

19. The following DPZ files are applicable for this project, S-99-12, P-02-15, P-06-12, PB-339, PB-359, F-03-13, ZB Case No. 979M, WP-99-96, WP-03-46 and F-07-128.
20. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or their required buffers, flood plain and forest conservation easements.
21. The forest conservation obligation for this development has been met by retention under F-03-13. Development of Emerson 2, Phase 4 (F-03-13) under the current forest conservation act involves the clearing of approximately 5.48 acres of forest, and the retention of approximately 5.22 acres on the net tract area. When evaluated cumulatively with previous phases of the project, 47.154 acres of forest clearing and 51.034 acres of retention are proposed, and no reforestation is required. Approximately 5.03 acres of reforestation was provided in previous phases and may be used to offset reforestation requirements for future phases of this development.
22. Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. 979-M and the Decision and Order approved for PB-339 (Comprehensive Sketch Plan, S-99-12).
23. Area of Proposed Lots/Parcels:
- Buildable Lots: 1.515 ac.
 - Open Space Lots: 0.989 ac. (35% of This Resubdivision)
 - 38.5% Provided Under F-03-13
 - Minimum open space required is 35%
 - Area of proposed public roads: 0.317 AC.

24. 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 lots/parcels, any conveyances of the aforesaid lots/parcels 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 developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
25. The Articles of Incorporation have been filed with the State Department of Assessments and Taxation with incorporation number D06439459. The covenants for the Emerson Community Association, Inc. were recorded in the Land Records of Howard County, Maryland in Liber 5728 Folio 464.

MINIMUM LOT SIZE CHART

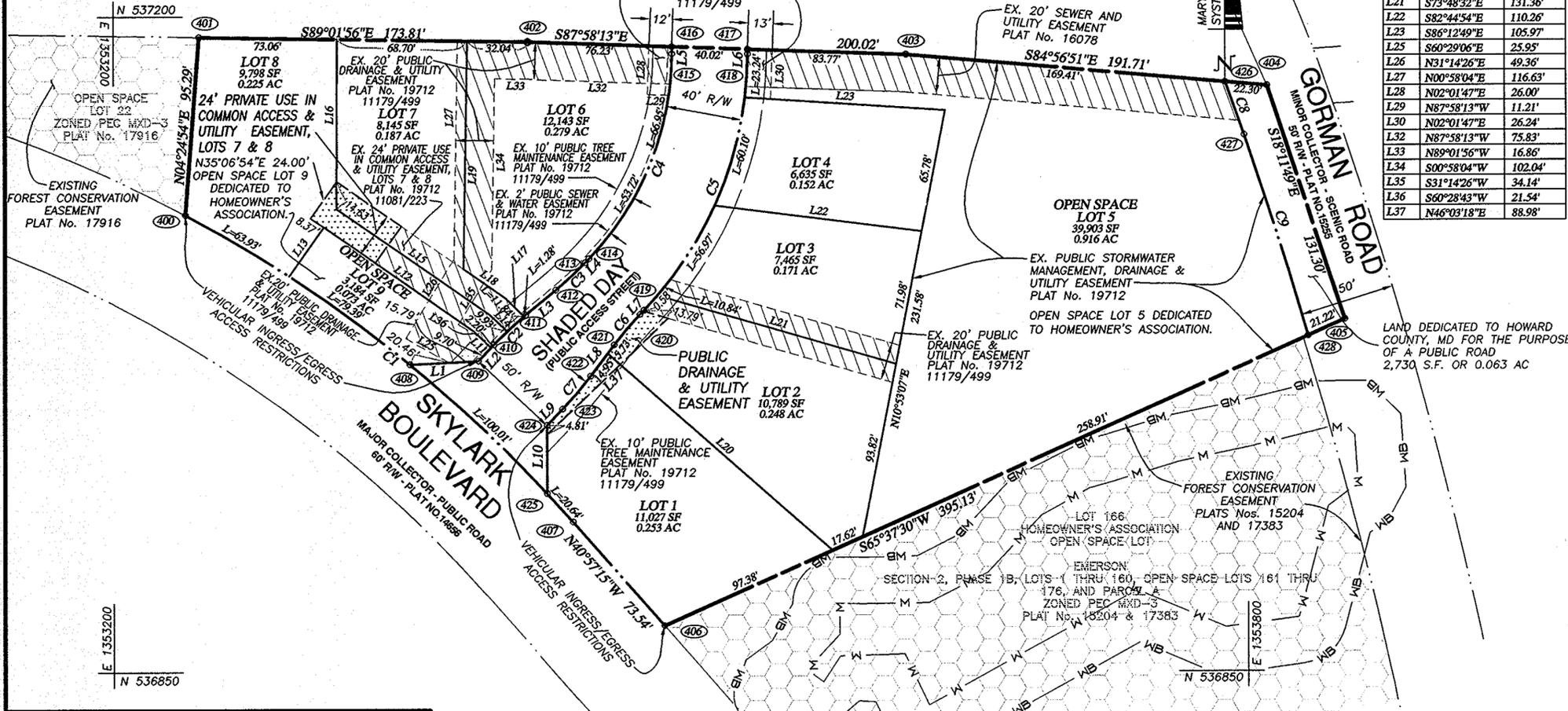
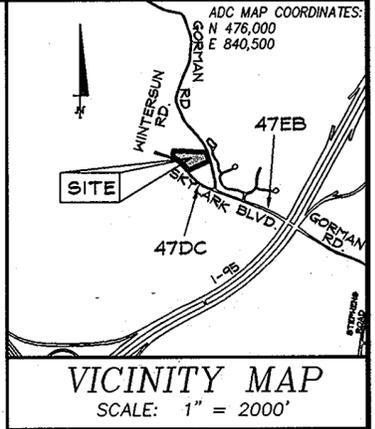
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
7	0.187 AC	0.011 AC	0.176 AC
8	0.225 AC	0.030 AC	0.195 AC

LINE TABLE

LINE	BEARING	LENGTH
L1	N87°02'51"E	36.25'
L2	N43°31'03"E	11.90'
L3	N50°13'20"E	20.68'
L4	N43°31'03"E	3.07'
L5	N00°17'38"E	3.82'
L6	N00°17'38"E	2.61'
L7	N43°31'03"E	3.07'
L8	N36°48'46"E	20.68'
L9	N43°31'03"E	11.90'
L10	N00°00'31"W	36.25'
L11	S46°28'57"E	12.05'
L12	S54°53'06"E	97.37'
L13	N35°06'01"E	31.81'
L14	N46°28'57"W	12.30'
L15	S54°53'06"E	99.14'
L16	N00°12'31"E	90.71'
L17	S45°03'23"E	13.26'
L18	S54°53'06"E	27.49'
L19	N00°58'04"E	121.98'
L20	N48°25'58"W	158.56'
L21	S73°48'32"E	131.36'
L22	S82°44'54"E	110.26'
L23	S86°12'49"E	105.97'
L24	S60°29'06"E	25.95'
L25	N31°14'26"E	49.36'
L26	N31°14'26"E	49.36'
L27	N00°58'04"E	116.63'
L28	N02°01'47"E	26.00'
L29	N87°58'13"W	11.21'
L30	N02°01'47"E	26.24'
L31	N87°58'13"W	75.83'
L32	N89°01'56"W	16.86'
L33	S00°58'04"W	102.04'
L34	S31°14'26"W	34.14'
L35	S60°28'43"W	21.54'
L36	N46°03'18"E	88.98'
L37	N46°03'18"E	88.98'

COORDINATE TABLE

NO.	NORTH	EAST
400	537094.2440	1353238.0866
401	537189.2516	1353245.4221
402	537186.3160	1353419.2046
403	537179.2317	1353619.0991
404	537162.3481	1353810.0642
405	537037.6110	1353851.0866
406	536874.5355	1353491.1548
407	536930.0754	1353442.9526
408	537014.2897	1353356.7494
409	537016.1569	1353392.9520
410	537024.7854	1353401.1451
411	537040.5367	1353417.9596
412	537053.7701	1353433.8555
413	537068.2421	1353449.3044
414	537079.4702	1353451.4200
415	537179.7937	1353495.3669
416	537183.6161	1353495.3669
417	537192.1981	1353535.3797
418	537042.9271	1353480.4266
419	537040.6990	1353478.3109
420	537024.5223	1353464.6574
421	537007.9632	1353452.2638
422	536990.3565	1353437.4033
423	536981.7256	1353429.2078
424	536945.4726	1353429.2132
425	537164.3120	1353787.8510
426	537136.1632	1353797.9493
427	537028.8545	1353831.7428



- General Notes:**
- The subject property is zoned PEC-MXD-3 per the 02/02/04 Comprehensive Zoning Plan and per ZB Case No. 979M and the Comp Lite Zoning Regulation amendments effective on 7/28/06.
 - Coordinates 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 1354833.6403 No. 47EB N 536212.7456 E 1354833.6403
 - This plat is based on a field-run monumented boundary survey performed Daft, McCune, Walker in June, 1999.
 - All areas shown on this plat are more or less.
 - Driveway(s) shall be provided prior to residential occupancy to insure 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 insure all weather use.
 - Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
 - Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
 - For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and road right-of-way line and not onto the pipe stem lot driveway.
 - Stormwater management for this site and a portion of the adjacent property (Parcel 5) will be provided by a wet pool extended detention facility to be located on Open Space Lot 5. Prior to signature approval of this plat the developer will be required to execute the developer's agreement for the construction of the storm water management facility and a maintenance agreement. Stormwater management for this development will be provided by the following means:
 - Recharge volume (REV) will be provided via a grass channel with check dams. The water quality (WQV) will be provided through a wet-pool extended detention pond. Channel protection volume (CPV) will be provided through the wet-pool extended detention pond. Overbank flood protection volume and extreme flood protection volume are not required. The facility is to be privately owned and jointly maintained.
 - Landscaping for Lots 1 through 9 shown herein is provided in accordance with a certified landscape plan on file with this plat in accordance with section 16.124 of the Howard County code and the landscape manual. Landscaping surety for the 25 shade trees and 26 evergreen trees in the amount of \$11,400.00 will be posted with the DPW developers agreement.
 - There are no known cemeteries on this site.
 - There are no wetlands within this site per Plat No. 16608.
 - There is no 100-Year Floodplain within this site.
 - BRL denotes Building Restriction Line.
 - 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.
 - Land dedicated to Howard County, Maryland, for the purposes of a public road 0.317 AC.
 - The minimum building setback restrictions from property lines and public road right-of-way lines for the SPD residential lots shall be in accordance with the comprehensive Sketch Plan Development Criteria approved under S-99-12, PB-339 and PB-359.

Lot Tabulation

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 9
Buildable - 7
Open Space - 2
TOTAL AREA OF LOTS AND/OR PARCELS - 2.504 Ac.
Buildable - 1.515 Ac.
Open Space - 0.989 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED - 0.317 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED - 2.821 Ac.

OWNER
EMERSON LAND BUSINESS TRUST
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD DIST.	TANGENT
C1	729.96'	263.96'	20°43'08"	N51°17'36"W	262.53'	133.44'
C2	197.00'	23.05'	6°42'17"	N46°52'12"E	23.04'	11.54'
C3	181.00'	21.18'	6°42'17"	N46°52'12"E	21.17'	10.60'
C4	159.95'	120.67'	43°13'25"	N21°53'59"E	117.83'	63.37'
C5	199.96'	150.85'	43°13'25"	N21°54'01"E	147.30'	79.22'
C6	181.00'	21.18'	6°42'17"	N40°09'55"E	21.17'	10.60'
C7	197.00'	23.05'	6°42'17"	N40°09'55"E	23.04'	11.54'
C8	886.50'	29.91'	1°55'59"	N19°44'07"W	29.91'	14.95'
C9	2501.37'	112.51'	2°34'38"	N17°28'49"W	112.50'	56.27'

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.

Ronald B. Southard 8/19/08
Robert B. Southard Date

Emerson Land Business Trust
Gregory F. Hamm 8/22/08
Gregory F. Hamm, Vice President Date

Jeffrey C. Balkovitz 8/22/08
Jeffrey C. Balkovitz, Assistant Secretary Date

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

B. Nyeon de Peter Reilenson 9/25/2008
Howard County Health Officer 9 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Gregory F. Hamm 9/29/08
Chief, Development Engineering Division Date

Shirley R. Leight 10/1/08
Director Date

Owner's Dedication

We, Emerson Land Business Trust, a Maryland limited liability company, owners of the property shown and described herein, 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 22nd day of AUGUST 2008.

Gregory F. Hamm 8/22/08
Gregory F. Hamm, Vice President Date

Jeffrey C. Balkovitz 8/22/08
Jeffrey C. Balkovitz, Assistant Secretary Date

Surveyor's Certificate

I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown herein is correct, that it is a subdivision of all of the lands conveyed by Emerson Corporation to Emerson Land Business Trust, by deed dated August 8, 2004 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 8548, Folio 334, and being a resubdivision of Lots 117-120 as shown on a plat of subdivision entitled "Emerson" Section 2, Phase 4 and recorded among the Land Records of Howard County, Maryland on Plat Number 16078, 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.

Ronald B. Southard 8/19/08
Robert B. Southard, Property Line Surveyor
Maryland Registration No. 239

DeMario Design Consultants, Inc.
192 East Main Street
Westminster, MD 21157
Phone: (410) 388-0550
Fax: (410) 388-0564
DDC@demariodesign.us

PLAT OF REVISION
FOR
EMERSON
SECTION TWO, PHASE 8A
LOTS 1-4 & 6-8 & 9
OPEN SPACE LOTS 5 & 9
Election District No. 6 Howard County, Maryland
Tax Map 47 Grid 8 Parcel P/O 1053
Scale: 1"=50' August 19, 2008
Zoning: PEC-MXD-3

05122.2 | JAI | RBS | Sheet 1 of 1

F-09-026