

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
38-39	570.00'	200.76'	101.43'	199.73'	S 19°01'12" W	20°10'50"
30' PUBLIC WATER, SEWER & UTILITY EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
WS1	700.00'	209.64'	105.61'	208.86'	N 10°31'50" E	17°09'34"
WS2	730.00'	210.23'	105.85'	209.51'	N 10°10'09" E	16°30'02"
24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
UIC-1	724.00'	210.11'	105.80'	209.37'	N 10°14'20" E	16°37'40"
LOT LINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	706.00'	67.16'	33.60'	67.13'	N 04°40'09" E	5°27'00"
C2	712.00'	137.94'	69.19'	137.73'	N 07°29'17" E	11°06'02"
C3	718.00'	209.99'	105.75'	209.24'	N 10°18'36" E	16°45'26"

COORDINATE LIST		
POINT	NORTH	EAST
37	532302.5234	1356109.9526
38	532169.9220	1356089.1174
39	531981.0991	1356024.0271
40	531945.2449	1355929.8083
41	531949.4994	1355883.0505
57	532307.0387	1355890.3803
58	532303.4847	1356063.2064
59	532302.9912	1356087.2035
60	532421.9169	1356067.2403
61	532418.3949	1356091.1343

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	12,177 SQ. FT.	709 SQ. FT.	11,468 SQ. FT.
2	13,421 SQ. FT.	1,109 SQ. FT.	12,312 SQ. FT.
3	13,246 SQ. FT.	1,531 SQ. FT.	11,715 SQ. FT.
4	29,095 SQ. FT.	6,080 SQ. FT.	23,015 SQ. FT.

I FURTHER CERTIFY THAT 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.

Arthur M. Botterill 08/31/07
 ARTHUR M. BOTTERILL, No. 10886 DATE

Douglas M. Godine 8.27.07
 DOUGLAS M. GODINE, VICE-PRESIDENT DATE

James D. Lano 8/27/07
 JAMES D. LANO, ASSISTANT SECRETARY DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
BUILDABLE LOTS	4
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION LOTS	0
TOTAL AREA OF LOTS TO BE RECORDED:	1.5597 AC.±
BUILDABLE LOTS	1.5597 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION LOTS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.5597 AC.±

Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

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

Wifonfor Peter Bilsen 9/19/07
 HOWARD COUNTY HEALTH OFFICER 50 10/19 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul G. Cavanaugh 9/1/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark J. Coyle 9/25/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY LOIS MARIE GIBSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MAUD K. SHAUCK (ALSO KNOWN AS MAUDE K. SHAUCK) TO STANSFIELD-LAUREL, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 27, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5450 AT FOLIO 675. SAID CORPORATION HAVING FILED ARTICLES OF MERGER ON JUNE 8, 2006, AND A CERTIFICATE OF CORRECTION AND A CERTIFICATE OF CONVEYANCE ON OCTOBER 13, 2006 WHEREBY STANSFIELD-LAUREL, INC. WAS MERGED INTO HRD. ALL MONUMENTS ARE IN PLACE 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.

Arthur M. Botterill 08/31/07
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 10886

OWNER'S CERTIFICATE

HRD, BY DOUGLAS M. GODINE, VICE PRESIDENT, AND JAMES D. LANO, ASSISTANT SECRETARY, OWNERS 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 RESTRICTION LINES. ALL EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

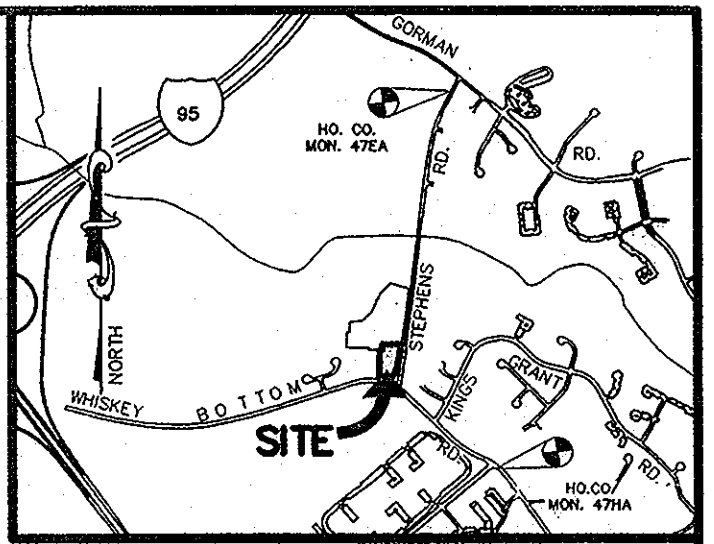
WITNESS MY/OUR HANDS THIS 27th DAY OF August, 2007.

Douglas M. Godine 8.27.07
 DOUGLAS M. GODINE, VICE PRESIDENT; DATE

James D. Lano 8/27/07
 JAMES D. LANO, ASSISTANT SECRETARY DATE

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 47EA AND 47HA.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY DMW, INC.
- THE SUBJECT PROPERTY IS ZONED R-SC-MXD-3 AND R-SC PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES OR HISTORIC STRUCTURES WITHIN THE SUBJECT PROPERTY.
- STORM WATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY F-05-089.
- NO WETLANDS, WETLAND BUFFERS, STREAMS, OR STREAM BUFFERS ARE PRESENT ON THE SITE.
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE Nos. S-99-12, PB-339, ZB-979-M, PB-359 (AMENDED S-99-12), P-04-14, F-05-089 & F-05-117.
- THIS SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACT 24-4231-D.
- THE LOTS OF THIS MINOR SUBDIVISION WILL OBTAIN THEIR ACCESS OVER THEIR OWN 6.04' FEE SIMPLE STRIPS VIA THE EXISTING 24' PRIVATE USE-IN-COMMON DRIVEWAY, AS RECORDED ON PLAT NO. 17915, AND THE PROPOSED 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT, AS SHOWN HEREON.
- FOREST CONSERVATION REQUIREMENTS FOR THIS DEVELOPMENT WERE ADDRESSED UNDER F-05-117 WITH A FEE-IN-LIEU AMOUNT OF \$16,989.00.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH- 12'(14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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;
 - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS SITE IS BEING DEVELOPED UNDER THE R-SC ZONING REQUIREMENTS.



GENERAL NOTES (cont.)

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- A FEE-IN-LIEU OF \$ 4,500.00 FOR OPEN SPACE WILL BE REQUIRED.
- THE 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 THE LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. THE 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 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- PER SECTION 16.120(C)(2)(v) A MAINTENANCE AGREEMENT FOR THE DRIVEWAY SHALL BE RECORDED FOR THE IMPACTED LOTS AND REFERENCED ON THE FINAL PLAN.
- NO STEEP SLOPES GREATER THAN 15% OCCUR ON THIS SITE.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5,550.00. Site development plan.
 - 1 SHADE TREES @ \$300.00 = \$3,300.00
 - 2 ORNAMENTAL TREES @ \$150.00 = \$300.00
 - 13 EVERGREEN TREES @ \$150.00 = \$1,950.00
- IN ACCORDANCE WITH COUNCIL BILL 15-2006, THE SIDEWALK REQUIREMENTS WILL BE ADDRESSED WITH A PAYMENT OF A FEE-IN-LIEU FOR SIDEWALK CONSTRUCTION IN THE AMOUNT OF \$10,922.50.

LEGEND

- EASEMENT TO BE ESTABLISHED BY RECORDATION OF THIS PLAT
- BREAK IN DIRECTION

OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BULK PARCEL 'A' INTO (4) BUILDABLE LOTS, ADD A 30' PUBLIC WATER, SEWER & UTILITY EASEMENT AND ADD A 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1 THRU 4.

RECORDED AS PLAT No. 19414
 ON 9-27-07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WALLINGTON OVERLOOK AT EMERSON LOTS 1 THRU 4

A RESUBDIVISION OF BULK PARCEL 'A' AS SHOWN ON PLAT NO. 19127 TITLED "PLAT OF CORRECTION, WALLINGTON OVERLOOK AT EMERSON, BULK PARCEL 'A,' AND EMERSON, SECTION 2, PHASE 6B, NON-BUILDABLE PARCEL A-1, A RESUBDIVISION OF NON-BUILDABLE PARCEL A, PLAT NO. 17950"

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP NO. 47 GRID No. 15
 PARCEL 133 ZONED: R-SC-MXD-3 AND R-SC
 SCALE: 1"=50' DATE: 08/14/07 SHEET: 1 OF 1
 22456/1-7/SURVEY/WORK AREA/004 PLAT.DWG