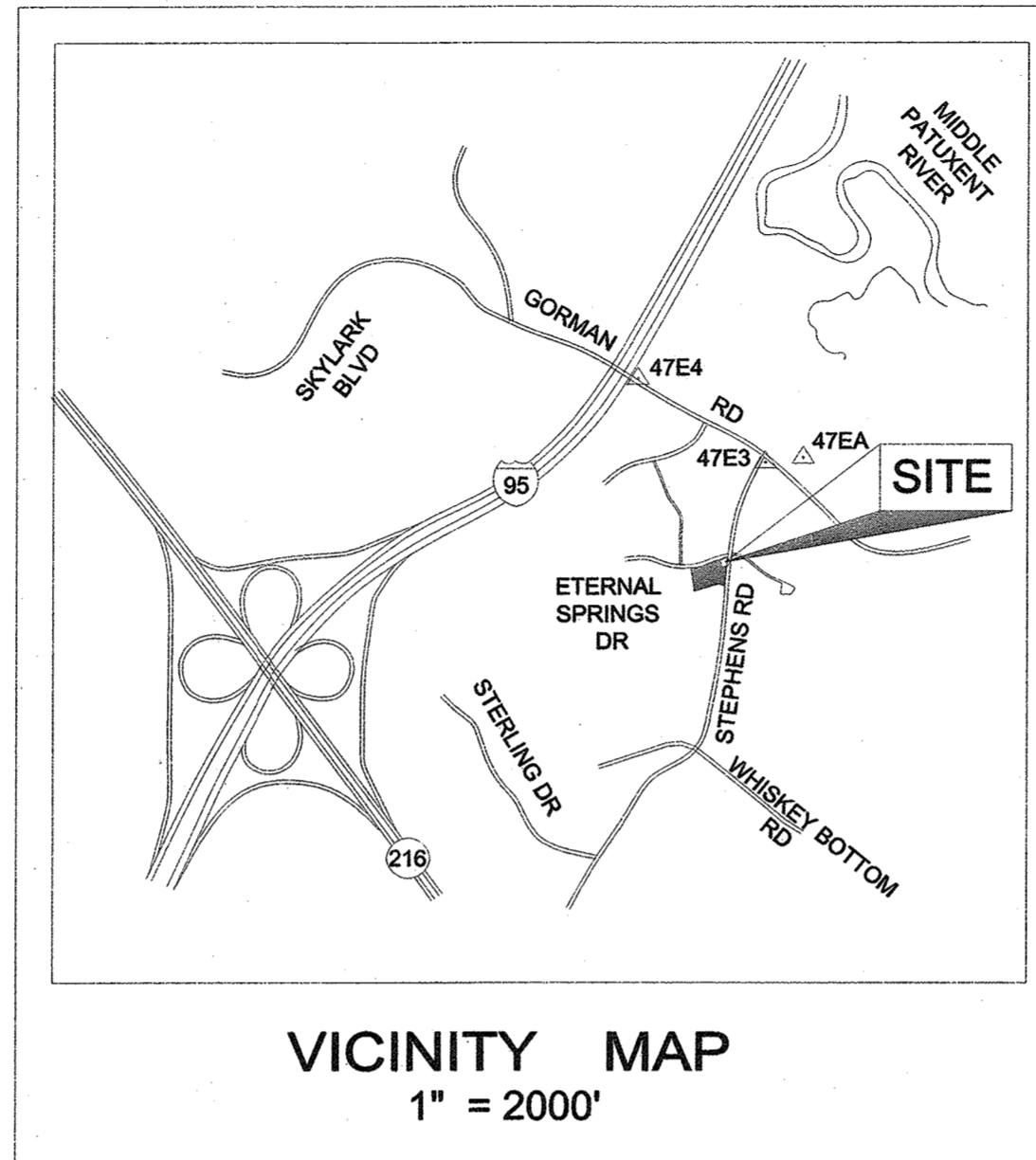


# EMERSON

## SECTION 2, PHASE 5C

GENERAL NOTES:

- Coordinates are based on the Maryland Coordinate System NAD83(1991) as projected by Howard County Geodetic Control Stations No. 47E4 and 47EA. Vertical elevations are based on NGVD 29 vertical datum as projected by Howard County Station No. 47E4. This Plat has since been adjusted and referenced to Howard County Station No. 47E3 by EBA Engineering, Inc..
- This plat is based on a field run monumented boundary survey performed on or about June 25, 1999 by Daft-McCune-Walker, Inc. EBA Engineering recovered the monumentation for this survey and established adjusted coordinates on August 12, 2011, for this boundary survey using Howard County Control Point 47E3 as listed below.  
  
STATION: 47E3  
NORTH: 535,018.462  
EAST: 1,356,707.216  
ELEVATION: 298.649
- All areas shown on this plat are more or less.
- The subject property is zoned PEC-MXD-3 as granted by the Zoning Board on September 3, 1998 as Case No. ZB-979 M.
- 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.
- Water and sewer service to these parcels will be granted under the provisions of Section 16.122B 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.
- There are no known cemeteries nor structures within the limits of this plat.
- 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.
- 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 Easement"), located in, on over and through the parcels. Any conveyances of the aforesaid parcels shall be subject to the easements herein reserved. Whether or not expressly stated in the deed(s) conveying said 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 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.
- Previous Howard County Department of Planning and Zoning File Nos.: ZB-979M (Rezoning), PB-339, S-99-12, P-03-13, PB 339, WP 03-88 and DPZ file no. F-03-175.
- The P.O.A. Open Space shown hereon as Lot 1, is hereby dedicated to a property owner's 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 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) and M.D.R. 16712 thru 16713 which in part this plat was created from.
- Access to the Stormwater Management Pond Facility's maintenance access point of entry shall be provided across the adjoining development parcel by general easement until defined access and easement is determined at the site development stage. No access will be obtained from restricted access roads or across environmentally sensitive areas.  
  
The ponds contained in the Stormwater Management Easements herein are to be privately owned by the property owners association and maintained by Howard County who will also have public right of access.



GENERAL NOTES (continued)

- Development of Emerson 2/5/C under the current Forest Conservation Act proposes the clearing of approximately 0.44 forested acres and no forest retention. When evaluated cumulatively with previous phases of the project, no reforestation is required, and 0.74 0.69 acres of reforestation is provided under this phase to offset future obligations for the cumulative Emerson project. Cumulative forest clearing totals 47.59 acres, cumulative retention is 51.03 acres, and cumulative reforestation provided is 5.72 5.72 acres.
- Open Space areas may contain active recreation facilities as allowed in the approved Development Criteria.
- 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 for the 516 acres of land re-zoned as PEC-MXD-3 and R-SC-MXD-3.
- Development for this Phase will be done in accordance with the Development Criteria approved with Comprehensive Sketch Plan S-99-12 (PB-339)
- WP-03-88 was approved on 3/12/03, waiving requirements to submit a Preliminary Plan for Stephens Road, subject to:  
Compliance with DED and DLD comments;  
Submission of Final Plans by 7/12/03.
- This plat is exempt from requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a revision plat that does not create any new lots.
- This plat is exempt from the forest conservation requirements because it is a revision plat that does not create any new lots in accordance with Section 16.1202(b)(1)(vii) of the Howard County Code.

The purpose of this plat is to abandon 2,129 SF (or 0.049 acres) of forest conservation easement "Y" to establish additional Stephens Road right-of-way dedication and to establish a temporary grading easement, per capital project J-4 202.

TABULATION OF FINAL PLAT	
1. TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.....	1
2. TOTAL AREA OF LOT 1.....	2.126 AC. ±
3. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS.....	0
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	2.126 AC. ±
5. TOTAL AMENDED FOREST CONSERVATION EASEMENT FOR LOT 1.....	0.687 AC. ±

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

*BDillon for Maura Rossman* 2/28/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 3.7.19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3-12-19  
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, EMERSON COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION, OWNERS, OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE REVISED FOREST CONSERVATION EASEMENT AFFECTING THE PROPERTY IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 28th DAY OF January 2019

*[Signature]*  
AUTHORIZED OWNER/OFFICER (SIGNATURE)  
**Narsimha Doma, President**  
AUTHORIZED OWNER/OFFICER (PRINTED)

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, AS PER INTENTION; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY EMERSON COMMUNITY ASSOCIATION, INC. A MARYLAND CORPORATION BY DEED DATED JUNE 03, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER MDR 8377 FOLIO 442, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS INDICATED PRIOR TO THE ACCEPTANCE OF THE REVISED FOREST CONSERVATION EASEMENT BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*[Signature]* 04/21/2018  
LORNE T. HASTINGS DATE  
PROPERTY LINE SURVEYOR  
REG. NO. 605 (EXP. 1/30/2019)

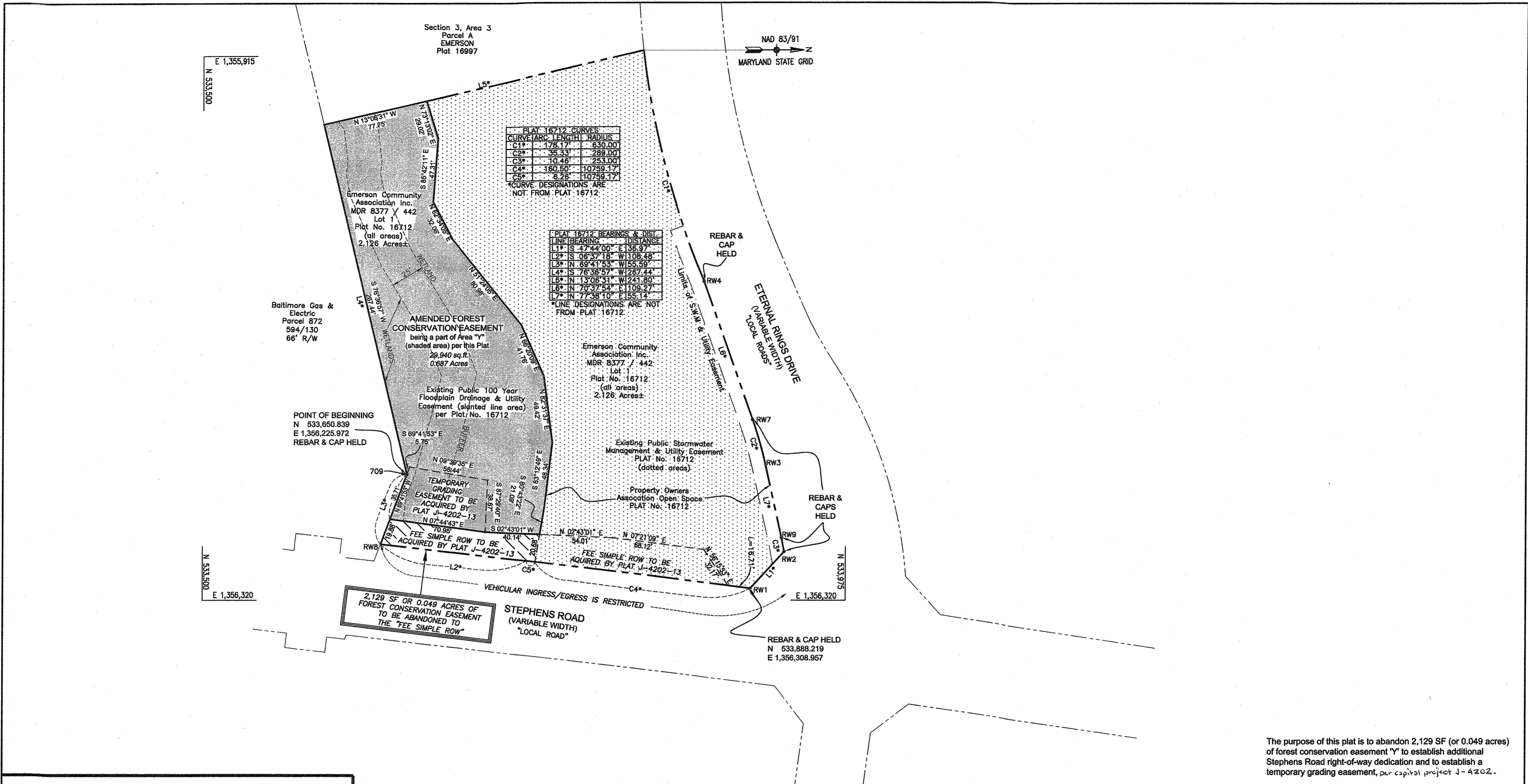
**EBA ENGINEERING, INC.**  
6100 CHEVY CHASE DRIVE  
LAUREL, MD. 20707-2917  
Tel: (240) 547-1124 Fax: (301) 725-0394  
www.ebaengineering.com

CREW CHIEF: CS DRAWN BY: JAV  
CHKD BY: JAV CHK'D BY: LTH  
COMP'D BY: JAV JOB NO: 3818-00

RECORDED AS PLAT NO. 24967  
ON 3/15/19 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION  
**EMERSON**  
SECTION 2, PHASE 5C  
OPEN SPACE LOT 1  
AMENDED FOREST CONSERVATION  
EASEMENT, AREA "Y"  
SHEET 1 OF 2  
ZONING: PEC-MXD-3 and PEC  
TAX MAP 47 GRID 0008 PARCEL 1058  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' MAY 29, 2018

F19-060



PLAT 16712 CURVES

CURVE	ARC LENGTH	RADIUS
C1*	178.17'	830.00'
C2*	26.33'	289.00'
C3*	10.46'	253.00'
C4*	160.50'	10759.17'
C5*	6.28'	10759.17'

\*CURVE DESIGNATIONS ARE NOT FROM PLAT 16712.

PLAT 16712 BEARINGS & DISTANCES

LINE	BEARING	DISTANCE
L1*	S 47°42'00" E	136.97'
L2*	S 06°37'18" W	108.48'
L3*	N 69°41'53" W	155.59'
L4*	S 76°58'57" W	1261.44'
L5*	N 13°06'31" W	241.80'
L6*	N 70°37'54" E	108.27'
L7*	N 77°38'10" E	55.14'

\*LINE DESIGNATIONS ARE NOT FROM PLAT 16712.

The purpose of this plat is to abandon 2,129 SF (or 0.049 acres) of forest conservation easement 'Y' to establish additional Stephens Road right-of-way dedication and to establish a temporary grading easement, per capital project J-4202.

TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.....	1
2. TOTAL AREA OF LOT 1.....	2.126 AC. ±
3. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS.....	0
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	2.126 AC. ±
5. TOTAL AMENDED FOREST CONSERVATION EASEMENT FOR LOT 1.....	0.629 AC. ±

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 www.ebaengineering.com

CREW CHIEF: CS	DRAWN BY: JAV
CHKD BY: JAV	CHKD BY: LTH
COMPD BY: JAV	JOB NO: 3818-00

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

*Maureen Rossman* 3/28/2019  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paul Edmund* 3.7.19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Veit Sandusky* 3.12.19  
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, EMERSON COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION, OWNERS, OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE REVISED FOREST CONSERVATION EASEMENT AFFECTING THE PROPERTY IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 28th DAY OF January 2019

*Narsimha Doma*  
 AUTHORIZED OWNER/OFFICER (SIGNATURE)

**Narsimha Doma, President**  
 AUTHORIZED OWNER/OFFICER (PRINTED)

*Alfonso Madala*  
 WITNESS (SIGNATURE HERE)

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, AS PER INTENTION; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY EMERSON COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION BY DEED DATED JUNE 03, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER MDR 8377 FOLIO 442, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS INDICATED PRIOR TO THE ACCEPTANCE OF THE REVISED FOREST CONSERVATION EASEMENT BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Lorne T. Hastings* 04/21/2019  
 LORNE T. HASTINGS  
 PROPERTY LINE SURVEYOR  
 REG. NO. 505 (EXP. 1/30/2019) DATE

RECORDED AS PLAT NO. 24968  
 ON 3/15/19 IN THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION  
**EMERSON**  
 SECTION 2, PHASE 5C  
 OPEN SPACE LOT 1  
 AMENDED FOREST CONSERVATION  
 EASEMENT, AREA "Y"  
 SHEET 2 OF 2  
 ZONING: PEC-MXD-3 and PEC

TAX MAP 47 GRID 0008 PARCEL 1058  
 3RD ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' MAY 29, 2018

F-19-060