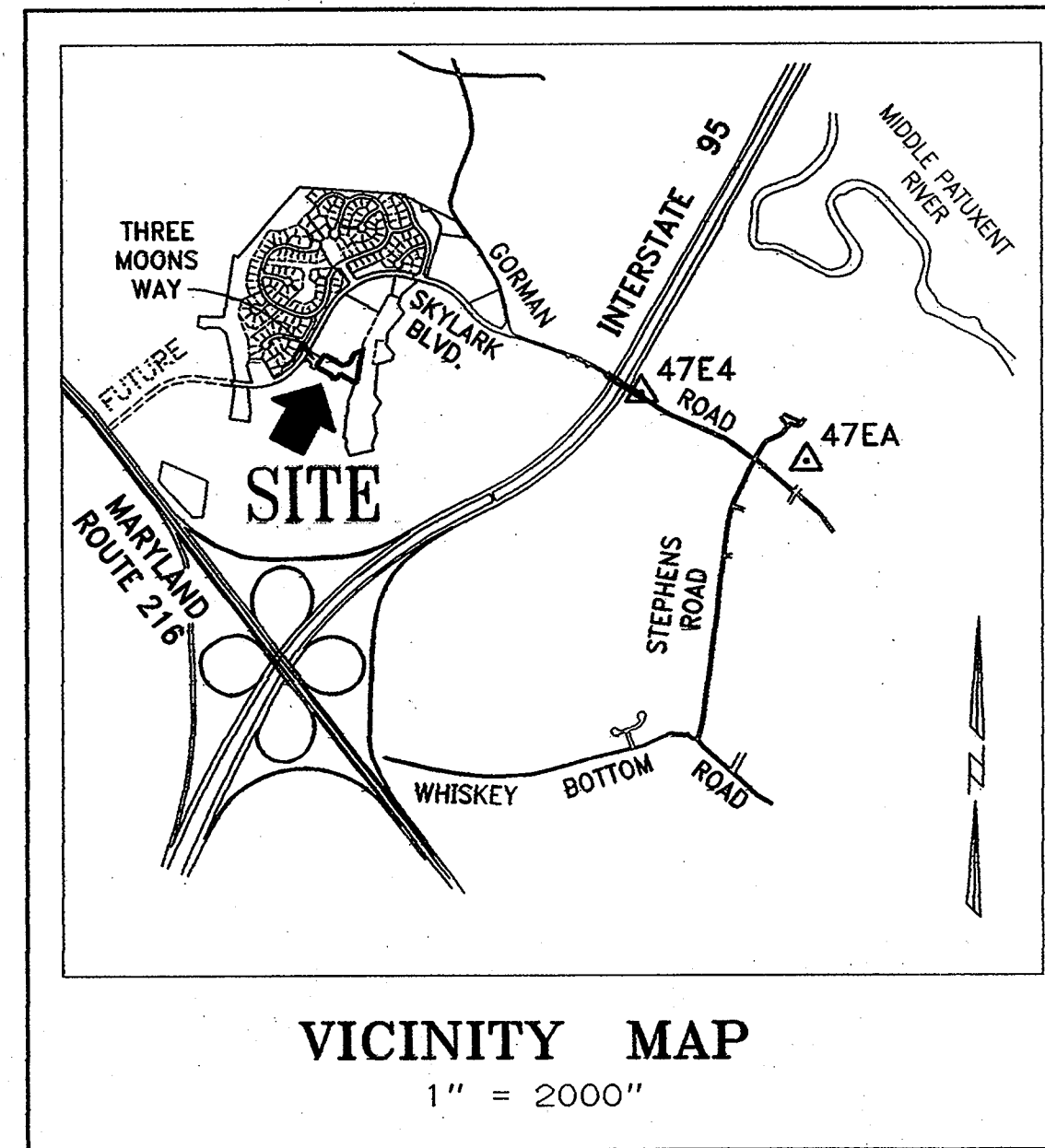


# EMERSON

## Section 2, Phase 1B

### General Notes

- Coordinates are based on the Maryland Coordinate System NAD83(1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47EA.
- This plat is based on a field run monumented boundary survey performed on or about June 25, 1999 by Daft-McCune-Walker, Inc.
- All areas shown on this plat are more or less.
- The subject property is zoned PEC-MXD-3 and R-SC-MXD-3 as granted by the Zoning Board on September 3, 1998 as Case No. ZB-979 M.
- No clearing, grading or construction is permitted within the required wetlands, streams, or their buffers and forest conservation easement areas.
- Public water and sewer service will be granted under the provisions of Section 18.122B of the Howard County Code. Allocation of water and sewer service will be made at the time of plat approval, if capacity is available at that time.
- There are no cemeteries nor structures within the limits of these plats.
- 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/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 lots/parcels.  
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, 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.
- Landscaping for Lot 173 shown on F-01-137, in accordance with a certified Landscape Plan on file with that plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- Previous Howard County Department of Planning and Zoning File Nos.: ZB-979 M, PB-339, S-99-12, P-00-15, WP-01-22 and F-01-137



### General Notes

- The HOA Open Space shown hereon as Lot 173 is hereby dedicated to a property association for the residents of this subdivision. 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 concurrently with the Plats entitled "Emerson, Section 1, Area 1, Lots 1 Thru 34, Open Space Lots 35 Thru 39, and Parcel A" recorded among the aforesaid Land Records as Plat Nos. 14994 through 15001 (F-01-140).
- Stormwater Management (SWM) is being treated on this site by SWM ponds and SWM credits in accordance with the 2000 Maryland Department of the Environment SWM Regulations. There are two wet ponds designed for this portion of the project, each of which addresses water quantity and quality requirements, the wet volumes representing water quality. These ponds are to be publicly maintained by Howard County, Maryland. Water quantity, quality and recharge volumes are addressed by SWM credits that treat runoff non-structurally. These credits include natural area preservation areas, disconnection of rooftop runoff, sheet flow to buffer areas and grass swales. SWM Pond IV is a retrofit of an existing pond (belonging to Eastern Middle School) and will address SWM quantity and quality, the latter in the form of extended detention.
- Minimum building restriction setbacks from property lines and public road rights-of-way are to be in accordance with the Development Criteria approved with the Comprehensive Sketch Plan S-99-12 and the decision and order for PB-339 approved on July 1, 1999.
- Phasing for this project is in accordance with the decision and order for Zoning Case: ZB-979M and the decision and order for PB-339 (Comprehensive Sketch Plan S-99-12).
- The Zoning Board granted approval of ZB-979M on September 3, 1998 for the preliminary development plan and development criteria for the 516.9 acres of land rezoned as PEC-MXD-3 and R-SC-MXD-3. The Decision and order was signed on September 3, 1998.
- Development for this phase will be done in accordance with the Development Criteria approved with Comprehensive Sketch Plan S-99-12 (PB-339).
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 16.77 Ac.± and reforesting 5.03 Ac.± as part of the overall development of Emerson, Section 2. The excess 4.5 Ac.± of reforestation may be used toward meeting the obligations of future phases of Emerson, Section 2. Forest conservation requirements addressed under F-01-137.
- WP-01-22 was approved on September 26, 2000 to waive Section 16.121(e) which requires Open Space Lots to have at least 40' of frontage on a public road, suitable for pedestrian and vehicular access. Approval is subject to the following conditions: The Developer shall obtain the approval of a Final Plan(s) for the subject Open Space Lots, which shall be recorded among the Land Records of Howard County.

### TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
BUILDABLE	0
OPEN SPACE	1
TOTAL AREA OF R-O-W TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS	2.044 Ac.±
BUILDABLE	0.000 Ac.±
OPEN SPACE (1)	2.044 Ac.±
HOMEOWNER'S ASSOCIATION (1)	0.000 Ac.±
RECREATION AND PARKS	0.000 Ac.±
COMMON OPEN AREA	0.000 Ac.±
TOTAL AREA OF SUBDIVISION	2.044 Ac.±

### OWNER/DEVELOPER

EMERSON COMMUNITY ASSOCIATION, INC.  
P.O. BOX 833  
Columbia, Md. 21044  
(410) 992-6084  
ATTN: Joseph H. Necker, Jr.

### SURVEYOR

DAFT-MCCUNE-WALKER, INC.  
200 East Pennsylvania Avenue  
Towson, Md. 21286  
(410) 296-3333  
ATTN: Anthony J. Vittit



REASON FOR REVISION:  
ADD 20' WATER AND UTILITY EASEMENT  
THROUGH LOT 173 AND STORMWATER  
MANAGEMENT EASEMENT AREA.

# DMW

Daft • McCune • Walker, Inc.  
A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 296 3333  
Fax 296 4705

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

*Penny Bowerstein M.D./RPH* 7/10/03  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark D. Gault* 7/9/03  
Chief, Development Engineering Division MK Date

*Joseph H. Necker Jr.* 7/15/03  
Director Date

### OWNER'S DEDICATION

We, Emerson Community Association, Inc., by Joseph H. Necker Jr., Vice-President and James Lana, Secretary, owners 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 right-of-ways 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; and
- 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 right-of-ways.

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.

Witness our hands this 6th day of JUNE 2003.  
*Joseph H. Necker Jr.* 6/20/03  
Joseph H. Necker Jr., Vice President  
Emerson Community Association, Inc. Date

*James Lana* 6/20/03  
James Lana, Secretary  
Emerson Community Association, Inc. Date

### SURVEYOR'S CERTIFICATE

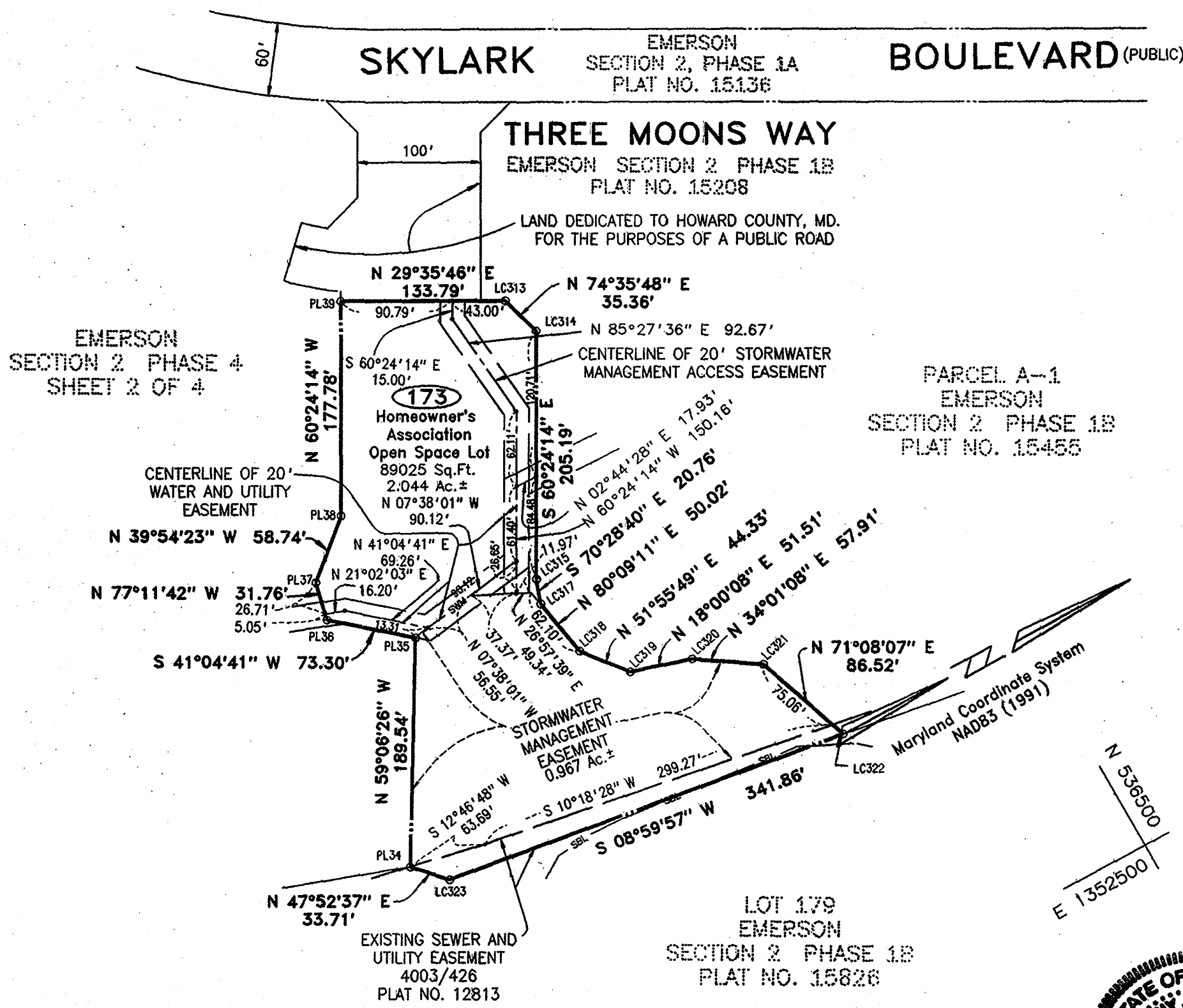
I hereby certify that the plat of revision shown hereon is correct, that it is a revision of part of the lands conveyed by The Howard Research and Development Corporation to Emerson Community Association, Inc., by deed dated February 4, 2002 and recorded among the Land Records of Howard County, Maryland, in Liber 5969 Folio 702; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

*Anthony J. Vittit* 6/23/03  
Anthony J. Vittit  
Professional Land Surveyor  
Maryland Registration No. 10951 Date

RECORDED AS PLAT No. 16059  
ON July 18, 2003 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION  
**EMERSON**  
Section 2, Phase 1B  
Open Space Lot 173  
Previously recorded on  
Plat M.D.R. No. 15208  
SHEET 1 OF 2  
ZONING: PEC-MXD-3 and R-SC-MXD-3  
TAX MAP 47 P/O PARCEL 3  
6TH ELECTION DISTRICT  
HOWARD COUNTY MARYLAND

SCALE: AS SHOWN JUNE 19, 2003



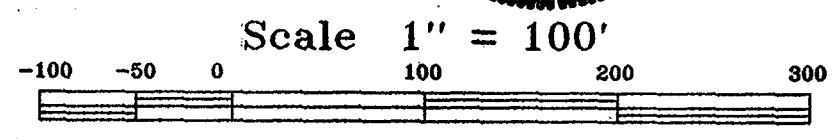
Coordinate Table		
Name	North	East
LC313	536270.50	1351850.99
LC314	536279.89	1351885.08
LC315	536178.55	1352063.50
LC317	536171.61	1352083.07
LC318	536180.16	1352132.35
LC319	536207.50	1352167.25
LC320	536256.49	1352183.17
LC321	536304.49	1352215.57
LC322	536332.46	1352297.44
LC323	535994.81	1352243.97
PL34	535972.20	1352218.96
PL35	536069.52	1352056.31
PL36	536014.27	1352008.15
PL37	536021.31	1351977.18
PL38	536066.36	1351939.50
PL39	536154.16	1351784.92

**SURVEYOR**  
 DAFT-McCUNE-WALKER, INC.  
 200 East Pennsylvania Avenue  
 Towson, Md. 21286  
 (410) 296-3333  
 ATTN: Anthony J. Vitti

**OWNER/DEVELOPER**  
 EMERSON COMMUNITY ASSOCIATION, INC.  
 P.O. BOX 833  
 Columbia, Md. 21044  
 (410) 992-6084  
 ATTN: Joseph H. Necker, Jr.



REASON FOR REVISION:  
 ADD 20' WATER AND UTILITY EASEMENT THROUGH LOT 173 AND STORMWATER MANAGEMENT EASEMENT AREA.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY  
*Penny Borenstein* 7/10/03  
 Howard County Health Officer MR Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Mark J. Leffel* 7/15/03  
 Chief, Development Engineering Division MK Date

**OWNER'S DEDICATION**  
 We, Emerson Community Association, Inc., by Joseph H. Necker Jr., Vice-President and James Lano, Secretary, owners 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,

- (1) The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easements shown hereon;
- (2) 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; and
- (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- (4) That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

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.

Witness our hands this 20th day of June 2003  
*Joseph H. Necker Jr.* 6/20/03 Date  
 Joseph H. Necker Jr., Vice President  
 Emerson Community Association, Inc.

*James Lano* 6/20/03 Date  
 James Lano, Secretary  
 Emerson Community Association, Inc.

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the plat of revision shown hereon is correct, that it is a revision of part of the lands conveyed by The Howard Research and Development Corporation to Emerson Community Association, Inc., by deed dated February 4, 2002 and recorded among the Land Records of Howard County, Maryland, in Liber 5969 Folio 702; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

*Anthony J. Vitti* 6/23/03 Date  
 Anthony J. Vitti  
 Professional Land Surveyor  
 Maryland Registration No. 10951

**DMW**  
 Daft · McCune · Walker, Inc.  
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 410 296 3333  
 Fax 296 4705

RECORDED AS PLAT No. 16060  
 ON July 18, 2003 IN THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION**  
**EMERSON**  
 Section 2, Phase 1B  
 Open Space Lot 173  
 Previously recorded on  
 Plat M.D.R. No. 15208  
 SHEET 2 OF 2  
 ZONING: PEC-MXD-3 and R-SC-MXD-3  
 TAX MAP 47 P/O PARCEL 3  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 SCALE: 1" = 100' JUNE 19, 2003