

**COORDINATE TABLE**

POINT	NORTHING	EASTING
1	535485.1965	1355012.2583
2	535433.4798	1355985.8650
3	535425.6515	1356005.5745
4	535393.7788	1356018.2158
5	535391.5362	1355982.1473
6	535251.5695	1355928.5718
7	535179.0577	1355939.9458
8	535083.6828	1355949.8768
9	535017.6926	1355960.8571
10	534915.4439	1354790.8209
11	534757.0956	1355285.6936
12	534725.6519	1355312.2871
13	534556.6861	1355686.1054
14	534529.3144	1355757.9244
15	534496.7572	1354987.8114
16	534489.2577	1355039.0309
17	534924.3527	1354992.1095

**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
FC1	S 45°33'49" E	28.56'
FC2	S 47°57'14" E	36.42'
FC3	S 52°30'50" E	37.24'
FC4	S 13°34'29" E	13.72'
FC5	S 37°09'05" E	26.22'
FC6	S 61°00'35" E	48.28'
FC7	S 09°33'37" W	50.92'
FC8	S 80°28'23" E	10.71'
FC9	S 2°49'58" E	11.77'
FC10	S 09°33'37" W	15.77'
FC11	S 80°28'23" E	13.64'
FC12	S 09°33'37" W	65.47'
FC13	S 61°00'35" E	89.06'
FC14	S 35°54'37" E	27.45'
FC15	S 12°32'08" E	39.23'
FC16	S 77°07'52" W	75.98'
FC17	S 33°49'15" W	96.25'
FC18	N 58°12'49" W	39.23'
FC19	S 49°03'32" E	35.00'
FC20	S 38°16'58" W	20.05'
FC21	S 18°12'06" W	14.50'
FC22	S 41°23'29" E	29.88'

**LEGEND**

- EXISTING FOREST CONSERVATION EASEMENT AS SHOWN ON PLAT 20234
- FOREST CONSERVATION EASEMENT TO BE ADDED
- FOREST CONSERVATION EASEMENT TO BE REMOVED
- EXISTING STORM WATER MANAGEMENT AND UTILITY EASEMENT TO BE REMOVED
- PUBLIC STORM WATER MANAGEMENT AND UTILITY EASEMENT TO BE RETAINED

**DRAINAGE AND UTILITY EASEMENT LINE/CURVE TABLE**

LINE	BEARING	DISTANCE
LDU1	N 18°01'37" E	43.42'
LDU2	N 71°28'49" W	40.82'
LDU3	S 18°30'11" W	20.00'
LDU4	S 71°28'49" E	60.65'
LDU5	N 18°01'37" E	42.21'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
CDU1	8°20'10"	4061.44'	449.14'	N 37°46'23" E	448.91'	224.80'

**CURVE TABLE**

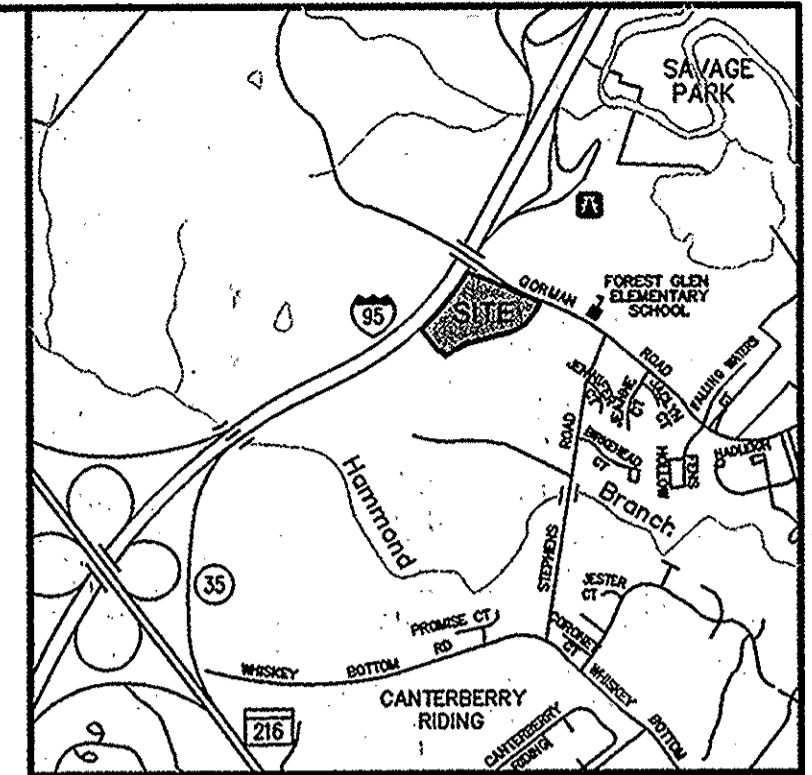
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	3°17'58"	1392.00'	80.16'	S 66°41'20" E	80.15'	40.09'
C2	7°27'31"	553.00'	71.99'	S 30°05'30" W	71.94'	36.05'
C3	20°01'55"	289.00'	101.04'	S 43°50'13" W	100.53'	51.04'
C4	23°16'42"	570.00'	231.58'	S 65°29'31" W	229.99'	117.41'
C5	26°35'03"	780.00'	361.91'	S 63°50'21" W	358.67'	184.27'
C6	10°46'47"	4019.72'	767.97'	N 40°12'12" E	766.80'	385.16'
C7	41°53'05"	91.00'	66.52'	S 27°00'41" E	65.05'	34.83'
C8	09°51'15"	795.00'	138.73'	S 85°32'28" W	136.56'	68.54'
C9	23°16'42"	530.77'	215.64'	S 65°29'31" W	214.16'	109.33'
C10	20°01'55"	249.77'	87.33'	S 43°50'13" W	86.88'	44.11'
C11	06°18'52"	4054.72'	446.86'	N 37°47'02" E	446.63'	223.66'

**FOREST CONSERVATION EASEMENT CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
CFCE1	6°20'10"	4061.44'	449.14'	N 37°46'23" E	448.91'	224.80'
CFCE2	41°53'05"	91.00'	66.52'	S 27°00'41" E	65.05'	34.83'

**STORM WATER MANAGEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 60°24'45" E	30.62'
L2	S 34°51'16" E	39.98'
L3	S 10°12'37" E	21.02'
L4	S 80°28'23" E	42.68'
L5	S 40°31'05" E	25.44'
L6	S 19°18'59" E	30.25'
L7	S 41°23'29" E	13.22'
L8	S 44°45'07" E	81.69'
L9	S 63°24'01" E	22.51'
L10	S 53°42'33" E	14.65'
L11	S 56°04'16" E	6.94'
L12	S 34°44'43" E	7.39'
L13	S 63°40'02" E	39.80'
L14	S 09°33'37" W	47.71'
L15	S 80°28'23" E	10.71'
L16	S 24°50'35" E	11.77'
L17	S 09°33'37" W	15.77'
L18	S 80°28'23" E	13.64'
L19	N 09°33'37" E	65.47'
L20	S 61°00'35" E	89.06'
L21	S 72°21'52" E	11.31'
L22	N 62°59'59" E	50.78'
L23	N 65°03'13" W	37.75'
L24	N 62°48'19" W	138.64'
L25	N 44°58'57" W	151.65'
L26	S 47°25'16" W	53.46'

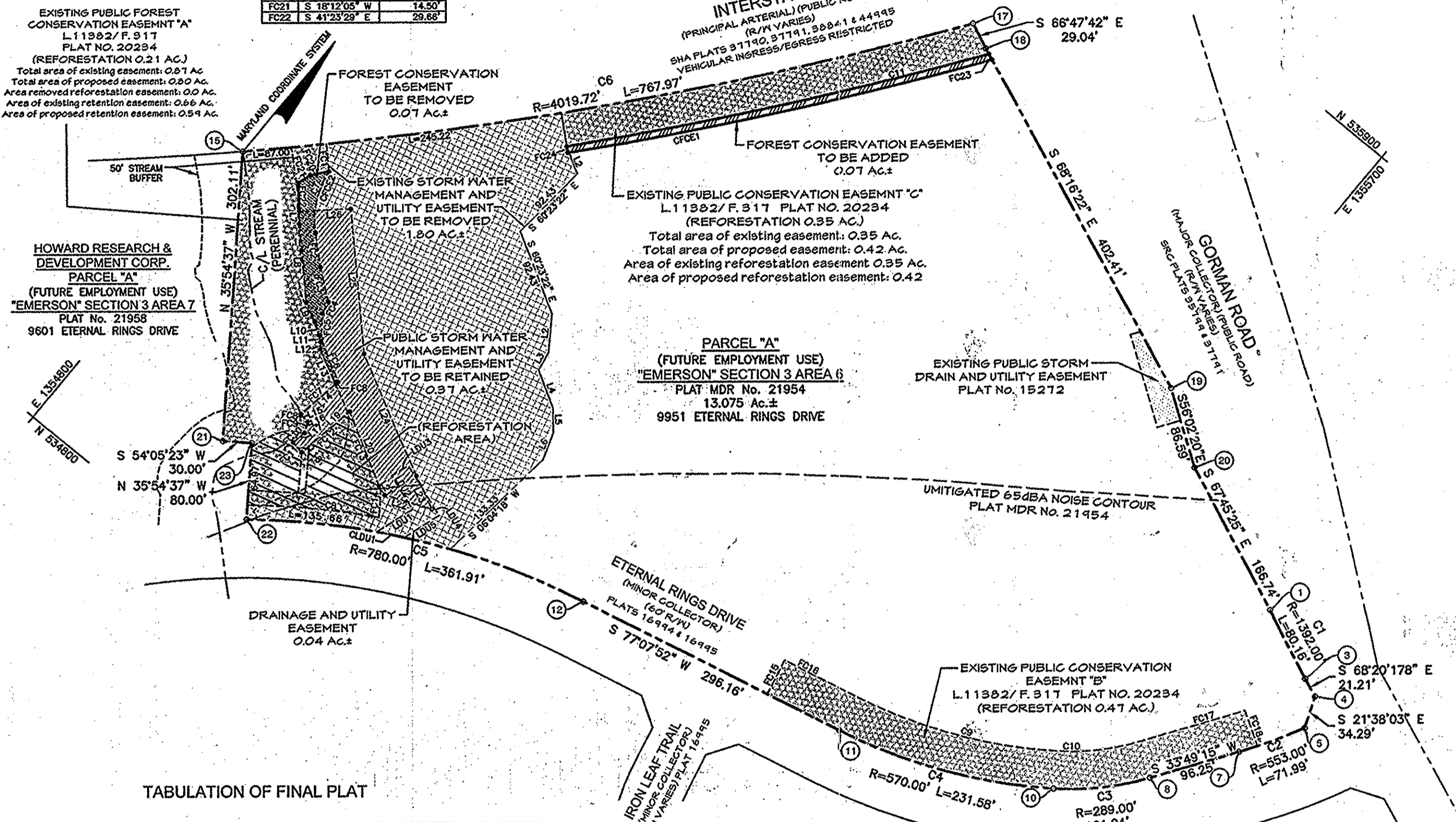


**VICINITY MAP**

SCALE 1" = 2000'  
ADC MAP 40, GRID C5

**GENERAL NOTES**

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47EA and 47EA.
- This Plat is based upon 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 in accordance with the 10/6/13 comprehensive zoning plan.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plan for storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Easements"), 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. 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.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
- This phase of the Emerson project complies with Section 16.1200 of the Howard County Code for Forest Conservation by retaining 0.59 acres of existing forest, the clearing of approximately 0.07 acres, and the reforestation of approximately 1.10 acres. When calculated cumulatively with previous phases of this project, a total of 72.03 acres of forest will be cleared, and 56.17 acres will be retained. The reforestation obligation is 15.00 acres, and 21.63 acres of reforestation have been provided. Surety for Forest Conservation was addressed under SPD-08-54.
- Landscaping is provided in accordance with a certified Landscape Plan on file as processed under SDP-08-54, in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- Financial surety for the required landscaping is provided under SDP-08-54.
- There are no existing dwellings on this site.
- There are no known cemeteries on this site.
- The 65 dBA noise contour line drawn on this subdivision plan is advisory as required by the Howard County Design Manual, Chapter 5, revised February, 1992 and cannot be considered to exactly locate the 65 dBA noise exposure. The 65 dBA noise line was established by Howard County to alert developers, builders and future residents that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development.
- Stormwater Management Quality and Quantity is provided by a P-3 Wet Extended Detention Facility (Wetpond). Recharge to be provided at time of development. The Stormwater Management Facility was approved and is being built under SDP-08-54. Maintenance for the facility will be private.
- Water and sewer service to this parcel will be granted under the provisions of Section 18.122E of the Howard County Code. Public water and sewer allocation will be granted at the time of issuance of the building permit, if capacity is available at that time. Public water and sewer will be provided for this parcel with future site development plans.
- The minimum building setback restrictions from the property lines and the public road right-of-way lines is to be in accordance with the Development Criteria approved under S-99-12 and the Decision and Order for PB-339 PB-359.
- 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 and PB-359 (Comprehensive Sketch Plan: S-99-12).
- On September 3, 1998, the Zoning Board granted approval of ZB-979M for the Preliminary Development Plan and Development Criteria to establish the MXD-3 Zoning District for this project.
- The stream delineation for this project was prepared by DMW dated 3/28/00.
- There are no 100-year floodplains within the limits of these parcels.
- No grading, removal of vegetation cover or trees, paving and new structures shall be permitted within the wetlands, streams or their required buffers, forest conservation easement and 100-year floodplain.
- The following DPZ files are applicable for this plan, ZB-979M, PB-339, PB-359, S-99-12, Wp-08-28 and SDP-08-54.
- Development or construction on this parcel must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building and grading permits.
- REF WP-08-28, Approved October 29, 2007, to waive sections 16.146 Preliminary Plan of the Howard County subdivision and Land Development regulations subject to the following:
  - Compliance with comments dated October 24, 2007 from the Soil Conservation District.
  - The applicant shall proceed with the submission of the final plan application for this site area on or before July 29, 2008.
  - The applicant must address the forest conservation requirements with the processing to the final plan and/or the processing a site development plan for this site for mass grading, whichever development plan is submitted first.
  - The applicant must address the Stormwater management requirements for the proposed mass grading of this site as shown on the waiver petition plan exhibit with the processing of a site development plan and/or final road construction/SWM plan.
  - The applicant must address the processing of public water and sewer plans for this site with the processing of future final plans and/or site development plans for the development of this site.



**TABULATION OF FINAL PLAT**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	1
NON-BUILDABLE PARCELS	0
OPEN SPACE LOTS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	13.075 Ac.
BUILDABLE	13.075 Ac.
NON-BUILDABLE PARCELS	0.000 Ac.
OPEN SPACE LOTS	0.000 Ac.
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED...	0.000 Ac.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.075 Ac.

**CENTURY ENGINEERING**  
CONSULTING ENGINEERS - PLANNERS  
10710 GILROY ROAD  
HUNT VALLEY, MD 21031  
Phone: 443.589.2400 Fax: 443.589.2401

**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAT IS TO REVISE THE EXISTING FOREST CONSERVATION EASEMENT "A" TO AMEND THE AMOUNT OF RETENTION FROM 0.66 AC. TO 0.59 AC., TO AMEND THE AMOUNT OF REFORESTATION ON FOREST CONSERVATION EASEMENT "C" FROM 0.35 AC. TO 0.42 AC. AS PREVIOUSLY SHOWN ON PLAT MDR No. 21954 AND TO REMOVE 1.80 ACRES OF THE EXISTING STORMWATER MANAGEMENT EASEMENT TO 0.37 ACRES TO REMAIN.

**OWNER/DEVELOPER**  
EMERSON DEVELOPMENT XII LLC,  
1 TEXAS STATION COURT - SUITE 200  
TIMONIUM, MARYLAND 21093  
PHONE: 443-689-8000



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT  
*Madison for Maureen Rossman* 12/15/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Anderson* 12-18-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

*W. J. Deiacono* 1-29-16  
DIRECTOR DATE

**OWNERS DEDICATION:**  
EMERSON DEVELOPMENT XII LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE, 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 RIGHTS OF WAY.

*James F. Wott* 12/1/15  
JAMES F. WOTT, PRESIDENT DATE  
EMERSON DEVELOPMENT XII LLC,  
*Edward F. Deiacono* 12-1-15  
WITNESS DATE

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PART OF THE LANDS CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO EMERSON DEVELOPMENT XII LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 24, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER W.A.R. 15415, FOLIO 281, AND IS BASED ON THE OUTLINE PREPARED BY DMW AND SHOWN ON THE PLAT ENTITLED "PLAT OF REVISION, EMERSON, SECTION 3, AREA 6, PARCEL A" RECORDED JUNE 8, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER M.D.R. FOLIO 21954. I FURTHER CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 358, EXPIRATION DATE 10/19/2016

*Edward F. Deiacono* 11/30/2015  
EDWARD F. DEIACONO-LOHR MD. REG. NO. 358 EXP. 10/19/2016 DATE

Designed By: Drawn By: Checked By:

**LAND RECORDS OF HOWARD COUNTY**  
RECORDED - PLAT NO. 23621  
21516

**PLAT OF REVISION EMERSON**  
SECTION 3 AREA 6  
TAX MAP 47, GRID 08, P-1071  
ZONED: PEC-MXD-3  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

0 100 200 300  
SCALE 1" = 100' SHEET 1 OF 1