

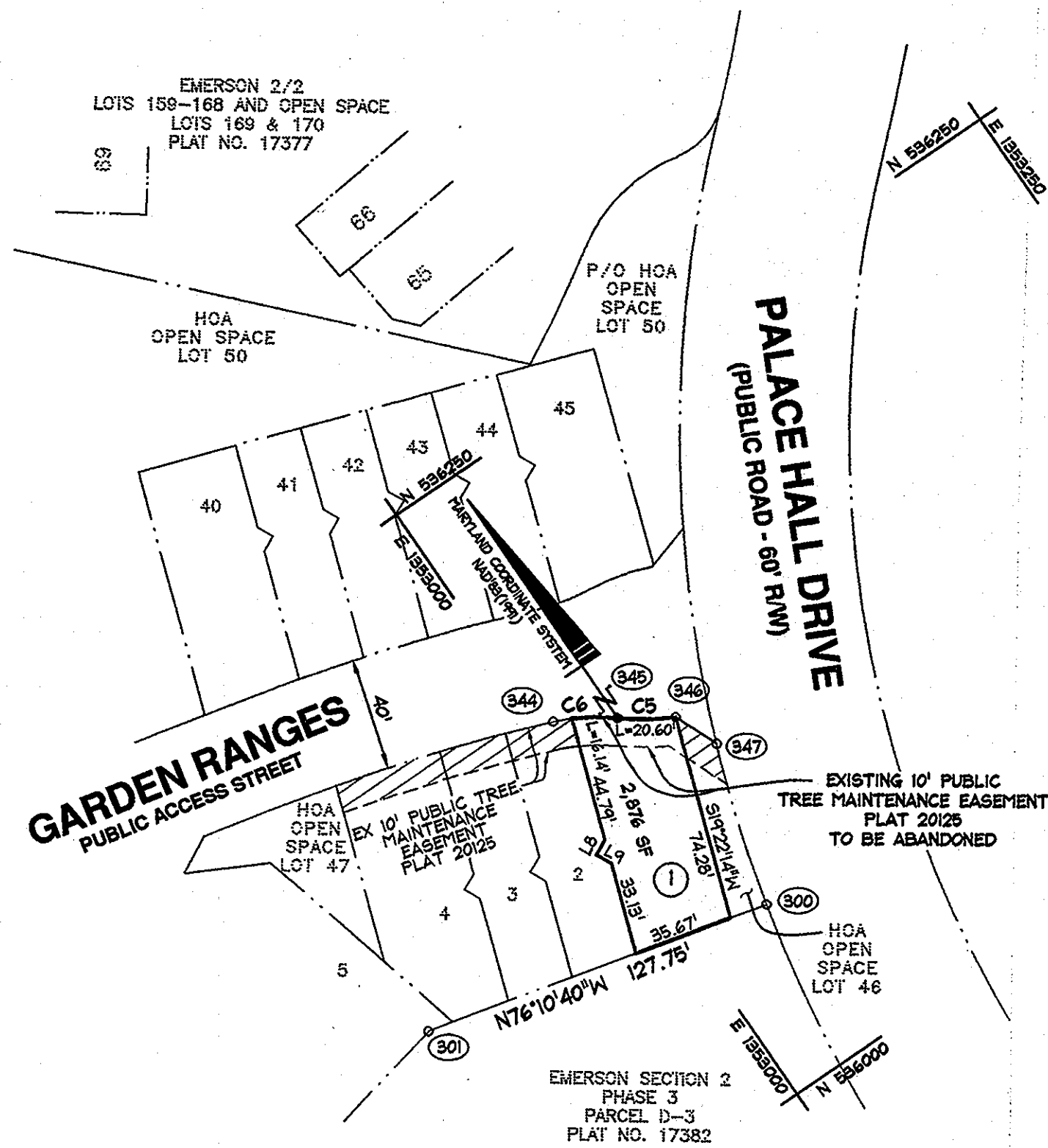
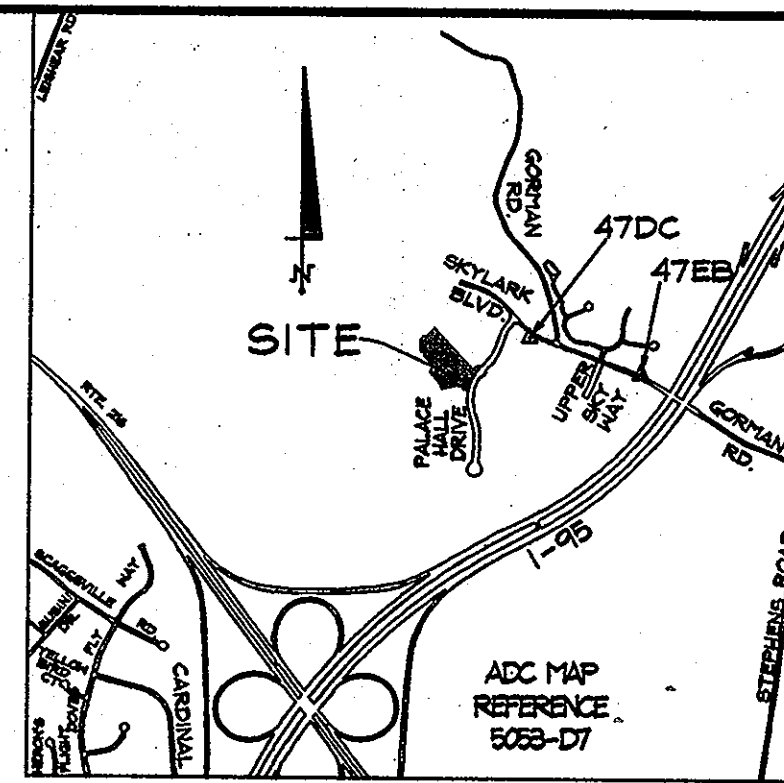
GENERAL NOTES:

- 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 shown hereon 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 1353673.1225
 No. 47EB N 536212.7456 E 1354833.6403
- This plat is based on a field-run monumented boundary survey performed by 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 (14 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.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas. Except as approved by Department of Planning and Zoning.
- 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.
- There are no known cemeteries on this site.
- 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 CE-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.
- The minimum building setback restrictions from property lines and public road right-of-way lines for the SFA residential lots shall be in accordance with the comprehensive Sketch Plan Development Criteria approved under S-99-12, PB-339 and PB-359.
- There are no Floodplains, wetlands, streams or buffers on this site.
- Parcel D-4 was allocated 45 units with the recordation of F-05-49, Plats numbers 17381 thru 17383.
- WP 04-14, Emerson 2/3, Bulk Parcel D-1 approved on September 10, 2003 Section 16.1106h.(2) establishes the milestone date by which a sketch plan/preliminary equivalent sketch plan (for fee-simple lots) or a site plan (for condominium development or non-residential development) must be submitted when bulk parcel is recorded on a record plat; and Section 16.144.(g), which provides that when a milestone date is not complied with, the plan shall be voided and all previous approvals and housing unit allocations rescinded.
- A waiver has been approved on 1/23/06 to waive Section 2.5.2.H of Design Manual, Volume III to reduce the required sight distance from 462' to 330'.
- Lots designated "OPEN SPACE" lots have been dedicated to Homeowners' Association. The following DPZ file are applicable for this project, S-99-12, SP-06-05, PB-339, PB-359, ZB Case No. 979M, F-05-49, F-07-182, WP-04-14, F-07-169
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**
 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 1 through 50, 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 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 Developers Obligations under the Forest Conservation Installation and maintenance agreement executed by the Developer and the County, and the release of Developers surety posted with said agreement. The County shall accept the easements and record the deeds of easement in the Land Records of Howard County.
- The property is located in the metropolitan district.
- The Open Space lots were dedicated to the Emerson Community Association. 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 (provided under F-07-169).
- This plat has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code. Financial surety for the required landscaping in the amount of \$2,400 was posted as part of the Developers Agreement (4 shade trees, 8 evergreen trees) provided under F-07-169.
- Stormwater management for this project will be addressed with the existing Stormwater Management Facilities which will control the runoff per the latest approved Design Standards. The facilities have been approved under F-02-55 and F-04-127. The existing facility is a wet pond located on adjacent HOA Lot 174 Emerson Section 2 Phase 1B.
- This plat addressed the requirements of Section 16.1200 of the Howard County Code for Forest Conservation in accordance with a Forest Conservation Plan previously approved under F-07-169.

COORDINATE TABLE		
POINT	NORTH	EAST
300	536061.7292	1353029.3361
301	536092.2495	1352905.2875
344	536158.1879	1353004.1710
345	536146.4728	1353023.6129
346	536135.0659	1353040.7088
347	536119.0041	1353047.3107

LINE TABLE		
LINE	BEARING	LENGTH
L8	S64°22'14"W	6.32'
L9	S28°37'46"E	6.32'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD DIST.	TANGENT
C5	89.00'	20.60'	14°13'26"	S56°17'15"E	20.58'	10.36
C6	67.00'	22.81'	19°30'18"	N88°09'41"W	22.70'	11.52



VICINITY MAP
SCALE: 1"=2000'

OWNER / DEVELOPER
 MILLER AND SMITH AT
 EMERSON, L.L.C.
 8401 GREENSBORO DRIVE
 SUITE 450
 MCLEAN, VA 22102
 703-821-2500

- Open Space Tabulation
 - Open Space Required: 35%
 - Open Space Provided: F-02-55, Parcel D A=6.5 AC. (35.1%)
 This Plan Area = 1.0942 acres (23.5%)
 provided under F-07-169
- Stormwater management for this project was designed in accordance with the MDE 2000 regulations. In accordance with the state regulations, construction shall be complete by May 4, 2017, to maintain the current stormwater approval status.

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.

James L. Mathias 10/13/10
 Date
 Miller and Smith at Emerson, L.L.C.
 Thomas D. Hall 10/12/10
 Date

NOTE:
 THE PURPOSE OF THIS PLAT IS TO
 ABANDON THE PUBLIC TREE
 MAINTENANCE EASEMENT ON LOT 1

RECORDED AS PLAT NUMBER 21455 ON 11/28/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED:	1
TOTAL NUMBER OF BUILDABLE LOTS:	1
TOTAL NUMBER OF OPEN SPACE PARCELS:	0
TOTAL AREA OF LOTS TO BE RECORDED:	0.0660 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	0.0000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.0660 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
R. Diefen for Peter Besikowon 11/8/2011
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 11/10/11
 Chief, Development Engineering Division Date
[Signature] 11/20/11
 Director Date

OWNER'S DEDICATION

Miller and Smith at Emerson L.L.C. a Maryland limited liability company, by Thomas D. Hall, owner 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,

- 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 12th day of OCTOBER 2010.

MILLER AND SMITH AT EMERSON L.L.C.

[Signature]
 Thomas D. Hall

[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge and belief that the plat of revision shown hereon is correct, that it is a revision of part of the lands conveyed by Emerson Land Business Trust, a Maryland business trust, and The Howard Research And Development Corporation, a Maryland corporation, to Miller and Smith at Emerson, L.L.C., a Maryland limited liability company, by deed dated October 23, 2009 and recorded among the Land Records of Howard County, Maryland in Liber 12124, Folio 467, 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.

[Signature] 10/13/10
 James L. Mathias, Professional Land Surveyor
 Maryland Registration No. 11039 Date



PLAT OF REVISION EMERSON SECTION TWO, PHASE 3 LOT 1
 A REVISION OF PLAT No. 20125
 Election District No. 6 Howard County, Maryland
 Tax Map 47 Grid 8 Part of Parcel 1070
 Scale: 1" = 50' October 11, 2010
 Zoning: PEC-MXD-3

06127.1 | JLM | RBS | LJC | SHEET 1 OF 1

F-11-048