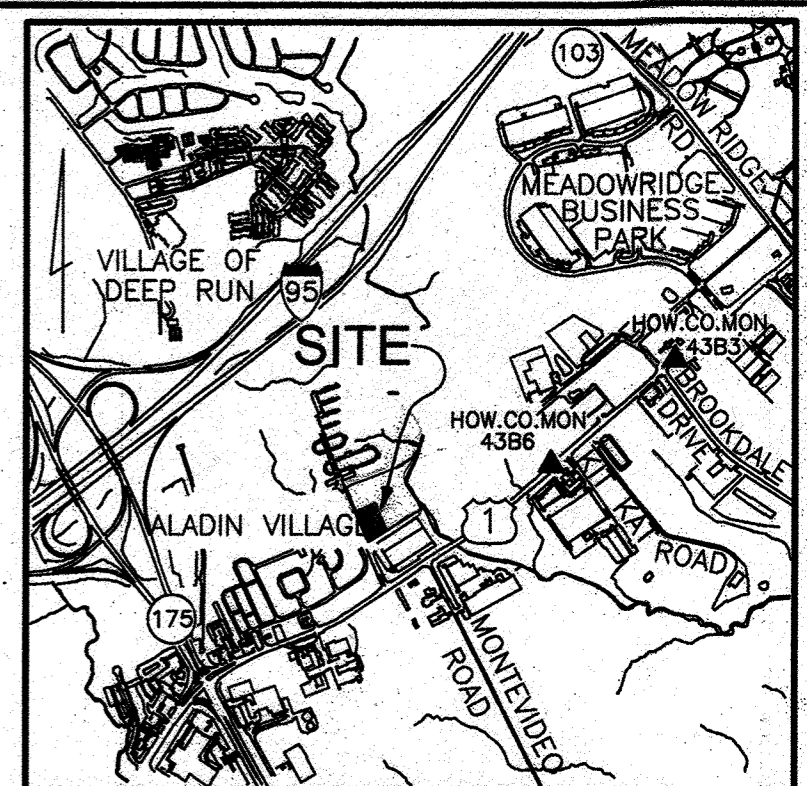
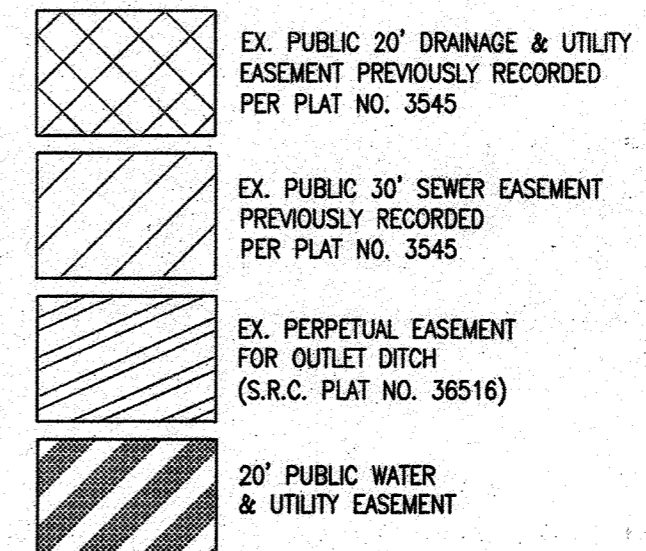
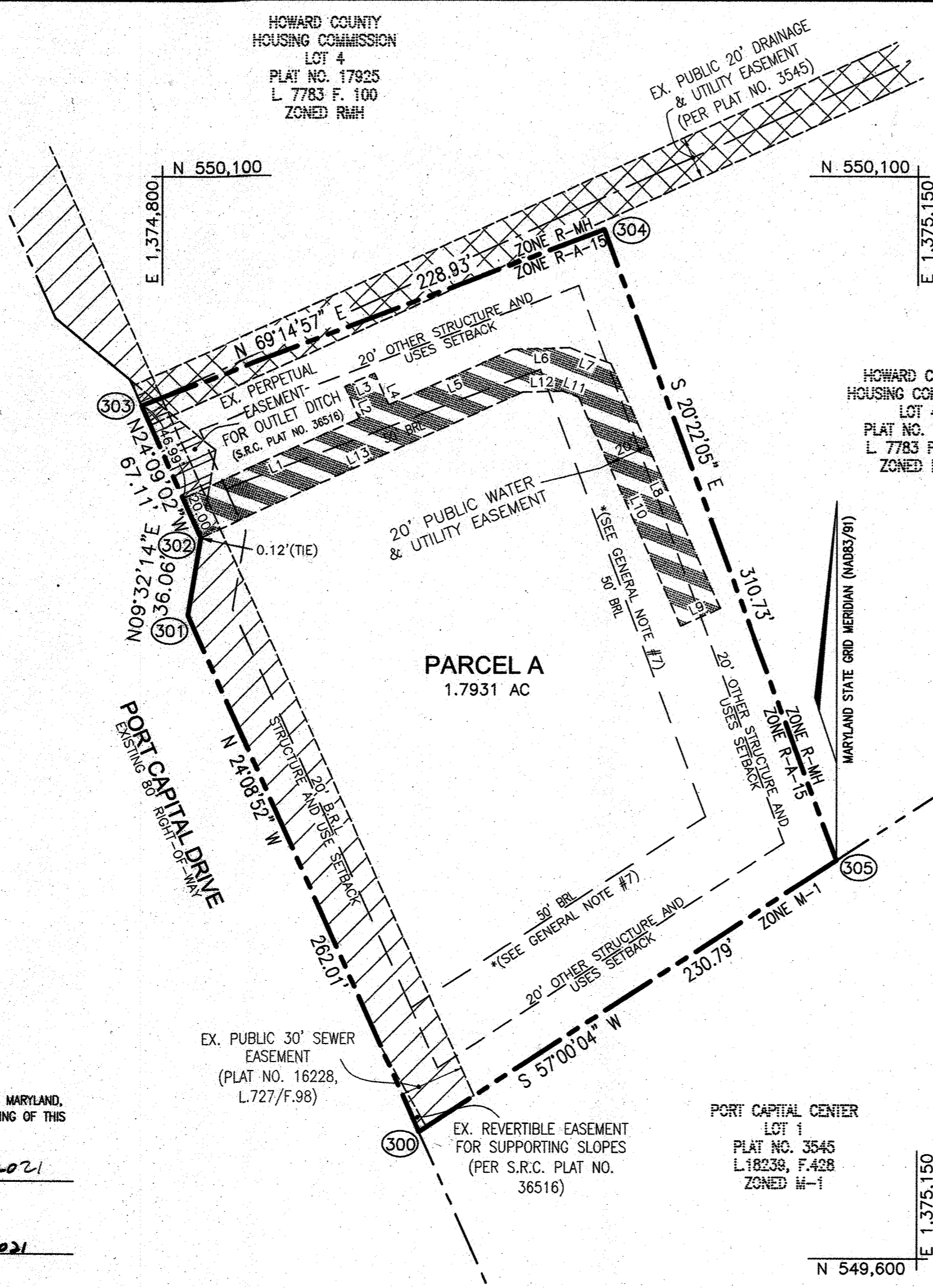


COORDINATE TABLE			
300	549658.2805	1374919.1243	PLAT COR
301	549897.3662	1374811.9364	PLAT COR
302	549932.9287	1374817.9114	PLAT COR
303	549994.1648	1374790.4544	PLAT COR
304	550075.2757	1375004.5338	PLAT COR
305	549783.9738	1375112.6836	PLAT COR
306	549783.9733	1375112.6860	PLAT COR

20' PUBLIC WATER & UTILITY EASEMENT		
LINE	BEARING	LENGTH
L1	N65°46'43"E	89.29'
L2	N24°13'17"W	16.17'
L3	N65°46'43"E	15.00'
L4	S24°13'17"E	16.17'
L5	N65°46'43"E	62.97'
L6	N88°16'43"E	26.43'
L7	S69°13'17"E	20.41'
L8	S24°13'17"E	123.98'
L9	S85°46'43"W	20.00'
L10	N24°13'17"W	115.69'
L11	N69°13'17"W	8.15'
L12	S88°16'43"W	18.48'
L13	S65°46'43"W	163.31'



GENERAL NOTES

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS; NO. 43B2 N: 551,655.009' E: 1,378,176.941' NO. 43B6 N: 550,601.593' E: 1,376,866.047'
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2003, BY FREDERICK WARD.
- ALL AREAS ARE MORE OR LESS (+/-).
- DISTANCES SHOWN ARE BASED ON US SURVEY FEET.
- THE SUBJECT PROPERTY IS ZONED R-A-15 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES; WP-07-051, WP-10-135, WP-11-160, WP-12-137, WP-13-169, SDP-05-078, F-04-044, ECP-18-059, ZB1028M, S-18-008, AA-18-018, WP-19-057, (SDP-05-131, SDP-74-124, SDP-79-170 WERE NOT BUILT AND ARE EXPIRED).
- BRL DENOTES BUILDING RESTRICTION LINE; ADMINISTRATIVE ADJUSTMENT GRANTED FOR SDP-20-004; REF. AA-18-018, APPROVED ON APRIL 8TH, 2019; ADMINISTRATIVE ADJUSTMENT SECTION 112.0.D.4.c(2)(a) TO REDUCE THE REQUIRED 50' APARTMENT DWELLING SETBACK TO 40.7' FROM CE-CLL-CR, SECTION 112.0.D.4.c(2)(a) REDUCE THE 50' APARTMENT DWELLING SETBACK FROM THE R-MH TO 40' FOR BUILDING #3, AND SECTION 112.0.D.5.d TO REDUCE THE MINIMUM DISTANCE BETWEEN MULTI-FAMILY BUILDING (REAR TO REAR) FROM 60' TO 56'.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON-SITE. NO NEW DWELLINGS/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE, EXCEPT AS APPROVED BY AA-18-018 (SEE GENERAL NOTE 7)
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUND ON THE SUBJECT PROPERTY.
- THERE IS NO FOREST STAND DELINEATION FOR THIS SITE; TO BE ADDRESSED AT THE SITE DEVELOPMENT PLAN PHASE.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- TRAFFIC STUDY FOR THIS PROJECT IS TO BE ADDRESSED AT THE SITE DEVELOPMENT PLAN PHASE.
- NOISE STUDY FOR THIS PROJECT IS TO BE ADDRESSED AT THE SITE DEVELOPMENT PLAN PHASE.
- STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT (LIST SPECIFICS AND OWNERSHIP AND MAINTENANCE RESPONSIBILITY). TO BE ADDRESSED AT THE SITE DEVELOPMENT PLAN PHASE.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- 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 PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. TO BE ADDRESSED AT THE SITE DEVELOPMENT PLAN PHASE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING 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.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCEL "A". ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(ii) OF THE HOWARD COUNTY CODE.

THE REQUIREMENTS § 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.

Eric R. Quintanilla 01/20/2021
 ERICK R. QUINTANILLA, PLS NO. 21408 DATE

Mike Al 11/12/2021
 REPRESENTATIVE OF U.S. HOME CORPORATION DATE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE PARCELS	1
TOTAL NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF PARCELS	1
TOTAL AREA OF BUILDABLE PARCELS	1.7931 AC
TOTAL AREA OF OPEN SPACE LOTS	0.0000 AC
TOTAL AREA OF PARCELS	1.7931 AC
TOTAL AREA OF ROADWAY	0.0000 AC
TOTAL AREA	1.7931 AC

OWNER/DEVELOPER
 U.S. HOME CORPORATION
 7635 ALBERT EINSTEIN DRIVE, SUITE 200
 COLUMBIA, MD 21046
 410-423-0407



VOGEL ENGINEERING
 +
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

THE PURPOSE OF THIS PLAT IS TO:

- TO CORRECT THE BEARING LABEL FROM THE PREVIOUSLY RECORDED PLAT.
- CREATE A 20' PUBLIC WATER & UTILITY EASEMENT
- UPDATE ZONING OF PARCEL A TO R-A-15 PER 10/6/13 COMPREHENSIVE ZONING PLAN
- UPDATE BRL'S TO CURRENT ZONING

RECORDED AS PLAT No. 2114/22 ON 25990
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

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

[Signature] 11/29/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT OF PLANNING
 AND ZONING.
[Signature] 12/15/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE
[Signature] 2/3/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, U.S. HOME CORPORATION, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 12TH DAY OF NOVEMBER, 2021.

[Signature]
 REPRESENTATIVE OF U.S. HOME CORPORATION
 WITNESS

SURVEYOR'S CERTIFICATE

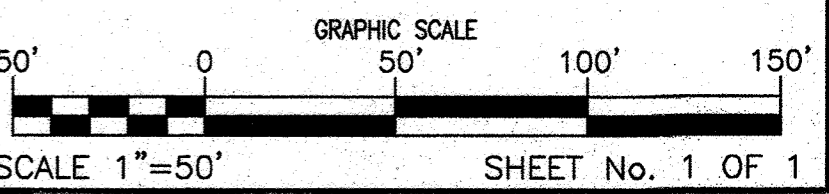
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LAND CONVEYED BY PORT CAPITAL CENTER OF MARYLAND, LLC TO U.S. HOME CORPORATION BY DEED DATED SEPTEMBER 21, 2021 AND RECORDED IN LIBER 20964 AT FOLIO 93 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 01/20/2021
 ERICK R. QUINTANILLA
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 21408, EXP. DATE: JUNE 15, 2021 DATE

**PLAT OF REVISION
 THE OAKS AT WATERS EDGE
 PHASE 3, PARCEL "A"**

A REVISION OF PARCEL "A" SHOWN ON THE PLAT OF THE OAKS AT WATERS EDGE PLAT #16228
 ZONED R-A-15
 TAX MAP No. 43 BLK: 4 PARCEL No.644
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DECEMBER 2020



SUBMIT: 1/19/2021 FILED: 1/19/2021 PLATTED: January 19, 2021
 FILE NAME: K:\PROJECTS\1628 - PORTERS PLACE SURVEY\DWG\RECORD PLAT\PLAT-1526.DWG