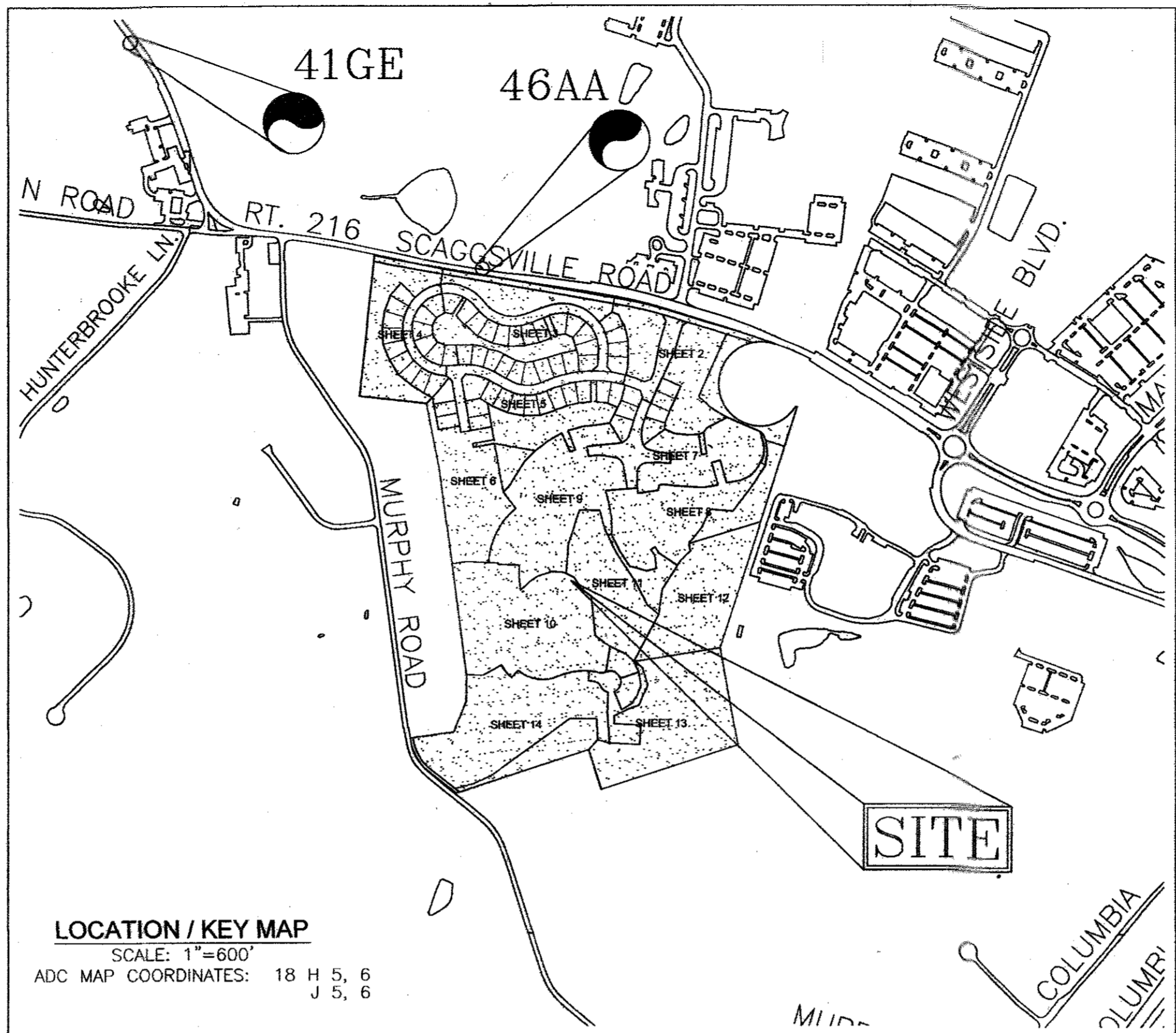


**GENERAL NOTES**

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 41GE AND 46AA WERE USED FOR THIS PROJECT.
- DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
● DENOTES IRON PIPE OR BAR FOUND  
■ DENOTES STONE OR MONUMENT FOUND  
⊗ DENOTES REBAR WITH CAP SET  
BRL DENOTES BUILDING RESTRICTION LINE.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 30, 2014.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS 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.
- THE SUBJECT PROPERTY IS ZONED R-ED-MXD-3 IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- THIS PLAN IS SUBJECT TO PLANNING BOARD # PB 415. ON JUNE 30, 2015, THE PLANNING BOARD OF HOWARD COUNTY, MARYLAND APPROVED SP-15-014 FOR THE SUBDIVISION OF 176 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS AND THIRTEEN OPEN SPACE LOTS ON 91.31 ACRES OF LAND ZONED R-ED-MXD-3.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE IS A HISTORIC HOUSE (AS DEFINED BY THE HPC) LOCATED ON PARCEL 113 THAT WAS DEMOLISHED ON THE STRUCTURE IS LOCATED AT THE SITE OF PROPOSED LOT 58. THIS PLAN WAS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION IN DECEMBER 2014. THE COMMISSION WANTED THE HOUSE TO REMAIN ON-SITE. THE HOUSE IS NOT LISTED ON THE HISTORIC SITES INVENTORY. INSPECTION OF THIS HOUSE WAS CONDUCTED BY A CONSULTANT IN 2014 AND IT WAS DETERMINED THE HOUSE IS IN VERY POOR CONDITION, IS BEYOND LIFE EXPECTANCY AND SHOULD BE REMOVED FOR SAFETY REASONS.  
- ACCORDING TO THE HOWARD COUNTY CEMETERY INVENTORY, THIS PARCEL DOES NOT CONTAIN A CEMETERY. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THE PROJECT SITE. AS MENTIONED PREVIOUSLY IN THE HISTORIC PRESERVATION COMMISSION MEETING, THERE ARE RECORDS THAT SHOW A CEMETERY ONCE EXISTED ON THE PROPERTY. AS THE LAND HAS BEEN SUBDIVIDED OVER TIME, THE CEMETERY MAY NO LONGER BE PART OF THIS ACTUAL SITE AS THE LOCATION IS NOT KNOWN.  
- THE EXISTING DWELLING AND ALL OUT BUILDINGS MUST BE REMOVED PRIOR TO PLAT REGORDATION AND PHOTOGRAPHIC PROOF MUST BE SUBMITTED TO PROVE THE STRUCTURES HAVE BEEN REMOVED.  
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH --- 12'(16" SERVING MORE THAN ONE RESIDENCE);  
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLP COATINGS;  
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10' GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADS);  
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;  
F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.  
G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- MD 216/SCAGGSVILLE ROAD IS CLASSIFIED AS A MINOR ARTERIAL.  
THE PROPOSED ACCESS POINT IS SHOWN HEREON.  
- THE PROPOSED STREETS ARE CLASSIFIED AS PUBLIC MINOR COLLECTOR, ACCESS STREET OR ACCESS PLACE.  
- MURPHY ROAD IS CLASSIFIED AS A MINOR COLLECTOR.  
THIS PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT BY CB-19-2016 BY THE COUNTY COUNCIL ON MAY 2, 2016 AND SHALL BECOME EFFECTIVE AS LAW ON JULY 5, 2016.  
WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 44-3505-W.  
SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 20-3506-S.  
CONTRACT NO. 20-4955-D FOR THIS PROJECT.  
- THE AMENDMENT TO THE WATER AND SEWER MASTER PLAN WAS PASSED BY A COUNTY COUNCIL RESOLUTION (CR-36-2016) ON MAY 2, 2016 AND BECAME EFFECTIVE ON MAY 5, 2016.  
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122D OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT # 24-4914-D WAS FILED AND ACCEPTED.
- 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 SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-14-093, WP-15-136, PB#415, SP-15-014
- A NON CRITICAL FLOODPLAIN IS LOCATED ON-SITE.
- WETLANDS AND STREAMS SHOWN ON-SITE ARE BASED ON THE DELINEATION BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. (ESA), AUGUST 2013.  
- THERE ARE NO WETLANDS ON-SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 OR 404 WETLAND PERMITS FROM THE STATE OF MARYLAND.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- FOREST STAND DELINEATION PLAN PREPARED BY KLEBASKO ENVIRONMENTAL, LLC. C/O MR. MICHAEL J. KLEBASKO, P.W.S., DATED MAY 2014.  
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.120D OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. 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.  
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY:  
1. ON-SITE RETENTION OF 7.88 AC.  
2. REFORESTATION / AFFORESTATION OF 6.99 AC.  
FINANCIAL SURETY FOR THE REQUIRED REFORESTATION = \$152,242 (6.99 AC OR 304,484 SF @ \$0.50/SF) SHALL BE PROVIDED AS PART OF THE DPW DEVELOPER AGREEMENT WITH THIS PLAT.
- A TRAFFIC STUDY FOR THIS PROJECT PREPARED BY THE TRAFFIC GROUP, INC., DATED DECEMBER 19, 2014, WAS APPROVED APRIL 2015.
- A NOISE STUDY BEEN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 2015. THE STUDY UTILIZES PROPOSED BERMS AND PROPOSED HOMES AS SHIELDING BARRIERS TO REDUCE THE NOISE EXPOSURE TO ACCEPTABLE LEVELS.  
- 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.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.



**LOCATION / KEY MAP**

SCALE: 1"=600'  
ADC MAP COORDINATES: 18 H 5, 6  
J 5, 6

**MAPLE LAWN SOUTH APFO PHASING**

PHASE NUMBER	ALLOCATION YEAR	TOTAL NO. OF ALLOCATIONS
I	2017	179
II	2018	4

\* CREDIT FOR 1 EXISTING PARCEL.

**MAPLE LAWN SOUTH - DENSITY TABULATION**

PHASE	GROSS AREA	FLOODPLAIN STEEP SLOPES	NET AREA	UNITS PERMITTED BY NET	UNITS PROPOSED	OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED	NON CREDITED OPEN SPACE PROVIDED	CREDITED OPEN SPACE PROVIDED
PHASE 1/SECTION 1	51,8736 AC±	1,5400 AC±	50,3336 AC±	101	64 SFD	25,9329 AC±	33,2899 AC±	0.42 AC±	32,8699 AC±
FUTURE PHASE 1/SECTION 2	38,6936 AC±	0.0000 AC±	38,6936 AC±	77	108 SFD	19,3507 AC±	TBD	TBD	TBD
FUTURE PHASE 2*	0.7464 AC±	0.0000 AC±	0.7464 AC±	1	4 SFD	0.3732 AC±	TBD	TBD	TBD
TOTAL	91,3136 AC±	1,5400 AC±	89,7736 AC±	179	176 SFD	45,6568 AC±	TBD	TBD	TBD

\* 4 HOUSING ALLOCATIONS AVAILABLE 2018

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT 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 69, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.  
I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

**GENERAL NOTES (CONTINUED)**

- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-ED-MXD-3 PROJECT IS 50% OF GROSS AREA (91,3136 AC. GROSS AREA X 50% = 45,6568 AC.)  
- OPEN SPACE LOT 65 TO BE OWNED BY HOWARD COUNTY AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARK.  
- OPEN SPACE LOTS 66, 67, 68 AND 69 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
- TOTAL OPEN SPACE PROVIDED UNDER F 16-021 PHASE ONE = 33,3351 ACRES  
- ADDITIONAL OPEN SPACE SHALL BE PROVIDED UNDER FUTURE PHASE ONE, SECTION TWO AND PHASE TWO.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE FOR THIS R-ED-MXD-3 PROJECT IS 300 SF / UNIT (176 X 300 = 52,800 SF). THE OVERALL REQUIREMENT SHALL BE MET PER REGULATION OR IN COMBINATION WITH THE JUNE 2012 POLICY REGARDING THE ALLOWANCE OF A MAXIMUM 50% CREDIT FOR RECREATIONAL OPEN SPACE IN LIEU OF LAND AREA.  
PHASE 1 - SECTION 1 WILL PROVIDE 4,069 LF OF 8' WIDE MULTI USE ASPHALT PATHWAY  
PHASE 1 - SECTION 2 (F16-072) WILL PROVIDE A H.O.A. OPEN SPACE LOT WITH CLUBHOUSE, COMMUNITY POOL AND TOT LOT AMENITIES AND THE REMAINING 430 LF OF 8' WIDE MULTI USE ASPHALT PATHWAY.
- A LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$34,000 FOR THE REQUIRED 90 SHADE TREES, 27 EVERGREEN TREES, AND 10 SHADE TREES (SPECIMAN TREE REPLACEMENT) SHALL BE POSTED WITH DEVELOPER'S AGREEMENT WITH THIS PLAT.  
PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT ARE FOR PHASE 1, SECTION 1 IN ACCORDANCE WITH SECTION 16.124(E)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL FINANCIAL SURETY (\$ 65,700) SHALL BE POSTED AS PART OF THIS FINAL PLAN DEVELOPER'S AGREEMENT FOR THE REQUIRED 219 STREET TREES.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JUNE 5, 2014 AT NORTH LAUREL COMMUNITY CENTER.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-14-093) WAS APPROVED ON NOVEMBER 21, 2014.
- A PRELIMINARY EQUIVALENT SKETCH PLAN (SP-15-014) WAS APPROVED ON SEPTEMBER 23, 2015.
- DECLARATION OF COVENANTS FOR LOTS 1-64 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON MARCH 22, 2017 DEPARTMENT REF. D17891086
- PER SECTION 107.D OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN A R-ED DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). 176 X 10% = 17.6.  
18 UNITS OR THE EQUIVALENT SHALL BE PROVIDED FOR THIS PROJECT.  
- PHASE 1 - SECTION 1 REQUIRES: 7 UNITS (64 X 10% = 7)  
- PHASE 1 - SECTION 2 REQUIRES: 11 UNITS (108 X 10% = 11)  
- PHASE 2 REQUIRES: 0 MIHU UNITS (4 LOTS X 10% = 0)  
- A MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
- THIS PROJECT IS SUBJECT TO A DESIGN MANAGER WAIVER. ON MAY 22, 2015, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION:  
1. APPROVED THE REQUEST TO WAIVE VOL. III - SECTION 2.5.B.9 AND 2.20 TABLE 2.01, WHICH REQUIRES THAT A NEWLY PROPOSED INTERSECTION MUST MEET THE MINIMUM REQUIREMENTS FOR INTERSECTION AND/OR STOPPING SIGHT DISTANCE. APPROVAL IS SUBJECT TO THE FOLLOWING DPW RECOMMENDATIONS:  
A. PROVIDING SIGHT DISTANCE EASEMENTS AS SHOWN ON THE SIGHT DISTANCE ANALYSIS.  
2. APPROVED THE REQUEST TO WAIVE VOL. III - SECTION 2.3.A.1.A (AND APPENDIX A) TO REDUCE THE MINIMUM ROAD RADIUS FOR NUMEROUS ROADWAYS WITHIN THE SUBDIVISION. THE WAIVER FOR ROADWAYS B AND E ARE APPROVED SUBJECT TO THE FOLLOWING DPW REQUIREMENTS:  
A. ROAD B - DPW REQUESTS 26' PAVEMENT WIDTH ALONG THE REDUCED CURVE AND FLATTENING THE NW INTERSECTION FILLET.  
B. ROAD E - DPW REQUESTS 26' PAVEMENT WIDTH ALONG THE REDUCED CURVES, ESPECIALLY FROM STATION 0+00 TO 16+00.  
- THE REQUESTED WAIVER FOR ROAD G IS DENIED. ROAD G IS TO CONNECT TO MURPHY ROAD. THIS ROAD WILL SERVE AS THE SECONDARY ACCESS TO THIS MAJOR DEVELOPMENT.  
3. APPROVED THE REQUEST TO WAIVE VOL. III - SECTION 2.2.C AND 2.4.A TO REVISE THE TYPICAL SECTIONS FOR AN ACCESS PLACE, ACCESS STREET, AND MINOR COLLECTOR TO INCLUDE A 5-FOOT SIDEWALK ADJACENT TO THE CURB. APPROVAL SUBJECT TO THE FOLLOWING DPW REQUIREMENTS:  
A. PLEASE ENSURE THAT NO STREET TREES ARE PLANTED WITHIN 50 FEET OF ANY STOP SIGN.  
THIS SUBDIVISION, LOCATED IN THE WEST SCHOOL REGION, THE FULTON ELEMENTARY SCHOOL DISTRICT AND THE LIME KILN MIDDLE SCHOOL DISTRICT, HAS PASSED THE APFO SCHOOL TEST FOR THE ALLOCATION YEAR 2017, BUT HAS FAILED THE APFO SCHOOLS TEST FOR THE ALLOCATION YEAR OF 2018 FOR THE 4 TENTATIVE HOUSING UNITS BECAUSE OF A CLOSED ELEMENTARY SCHOOL. THEREFORE, THIS SUBDIVISION WILL HAVE TO BE PHASED INTO TWO PARTS.

SEE SHEET 12 FOR ADDITIONAL NOTES

THE REQUIREMENTS OF § 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 David Salmi* 4/6/2017  
ERIC DAVID SALMI, DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Eugene W. Jager* 4/6/2017  
MAPLE LAWN FARMS INC. DATE

**MIHU AGREEMENT**

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

**OWNER**

MAPLE LAWN FARMS, INC.  
11788 SCAGGSVILLE ROAD  
FULTON, MD 20759-0562  
301-725-2074

**DEVELOPER**

MAPLE LAWN PARTNERS, LLC  
2661 RIVA ROAD, SUITE 220  
ANNAPOLIS, MARYLAND 21401  
443-472-2846

**AREA TABULATION CHART**

	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	SHEET 8	SHEET 9	SHEET 10	SHEET 11	SHEET 12	SHEET 13	SHEET 14	TOTAL
BUILDABLE LOTS TO BE RECORDED	0	26	15	16	0	7	0	0	0	0	0	0	0	64
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0	0	P/0 1	P/0 1	P/0 1	P/0 1	P/0 1	P/0 2	0	P/0 2	P/0 1	2
OPEN SPACE LOTS TO BE RECORDED	P/0 3	1 & P/0 1	P/0 1	P/0 1	P/0 1	P/0 1	P/0 1	P/0 1	P/0 1	P/0 3	P/0 3	P/0 1	P/0 1	5
TOTAL LOTS AND PARCELS TO BE RECORDED	P/0 3	27 & P/0 1	15 & P/0 1	16 & P/0 1	P/0 2	7 & P/0 1	P/0 2	P/0 1	P/0 1	P/0 3	P/0 3	P/0 1	P/0 1	71
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC	4,5366 AC	2,6513 AC	2,8675 AC	0.0000 AC	1,3306 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.8830 AC	0.0000 AC	1,7111 AC	38,4400 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	4,5937 AC	3,6029 AC	4,7396 AC	7,3387 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	11,4840 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	5,2493 AC	3,2550 AC	2,7598 AC	2,3033 AC	0,5712 AC	0,6018 AC	1,5193 AC	0,0000 AC	0,0000 AC	3,8760 AC	5,3080 AC	1,8355 AC	33,2899 AC	
AREA OF LOTS AND PARCELS TO BE RECORDED	5,2493 AC	7,7916 AC	5,4111 AC	5,2708 AC	5,1649 AC	5,0035 AC	6,2588 AC	7,3387 AC	9,0599 AC	4,7590 AC	5,3080 AC	8,4618 AC	9,1465 AC	84,2259 AC
AREA OF ROADWAY TO BE RECORDED	1,3841 AC	1,9533 AC	0,9931 AC	1,4397 AC	0,0000 AC	1,1803 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,1392 AC	7,0897 AC	
TOTAL AREA TO BE RECORDED	6,6334 AC	9,7449 AC	6,4042 AC	6,7105 AC	5,1649 AC	6,1836 AC	6,2589 AC	7,3387 AC	9,0599 AC	4,7590 AC	5,3080 AC	8,4618 AC	9,2858 AC	91,3136 AC

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

*Asst. Dir. for Mauro Rogerson* 4/26/2017  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Anderson* 5-4-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Karl Schuchman* 5-15-17  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April 2017.

*Eugene W. Jager*  
MAPLE LAWN FARMS INC.

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

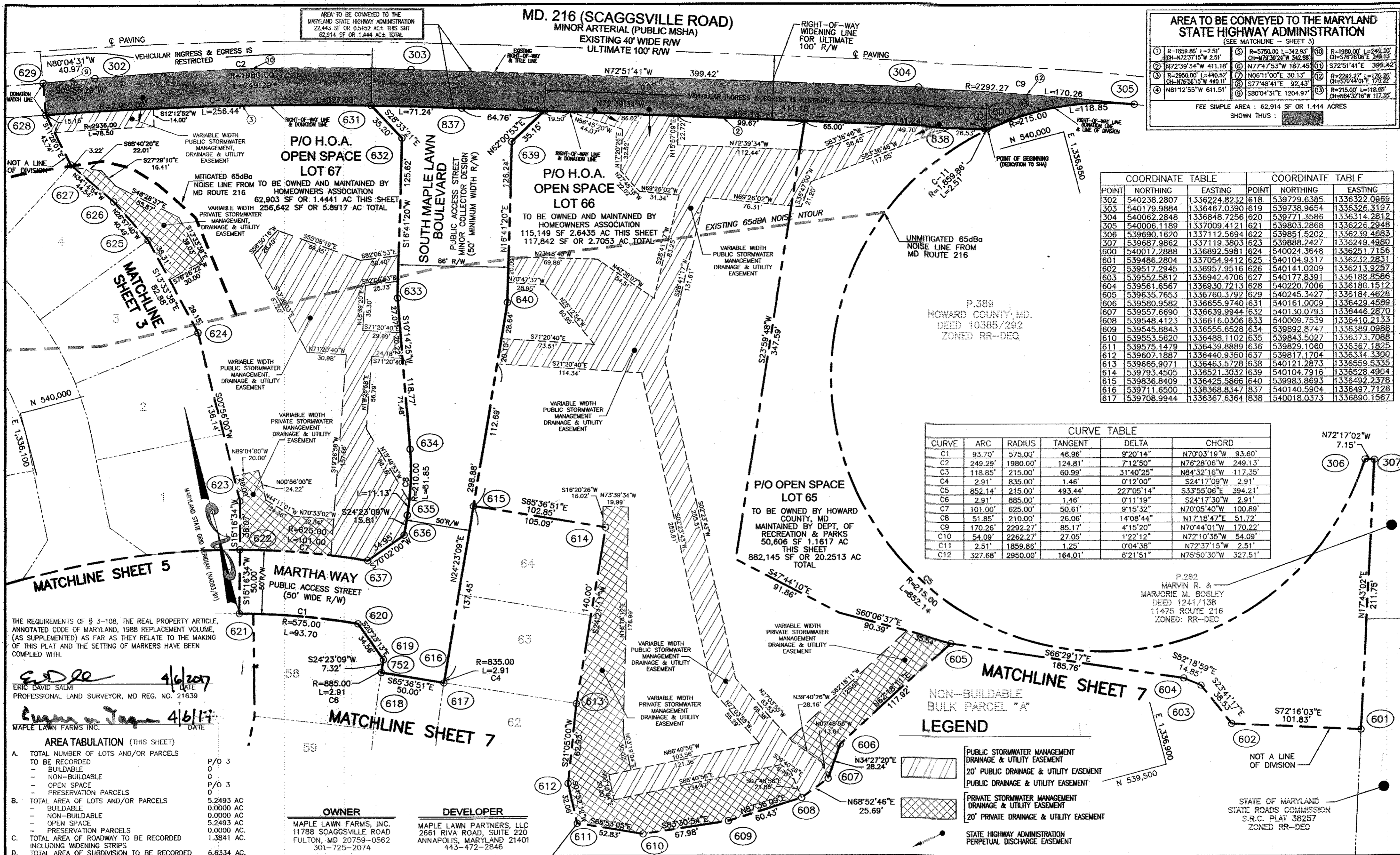
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.  
I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*Eric David Salmi* 4/6/2017  
ERIC DAVID SALMI, DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS - SURVEYORS - PLANNERS  
8407 MAIN STREET  
ELLWOOD CITY, MD 21043 TEL 410-481-2666 FAX 410-481-2661

RECORDED AS PLAT No. 24201 ON 5/11/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
PHASE 1, SECTION 1  
LOTS 1-64, OPEN SPACE LOTS 65-69,  
NON-BUILDABLE BULK PARCEL "A" AND "B"  
A SUBDIVISION OF TAX MAP 46  
PARCEL 113 (L. 683 / F. 749)  
ZONED R-ED-MXD-3  
TAX MAP 46, GRID 2, PARCEL 113  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN MARCH 2017  
GRAPHIC SCALE  
SHEET 1 OF 14



**AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION**  
(SEE MATCHLINE - SHEET 3)

① R=1858.86 L=2.51' CH=N72°37'15"W 2.51'	⑤ R=3750.00 L=342.93' CH=N68°30'24"W 342.88'	⑩ R=1890.00 L=249.30' CH=S76°28'06"E 249.33'
② N72°39'34"W 411.18'	⑥ N77°47'53"W 187.45'	⑪ S72°51'41"E 399.42'
③ R=2850.00 L=440.52' CH=N76°36'15"W 440.51'	⑦ N06°11'00"E 391.3'	⑫ R=2292.27 L=170.26' CH=S70°44'01"E 170.26'
④ N81°12'55"W 611.51'	⑧ S77°48'41"E 92.43'	⑬ R=215.00 L=118.85' CH=N84°32'16"W 117.35'

SEE SIMPLE AREA : 62,914 SF OR 1.444 ACRES  
SHOWN THUS :

COORDINATE TABLE			COORDINATE TABLE		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
302	540238.2807	1336224.8232	618	539729.6385	1336322.0969
303	540179.9884	1336467.0390	619	539738.9654	1336326.3197
304	540062.2848	1336848.7256	620	539771.3586	1336314.2812
305	540006.1189	1337009.4121	621	539803.2868	1336226.2948
306	539690.1620	1337112.5694	622	539851.5202	1336239.4683
307	539687.9862	1337119.3803	623	539888.2427	1336249.4980
308	540017.2888	1336892.5981	624	540024.3648	1336251.7156
600	539486.2804	1337054.9412	625	540104.9317	1336232.2831
601	539517.2945	1336957.9516	626	540141.0209	1336213.9257
602	539552.5812	1336942.4706	627	540177.8391	1336188.8586
604	539561.6567	1336930.7213	628	540220.7006	1336180.1512
605	539635.7653	1336760.3792	629	540245.3427	1336184.4628
606	539580.9582	1336655.9740	631	540161.0009	1336429.4589
607	539557.6690	1336639.9944	632	540130.0793	1336446.2870
608	539548.4123	1336616.0306	633	540009.7539	1336410.2133
609	539545.8843	1336555.6528	634	539892.8747	1336389.0988
610	539553.5620	1336488.1102	635	539843.5027	1336373.7088
611	539575.1479	1336439.8889	636	539829.1060	1336367.1825
612	539607.1887	1336440.9350	637	539817.1704	1336334.3300
613	539665.9071	1336463.5728	638	540121.2873	1336559.5335
614	539793.4505	1336521.3032	639	540104.7916	1336528.4904
615	539836.8409	1336425.5866	640	539983.8693	1336492.2378
616	539711.6500	1336368.8347	637	540140.5904	1336497.7128
617	539708.9944	1336367.6364	638	540018.0373	1336890.1567

**CURVE TABLE**

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	93.70'	575.00'	46.96'	9°20'14"	N70°03'19"W 93.60'
C2	249.29'	1980.00'	124.81'	7°12'50"	N76°28'06"W 249.13'
C3	118.85'	215.00'	60.99'	31°40'25"	N84°32'16"W 117.35'
C4	2.91'	835.00'	1.46'	0°12'00"	S24°17'09"W 2.91'
C5	852.14'	215.00'	493.44'	22°05'14"	S33°55'06"E 394.21'
C6	2.91'	885.00'	1.46'	0°11'19"	S24°17'30"W 2.91'
C7	101.00'	625.00'	50.61'	9°15'32"	N70°05'40"W 100.89'
C8	51.85'	210.00'	26.06'	14°08'44"	N17°18'47"E 51.72'
C9	170.26'	2292.27'	85.17'	4°15'20"	N70°44'01"W 170.22'
C10	54.09'	2262.27'	27.05'	1°22'12"	N72°10'35"W 54.09'
C11	2.51'	1859.86'	1.25'	0°04'38"	N72°37'15"W 2.51'
C12	327.68'	2950.00'	164.01'	6°21'51"	N75°50'30"W 327.51'

**LEGEND**

- PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- STATE HIGHWAY ADMINISTRATION PERPETUAL DISCHARGE EASEMENT
- NOT A LINE OF DIVISION
- STATE OF MARYLAND STATE ROADS COMMISSION S.R.C. PLAT 38257 ZONED RR-DEQ

THE REQUIREMENTS OF § 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Eric David Salmi* 4/6/2017  
ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Eugene A. Sagan* 4/6/17  
EUGENE A. SAGAN  
MAPLE LAWN FARMS INC.

**AREA TABULATION (THIS SHEET)**

A.	TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O
- BUILDABLE	0	3
- NON-BUILDABLE	0	0
- OPEN SPACE	0	3
- PRESERVATION PARCELS	0	0

B.	TOTAL AREA OF LOTS AND/OR PARCELS
- BUILDABLE	5.2493 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	5.2493 AC
- PRESERVATION PARCELS	0.0000 AC

C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS
-	1.3841 AC

D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED
-	6.6334 AC

OWNER	DEVELOPER
MAPLE LAWN FARMS, INC. 11788 SCAGGSVILLE ROAD FULTON, MD 20759-0562 301-725-2074	MAPLE LAWN PARTNERS, LLC 2661 RIVA ROAD, SUITE 220 ANNAPOLIS, MARYLAND 21401 443-472-2846

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

*Barbara M. Rosman* 4/26/2017  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Edman* 5-4-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kurt Schuler* 5-15-17  
DIRECTOR

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC. OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April, 2017.

*Eugene A. Sagan*  
MAPLE LAWN FARMS INC.

*Eric David Salmi*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLUNE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLUNE AND REPRESENTATIVE OF JOEL KLUNE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*Eric David Salmi* 4/6/2017  
ERIC DAVID SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELICOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

RECORDED AS PLAT NO. 24202 ON 5/19/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

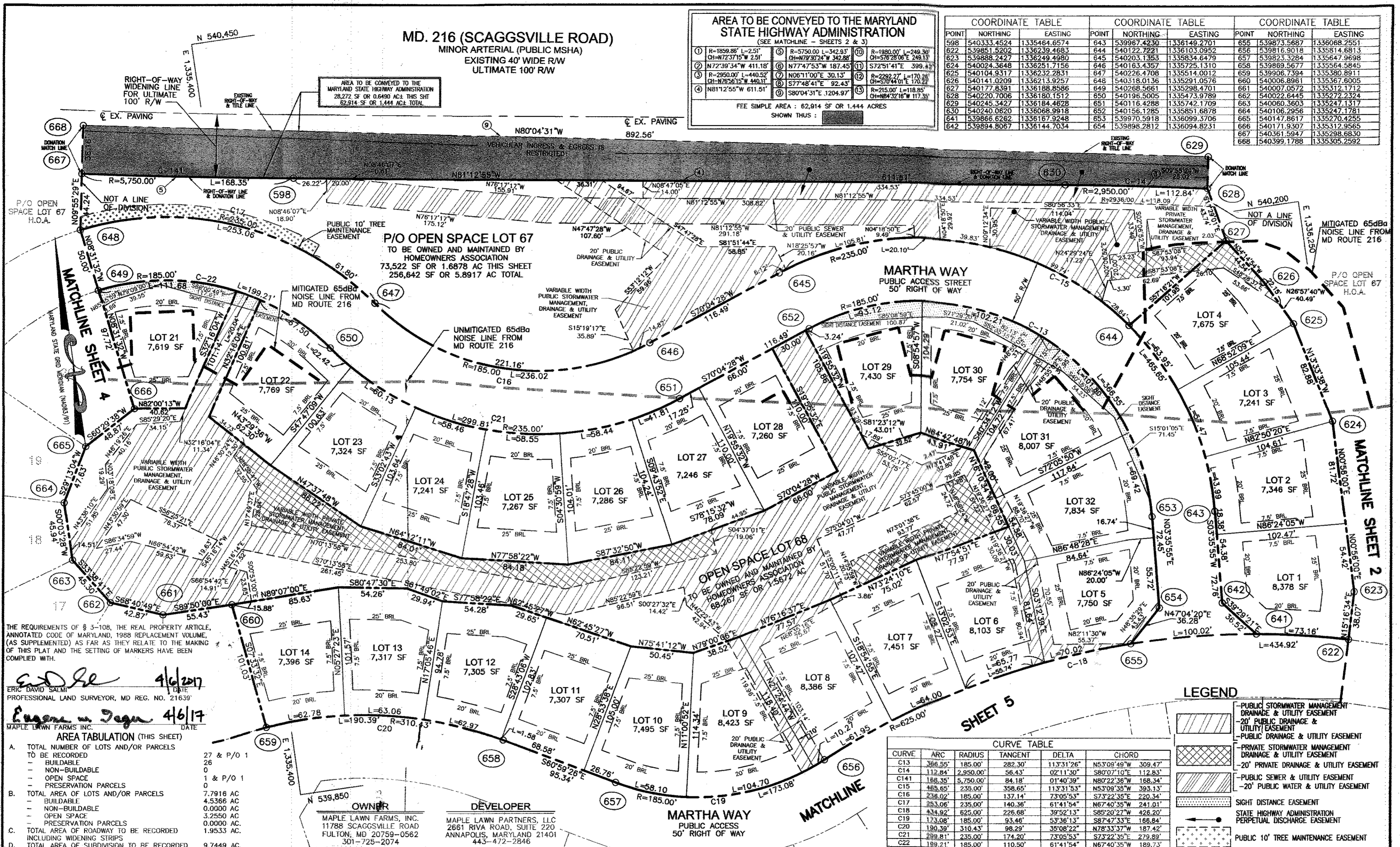
PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
PHASE 1, SECTION 1  
LOTS 1-64, OPEN SPACE LOTS 65-69,  
NON-BUILDABLE BULK PARCEL "A" AND "B"  
A SUBDIVISION OF TAX MAP 46  
PARCEL 113 (L 683 / F. 749)  
ZONED R-ED-MXD-3

TAX MAP 46, GRID 2, PARCEL 113  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MARCH 2017

GRAPHIC SCALE  
0 50' 100' 150'

SHEET 2 OF 14



**AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION**  
 (SEE MATCHLINE - SHEETS 2 & 3)  
 FEE SIMPLE AREA : 62,914 SF OR 1.444 ACRES  
 SHOWN THUS : [Symbol]

COORDINATE TABLE			COORDINATE TABLE			COORDINATE TABLE		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
598	540333.4524	1335464.6574	643	539967.4230	1336149.2701	656	539673.5687	1336068.2551
622	539851.5202	1336239.4683	644	540122.7221	1336103.0952	656	539816.9018	1335814.6813
623	539888.2427	1336249.4980	645	540203.1353	1335834.6479	657	539823.3284	1335647.9698
624	540024.3648	1336251.7156	646	540163.4357	1335725.1310	658	539869.5677	1335564.5845
625	540104.9317	1336232.2831	647	540226.4708	1335514.0012	659	539906.7394	1335380.8911
626	540141.0209	1336213.9257	648	540318.0136	1335291.0576	660	540006.8961	1335367.6005
627	540177.8391	1336188.8586	649	540268.5661	1335298.4701	661	540007.0572	1335312.1712
628	540220.7006	1336180.1512	650	540196.5005	1335473.9789	662	540022.6445	1335272.2324
629	540245.3427	1336184.4828	651	540118.4288	1335742.1709	663	540003.3603	1335247.1317
630	540240.0520	1336068.9918	652	540156.1285	1335851.6878	664	540106.2956	1335247.1781
641	539866.6282	1336167.9248	653	539970.5918	1336099.3706	665	540147.8617	1335270.4255
642	539894.8067	1336144.7034	654	539898.2812	1336094.8231	666	540171.9307	1335312.9565
						667	540361.5947	1335298.6830
						668	540399.1788	1335305.2592

THE REQUIREMENTS OF § 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 David Salmi* 4/6/2017  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
*Eugene W. Jagan* 4/6/17  
 EUGENE W. JAGAN  
 MAPLE LAWN FARMS INC.

**AREA TABULATION (THIS SHEET)**

A.	TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	27 & P/O 1
- BUILDABLE	26	
- NON-BUILDABLE	0	
- OPEN SPACE	1	
- PRESERVATION PARCELS	0	
B. <th>TOTAL AREA OF LOTS AND/OR PARCELS</th> <th>7.7916 AC</th>	TOTAL AREA OF LOTS AND/OR PARCELS	7.7916 AC
- BUILDABLE	4.5366 AC	
- NON-BUILDABLE	0.0000 AC	
- OPEN SPACE	3.2550 AC	
- PRESERVATION PARCELS	0.0000 AC	
C. <th>TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS</th> <th>1.9533 AC</th>	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	1.9533 AC
D. <th>TOTAL AREA OF SUBDIVISION TO BE RECORDED</th> <th>9.7449 AC</th>	TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.7449 AC

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

*Richard M. Mason* 4/26/2017  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Chisholm* 5-4-17  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kurt S. Quinlan* 5-15-17  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April 2017.

*Eugene W. Jagan*  
 MAPLE LAWN FARMS INC.  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*Eric David Salmi* 4/6/2017  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET SUITE 201 B1043 TEL: 410-461-7565 FAX: 410-461-8961

**CURVE TABLE**

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C13	366.55'	185.00'	282.30'	113°31'26"	N53°09'49"W 309.47'
C14	112.84'	2,950.00'	56.43'	02°11'30"	S80°07'10"E 112.83'
C141	188.35'	5,750.00'	84.18'	01°40'39"	N80°22'36"W 168.34'
C15	468.65'	2,350.00'	358.65'	113°31'53"	N53°09'39"W 393.13'
C16	236.02'	185.00'	137.14'	73°05'53"	S73°22'35"E 220.34'
C17	255.06'	235.00'	140.36'	61°41'54"	N67°40'35"W 241.01'
C18	424.92'	625.00'	226.68'	39°52'13"	S85°20'27"W 426.20'
C19	173.08'	185.00'	93.46'	53°36'13"	S87°47'33"E 168.84'
C20	180.39'	310.43'	98.29'	35°08'22"	N78°33'37"W 187.42'
C21	288.81'	235.00'	174.20'	73°05'53"	S73°22'35"E 279.89'
C22	189.21'	185.00'	110.50'	61°41'54"	N67°40'35"W 189.73'

**LEGEND**

- [Symbol] PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- [Symbol] 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- [Symbol] PUBLIC DRAINAGE & UTILITY EASEMENT
- [Symbol] PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- [Symbol] 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- [Symbol] PUBLIC SEWER & UTILITY EASEMENT
- [Symbol] 20' PUBLIC WATER & UTILITY EASEMENT
- [Symbol] SIGHT DISTANCE EASEMENT
- [Symbol] STATE HIGHWAY ADMINISTRATION PERPETUAL DISCHARGE EASEMENT
- [Symbol] PUBLIC 10' TREE MAINTENANCE EASEMENT

RECORDED AS PLAT No. 24203 ON 5/19/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
 PHASE 1, SECTION 1  
 LOTS 1-64, OPEN SPACE LOTS 65-69,  
 NON-BUILDABLE BULK PARCEL "A" AND "B"  
 A SUBDIVISION OF TAX MAP 46  
 PARCEL 113 (L. 683 / F. 749)  
 ZONED R-ED-MXD-3

TAX MAP 46, GRID 2, PARCEL 113  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' MARCH 2017

GRAPHIC SCALE  
 0 50' 100' 150'  
 SHEET 3 OF 14

COORDINATE TABLE			COORDINATE TABLE		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
599	540395.8980	1335127.5093	668	540399.1788	1335305.2582
648	540318.0136	1335291.0576	669	539903.5618	1335358.8102
649	540268.5661	1335298.4701	670	539900.7211	1335319.4986
659	539906.7394	1335380.8911	671	539850.7510	1335317.7707
660	540006.8961	1335367.6005	672	539839.1769	1335331.8291
661	540007.0572	1335312.1712	673	539739.2853	1335247.7293
662	540022.6445	1335272.2324	674	539709.7789	1335217.8503
663	540060.3603	1335247.1317	675	539747.3660	1334869.7381
664	540106.2956	1335247.1781	676	540435.5169	1334944.2929
665	540147.8617	1335270.4255	677	540465.4765	1334947.5388
666	540171.9307	1335312.8565	678	540445.9618	1335037.8654
667	540361.5947	1335298.6830			

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C23	547.27'	185.00'	2011.96'	169°29'34"	S03°16'19"E 368.45'
C24	695.18'	235.00'	2555.73'	169°29'34"	S03°16'19"E 468.03'
C28	22.31'	310.43'	11.16'	4°07'06"	S81°48'40"W 22.31'
C31	39.49'	185.00'	19.82'	12°13'47"	N85°52'00"E 39.41'

**AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION**  
(SEE MATCHLINE - SHEET 3)

① R=1859.86' L=2.51' CH=N72°37'15"W 2.51'	⑤ R=5750.00' L=342.93' CH=N78°30'24"W 342.88'	⑩ R=1990.00' L=249.30' CH=S76°28'06"E 249.13'
② N72°39'34"W 411.18'	⑥ N77°47'53"W 187.45'	⑪ S72°51'41"E 399.42'
③ R=2950.00' L=440.52' CH=N76°56'15"W 440.11'	⑦ N06°11'00"E 30.13'	⑫ R=2282.27' L=170.26' CH=S70°44'01"E 170.22'
④ N81°12'55"W 611.51'	⑧ S77°48'41"E 92.43'	⑬ R=215.00' L=118.85' CH=N84°32'16"W 117.35'
⑨ S80°04'31"E 1204.97'	⑫ R=215.00' L=118.85' CH=N84°32'16"W 117.35'	

FEE SIMPLE AREA : 62,914 SF OR 1.444 ACRES  
SHOWN THUS : [Hatched Area]

**LEGEND**

- PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- SIGHT DISTANCE EASEMENT
- PUBLIC 10' TREE MAINTENANCE EASEMENT

THE REQUIREMENTS OF § 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 David Salmi* 4/6/2017  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Eugene W. Joann* 4/6/17  
MAPLE LAWN FARMS INC. DATE

**AREA TABULATION (THIS SHEET)**

- |   |            |
|---|------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED             | 15 & P/O 1 |
| - BUILDABLE   | 15         |
| - NON-BUILDABLE   | 0          |
| - OPEN SPACE  | P/O 1      |
| - PRESERVATION PARCELS  | 0          |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                              | 5.4111 AC  |
| - BUILDABLE   | 2.6513 AC  |
| - NON-BUILDABLE   | 0.0000 AC  |
| - OPEN SPACE  | 2.7598 AC  |
| - PRESERVATION PARCELS  | 0.0000 AC  |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.9931 AC  |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED                       | 6.4042 AC  |

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

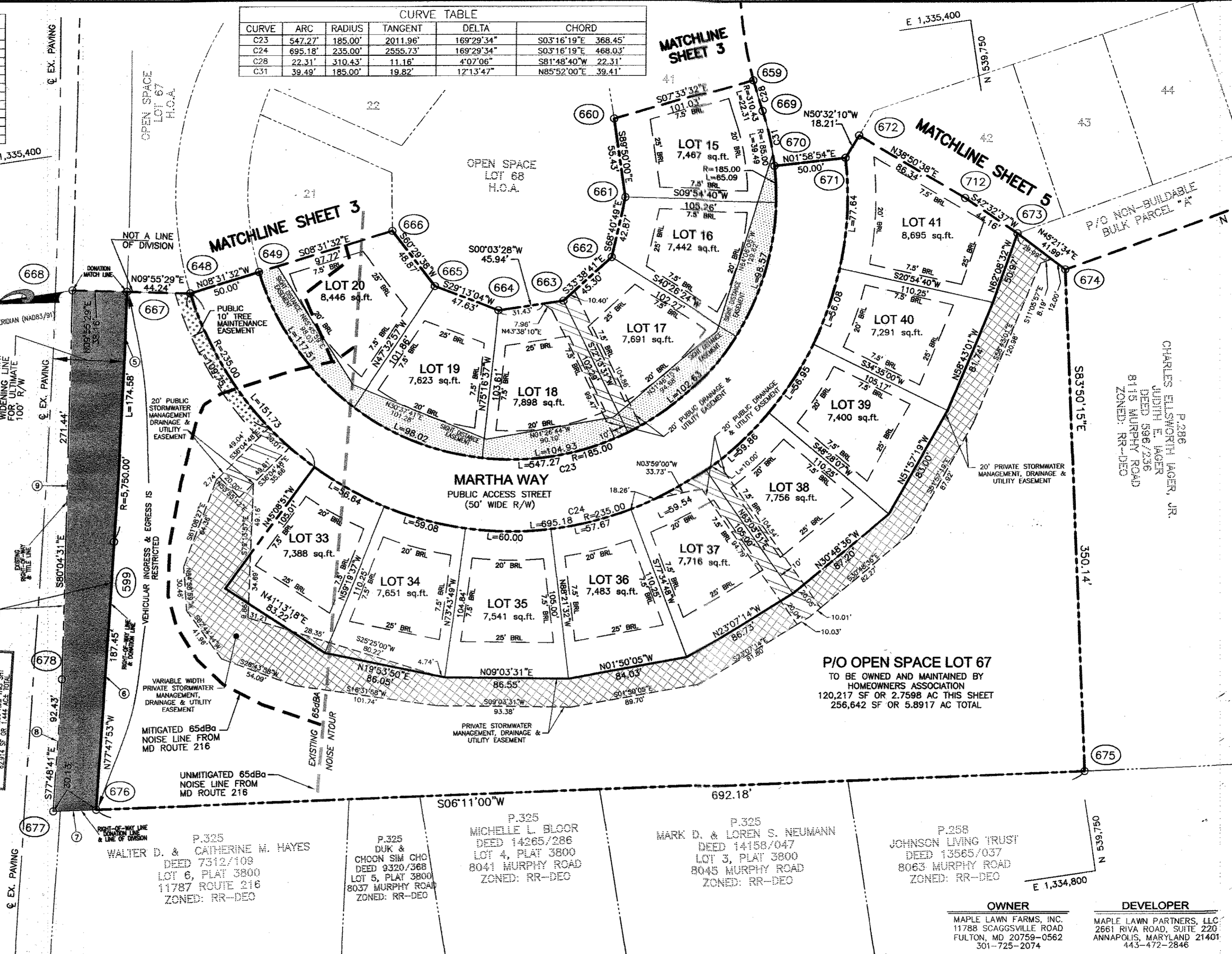
*William M. Mason* 4/24/2017  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Clad Clark* 5-4-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Schaefer* 5-15-17  
DIRECTOR DATE

**MD. 216 (SCAGGSVILLE ROAD)**  
MINOR ARTERIAL (PUBLIC MSHA)  
EXISTING 40' WIDE R/W  
ULTIMATE 100' R/W



AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION (SEE MATCHLINE - SHEET 3)

P.325 WALTER D. & CATHERINE M. HAYES DEED 7312/108 LOT 6, PLAT 3800 11787 ROUTE 216 ZONED: RR-DEO

P.325 DUK & CHOON SIM CHC DEED 9320/368 LOT 5, PLAT 3800 8037 MURPHY ROAD ZONED: RR-DEO

P.325 MICHELLE L. BLOOR DEED 14265/286 LOT 4, PLAT 3800 8041 MURPHY ROAD ZONED: RR-DEO

P.325 MARK D. & LOREN S. NEUMANN DEED 14158/047 LOT 3, PLAT 3800 8045 MURPHY ROAD ZONED: RR-DEO

P.258 JOHNSON LIVING TRUST DEED 13565/037 8063 MURPHY ROAD ZONED: RR-DEO

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April 2017.

*Eugene W. Joann* MAPLE LAWN FARMS INC.  
*William M. Mason* HOWARD COUNTY HEALTH OFFICER  
*Clad Clark* CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Kurt Schaefer* DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

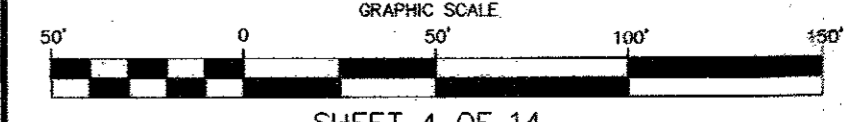
*Eric David Salmi* 4/6/2017  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLETTT DRY, MD 21043 TEL: 410-461-7886 FAX: 410-461-8961

RECORDED AS PLAT NO. 21204 ON 5/19/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

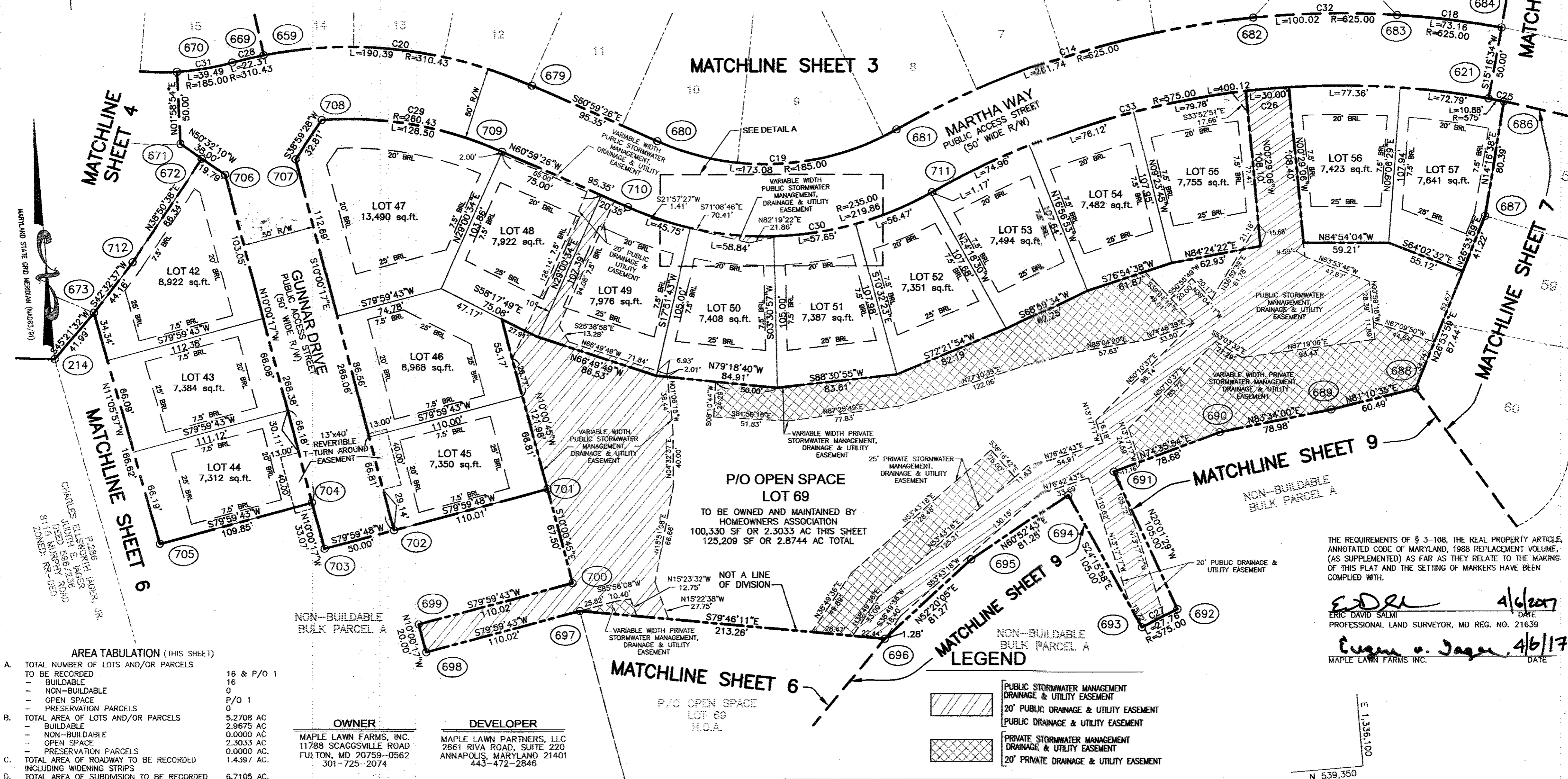
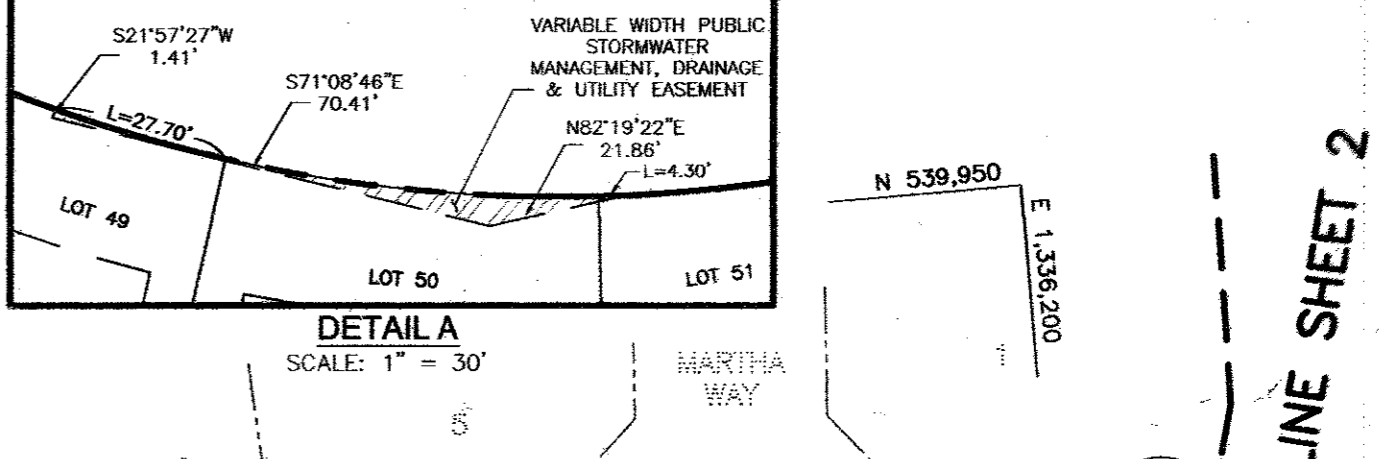
PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
PHASE 1, SECTION 1  
LOTS 1-64, OPEN SPACE LOTS 65-69, NON-BUILDABLE BULK PARCEL "A" AND "B"  
A SUBDIVISION OF TAX MAP 46 PARCEL 113 (L. 683 / F. 749)  
ZONED R-ED-MXD-3

TAX MAP 46, GRID 2, PARCEL 113  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' MARCH 2017



COORDINATE TABLE			COORDINATE TABLE			COORDINATE TABLE		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
214	539709.7787	1335217.8507	687	539722.4086	1336216.3403	702	539570.9845	1335442.9743
659	539906.7394	1335380.8911	688	539807.6732	1336158.7325	703	539562.2992	1335393.7344
669	539903.5618	1335358.8102	689	539898.3945	1336098.9585	704	539594.8691	1335387.9887
670	539900.7211	1335319.4996	690	539889.5444	1336020.4723	705	539575.7843	1335279.8043
671	539850.7510	1335317.7707	691	539868.6470	1335944.6142	706	539826.5969	1335347.1095
672	539839.1769	1335331.8291	692	539869.9949	1335980.5691	707	539832.9947	1335396.7529
673	539739.2853	1335247.7293	693	539859.5333	1335954.8638	708	539858.4927	1335417.3943
679	539869.5675	1335564.5848	694	539858.2662	1335911.7114	709	539825.8405	1335540.3371
680	539823.3284	1335647.9698	695	539815.7139	1335840.7300	710	539779.8014	1335623.7221
681	539816.9018	1335814.6813	696	539866.0531	1335776.3961	711	539771.4379	1335835.4907
682	539873.5687	1336068.2551	697	539850.9294	1335566.5250	712	539771.8242	1335277.5913
683	539866.6262	1336167.9248	698	539848.8154	1335458.1754			
684	539851.5202	1336239.4683	699	539804.5113	1335454.7009			
685	539803.2868	1336226.2948	700	539823.6248	1335563.0477			
686	539800.3199	1336236.7667	701	539890.0942	1335551.3124			

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C25	10.88'	575.00'	5.44'	1'05'04"	N74'10'54"W 10.88'
C14	261.74'	625.00'	132.82'	2'59'39"	S77'24'10"W 259.83'
C18	73.16'	625.00'	36.62'	6'42'25"	N78'04'39"W 73.12'
C19	173.08'	185.00'	93.46'	5'33'13"	S87'47'33"E 166.84'
C20	190.39'	310.43'	98.29'	35'08'22"	N78'33'37"W 187.42'
C26	30.00'	575.00'	15.01'	2'59'23"	S89'54'17"W 30.00'
C27	27.76'	375.00'	13.89'	4'14'29"	S67'51'16"W 27.75'
C28	22.31'	310.43'	11.16'	4'07'06"	S81'48'40"W 22.31'
C29	128.50'	260.43'	65.59'	28'19'17"	N75'07'34"W 127.20'
C30	219.86'	235.00'	118.72'	5'36'13"	S87'47'33"E 211.93'
C31	39.49'	185.00'	19.82'	12'13'47"	N85'52'00"E 39.41'
C32	100.02'	625.00'	50.12'	9'10'08"	N86'00'56"W 99.91'
C33	400.12'	575.00'	208.55'	39'52'13"	S85'20'27"W 392.10'



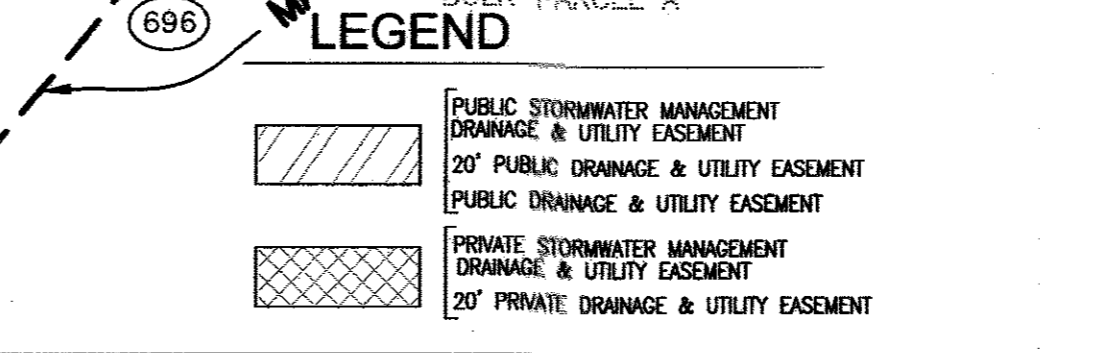
**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	16 & P/O 1
- BUILDABLE	16
- NON-BUILDABLE	0
- OPEN SPACE	P/O 1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	5.2708 AC
- BUILDABLE	2.9675 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	2.3033 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	1.4397 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.7105 AC

**OWNER**  
MAPLE LAWN FARMS, INC.  
11788 SCAGGSVILLE ROAD  
FULTON, MD 20759-0562  
301-725-2074

**DEVELOPER**  
MAPLE LAWN PARTNERS, LLC  
2661 RIVA ROAD, SUITE 220  
ANNAPOLIS, MARYLAND 21401  
443-472-2846

**P/O OPEN SPACE LOT 69**  
TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION  
100,330 SF OR 2.3033 AC THIS SHEET  
125,209 SF OR 2.8744 AC TOTAL



THE REQUIREMENTS OF § 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.

*E. D. R. Salmi* 4/6/2017  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
*Eugene v. Jager* 4/6/17  
MAPLE LAWN FARMS INC. DATE

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

*Chad E. Clark* 5.4.17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE

*Kurt Schaefer* 5.15.17  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April, 2017.

*Eugene v. Jager*  
MAPLE LAWN FARMS INC.

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*E. D. R. Salmi* 4/6/2017  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELIJAH, MD 21043 TEL: 410-461-7666 FAX: 410-461-6951

RECORDED AS PLAT NO. 24205 ON 5/17/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
PHASE 1, SECTION 1  
LOTS 1-64, OPEN SPACE LOTS 65-69,  
NON-BUILDABLE BULK PARCEL "A" AND "B"  
A SUBDIVISION OF TAX MAP 46  
PARCEL 113 (L. 683 / F. 749)  
ZONED R-ED-MXD-3

TAX MAP 46, GRID 2, PARCEL 113  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MARCH 2017

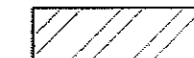
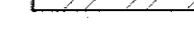



GRAPHIC SCALE: 0 50' 100' 150'

SHEET 5 OF 14

POINT	NORTHING	EASTING
213	539376.8187	1335283.1897
214	539709.7787	1335217.8507
673	539739.2853	1335247.7293
696	539466.0531	1335776.3961
697	539503.9294	1335566.5250
698	539484.8154	1335458.1754
699	539504.5113	1335454.7009
700	539523.6248	1335563.0477
701	539590.0942	1335591.3124
702	539570.9845	1335442.9743
703	539562.2992	1335393.7344
704	539594.8691	1335387.9887
705	539575.7843	1335279.8043
713	538892.6735	1335347.9673
714	538903.1194	1335426.0151
715	538896.9985	1335534.3082
716	539170.5255	1335676.7978
717	539253.9852	1335613.0252
718	539295.6711	1335649.1070
719	539343.7774	1335679.4977
720	539410.1555	1335721.4315

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C34	317.84'	375.00'	169.17'	48°33'47"	S27°31'00"W 308.42'

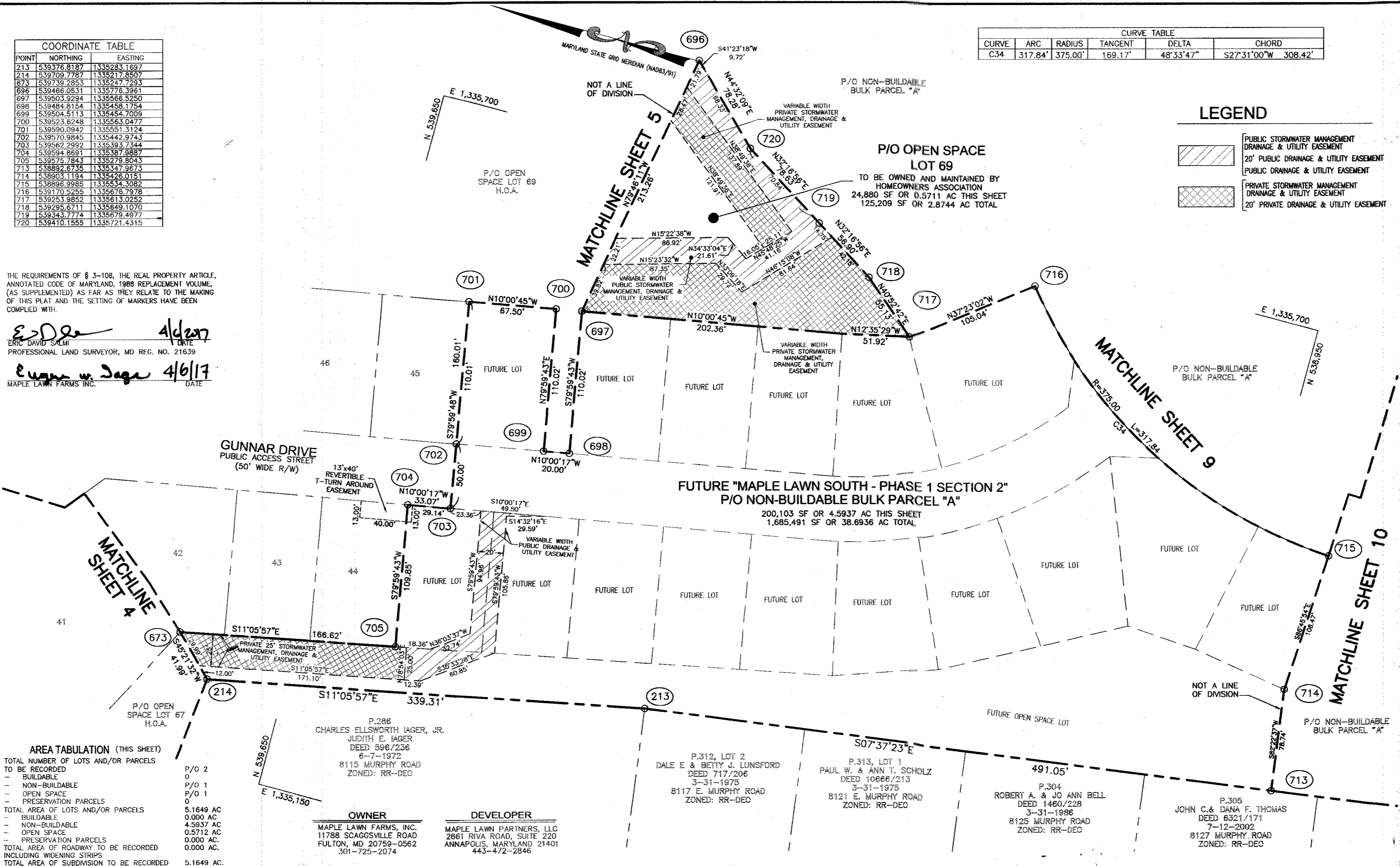
**LEGEND**

-  PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
-  20' PUBLIC DRAINAGE & UTILITY EASEMENT
-  PUBLIC DRAINAGE & UTILITY EASEMENT
-  PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
-  20' PRIVATE DRAINAGE & UTILITY EASEMENT

THE REQUIREMENTS OF § 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.

*E.D. De* 4/1/2017  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Eugene W. Jagan* 4/6/17  
 MAPLE LAWN FARMS INC. DATE



**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	5.1649 AC
- BUILDABLE	0.000 AC
- NON-BUILDABLE	4.5937 AC
- OPEN SPACE	0.5712 AC
- PRESERVATION PARCELS	0.000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.1649 AC

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

*Robert for Maureen Rozeman* 4/6/2017  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 5.4.17  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Sheehan* 5.15.17  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April, 2017.

*Eugene W. Jagan*  
 MAPLE LAWN FARMS INC.

*Walter Bucher*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE W. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*E.D. De* 4/1/2017  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET, ELICHTON CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. 24206 ON 5/19/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.


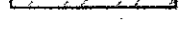
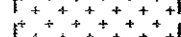


PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
 PHASE 1, SECTION 1  
 LOTS 1-64, OPEN SPACE LOTS 65-69, NON-BUILDABLE BULK PARCEL "A" AND "B"  
 A SUBDIVISION OF TAX MAP 46 PARCEL 113 (L. 683 / F. 749)  
 ZONED R-ED-MXD-3

TAX MAP 46, GRID 2, PARCEL 113  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' MARCH 2017

GRAPHIC SCALE: 0 50' 100' 150'

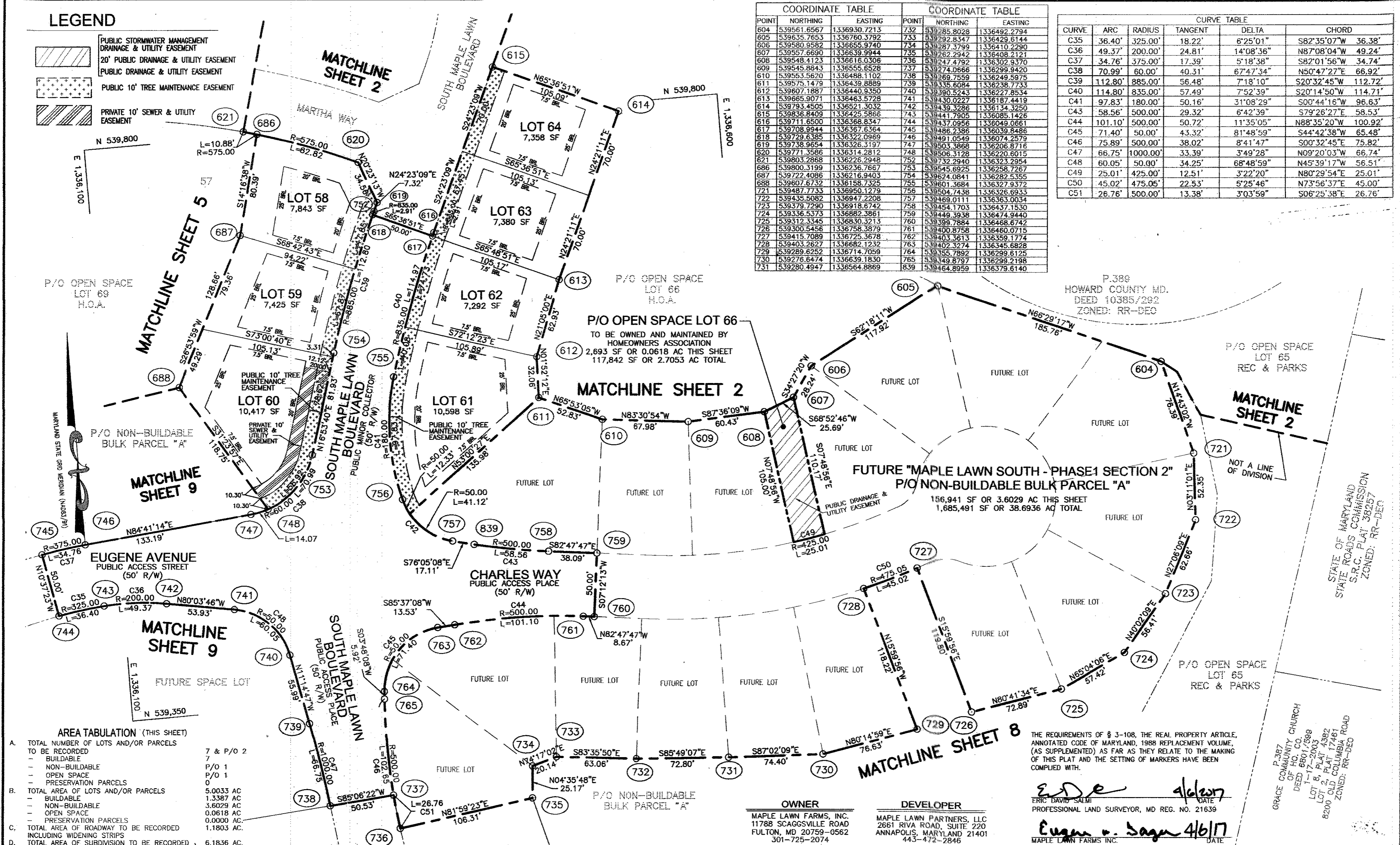
SHEET 6 OF 14

**LEGEND**

-  PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
-  20' PUBLIC DRAINAGE & UTILITY EASEMENT
-  PUBLIC DRAINAGE & UTILITY EASEMENT
-  PUBLIC 10' TREE MAINTENANCE EASEMENT
-  PRIVATE 10' SEWER & UTILITY EASEMENT

COORDINATE TABLE			COORDINATE TABLE		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
604	539561.6567	1336930.7213	732	539785.8028	1336492.2794
605	539535.7653	1336760.3792	733	539792.8347	1336429.6144
606	539580.9582	1336655.9740	734	539787.3799	1336410.2290
607	539557.6890	1336639.9944	735	539762.2942	1336408.2121
608	539548.4123	1336616.0308	736	539747.4752	1336302.9370
609	539545.8843	1336555.6528	737	539744.0666	1336299.9420
610	539553.5620	1336488.1102	738	539769.7559	1336249.5875
611	539575.1479	1336439.8889	739	539735.6084	1336238.7733
612	539607.1887	1336440.9350	740	539790.5243	1336227.8534
613	539665.9071	1336463.5728	741	539740.0227	1336187.4419
614	539793.4505	1336521.3032	742	539739.3286	1336134.3250
615	539836.8409	1336425.5866	743	539744.7905	1336085.1426
616	539711.6500	1336368.8347	744	539747.0958	1336049.0861
617	539708.9944	1336367.6364	745	539746.2386	1336039.8486
618	539729.6385	1336322.0989	746	539741.0549	1336074.2579
619	539738.9654	1336326.3197	747	539703.3868	1336206.8716
620	539771.3586	1336314.2812	748	539706.3128	1336220.6015
621	539803.2868	1336226.2948	752	539732.2940	1336323.2954
622	539800.3199	1336236.7867	753	539745.6925	1336258.7267
623	539722.4086	1336216.9403	754	539724.0841	1336282.5355
624	539607.6732	1336158.7525	755	539701.3684	1336327.9372
625	539487.7733	1336090.1278	756	539704.7438	1336326.6933
626	539435.5082	1336947.2208	757	539749.0111	1336363.0024
627	539379.7290	1336918.6742	758	539745.1703	1336437.1530
628	539336.5373	1336882.3861	759	539744.3938	1336474.9440
629	539312.3345	1336830.3213	760	539739.7884	1336468.6742
630	539300.5456	1336758.3879	761	539740.8758	1336460.0715
631	539415.7089	1336725.3678	762	539740.3613	1336359.1774
632	539403.2627	1336682.1232	763	539740.3274	1336345.6828
633	539289.6252	1336714.7058	764	539735.7892	1336299.6125
634	539276.6474	1336639.1830	765	539749.8797	1336299.2198
635	539280.4947	1336564.8869	639	539764.6959	1336379.6140

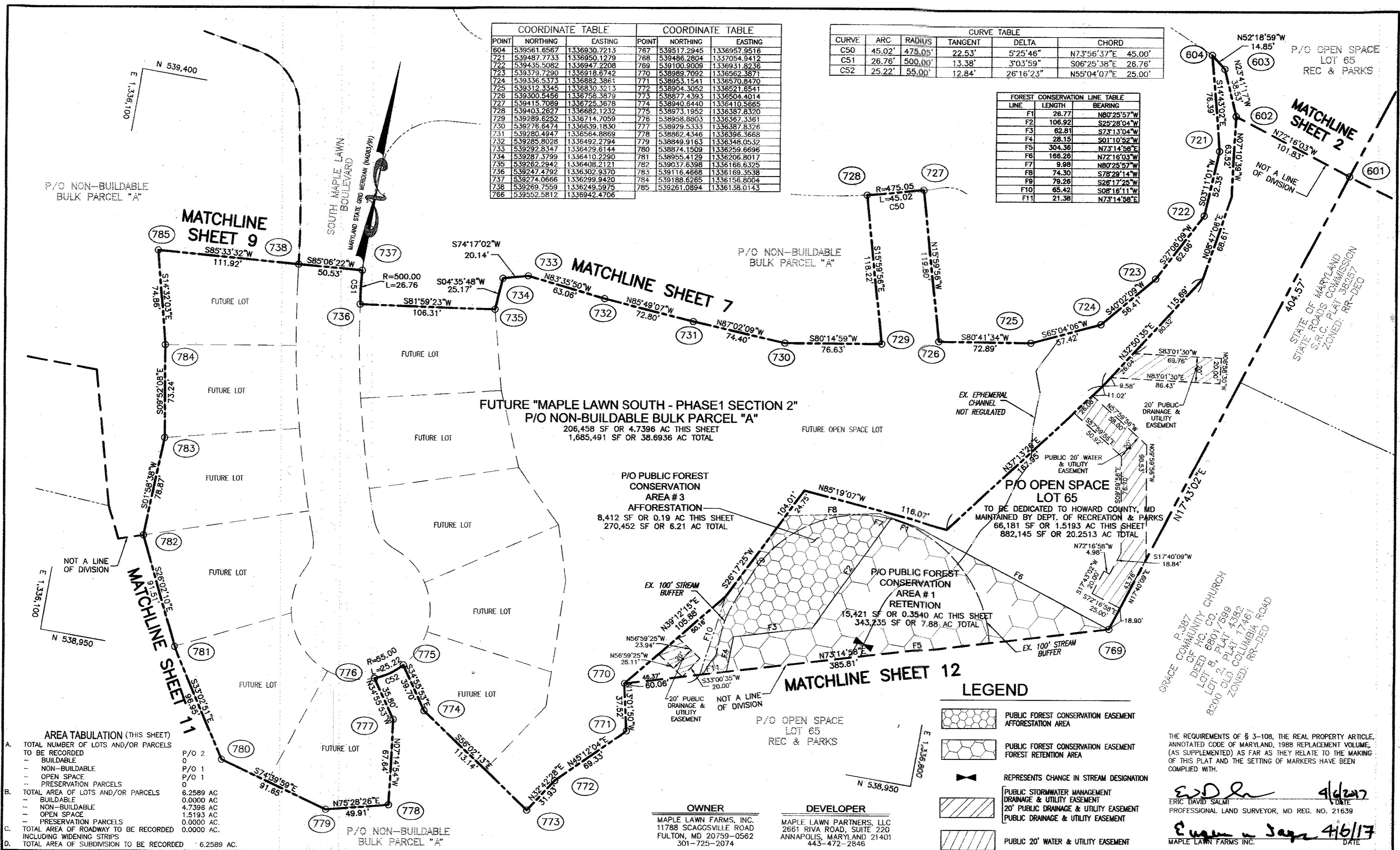
CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C35	36.40'	325.00'	18.22'	6°25'01"	S82°35'07"W 36.38'
C36	49.37'	200.00'	24.81'	14°08'36"	N87°08'04"W 49.24'
C37	34.76'	375.00'	17.39'	5°18'38"	S82°01'56"W 34.74'
C38	70.99'	60.00'	40.31'	67°47'34"	N50°47'27"E 66.92'
C39	112.80'	885.00'	56.48'	7°18'10"	S20°32'45"W 112.72'
C40	114.80'	835.00'	57.49'	7°52'39"	S20°14'50"W 114.71'
C41	97.83'	180.00'	50.16'	31°08'29"	S00°44'16"W 96.63'
C43	58.56'	500.00'	29.32'	6°42'39"	S79°26'27"E 58.53'
C44	101.10'	500.00'	50.72'	11°35'05"	N88°35'20"W 100.92'
C45	71.40'	50.00'	43.32'	81°48'59"	S44°42'38"W 65.48'
C46	75.89'	500.00'	38.02'	8°41'47"	S00°32'45"E 75.82'
C47	66.75'	1000.00'	33.39'	3°49'28"	N09°20'03"W 66.74'
C48	60.05'	50.00'	34.25'	68°48'59"	N45°39'17"W 56.51'
C49	25.01'	425.00'	12.51'	3°22'20"	N80°29'54"E 25.01'
C50	45.02'	475.00'	22.53'	5°25'46"	N73°56'37"E 45.00'
C51	26.76'	500.00'	13.38'	3°03'59"	S06°25'38"E 26.76'



COORDINATE TABLE			COORDINATE TABLE		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
704	539561.6567	1336930.7213	767	539517.2945	1336957.9516
721	539487.7733	1336950.1279	768	539486.2804	1337054.9412
722	539435.5082	1336947.2208	769	539100.9009	1336931.8236
723	539379.7290	1336918.6742	770	538989.7092	1336562.3871
724	539336.5373	1336882.3861	771	538953.1541	1336570.8470
725	539312.3345	1336830.3213	772	538904.3052	1336521.6541
726	539300.5466	1336758.3879	773	538877.4393	1336504.4014
727	539415.7089	1336725.3678	774	538940.6440	1336410.5865
728	539403.2627	1336682.1232	775	538973.1952	1336387.8320
729	539289.6252	1336714.7059	776	538958.8803	1336367.3361
730	539276.6474	1336639.1830	777	538929.5333	1336387.8326
731	539280.4947	1336564.8869	778	538862.4346	1336396.3668
732	539285.8028	1336492.2794	779	538849.9163	1336348.0532
733	539292.8347	1336429.6144	780	538874.1509	1336259.6696
734	539287.3709	1336410.2290	781	538955.4139	1336206.8017
735	539262.2942	1336408.2121	782	539057.8398	1336186.6325
736	539247.4792	1336302.9370	783	539116.4668	1336189.3538
737	539274.0666	1336299.9420	784	539188.6265	1336156.8004
738	539269.7559	1336249.5975	785	539261.0894	1336138.0143
766	539552.5812	1336942.4706			

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C50	45.02'	478.05'	22.53'	5'25'46"	N73°56'37"E 45.00'
C51	26.76'	500.00'	13.38'	3'03'59"	S06°25'38"E 26.76'
C52	25.22'	55.00'	12.84'	26'16'23"	N55°04'07"E 25.00'

FOREST CONSERVATION LINE TABLE		
LINE	LENGTH	BEARING
F1	26.77	N80°25'57"W
F2	106.92	S25°28'04"W
F3	62.81	S73°13'04"W
F4	28.15	S01°10'52"W
F5	304.36	N73°14'58"E
F6	166.28	N72°16'03"W
F7	9.88	N80°25'57"W
F8	74.30	S78°29'14"W
F9	79.26	S26°17'28"W
F10	65.42	S08°16'11"W
F11	21.38	N73°14'58"E



**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED		
Buildable	P/O 2	0
Non-Buildable	P/O 1	0
Open Space	P/O 1	0
Preservation Parcels	P/O 1	0
B. TOTAL AREA OF LOTS AND/OR PARCELS		
Buildable		6.2589 AC
Non-Buildable		0.0000 AC
Open Space		4.7396 AC
Preservation Parcels		1.5193 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS		0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED		6.2589 AC

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

*Richard M. Rorman* 4/26/2017  
HOWARD COUNTY HEALTH OFFICER 22 KB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Chamber* 5-4-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION JR DATE

*Kent Seligson* 5-15-17  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April, 2017.

*Eugene W. Sage*  
MAPLE LAWN FARMS INC. WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN OR WILL BE IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*Eric David Salmi* 4/26/2017  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET, SUITE 104  
ELIGOTT CITY, MD 21043 TEL: 410-461-7669 FAX: 410-461-8969

RECORDED AS PLAT NO. 24208 ON 5/19/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
PHASE 1, SECTION 1  
LOTS 1-64, OPEN SPACE LOTS 65-69,  
NON-BUILDABLE BULK PARCEL "A" AND "B"  
A SUBDIVISION OF TAX MAP 46  
PARCEL 113 (L. 683 / F. 749)  
ZONED R-ED-MXD-3

TAX MAP 46, GRID 2, PARCEL 113  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' MARCH 2017

GRAPHIC SCALE  
0 50 100 150

SHEET 8 OF 14



CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C27	27.76'	375.00'	13.89'	4°14'29"	S67°51'16"W 27.75'
C34	319.84'	375.00'	170.38'	48°52'07"	S27°21'50"W 310.24'
C35	36.40'	325.00'	18.22'	6°25'02"	S82°35'07"W 36.38'
C36	49.37'	200.00'	24.81'	14°08'36"	N87°08'04"W 49.24'
C37	34.76'	375.00'	17.39'	5°18'38"	S82°01'55"W 34.74'
C38	14.07'	60.00'	7.07'	13°26'10"	N77°58'09"E 14.04'
C47	66.75'	1000.00'	33.39'	3°49'28"	N09°20'03"W 66.74'
C48	60.05'	50.00'	34.25'	68°48'59"	N45°39'17"W 56.51'
C53	9.59'	325.00'	4.80'	1°41'28"	S02°23'22"W 9.59'

POINT	NORTHING	EASTING
358	538895.5900	1335987.3258
688	539607.6732	1336158.7328
689	539598.3945	1336098.9586
690	539589.5444	1336020.4723
691	539568.6470	1335944.6142
692	539469.9949	1335980.5691
693	539459.5333	1335954.8638
694	539555.2562	1335911.7114
695	539515.7139	1335840.7300
696	539466.0531	1335776.3961
715	538996.9985	1335534.3082
716	539170.5255	1335676.7978
717	539253.9852	1335613.0252
718	539295.6711	1335649.1070
719	539343.7774	1335679.4977
720	539410.1555	1335721.4315
738	539269.7559	1336249.5975
739	539335.6084	1336238.7733
740	539390.5243	1336227.8534
741	539430.0277	1336187.4419
742	539439.3286	1336134.3250
743	539441.7905	1336085.1425
744	539437.0956	1336049.0661
745	539486.2386	1336039.8486
746	539491.0549	1336074.2676
747	539503.3868	1336206.8716
748	539506.3128	1336220.6015
782	539037.6398	1336166.6325
783	539116.4668	1336189.3538
784	539188.6265	1336156.8004
785	539261.0894	1336138.0143
786	539031.2576	1336147.4914
787	539055.4780	1336135.6594
788	539159.8177	1336106.9467
789	539160.6959	1336003.3510
790	538988.5840	1335944.1319
791	538837.5171	1335833.3141
792	538848.2852	1335859.7056
793	538825.5406	1335791.8517
794	538796.6376	1335746.8643
795	538752.6157	1335700.4573
796	538821.2622	1335693.4792
797	538881.6504	1335693.0043
798	538884.5929	1335583.8286
799	538894.1769	1335584.2285
800	538845.4502	1335909.5541

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
- BUILDABLE	0
- NON-BUILDABLE	P/O 1
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	7.3387 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	7.3387 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.3387 AC

**OWNER**  
 MAPLE LAWN FARMS, INC.  
 11788 SCAGGSVILLE ROAD  
 FULTON, MD 20759-0562  
 301-725-2074

**DEVELOPER**  
 MAPLE LAWN PARTNERS, LLC  
 2661 RIVA ROAD, SUITE 220  
 ANNAPOLIS, MARYLAND 21401  
 443-472-2846

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

*Additional for Maus-Rosenman 4/24/2017*  
 HOWARD COUNTY HEALTH OFFICER *R. MB* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 5.4.17  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Schuchman* 5.15.17  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April, 2017.

*Eugene v. Jagan*  
 MAPLE LAWN FARMS INC. WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, LP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*Eric David Salmi* 4/6/2017  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET, ELIOTT CITY, MD 21043 TEL: 410-461-7656 FAX: 410-461-8951

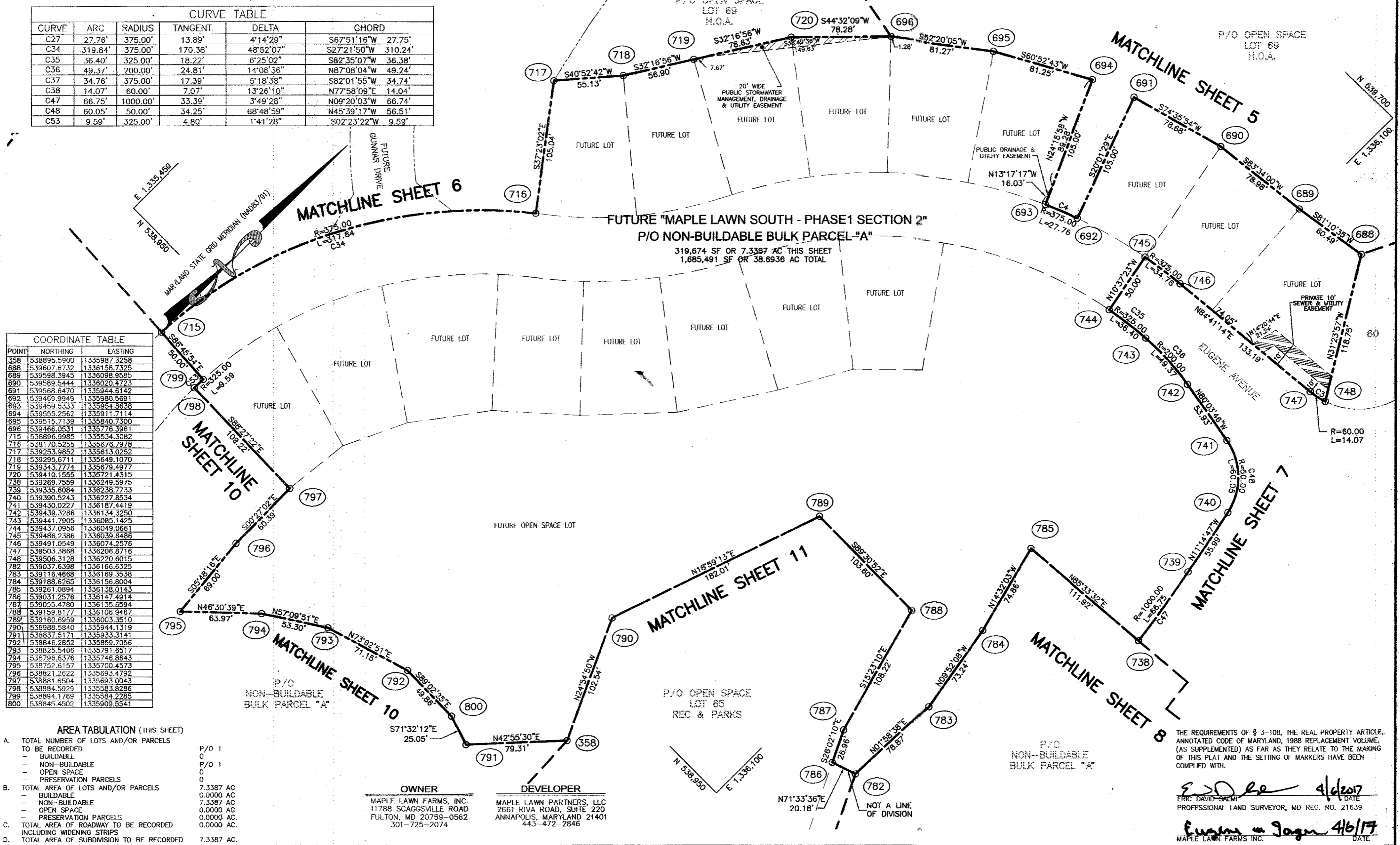
RECORDED AS PLAT NO. 24209 ON 5/19/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
 PHASE 1, SECTION 1  
 LOTS 1-64, OPEN SPACE LOTS 65-69,  
 NON-BUILDABLE BULK PARCEL "A" AND "B"  
 A SUBDIVISION OF TAX MAP 46  
 PARCEL 113 (L. 683 / F. 749)  
 ZONED R-ED-MXD-3

TAX MAP 46, GRID 2, PARCEL 113  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MARCH 2017

SHEET 9 OF 14

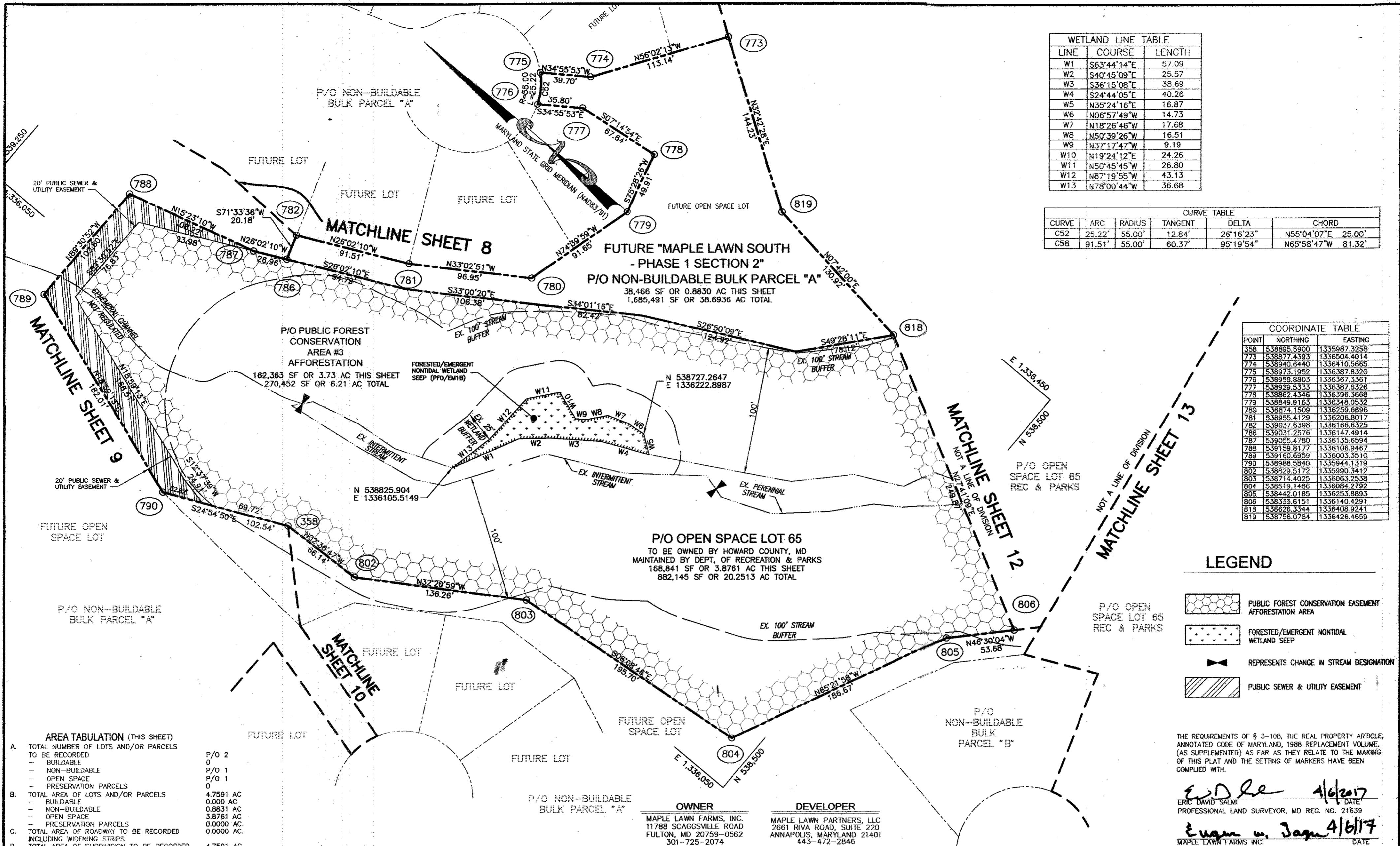


THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Eric David Salmi* 4/6/2017  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Eugene v. Jagan* 4/6/17  
 MAPLE LAWN FARMS INC. DATE





LINE	COURSE	LENGTH
W1	S63°44'14"E	57.09
W2	S40°45'09"E	25.57
W3	S36°15'08"E	38.69
W4	S24°44'05"E	40.26
W5	N35°24'16"E	16.87
W6	N06°57'49"W	14.73
W7	N18°26'46"W	17.68
W8	N50°39'26"W	16.51
W9	N37°17'47"W	9.19
W10	N19°24'12"E	24.26
W11	N50°45'45"W	26.80
W12	N87°19'55"W	43.13
W13	N78°00'44"W	36.68

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C52	25.22'	55.00'	12.84'	26°16'23"	N55°04'07"E 25.00'
C58	91.51'	55.00'	60.37'	95°19'54"	N65°58'47"W 81.32'

POINT	NORTHING	EASTING
358	538895.5900	1335987.3258
773	538877.4393	1336504.4014
774	538940.6440	1336410.5665
775	538973.1952	1336387.8320
776	538958.8803	1336367.3361
777	538929.5333	1336387.8326
778	538862.4346	1336396.3668
779	538849.9163	1336348.0532
780	538874.1509	1336259.6696
781	538955.4129	1336208.8017
782	539037.6398	1336166.6325
786	539031.2576	1336147.4914
787	539055.4780	1336135.6594
788	539159.8177	1336106.9467
789	539160.6959	1336003.3510
790	538988.5840	1335944.1319
802	538929.5172	1335990.3412
803	538714.4025	1336063.2938
804	538519.1486	1336084.2792
805	538442.0185	1336253.8893
806	538335.6151	1336140.4291
818	538626.3344	1336408.9241
819	538756.0784	1336426.4659

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
- BUILDABLE	0
- NON-BUILDABLE	P/O 1
- OPEN SPACE	P/O 1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.7591 AC
- BUILDABLE	0.000 AC
- NON-BUILDABLE	0.8831 AC
- OPEN SPACE	3.8761 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.7591 AC

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT AFFORESTATION AREA
- FORESTED/EMERGENT NONTIDAL WETLAND SEEP
- REPRESENTS CHANGE IN STREAM DESIGNATION
- PUBLIC SEWER & UTILITY EASEMENT

THE REQUIREMENTS OF § 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 David Salmi* 4/6/2017  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Eugene W. Jagan* 4/6/17  
 Eugene W. Jagan DATE  
 MAPLE LAWN FARMS INC.

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

*Kevin M. Reardon* 4/6/2017  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Ch/Chad* 5.4.17  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Schaefer* 5.15.17  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April 2017.

*Eugene W. Jagan*  
 MAPLE LAWN FARMS INC.

*Michael*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*Eric David Salmi* 4/6/2017  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. 24211 ON 5/19/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
 PHASE 1, SECTION 1  
 LOTS 1-64, OPEN SPACE LOTS 65-69,  
 NON-BUILDABLE BULK PARCEL "A" AND "B"  
 A SUBDIVISION OF TAX MAP 46  
 PARCEL 113 (L. 683 / F. 749)  
 ZONED R-ED-MXD-3

TAX MAP 46, GRID 2, PARCEL 113  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MARCH 2017

GRAPHIC SCALE  
 0 50' 100' 150'

SHEET 11 OF 14

**GENERAL NOTES (CONTINUED)**

34. THIS PROJECT IS SUBJECT TO WP-15-136. ON MAY 26, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.1205(A)(7) OF THE AMENDED FIFTH EDITION WHICH REQUIRES THE RETENTION OF SPECIMEN TREES HAVING A DIAMETER OF 30" OR MORE AND SECTION 16.121(C)(1) OF THE AMENDED FIFTH EDITION WHICH REQUIRES OPEN SPACE LOTS TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ON A PUBLIC ROAD FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES.
- APPROVAL IS SUBJECT TO THE FOLLOWING FIVE (5) CONDITIONS:
- 1) REMOVAL OF THE ELEVEN (11) SPECIMEN TREES WILL REQUIRE MITIGATION WITH THE PLANTING OF 2 TO 1 REPLACEMENT TREES (22 TOTAL) WITH A MINIMUM 3" CALIPER TRUNK. THE REPLACEMENT TREES SHALL BE BONDED AND SHOWN ON EITHER THE LANDSCAPE OR FOREST CONSERVATION PLAN WITH THE FINAL PLAN.
  - 2) THE FORTY-THREE (43) REMAINING SPECIMEN TREES MUST REMAIN UNDISTURBED, UNLESS A NEW WAWER PETITION IS FILED WITH ADEQUATE JUSTIFICATION.
  - 3) ANY SPECIMEN TREE THAT SHALL REMAIN ON-SITE (THAT ARE WITHIN THE LIMIT OF DISTURBANCE) MUST BE PROTECTED WITH TREE PROTECTION DEVICES AND, SUCH DEVICES MUST BE DEPICTED ON FOREST CONSERVATION PLANS AND THE SITE DEVELOPMENT PLAN.
  - 4) ALL PROPOSED OPEN SPACE LOTS MUST PROVIDE THE MINIMUM PUBLIC ROAD FRONTAGE AS SHOWN AND APPROVED ON THE SP PLAN (SP-15-014). OPEN SPACE LOTS 177, 178 AND 179 SHOULD HAVE AT LEAST ONE PUBLIC ROAD FRONTAGE STRIP OF 20 FEET IN WIDTH.
  - 5) PROVIDE A NOTE ON SP-15-014, THE FINAL PLAN AND THE SITE DEVELOPMENT PLAN THAT INCLUDES THIS WAIVER'S FILE NUMBER THE SECTIONS TO BE WAIVED, THE WAIVER DECISION, THE DATE OF THE DECISION AND ALL CONDITIONS OF APPROVAL.
35. PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE FINAL PLAN FOR THIS PROPOSAL, ALL WELLS ON (TAX MAP 46) PARCEL 113 MUST BE SEALED, AND ALL SEPTIC SYSTEM COMPONENTS MUST BE PROPERLY ABANDONED. THE HEALTH DEPARTMENT STRONGLY ENCOURAGES THE DEVELOPER TO SEAL WELLS AND ABANDON SEPTIC SYSTEM COMPONENTS PRIOR TO COMMENCEMENT OF MASS GRADING OPERATIONS. THE HEALTH DEPARTMENT CONSIDERS A WELL TO BE SEALED WHEN THE WELL ABANDONMENT REPORT IS RECEIVED AT THE HEALTH DEPARTMENT AND REVIEWED BY AN ENVIRONMENTAL HEALTH SPECIALIST. SIMILARLY, THE SEPTIC SYSTEM COMPONENTS MAY BE CONSIDERED PROPERLY ABANDONED WHEN THE SUPPORTING DOCUMENTATION IS DELIVERED TO THE HEALTH DEPARTMENT AND IS REVIEWED BY AN ENVIRONMENTAL HEALTH SPECIALIST.
36. THIS PROJECT IS SUBJECT TO WP-17-053. ON JANUARY 10, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO SECTION 16.144(P) OF THE AMENDED FIFTH EDITION - WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN THE DEVELOPER SHALL: (1) PAY ALL REQUIRED FEES TO THE COUNTY, AND (2) IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS, AND SECTION 16.144(O) OF THE AMENDED FIFTH EDITION - WITHIN 180 DAYS OF FINAL PLAN APPROVAL THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION.
- APPROVAL IS SUBJECT TO THE FOLLOWING FOUR (4) CONDITIONS:
- 1) THE DPW DEVELOPER AGREEMENT PROCESS MUST BE COMPLETED WITHIN 60 DAYS FROM THIS ALTERNATIVE COMPLIANCE APPROVAL (ON OR BEFORE MARCH 11, 2017).
  - 2) THE FINAL PLAT ORIGINALS MUST BE SUBMITTED WITHIN 60 DAYS FROM FEBRUARY 7, 2017 (ON OR BEFORE APRIL 8, 2017).
  - 3) PRIOR TO THE RECORDATION OF THE PLAT, THE HEALTH DEPARTMENT IS REQUIRING THAT THE EXISTING WELL BE ABANDONED AND SEALED BY A LICENSED WELL DRILLER. IN ADDITION, THE EXISTING SEPTIC SYSTEM MUST BE PUMPED DRY AND PROPERLY ABANDONED.
  - 4) PROVIDE AS A GENERAL NOTE, ON F-16-021, THIS ALTERNATIVE COMPLIANCE PETITION REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
37. A LICENSE AGREEMENT IS TO BE RECORDED BETWEEN HOWARD COUNTY AND MAPLE LAWN PARTNERS, LLC TO ALLOW THE CONSTRUCTION AND PRIVATE MAINTENANCE OF THE MAPLE LAWN SOUTH BOULEVARD ENTRANCE FEATURES LOCATED WITHIN THE HOWARD COUNTY RIGHT OF WAY WHICH INCLUDE THE GATEHOUSE AND ROAD PAVERS AS DETAILED ON SHEET 10 AS WELL AS THE CONCRETE PAVEMENT TRAY DETAILED ON SHEET 2 OF THE APPROVED F16-021 FINAL ROAD CONSTRUCTION PLANS.

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	P/O 1
NON-BUILDABLE	0
OPEN SPACE	P/O 1
PRESERVATION PARCELS	0

B. TOTAL AREA OF LOTS AND/OR PARCELS

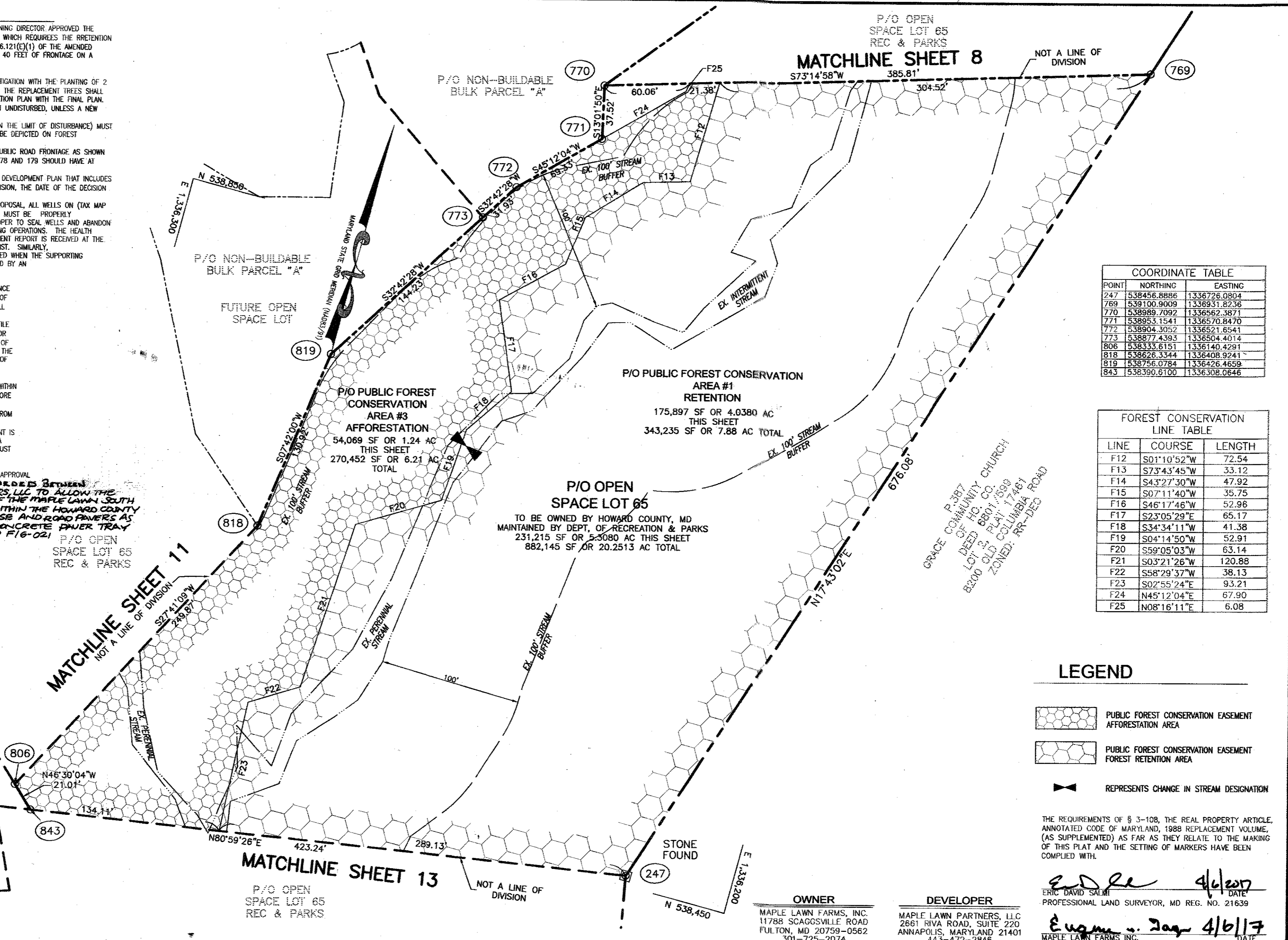
BUILDABLE	5.3080 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	0.0000 AC
PRESERVATION PARCELS	5.3080 AC

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS

	0.0000 AC
--	-----------

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED

	5.3080 AC
--	-----------



**COORDINATE TABLE**

POINT	NORTHING	EASTING
247	538456.8886	1336726.0504
769	538100.9009	1336831.8236
770	538989.7092	1336562.3871
771	538955.1541	1336570.8470
772	538904.3052	1336521.6541
773	538877.4393	1336504.4014
806	538333.6151	1336140.4291
818	538626.3344	1336408.9241
819	538756.0784	1336426.4659
843	538390.6100	1336308.0646

**FOREST CONSERVATION LINE TABLE**

LINE	COURSE	LENGTH
F12	S01°10'52\"W	72.54
F13	S73°43'45\"W	33.12
F14	S43°27'30\"W	47.92
F15	S07°11'40\"W	35.75
F16	S46°17'46\"W	52.96
F17	S23°05'29\"E	65.17
F18	S34°34'11\"W	41.38
F19	S04°14'50\"W	52.91
F20	S59°05'03\"W	63.14
F21	S03°21'26\"W	120.88
F22	S58°29'37\"W	38.13
F23	S02°55'24\"E	93.21
F24	N45°12'04\"E	67.90
F25	N08°16'11\"E	6.08

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT AFFORESTATION AREA
- PUBLIC FOREST CONSERVATION EASEMENT FOREST RETENTION AREA
- REPRESENTS CHANGE IN FOREST DESIGNATION

THE REQUIREMENTS OF § 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 David Salmi* 4/6/2017  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Eugene W. Jager* 4/6/17  
EUGENE W. JAGER DATE  
MAPLE LAWN FARMS INC.

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

*Adrianne for Maura Reseman* 4/26/2017  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Ch/Ch* 5.4.17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Karl Shele...* 5.15.17  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April 2017.

*Eugene W. Jager*  
MAPLE LAWN FARMS INC.

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*Eric David Salmi* 4/6/2017  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLIOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.9981

RECORDED AS PLAT No. 24212 ON 5/19/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
PHASE 1, SECTION 1  
LOTS 1-64, OPEN SPACE LOTS 65-69,  
NON-BUILDABLE BULK PARCEL "A" AND "B"

A SUBDIVISION OF TAX MAP 46  
PARCEL 113 (L. 683 / F. 749)  
ZONED R-ED-MXD-3

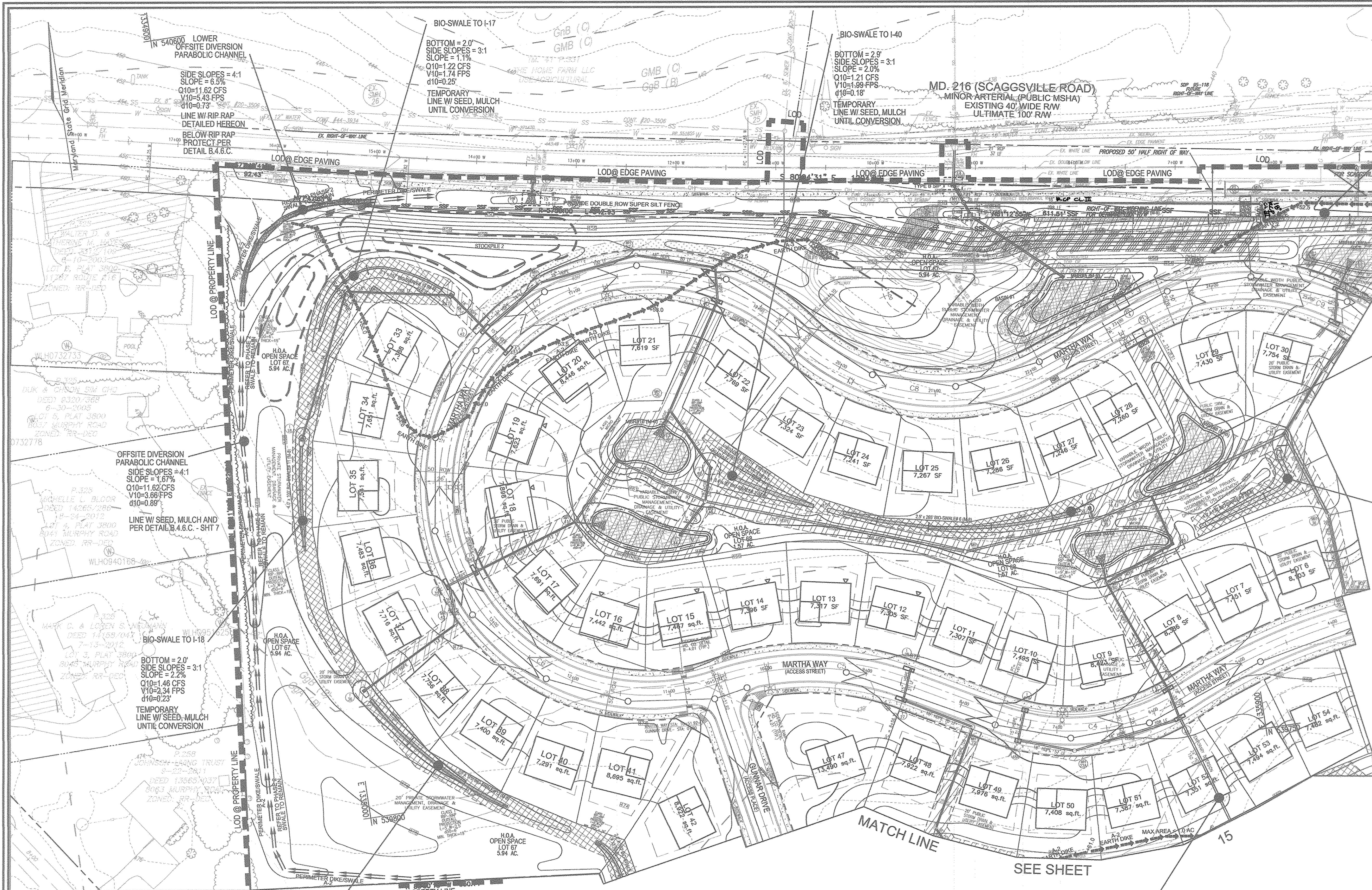
TAX MAP 46, GRID 2, PARCEL 113  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

MARCH 2017

GRAPHIC SCALE

SHEET 12 OF 14



### LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREES
- EXISTING TREE LINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EARTH DIKE
- EXISTING DRAINAGE DIVIDE
- PROPOSED DRAINAGE DIVIDE
- PERIMETER DIKE / SWALE
- STANDARD INLET PROTECTION
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT

**NOTE:**  
STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.

- NOTES**
- REFER TO SHEET 17 FOR SEQUENCE OF CONSTRUCTION
  - REFER TO SHEET 18 FOR BASIN DETAILS
  - REFER TO SHEETS 16 FOR STANDARD DETAILS AND STABILIZATION NOTES

**OWNER**  
MAPLE LAWN FARMS, INC.  
11788 SCAGGSVILLE ROAD  
FULTON, MD 20759-0562  
301-725-2074

**DEVELOPER**  
MAPLE LAWN PARTNERS, LLC  
2661 RIVA ROAD, SUITE 220  
ANNAPOLIS, MARYLAND 21401  
443-472-2846

MATCH LINE SEE SHEET 15

**NOTE:**

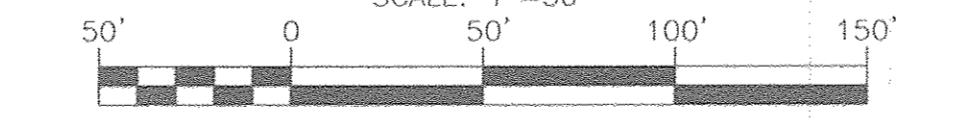
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

**BIO-SWALE TO I-36**  
BOTTOM = 2.5'  
SIDE SLOPES = 2.5:1 & 3:1  
SLOPE = 1.7%  
Q10=2.06 CFS  
V10=2.30 FPS  
d10=0.27'

TEMPORARY LINE W/ SEED, MULCH UNTIL CONVERSION

**NOTE:**  
FOR DISTURBANCES WITHIN THE SHA RIGHT-OF-WAY, THE STATE HIGHWAY ADMINISTRATION REQUIRES SAME DAY STABILIZATION FOR ANY AREA WHICH DOES NOT DRAIN TO AN APPROVED SEDIMENT CONTROL DEVICE.

**PHASE 2 - GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN**



PHASE 1 - SEDIMENT CONTROLS ARE SHOWN HEREON AND ARE TO BE UTILIZED. REMOVAL OF ANY DEVICE SHALL BE AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.

TEMPORARILY DIVERT STORM DRAIN TO DIKE - 24" HDPE

- NOTES**
- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
  - IMBRICATE SF/SSF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2" IN ELEVATION.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 9/26/16

**MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23**

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	WATER	PERCENT	K FACTOR	PERCENT	PERCENT	PERCENT
SsA	DRY SELL LOW, 0 TO 3 PERCENT SLOPES	D	YES	YES	0.32	NO	YES	NO	NO
Ga	GLENNLE LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO
GsB	GLENNLE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO	NO
GmB	GLENNLE SELL LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES	NO	NO
GmC	GLENNLE-SHELL SELL LOAM, 0 TO 8 PERCENT SLOPES	C	PROBABLY	PARTIALLY	0.37	NO	NO	PARTIAL	NO
MmC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY

**NOTE:** HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

\*SCALE COMPONENT OF GmB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
10/25/2016  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
11/3/16  
DATE

11/4/16  
DATE

OWNER/DEVELOPER CERTIFICATION:  
I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERSON ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

9/26/16  
DATE

Chris Murn  
OWNER/DEVELOPER SIGNATURE  
PRINTED NAME & TITLE

DESIGNER CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

9/26/16  
DATE

Robert H. Vogel  
DESIGNER SIGNATURE  
PRINTED NAME

MD REGISTRATION NO. 16193  
P.E., R.L.S., OR P.L.A. (Circle one)

NO.	REVISION	DATE
1	REVISE LIMITS OF STANDARD CURB & GUTTER ALONG SOUTH MAPLE LAWN BLVD. REVISE CIRCULAR TRUCK APRON. AMEND STORM DRAIN PROFILES & SCHEDULES AND BIO-SWALE CHART	8/9/17

**FINAL ROAD CONSTRUCTION PLAN**  
PHASE 2 - GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN

**MAPLE LAWN SOUTH**  
PHASE 1 - SECTION 1

NON-BUILDABLE BULK PARCEL 'B', AND OPEN SPACE LOTS 65-69

TAX MAP 46 - GRID 2 - PARCEL 113  
5TH ELECTION DISTRICT  
REF: ECR-14-093, WP-15-136, PBA415, SP-15-014

ZONED: R-ED-MXD-3  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET  
ELIGOTT CITY, MD 21043

TEL: 410.461.7666  
FAX: 410.461.8961

**PROFESSIONAL CERTIFICATE**

DESIGN BY: RVE  
DRAWN BY: RVE  
CHECKED BY: RHY  
DATE: SEPTEMBER 2016  
SCALE: AS SHOWN  
W.O. NO.: 11-34

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 (EXPIRES DATE: 09-27-2018)

13 SHEET OF 48

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C60	38.18'	285.00'	19.12'	74°0'29"	N81°51'04"W 38.15'
C61	33.89'	35.00'	18.41'	55°28'56"	N50°16'21"W 32.98'
C62	47.10'	55.00'	25.10'	49°04'01"	N47°03'54"W 45.67'
C63	146.63'	220.00'	76.15'	38°11'13"	N32°38'55"W 143.63'
C64	84.31'	243.00'	42.58'	19°52'42"	S38°53'09"E 83.89'
C65	217.50'	193.00'	121.94'	64°34'10"	S81°15'45"E 206.17'
C66	162.89'	335.00'	83.09'	27°51'32"	S80°22'56"W 161.29'
C67	202.44'	260.00'	106.67'	44°36'44"	S29°46'36"E 197.37'
C68	36.00'	1070.00'	18.00'	01°55'39"	N12°35'30"W 35.99'

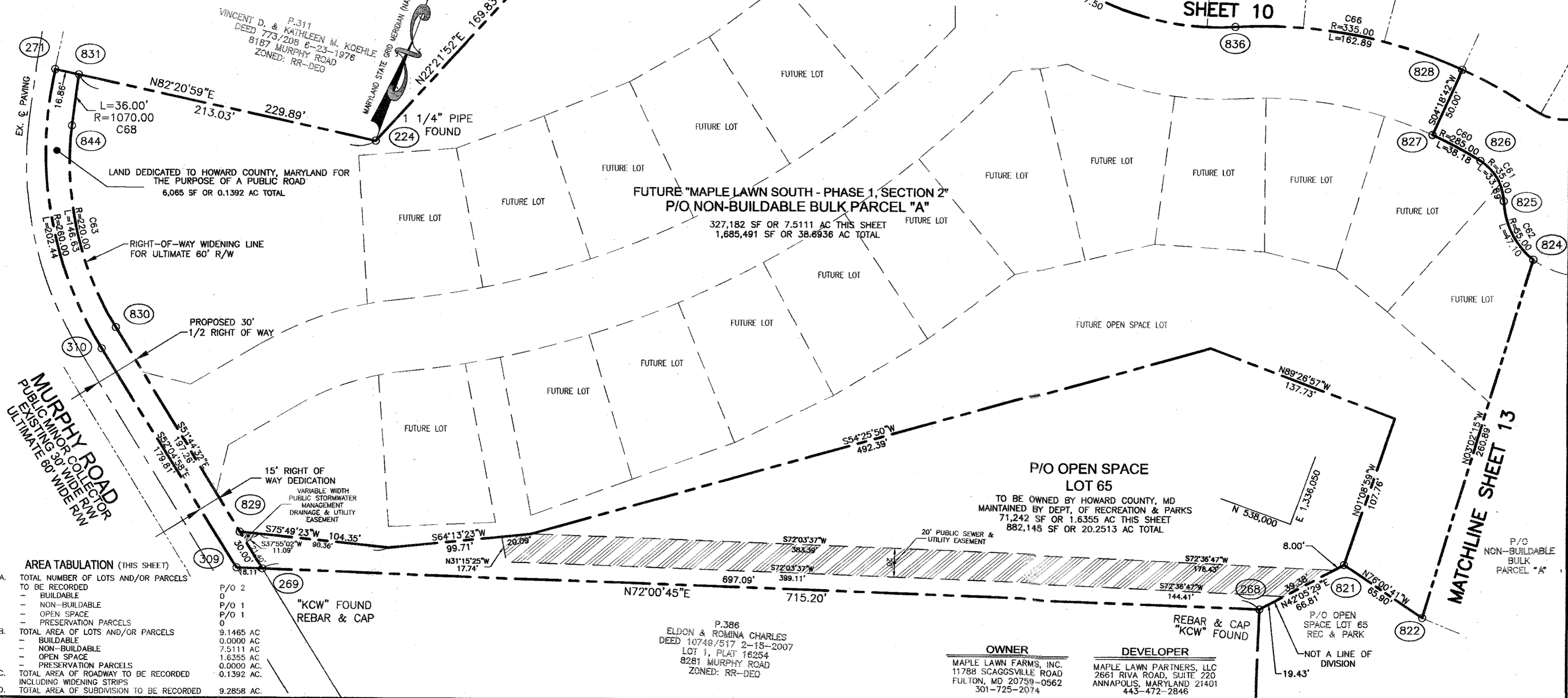
THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Eric David Salmi* 4/6/2017  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Eugene W. Jagan* 4/6/17  
 EUGENE W. JAGAN  
 MAPLE LAWN FARMS INC.

COORDINATE TABLE			COORDINATE TABLE		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
224	538028.4266	1335357.9464	825	538262.1571	1336111.6865
225	538185.4815	1335422.5659	826	538282.9823	1336086.6269
226	538321.7868	1335424.3748	827	538288.3896	1336048.8647
268	537938.8759	1336050.2164	828	538338.2481	1336052.6237
269	537721.6098	1335387.1980	829	537740.2407	1335363.8611
271	537997.8220	1335130.1008	830	537849.1579	1335227.2745
308	537733.3212	1336116.3057	831	538000.3143	1335148.6557
309	537716.0162	1335369.9697	832	538318.4304	1335509.4994
310	537826.5127	1335228.1182	833	538370.6186	1335603.8564
821	537986.4555	1336095.0016	834	538305.3225	1335656.5172
822	537970.5249	1336158.9498	835	538342.6195	1335689.8228
824	538231.0450	1336145.1261	836	538311.3007	1335893.6034
			844	537964.9387	1335154.6581

**LEGEND**



**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	9.1465 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	7.5111 AC
- OPEN SPACE	1.6355 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.1392 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.2858 AC

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

*Howard County Health Officer* 4/24/2017  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 5.4.17  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 5.15.17  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MAPLE LAWN FARMS INC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 6 DAY OF April 2017.

*Eugene W. Jagan*  
 MAPLE LAWN FARMS INC.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JOEL KLINE, TRUSTEE, WALTER BUCHER, MANAGING AND GENERAL PARTNER OF ROUTE 216 - HIGHLAND PROPERTY PARTNERSHIP, AND APPOINTED TO ACT FOR THE OTHER PARTNERS IN ACCORDANCE WITH THE STIPULATION REFERRED TO AND EUGENE M. FEINBLATT, RECEIVER IN BANKRUPTCY OF JOEL KLINE AND REPRESENTATIVE OF JOEL KLINE'S INTEREST IN SAID PARTNERSHIP TO MAPLE LAWN FARMS INC. BY DEED DATED MAY 30, 1974, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 683, FOLIO 747.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

*Eric David Salmi* 4/6/2017  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**OWNER**  
 MAPLE LAWN FARMS, INC.  
 11788 SCAGSVILLE ROAD  
 FULTON, MD 20759-0562  
 301-725-2074

**DEVELOPER**  
 MAPLE LAWN PARTNERS, LLC  
 2661 RIVA ROAD, SUITE 220  
 ANNAPOLIS, MARYLAND 21401  
 443-472-2846

RECORDED AS PLAT No. 24214 ON 5/19/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**MAPLE LAWN SOUTH**  
 PHASE 1, SECTION 1  
 LOTS 1-64, OPEN SPACE LOTS 65-69,  
 NON-BUILDABLE BULK PARCEL "A" AND "B"

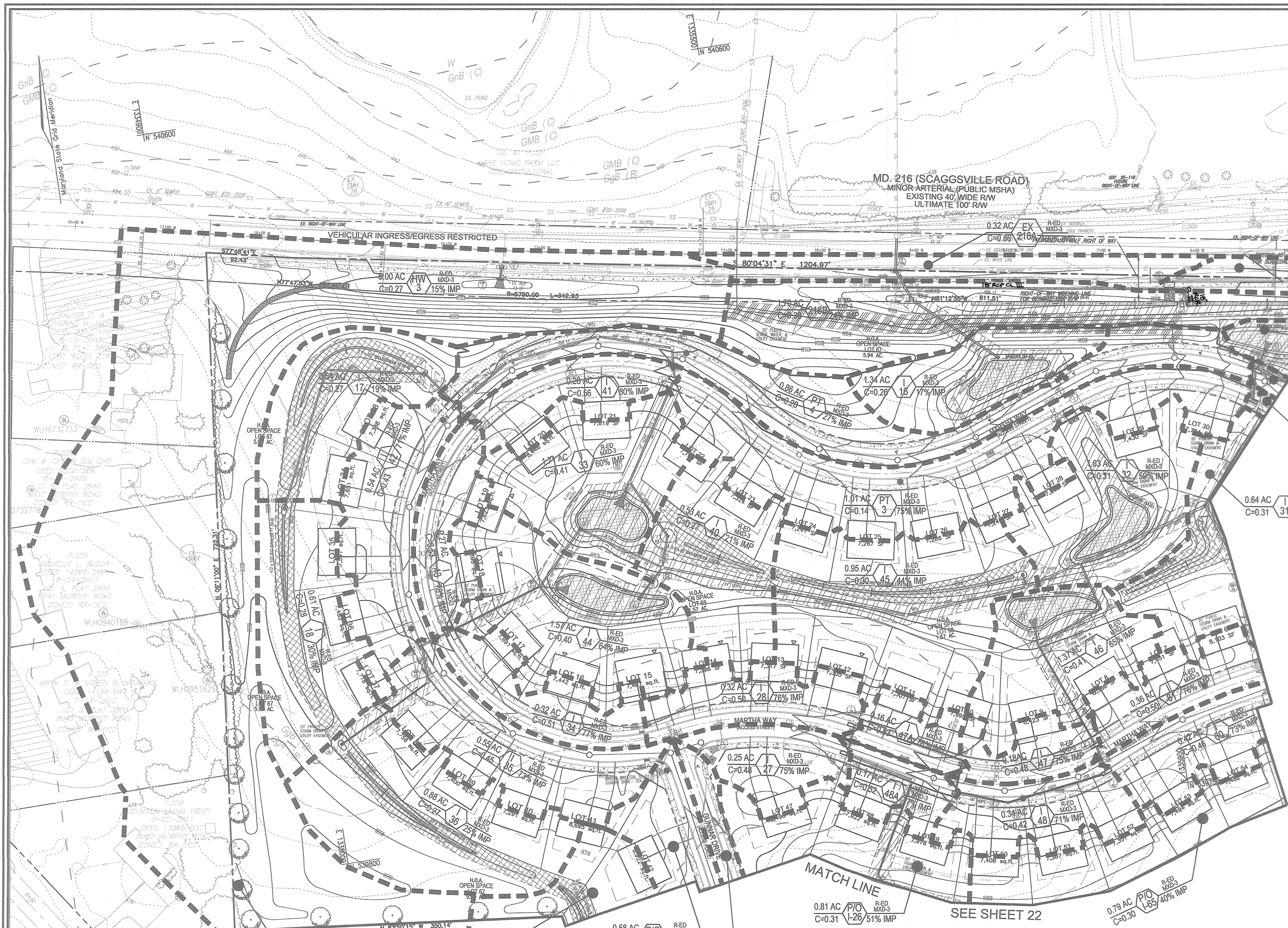
A SUBDIVISION OF TAX MAP 46  
 PARCEL 113 (L. 683 / F. 749)  
 ZONED R-ED-MXD-3

TAX MAP 46, GRID 2, PARCEL 113  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MARCH 2017

GRAPHIC SCALE  
 0 50 100 150

SHEET 14 OF 14



### LEGEND:

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- EXISTING TREE LINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR

DRAINAGE AREA 'C' FACTOR	INLET #	ZONING	% IMPERVIOUS
0.14 AC C=0.86	PT S5	R-ED MXD-3	100% IMP
0.77 AC C=0.42	I 49	R-ED MXD-3	54% IMP
0.30 AC C=0.48	I 51	R-ED MXD-3	75% IMP
0.23 AC C=0.51	I 52	R-ED MXD-3	77% IMP
0.64 AC C=0.31	I 31	R-ED MXD-3	53% IMP

**NOTES:**

- WORST CASE 5 MIN. TC ASSUMED THROUGHOUT DESIGN.
- PERCENT IMPERVIOUS SHOWN, IGNORES STORMWATER MANAGEMENT "CREDITS", I.E. ROOFTOP DISCONNECTS
- DESIGN ASSUMES COMPLETE FAILURE OF PROPOSED MICRO-SCALE PRACTICES

**OWNER**  
MAPLE LAWN FARMS, INC.  
11788 SCAGGSVILLE ROAD  
FULTON, MD 20759-0562  
301-725-2074

**DEVELOPER**  
MAPLE LAWN PARTNERS, LLC  
2661 RIVA ROAD, SUITE 220  
ANNAPOLIS, MARYLAND 21401  
443-472-2846

NO.	REVISION	DATE
1	REVISE LIMITS OF STANDARD CURB & GUTTER ALONG SOUTH MAPLE LAWN BVD, REVISE CIRCLE TRUCK AFRONT AVENUE STORM DRAIN PROFILES & SCHEDULES AND BIOSWALE CHART	8/9/17

**FINAL ROAD CONSTRUCTION PLAN**  
**STORM DRAIN DRAINAGE AREA MAP**  
**MAPLE LAWN SOUTH PHASE 1 - SECTION A**  
LOTS 1-64, NON-BUILDABLE BULK PARCEL 'A', NON-BUILDABLE BULK PARCEL 'B', AND OPEN SPACE LOTS 65-69  
TAX MAP 46 - GRID 2 - PARCEL 115 ZONED: R-ED-MXD-3 HOWARD COUNTY, MARYLAND  
21st ELECTION DISTRICT DIST REF: ECP-14-003, WP-15-136, PB#415, SP-15-014

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET TEL: 410.461.7866  
ELLIOTT CITY, MD 21043 FAX: 410.461.9961

**PROFESSIONAL CERTIFICATE**

DESIGN BY: RVE  
DRAWN BY: RVE  
CHECKED BY: RHV  
DATE: SEPTEMBER 2016  
SCALE: AS SHOWN  
W.O. NO.: 11-34

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16163, EXPIRATION DATE: 09-27-2018

20 SHEET OF 48

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*M. Meenan* 10/26/2016  
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*K. P. ...* 11/3/16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*K. P. ...* 11-26  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

**STORM DRAIN DRAINAGE AREA MAP**  
SCALE: 1"=50'

50' 0 50' 100' 150'

5.00 AC HW 3 R-ED MXD-3 C=0.27 15% IMP  
1.09 AC PIO R-ED MXD-3 C=0.28 34% IMP  
0.58 AC PIO R-ED MXD-3 C=0.46 74% IMP  
0.39 AC PIO R-ED MXD-3 C=0.55 79% IMP

**MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23**

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRO	PERCENT HYDRIC	K FACTOR	PERCENT PERMEABLE	PERCENT STONELINESS
BaA	BALE Silt loam, 0 to 3 percent slopes	D	YES	YES	0.32	NO	YES
BaB	BALE Silt loam, 0 to 3 percent slopes	B	NO	NO	0.20	YES	NO
BaC	BALE Silt loam, 3 to 8 percent slopes	B	NO	NO	0.20	YES	NO
BmB	GLENEVILLE Silt loam, 3 to 8 percent slopes	C	NO	NO	0.37	YES	YES
CmB	GLENEVILLE Silt loam, 0 to 8 percent slopes	C	PARTIALLY	PARTIALLY	0.37	NO	PERMANENT
MmC	MANOR loam, 8 to 15 percent slopes	B	NO	NO	0.24	YES	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY

**NOTE:** HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

\*BALE COMPONENT OF GmB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

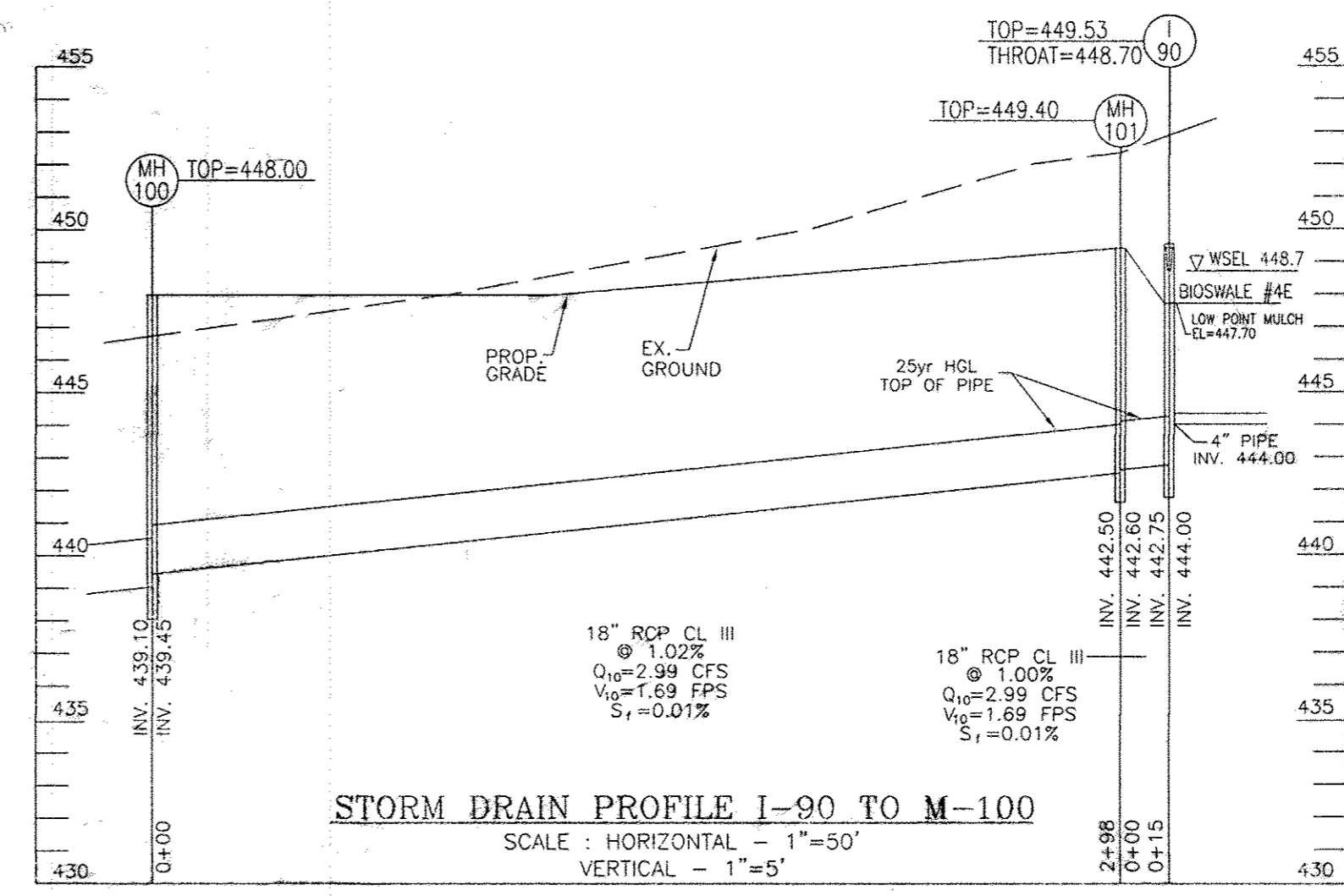
**LEGEND:**

- EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - EXISTING CURB AND GUTTER
  - PROPOSED CURB AND GUTTER
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLE
  - EXISTING MAILBOX
  - EXISTING SIGN
  - EXISTING SANITARY MANHOLE
  - EXISTING SANITARY LINE
  - EXISTING CLEANOUT
  - EXISTING FIRE HYDRANT
  - EXISTING WATER LINE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN INLET
  - EXISTING TREELINE
  - EXISTING FENCE
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - PROPOSED SIDEWALK
  - PROPOSED 10' CONTOUR
  - PROPOSED 2' CONTOUR
- DRAINAGE AREA** **INLET #** **ZONING** **% IMPERVIOUS**
- DRAINAGE AREA DIVIDE
  - PROPOSED STREET LIGHT
  - PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
  - PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT



MATCH LINE - SEE SHEET 21

MATCH LINE - SEE SHEET 20



**MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23**

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT PERCENTS	K FACTOR	PERCENT PERCENTS
BaA	BALD SLT LOAM, 0 TO 3 PERCENT SLOPES	D	YES	YES	0.32	NO
GaA	GLENELE LOAM, 0 TO 3 PERCENT SLOPES	B	NO	NO	0.20	YES
GaB	GLENELE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES
GmB	GLENELE SLY LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES
GmC	GLENELE-SLY SLY LOAM, 3 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY	0.37	NO
MmC	MARSH LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY. NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT. \*BALE COMPONENT OF GmB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC.

**OWNER**  
 MAPLE LAWN FARMS, INC.  
 11788 SCAGGSVILLE ROAD  
 FULTON, MD 20759-0562  
 301-725-2074

**DEVELOPER**  
 MAPLE LAWN PARTNERS, LLC  
 2661 RIVA ROAD, SUITE 220  
 ANNAPOLIS, MARYLAND 21401  
 443-472-2846

NO.	REVISION	DATE
1	REVISE LIMITS OF STANDARD CURB & GUTTER ALONG SOUTH MAPLE LAWN BLVD. REVISE CIRCLE TRUCK APPROX. AMEND STORMDRAIN PROFILES & SCHEDULES AND BIOSWALE CHART.	8/9/17

**FINAL ROAD CONSTRUCTION PLAN**

**STORM DRAIN DRAINAGE AREA MAP**

**MAPLE LAWN SOUTH PHASE 1 - SECTION 1**

LOTS 1-64, NON-BUILDABLE BULK PARCEL 'A', AND OPEN SPACE LOTS 65-69

ZONED: R-ED-MXD-3  
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLIGOTT CITY, MD 21043  
 TEL: 410.461.7666  
 FAX: 410.461.8961

**PROFESSIONAL CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2018.

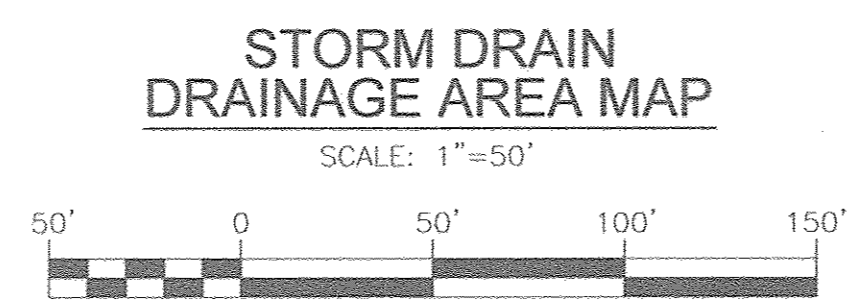
DESIGN BY: RVE  
 DRAWN BY: RVE  
 CHECKED BY: RVE  
 DATE: SEPTEMBER 2016  
 SCALE: AS SHOWN  
 W.O. NO.: 11-34

22 SHEET OF 48

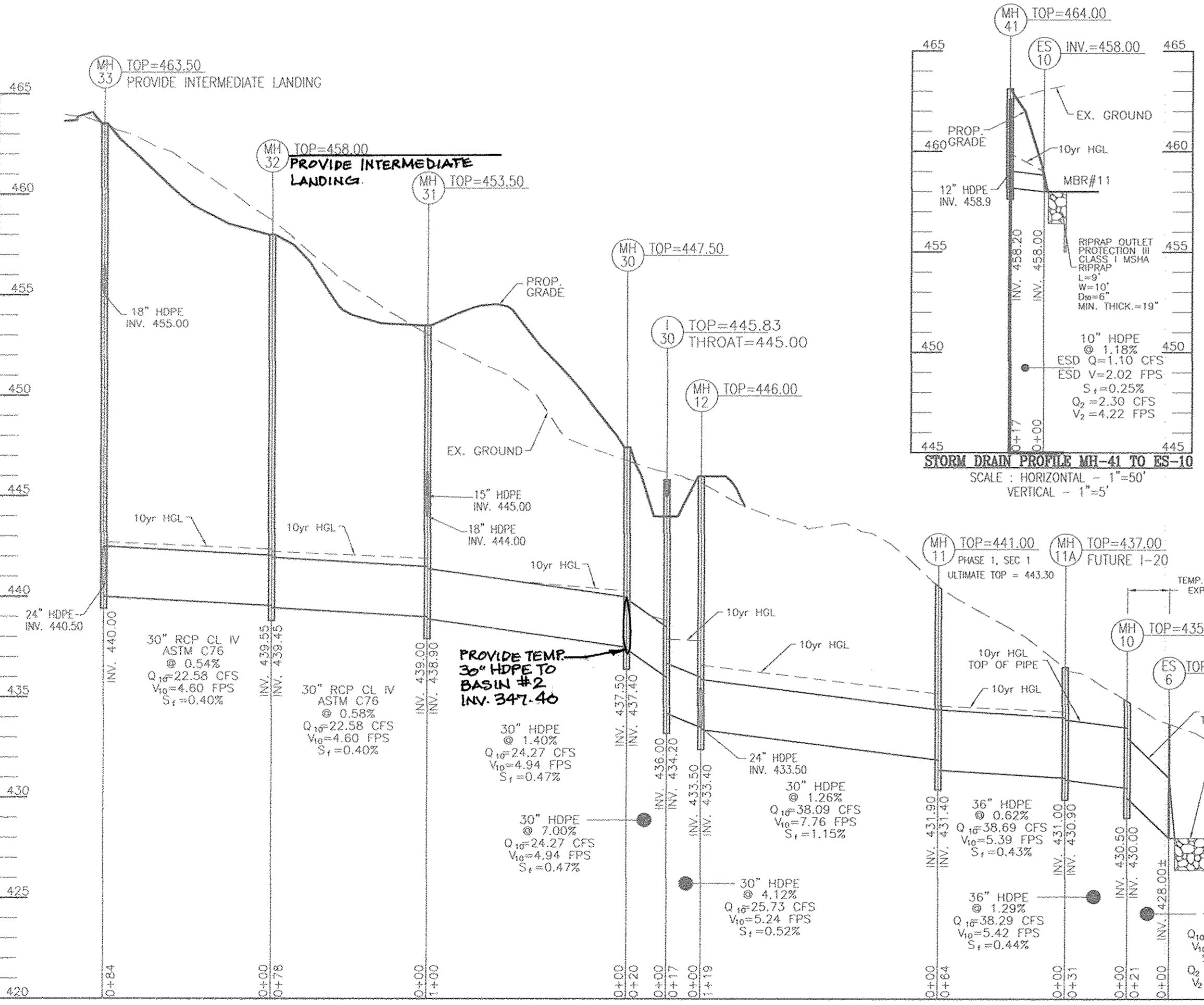
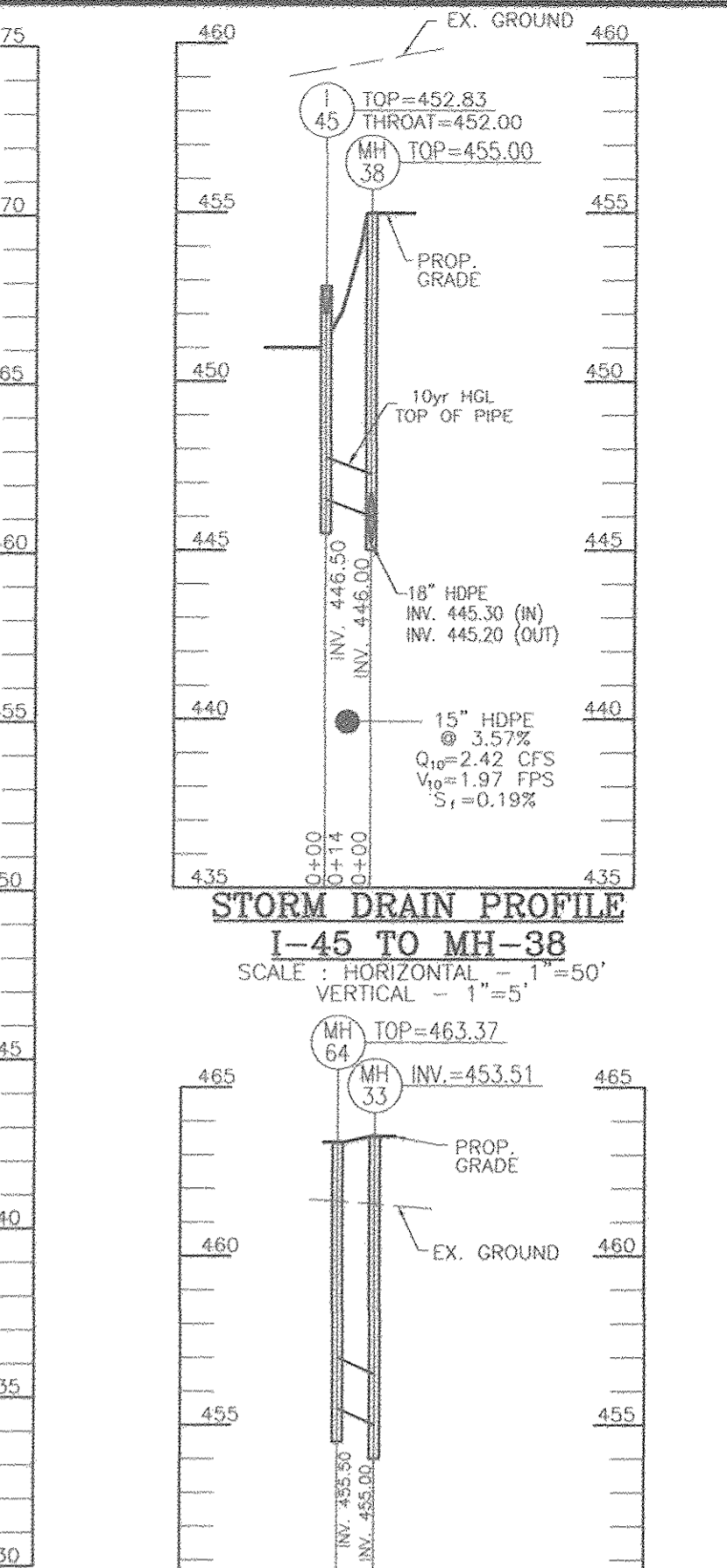
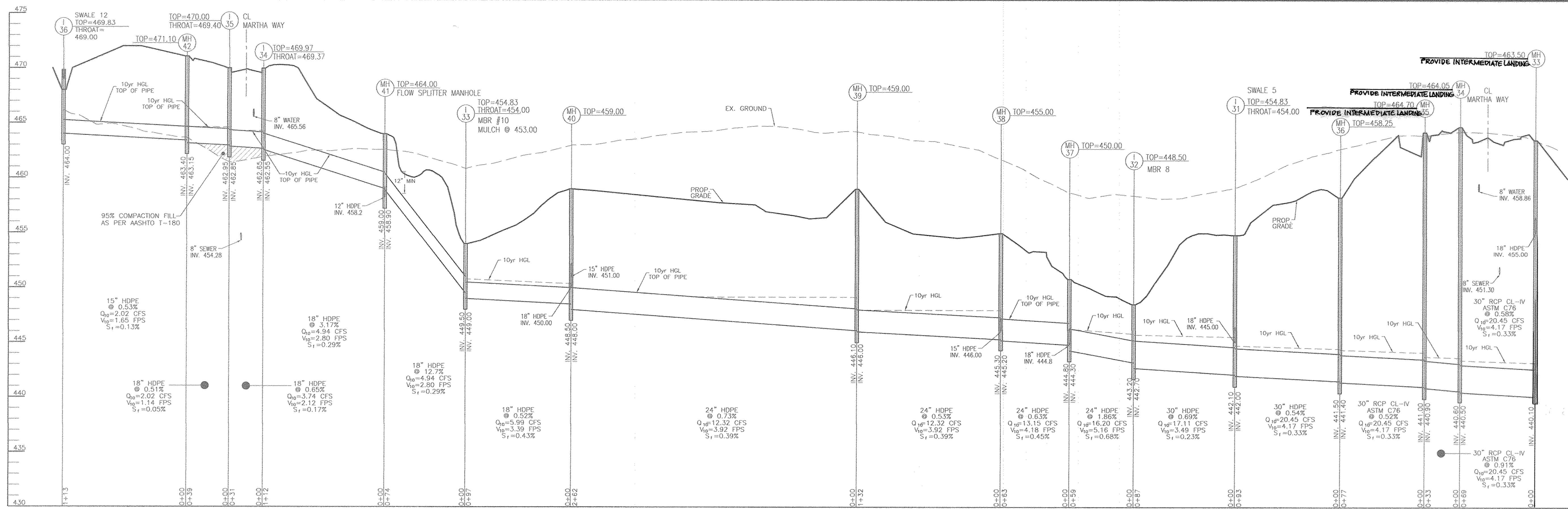
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 [Signature] 10/25/2016  
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 11/3/16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

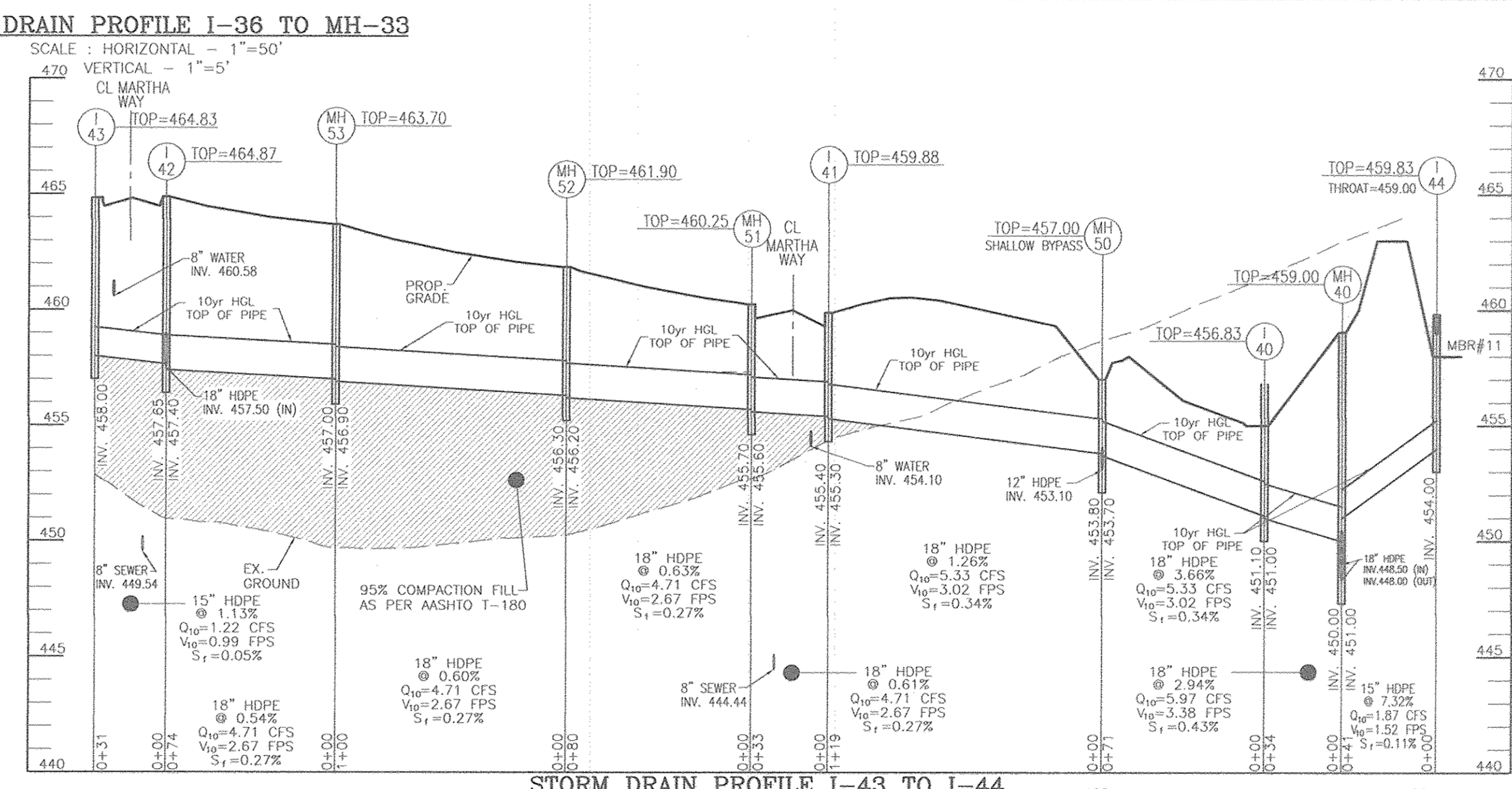
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 CHIEF, DIVISION OF LAND DEVELOPMENT



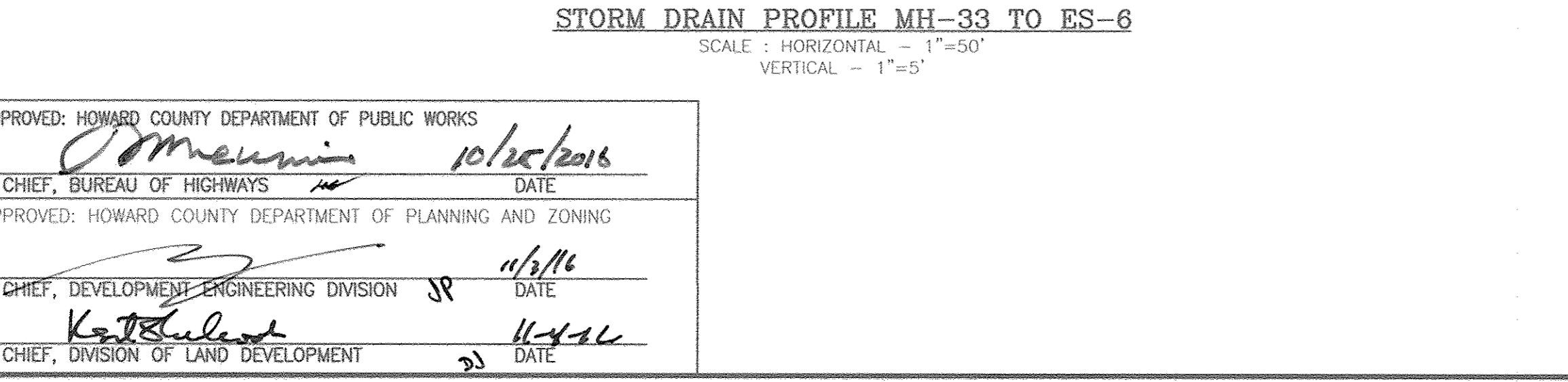




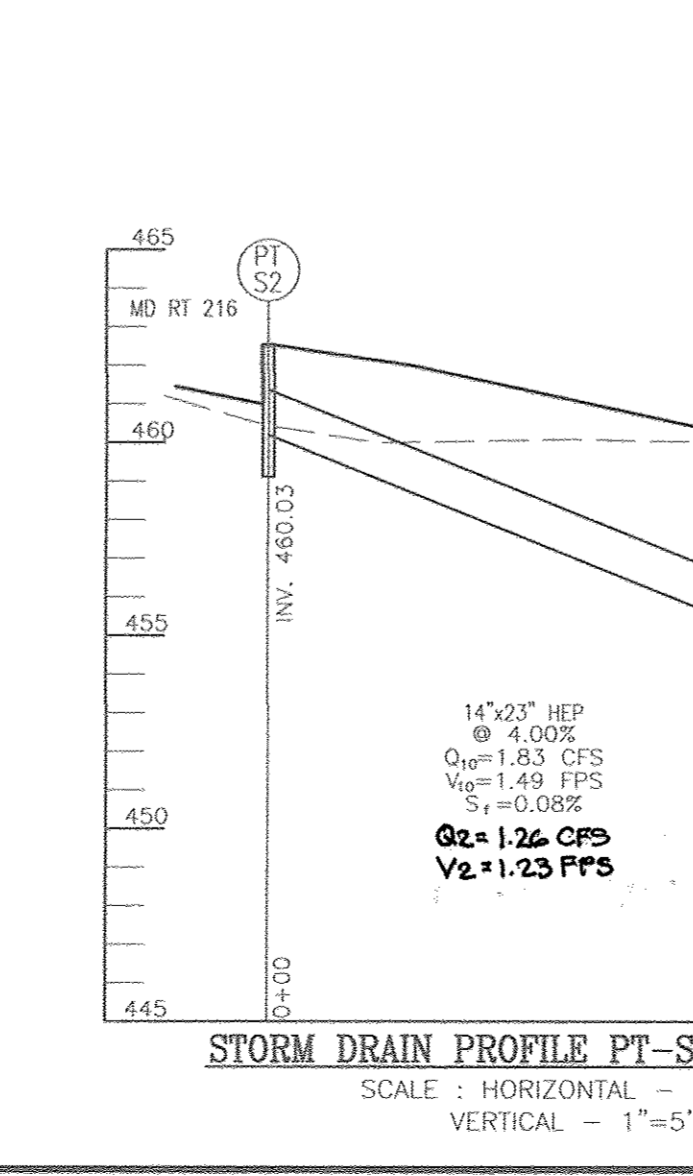
STORM DRAIN PROFILE I-36 TO MH-33  
SCALE: HORIZONTAL - 1"=50'  
VERTICAL - 1"=5'



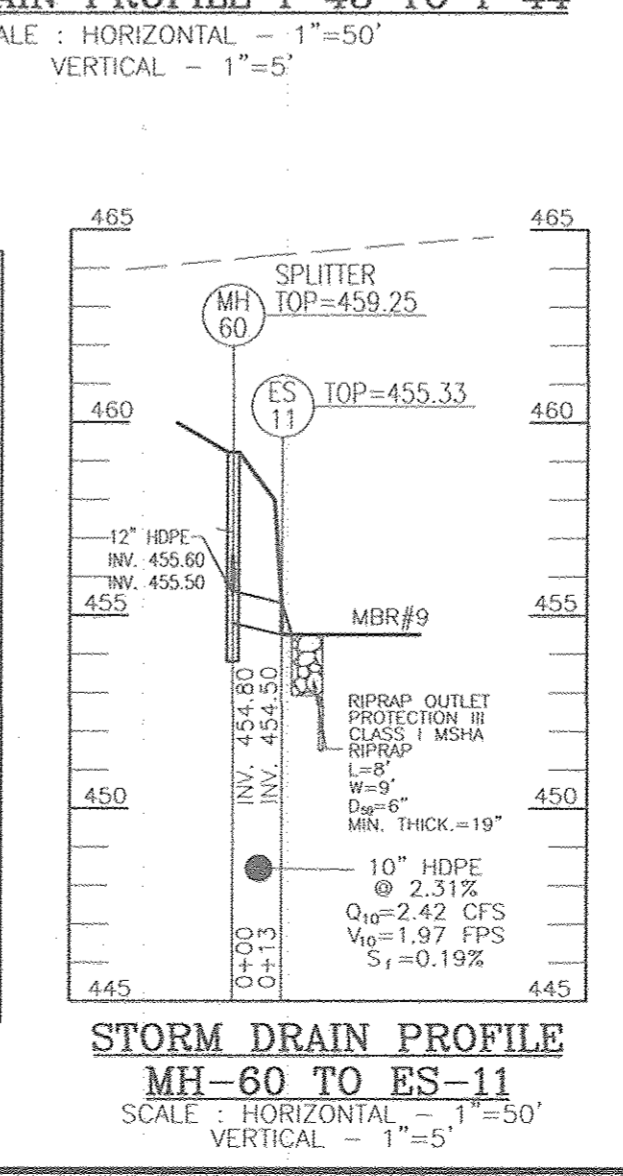
STORM DRAIN PROFILE I-43 TO I-44  
SCALE: HORIZONTAL - 1"=50'  
VERTICAL - 1"=5'



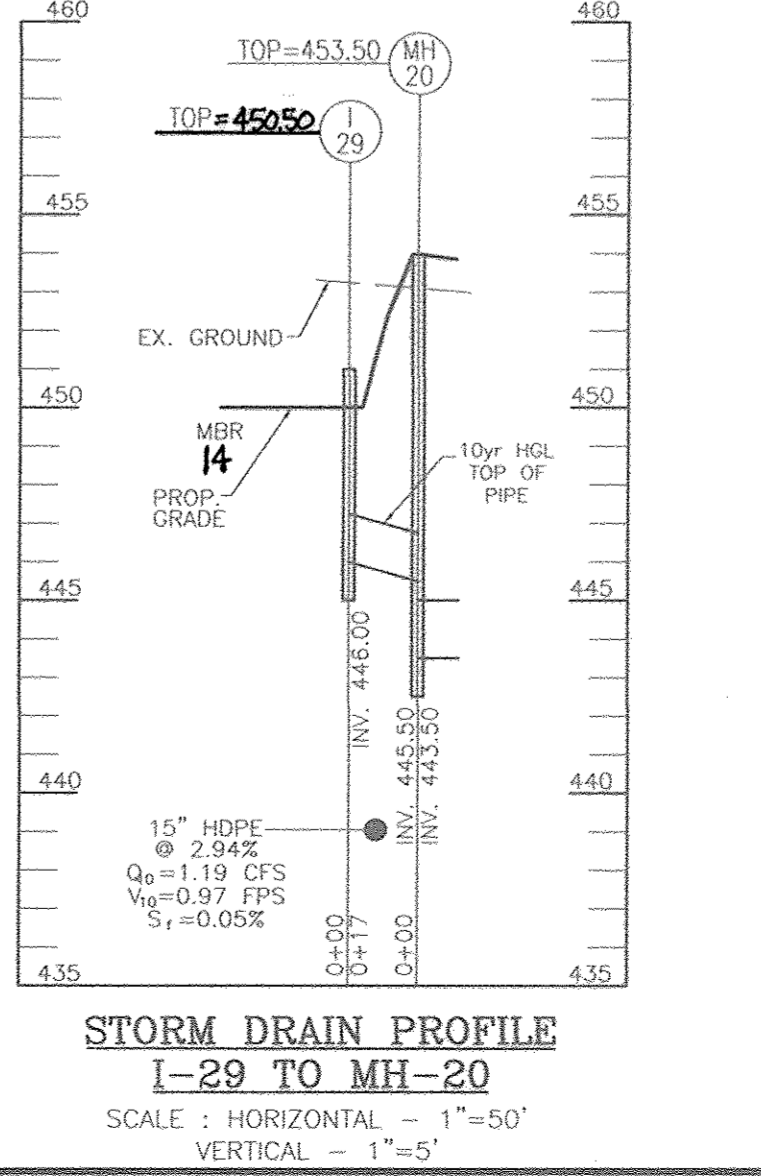
STORM DRAIN PROFILE MH-33 TO ES-6  
SCALE: HORIZONTAL - 1"=50'  
VERTICAL - 1"=5'



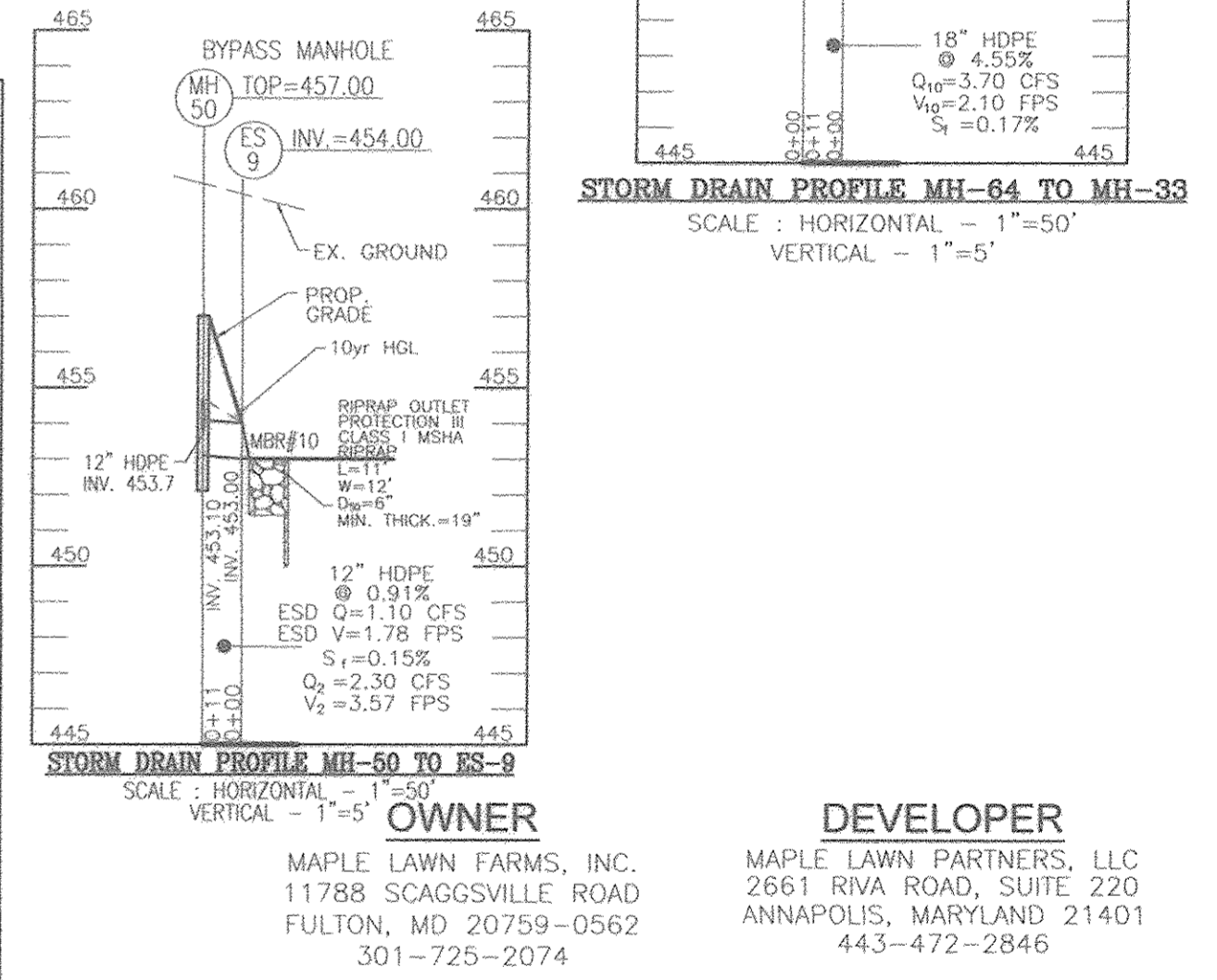
STORM DRAIN PROFILE PT-S1 TO ES-SHA1  
SCALE: HORIZONTAL - 1"=50'  
VERTICAL - 1"=5'



STORM DRAIN PROFILE MH-60 TO ES-11  
SCALE: HORIZONTAL - 1"=50'  
VERTICAL - 1"=5'



STORM DRAIN PROFILE I-29 TO MH-20  
SCALE: HORIZONTAL - 1"=50'  
VERTICAL - 1"=5'



STORM DRAIN PROFILE MH-64 TO MH-38  
SCALE: HORIZONTAL - 1"=50'  
VERTICAL - 1"=5'

OWNER: MAPLE LAWN FARMS, INC.  
11788 SCAGGSVILLE ROAD  
FULTON, MD 20759-0562  
301-725-2074

DEVELOPER: MAPLE LAWN PARTNERS, LLC  
2661 RIVA ROAD, SUITE 220  
ANNAPOLIS, MARYLAND 21401  
443-472-2846

NO.	REVISION	DATE
1	REVISE LIMITS OF STANDARD CURB & GUTTER ALONG SOUTH MAPLE LAWN BLVD. REVISE CURB TRUCK APRON. AMEND STORM DRAIN PROFILES & SCHEDULES AND BIOSWALE CHART	8/9/17

FINAL ROAD CONSTRUCTION PLAN  
STORM DRAIN PROFILES  
MAPLE LAWN SOUTH  
PHASE 1 - SECTION 'A'  
LOTS 1-64, NON-BUILDABLE BULK PARCEL 'A',  
NON-BUILDABLE BULK PARCEL 'B', AND OPEN SPACE LOTS 65-69  
TAX MAP 46 - GRID 2 - PARCEL 113  
SOIL ELECTION DISTRICT  
BPZ REF: ECP-14-093, WP-15-136, PBJ415, SP-15-014  
ZONED: R-ED-MXD-3  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
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8407 MAIN STREET  
ELLIOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8951

PROFESSIONAL CERTIFICATE  
DESIGN BY: RVE  
DRAWN BY: RVE  
CHECKED BY: RVE  
DATE: SEPTEMBER 2016  
SCALE: AS SHOWN  
W.O. NO.: 11-34

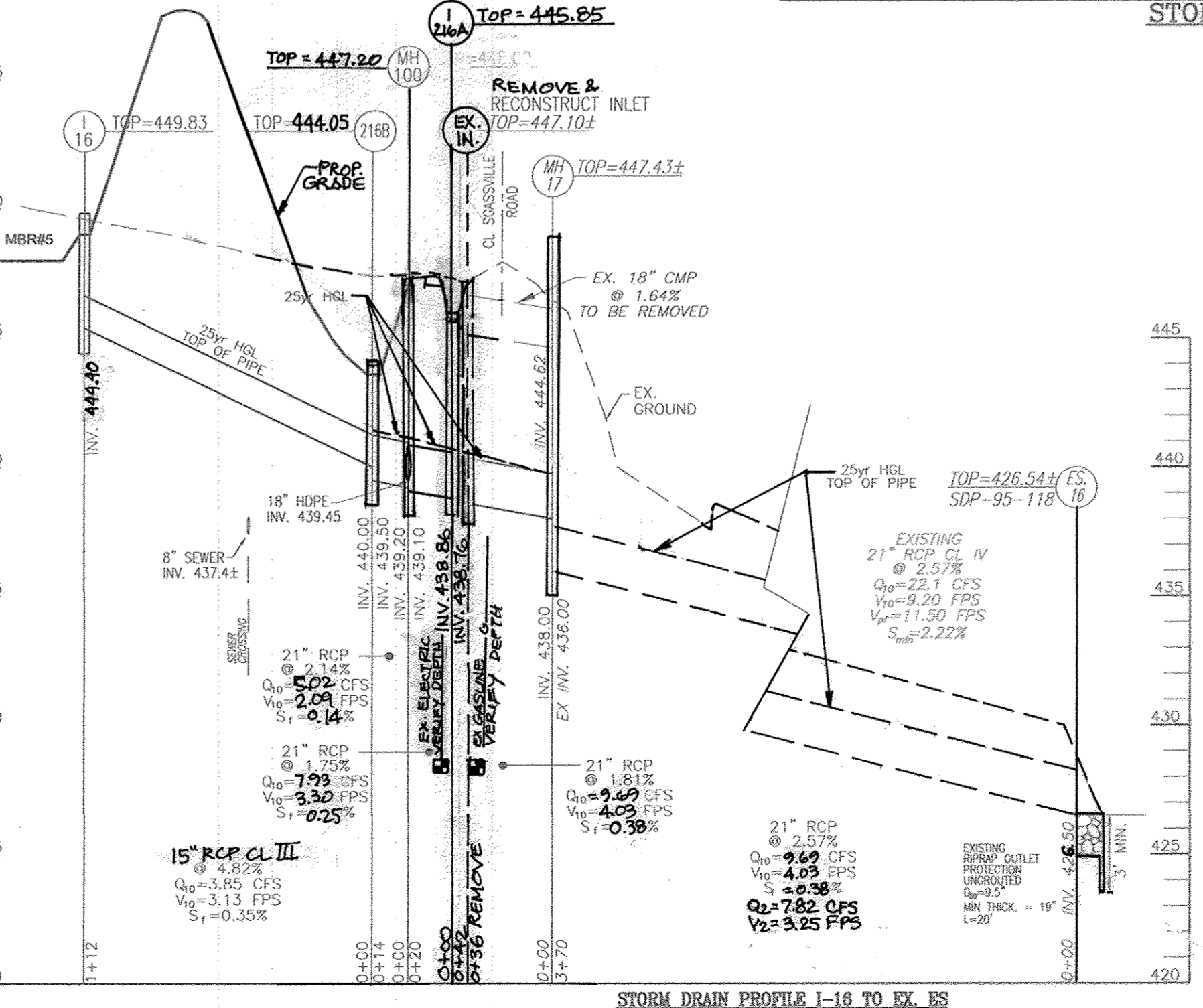
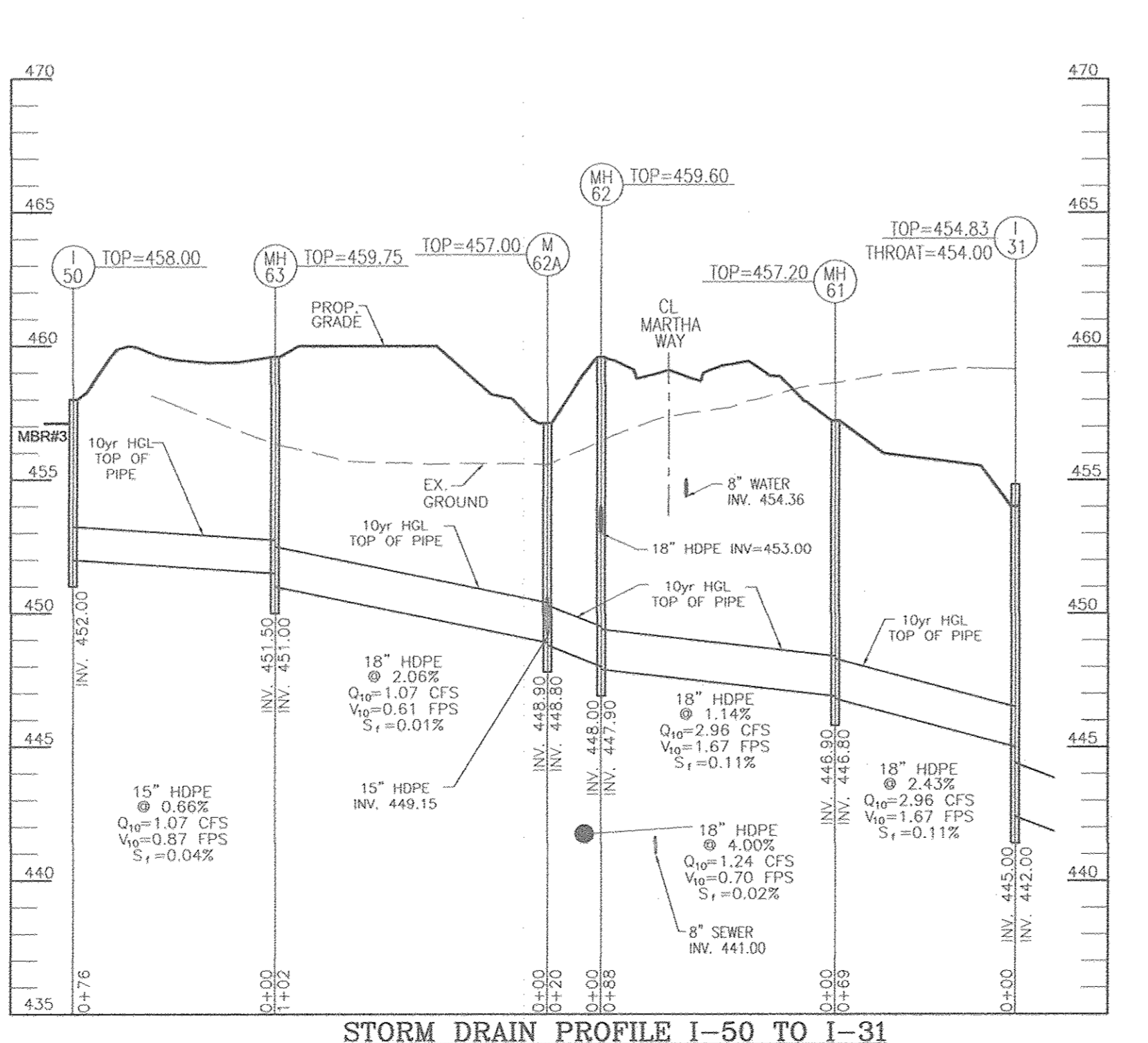
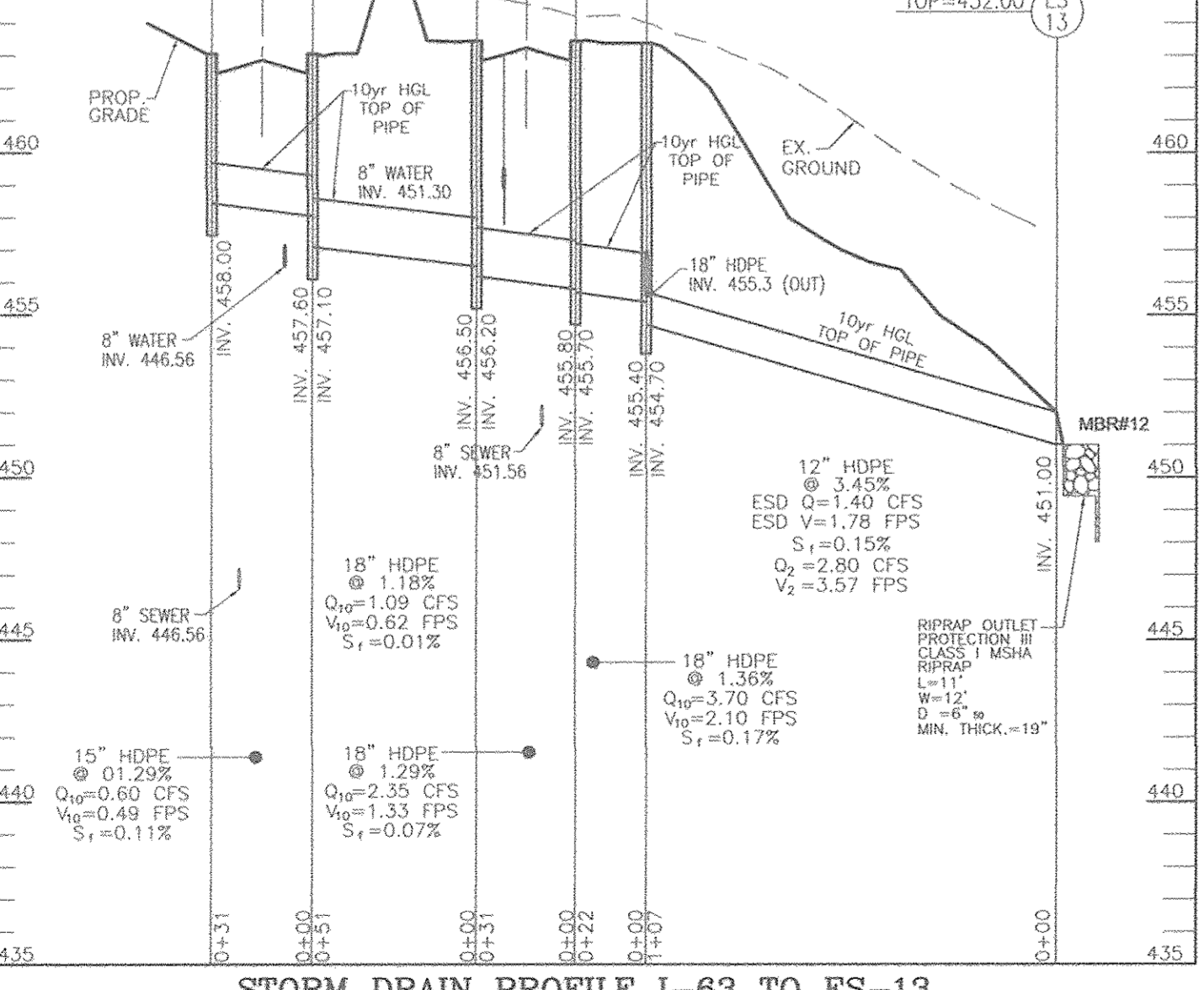
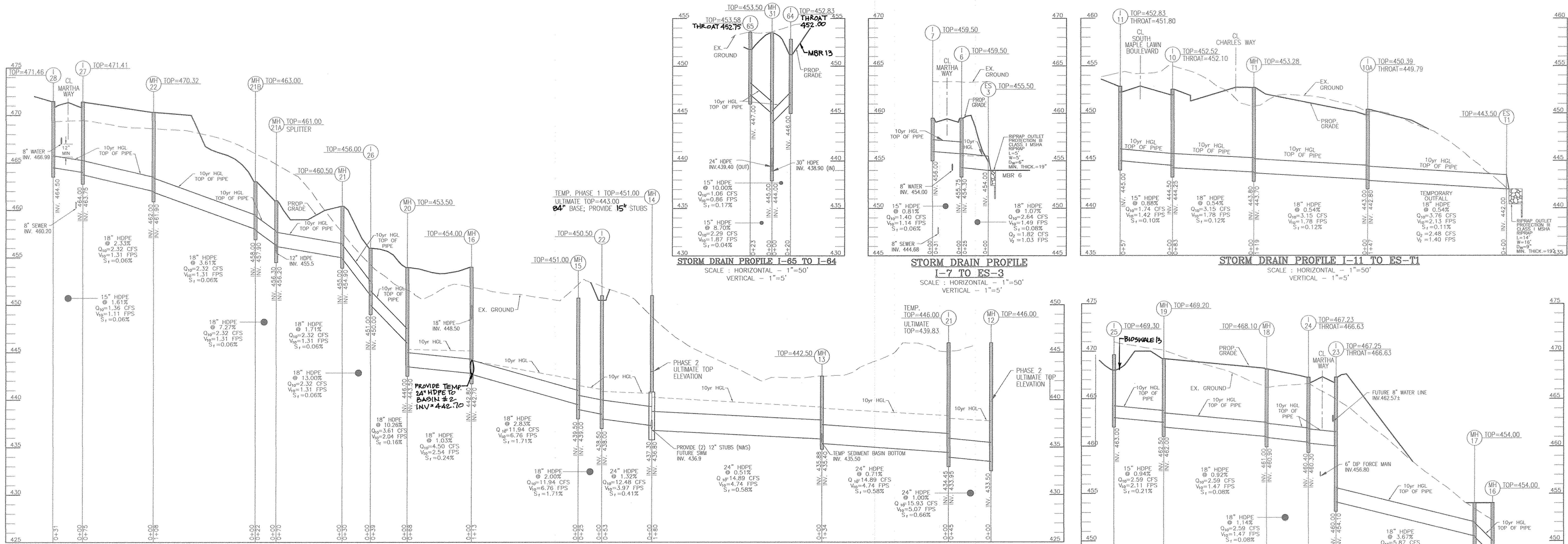
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16160  
EXPIRATION DATE: 09-27-2018

23 SHEET OF 48

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
CHIEF, BUREAU OF HIGHWAYS  
DATE: 10/25/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 11/3/16

CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 11-1-16



**OWNER**  
MAPLE LAWN FARMS, INC.  
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FULTON, MD 20759-0562  
301-725-2074

**DEVELOPER**  
MAPLE LAWN PARTNERS, LLC  
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ANNAPOLIS, MARYLAND 21401  
443-472-2846

REVISION LIMITS OF STANDARD CURB & GUTTER ALONG SOUTH MAPLE LAWN BLVD. REVISION CIRCLE TRUCK APRON. AMEND STORM DRAIN PROFILES & SCHEDULES AND BIO SWALE CHART

NO. REVISION DATE

**FINAL ROAD CONSTRUCTION PLAN**  
**STORM DRAIN PROFILES**  
**MAPLE LAWN SOUTH**  
**PHASE 1 - SECTION 1**

NON-BUILDABLE BULK PARCEL "B", AND OPEN SPACE LOTS 65-69

TAX MAP 48 - GRID 2 - PARCEL 113 ZONED: R-ED-MKD-3  
DPZ REF: ECP-14-083, WP-15-136, PPA#15, SP-15-014 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

**PROFESSIONAL CERTIFICATE**

DESIGN BY: RVE  
DRAWN BY: RVE  
CHECKED BY: RHV  
DATE: SEPTEMBER 2016  
SCALE: AS SHOWN  
W.O. NO.: 11-34

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2018

24 SHEET OF 48

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
CHIEF, BUREAU OF HIGHWAYS  
DATE: 10/25/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 11/3/16

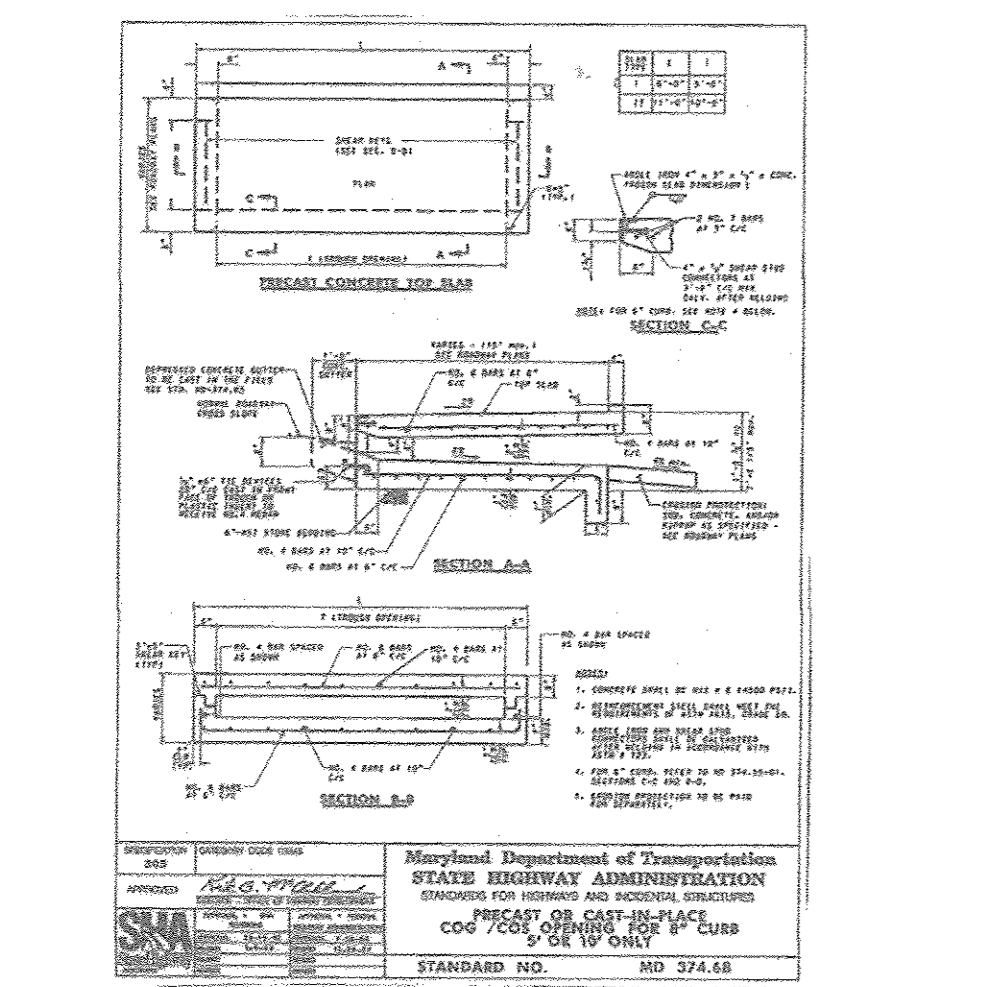
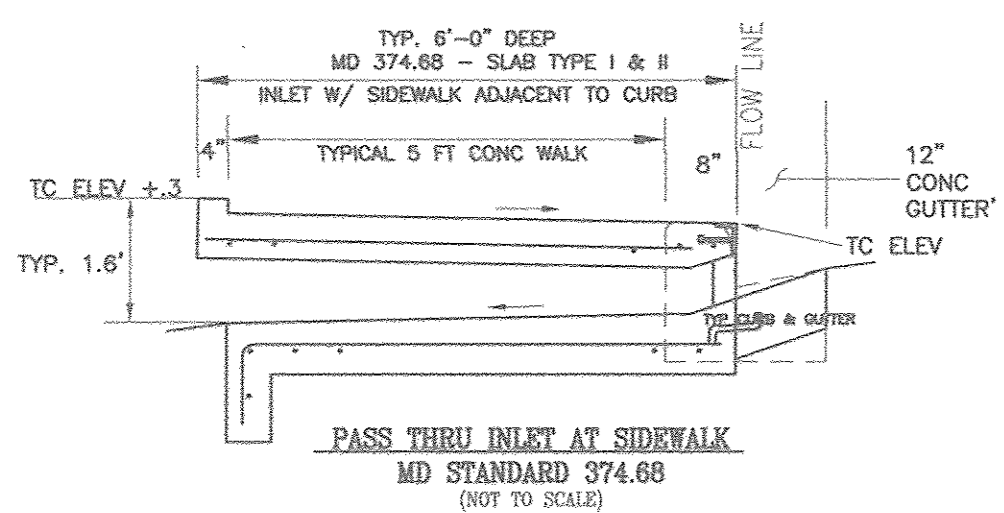
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 11/4/16



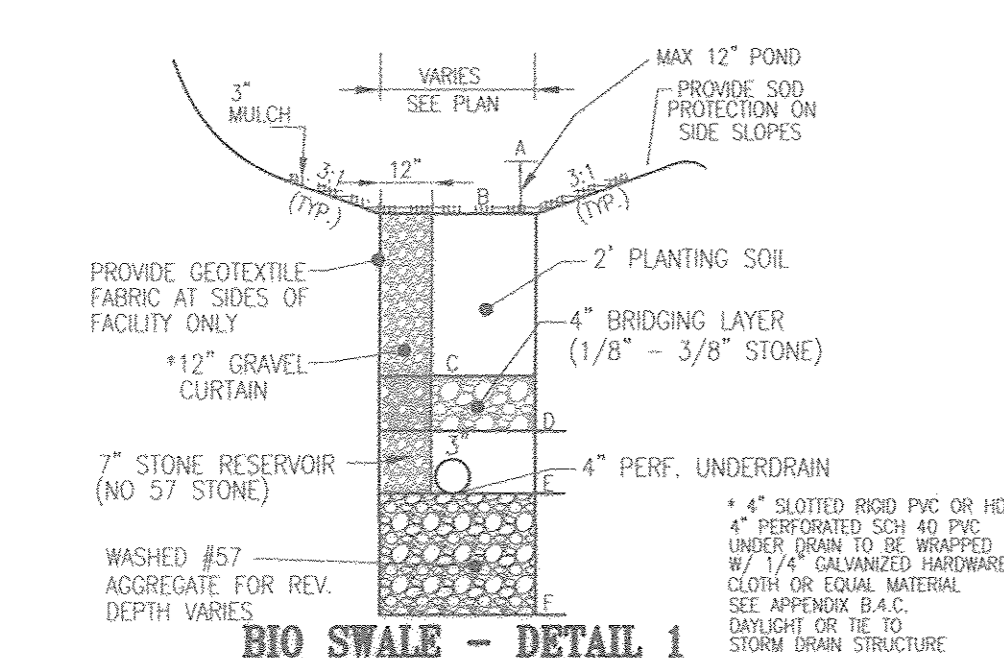
STORMWATER MANAGEMENT TEST PIT DATA

Maple Lawn South - Phase 1 Test Pit Data

Test Pit No.	Ex. Ground FIELD	Test Pit Prop. Depth	Test Pit Depth Excavated	Test Pit Condition *
MICROSCALE - MBR, DRYWELL AND BIOSWALE TEST PITS				
B-2	458.91	16.2	16.2	DRY
B-3	485.02	9.3	9.3	DRY
B-60	454.14	15.5	15.5	DRY
B-62	451.51	8.8	8.8	DRY
B-63	453.14	5.2	8.0	DRY
B-64	458.76	18.9	18.9	DRY
B-65	454.12	11.4	11.4	DRY
B-66	452.99	10.4	10.4	DRY
B-67	470.53	14.9	14.9	DRY
B-68	473.57	12.6	12.6	DRY
B-69	473.66	11.7	11.7	DRY
B-71	465.86	9.0	9.0	DRY
B-72	463.17	7.2	8.0	DRY
B-73	457.49	3.4	8.0	DRY
B-74	449.97	-3.0	8.0	DRY
B-75	447.65	9.7	9.7	DRY
B-76	451.95	13.9	13.9	DRY
B-77	449.19	11.1	11.1	DRY
B-78	450.03	11.2	11.2	DRY
B-79	454.62	8.6	8.6	DRY
B-82	462.80	18.7	18.7	DRY
B-83	463.83	11.7	11.7	DRY
B-84	467.50	19.1	19.1	DRY
B-85	462.12	19.2	19.2	DRY
B-86	463.91	18.8	18.8	DRY
B-87	462.91	16.9	16.9	DRY
B-88	464.60	13.7	13.7	DRY
B-89	459.87	14.1	14.1	DRY
D-1	457.40	7.7	8.0	DRY
D-2	459.44	11.8	11.8	DRY
D-3	458.44	13.0	13.0	DRY
D-42	465.75	12.2	12.2	DRY
D-43	465.63	8.9	8.9	DRY
D-46	458.81	4.9	8.0	DRY
D-47	469.78	6.9	8.0	DRY
D-48	465.83	4.9	8.0	DRY
D-49	456.77	-1.2	8.0	DRY
D-50	452.40	-3.6	8.0	DRY
D-52	458.98	10.9	10.9	DRY
D-53	458.70	12.7	12.7	DRY
D-54	456.27	12.5	12.5	DRY
D-57	459.23	6.3	8.0	DRY
D-58	463.75	9.8	9.8	DRY
D-59	464.71	10.8	10.8	DRY
D-60	464.72	12.8	12.8	DRY
D-62	462.16	6.3	8.0	DRY
D-63	465.38	7.6	8.0	DRY
D-65	469.89	8.0	8.0	DRY

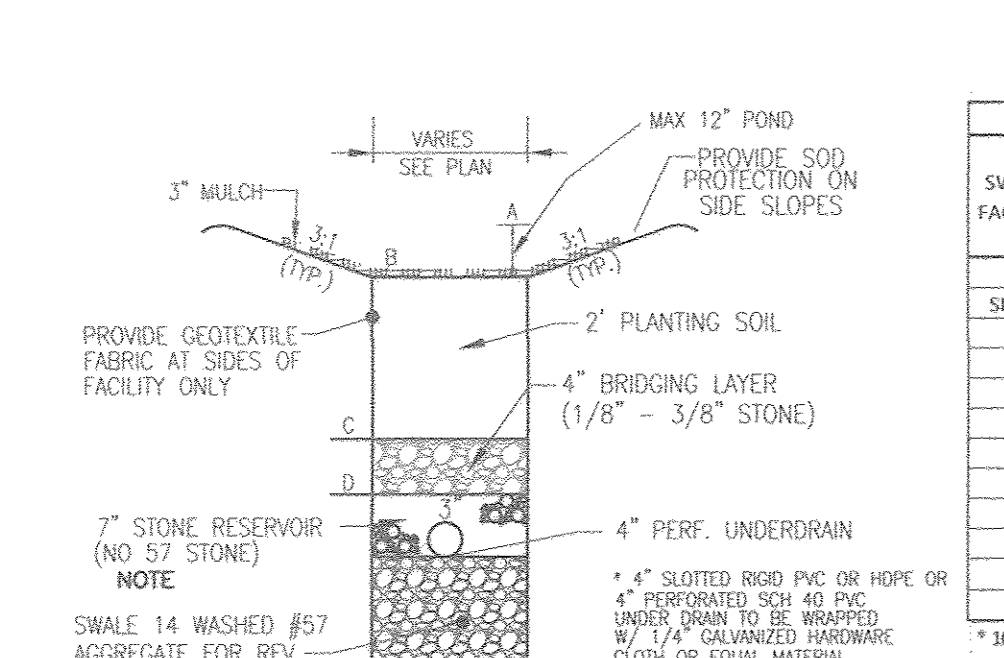


TYPICAL CURB OPENING INLETS

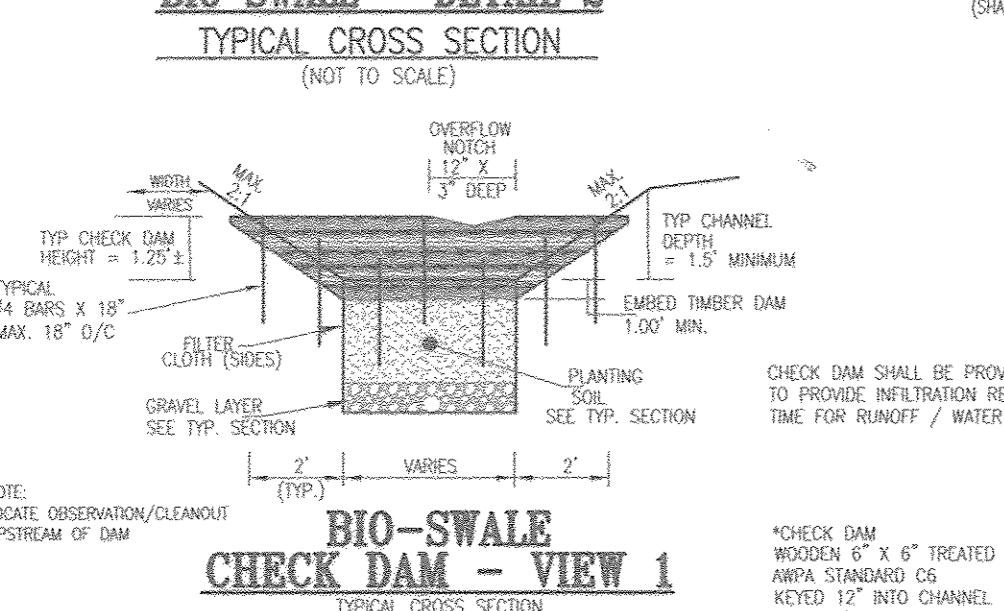


BIO-SWALE - DETAIL 1

\* GRAVEL CURTAIN SHALL BYPASS OFF-SITE OVERLAND RUNOFF TO SYSTEM/UNDERDRAIN. MANAGEMENT OF OFF-SITE WATER IS NOT REQUIRED.



BIO-SWALE - DETAIL 2



BIO-SWALE CHECK DAM - VIEW 1

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 CHIEF, BUREAU OF HIGHWAYS  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 CHIEF, DIVISION OF LAND DEVELOPMENT

BIO-SWALE - DESIGN ELEVATION CHART

SWALE #	BIO-SWALE DETAIL	LOW PT. (SWALE)	TOP MULCH (A)	BOTTOM PLANT SOIL (B)	BOTTOM PEAGRAVEL (C)	INV PIPE (D)	ADDITIONAL STONE (E)	INV STONE (F)	WIDTH (G)	LENGTH (H)
3	2	442.75	441.75	439.50	439.17	438.59	2.70	435.89	2.2	191
SHA 4										
5	2	454.00	453.00	450.75	450.42	449.84	2.70	447.14	4	130
6	2	452.00	451.00	448.75	448.42	447.84	2.70	445.14	2.5	265
7	2	455.00	454.00	451.75	451.42	450.84	2.70	448.14	3.4	50
8	2	445.00	444.00	441.75	441.42	440.84	2.70	438.14	3	200
9	2	452.75	451.75	449.50	449.17	448.59	2.70	445.89	2	320
10	2	463.00	462.00	459.75	459.42	458.84	2.70	456.14	2.1	157
11	1	465.00	464.00	461.75	461.42	460.84	2.70	458.14	4	100
12	1	469.00	468.00	465.75	465.42	464.84	2.70	462.14	2.5	170
13	1	468.00	467.00	465.22	464.89	464.31	2.70	461.61	2	180

\* 10 YEAR STORM ATTENUATION / REV  
 (1) UNDERDRAIN PIPE AND OVERFLOW DISTRIBUTION PIPE  
 (2) REFER TO SWALE SHA 4 NOTE BELOW  
 SWALE SHA 4 SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDSA CRITERIA. CONTRACTOR SHALL REFERENCE THE SHA ACCESS PERMIT DRAWINGS (SHA 154PXXXXXX) FOR APPROPRIATE NOTES, SPECIFICATIONS AND DETAILS

BIO-SWALE PLANTING SCHEDULE

BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
PANICUM VERGATUM SWITCHGRASS	1 GALLON	CONT
BRS. VERSICOLOR BLUE FLAG	2" POT	1' D.C.
LIRIODIE MUSCARE MAJESTIC MAJESTIC LILY TURF	2" POT	1' D.C.

PLANTING REQUIREMENTS

SWALE #	MULCH	PLANTINGS REQUIRED	PLANTINGS OR EQUAL SUBSTITUTION	LILY TURF
#	SF	TOTAL	NUMBER	SF
3	420	10	6	100
SHA 4				
5	520	12	8	100
6	663	15	9	200
7	305	7	3	100
8	600	14	8	200
9	640	15	8	200
10	330	8	4	100
11	400	9	5	100
12	425	10	4	100
13	360	8	4	100

50 SF MAJESTIC LILY TURF OR BLUE FLAG = 1 PLANTING UNIT (LOCATE AT INFLOW & OUTFLOW POINTS)

ECS - SOIL BORING LOGS

OWNER: MAPLE LAWN FARMS, INC. 11788 SCAGSVILLE ROAD FULTON, MD 20759-0562 301-725-2074  
 DEVELOPER: MAPLE LAWN PARTNERS, LLC 2661 RIVA ROAD, SUITE 220 ANNAPOLIS, MARYLAND 21401 443-472-2846

REVISE LIMITS OF STANDARD CURB & GUTTER ALONG SOUTH MAPLE LAWN BLVD. REVISE CIRCLE TRUCK APRON. AMEND STORM DRAIN PROFILES & SCHEDULES AND BIOSWALE CHART 8/9/17

FINAL ROAD CONSTRUCTION PLAN  
 STORMWATER MANAGEMENT NOTES AND DETAILS AND SOIL BORING LOGS  
 MAPLE LAWN SOUTH PHASE 1 - SECTION 1  
 LOTS 1-64, NON-BUILDABLE BULK PARCEL 'A', AND OPEN SPACE LOTS 65-69  
 NON-BUILDABLE BULK PARCEL 'B', AND OPEN SPACE LOTS 65-69  
 PARCEL 113  
 5TH ELECTION DISTRICT  
 REF. EOP-14-095, WP-15-136, FB#145, SP-15-014

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PROFESSIONAL CERTIFICATE  
 DESIGN BY: RVE  
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