 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 Highlight Views And To Address Privacy And Compatibility Concerns Expressed By The Adjacent Lot Owners At The Pre-Submission Community Meeting.
- Open Space Requirements Addressed Under F-19-080.
- 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 16.128(d) Of The Subdivision Regulations.
- Subdivision Is Subject To Section 16.08.0.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 Has Been Recorded In The Land Records Office Of Howard County, Maryland In Liber 19131 Folio 290. 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:
 - M.I.H.U. Required = (2 Lots x 10%) = 0.2 M.I.H.U.
 - 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.
 - An Executed M.I.H.U. Agreement With The Howard County Housing Department MHU Requirements Addressed Under F-19-080.
- The 20' 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.
- Plat Is Exempt From Providing Forest Conservation Obligation In Accordance With Section 16.1202(b)(1)(iv) 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)(ii) 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 16.1202(b)(1)(v). Forest Retention Priorities: Specie Champion Trees, Trees 75 Percent Of The Diameter Of Specie 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:
 - 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.
 - 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.
 - 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.



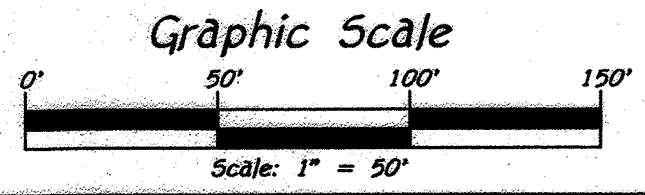
- General Notes:** Scale: 1" = 2,000'
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan. Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 172 And No. 182B.

Sta. 172	N 591,269.4891	E 1,366,174.5990	Elev. = 360.32
Sta. 182B	N 591,921.3110	E 1,367,395.9750	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 Pipe Set Capped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Of Stone Found.
 - All Area 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:
 - Width - 12 Feet (16 Feet Saving More Than One Residence).
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum).
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 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 Surface.
 - Structure Clearance - Minimum 12 Feet.
 - 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, F-19-080, Water Contract No. 9-W And Sewer Contract No. 21-5.
 - No Geometries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - 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 16.122B 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 Requirements In Accordance With The Design Manual Have Been Provided Under F-19-080.
 - 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, Waiver Petition Application Or Building/Grading Permit.
 - First Floor Gravity Sewer Provided To Lot 3 Approved Waiver Dated 5/21/19.
 - Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.

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

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 ROWWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1,263 Ac.±



APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Michael J. Deane
 Howard County Health Officer
 8/9/23
 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Johnson
 Chief, Development Engineering Division
 8/14/23
 Date

Jim & Mourid Sr AC
 Director KB
 8/18/23
 Date

Owner's Certificate

Brookdale Homes, L.L.C., By James Greenfield, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 26th Day Of June 2023.

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

Frank John Mandalsan, II
 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 Erich 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 12600 At Folio 009; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Frank John Mandalsan, II
 Frank John Mandalsan, II
 Professional Land Surveyor No. 21476
 Expiration Date: July 14, 2023
 Date: 6/26/23

Purpose Statement

The Purpose Of This Revision Plat Is To (1) Extinguish The Declaration Of Shared Ingress, Egress, Maintenance And Utility Easement For The Use And Benefit Of Lots 1 And 2 Recorded In Liber 19131 At Folio 272 And (2) Create An Amended 26 Foot Wide Declaration Of Shared Ingress, Egress Maintenance And Utility Easement For The Use And Benefit Of Lots 1 And 2.

RECORDED AS PLAT No. 211398 ON 8-25-23
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Grove Property
 Lots 1 And 2

(A Revision To Lots 1 And 2 Shown On A Plat Entitled "Grove Property, Lots 1 And 2", Plat No. 25293)

Zoned: R-20
 Tax Map: 18, Grid: 13, Parcel: 47
 Second Election District - Howard County, Maryland
 Date: June 14, 2023
 Scale: As Shown
 Sheet 1 Of 1

F-24-004