

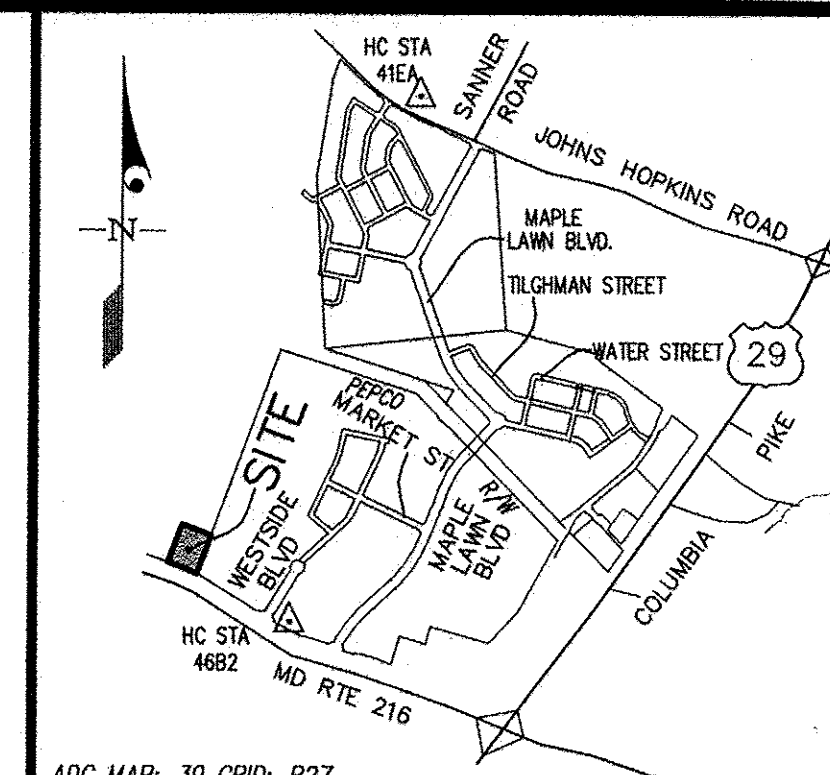
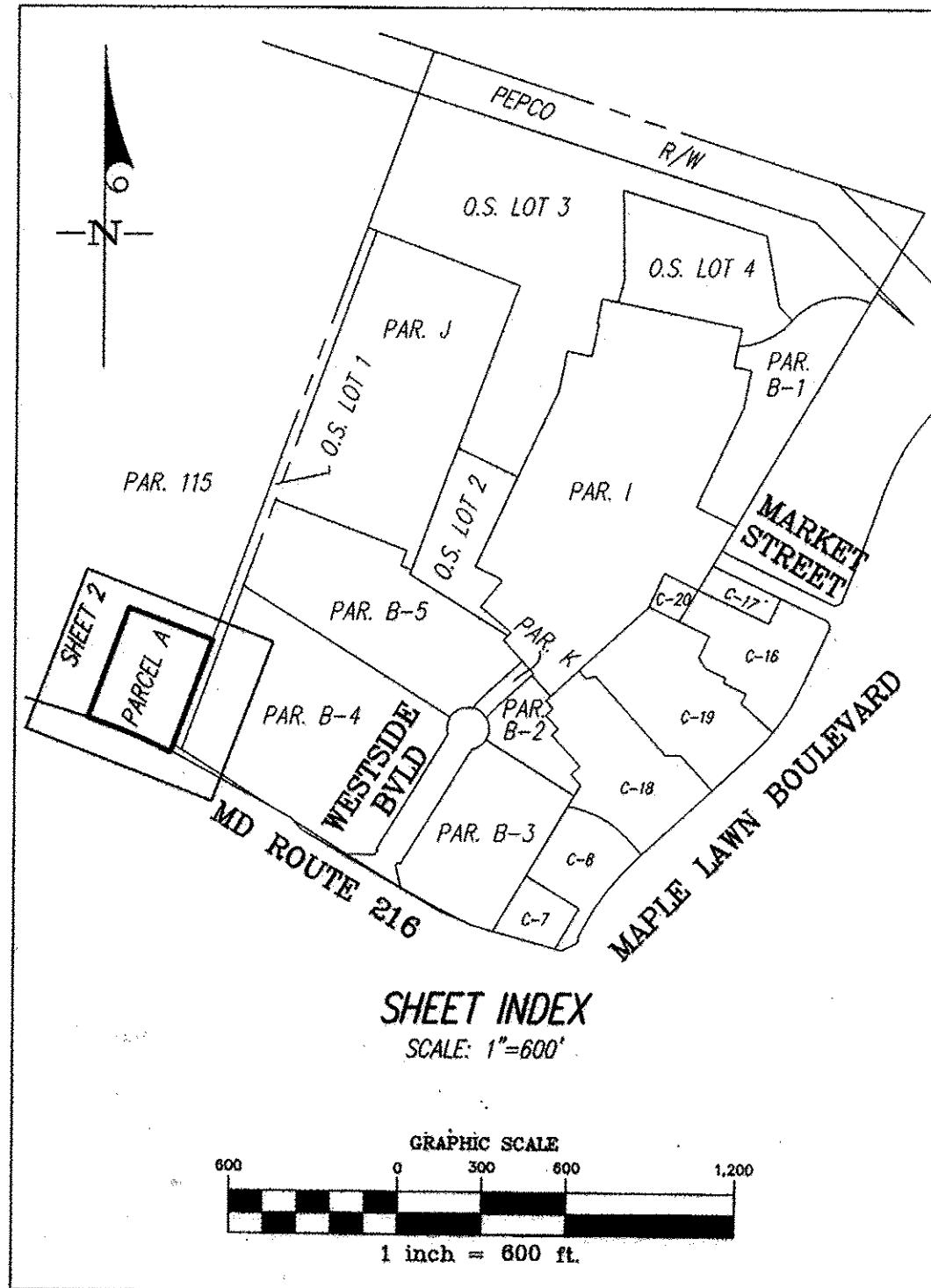
GENERAL NOTES

- IRON PINS SHOWN THIS:
- CONCRETE MONUMENTS SHOWN THIS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN FEBRUARY, 2016.
- THE SUBJECT PROPERTY IS ZONED 'COMMUNITY CENTER TRANSITION' (CCT) PER THE OCTOBER 06, 2013 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBER: ECP-16-060 AND SDP-17-018
- THE "ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES" IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46B2 AND NO. 41EA.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS OF AN ADVANCE DEPOSIT ORDER. CASH BOND WILL BE DEPOSITED WITH THE BUREAU OF UTILITIES. ADD NO. 4773
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY FOREST CONSERVATION PLAN ASSOCIATED WITH SDP-17-018.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A RIGHT-OF-WAY AGREEMENT DATED MAY 9, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10800 AT FOLIO 405.
- A NOISE STUDY WAS COMPLETED BY SHROPSHIRE ASSOCIATES, LLC. ON OR ABOUT OCTOBER 07, 2016. BUILDING CONSTRUCTION SHALL BE PROVIDED TO REDUCE INTERIOR NOISE LEVELS BELOW 45 dBA.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP IN A REPORT DATED APRIL 8, 2016.
- THERE ARE NO WETLANDS ON SITE.
- LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.1732 ACRES).
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- RESERVATION OF PUBLIC UTILITY EASEMENTS:

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

(GENERAL NOTES CONTINUED)

- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN ACCORDANCE WITH MDE REQUIREMENTS AND WILL BE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING WILL BE ADDRESSED WITH SDP 17-018 AND THE \$12,450.00 LANDSCAPING SURETY WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT UNDER SDP 17-018.
- PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT (ARROW INDICATES GENERAL DRAINAGE PATTERN), SHOWN THIS:



LEGEND

- PROPERTY LINE
- PUBLIC EASEMENT
- APPROXIMATE 65 dBA NOISE LINE
- SHADING FOR ALL EASEMENTS
- FOREST CONSERVATION EASEMENT

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.8268 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.1732 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.0000 AC.

OWNERS:

LOIS PETERS, LEROY PETERS & LAKEISHA PETERS
13009 TWELVE TREES CT
CLARKSVILLE, MD 21029

DEVELOPER:

CSH MAPLE LAWN LLC
600 W GERMANTOWN PIKE
SUITE 400
PLYMOUTH MEETING, PA 19462
PHONE: (610) 613-9997

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Maureen Roseman 10/4/2017
COUNTY HEALTH OFFICER DATE

Phil Clark 8-29-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Scherlock 10-6-17
DIRECTOR DATE

OWNER'S DEDICATION

LOIS PETERS, LEROY PETERS AND LAKEISHA PETERS (ALSO KNOWN AS LAKEISHA PETERS DICKERSON), OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE, WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 26 DAY OF JUNE, 2017

BY: *Lois Peters* 6/26/17 BY: *Leroy Peters* 6/26/17 BY: *Lakeisha Dickerson* 6/26/17
LOIS PETERS LEROY PETERS LAKEISHA PETERS
(ALSO KNOWN AS LAKEISHA PETERS DICKERSON)

ATTEST: *Donna K. H...* ATTEST: *Donna K. H...* ATTEST: *Donna K. H...*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THAT PARCEL OF LAND CONVEYED TO LOIS PETERS, FROM DONALD WESSEL, BY A DEED DATED MAY 9, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9293 AT FOLIO 183; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



William E. Grueninger, III 6/27/2017
WILLIAM E. GRUENINGER, III DATE
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP./RENEWAL DATE: 12/21/2017)

RECORDED AS PLAT NUMBER 24384 ON 10/20/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

ARBOR TERRACE FULTON
PARCEL A
(A SUBDIVISION OF PARCEL 476, LIBER 9293 FOLIO 183)

ZONE: CCT TM 41, GRID 21 PARCEL 476
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 2 JUNE 2017

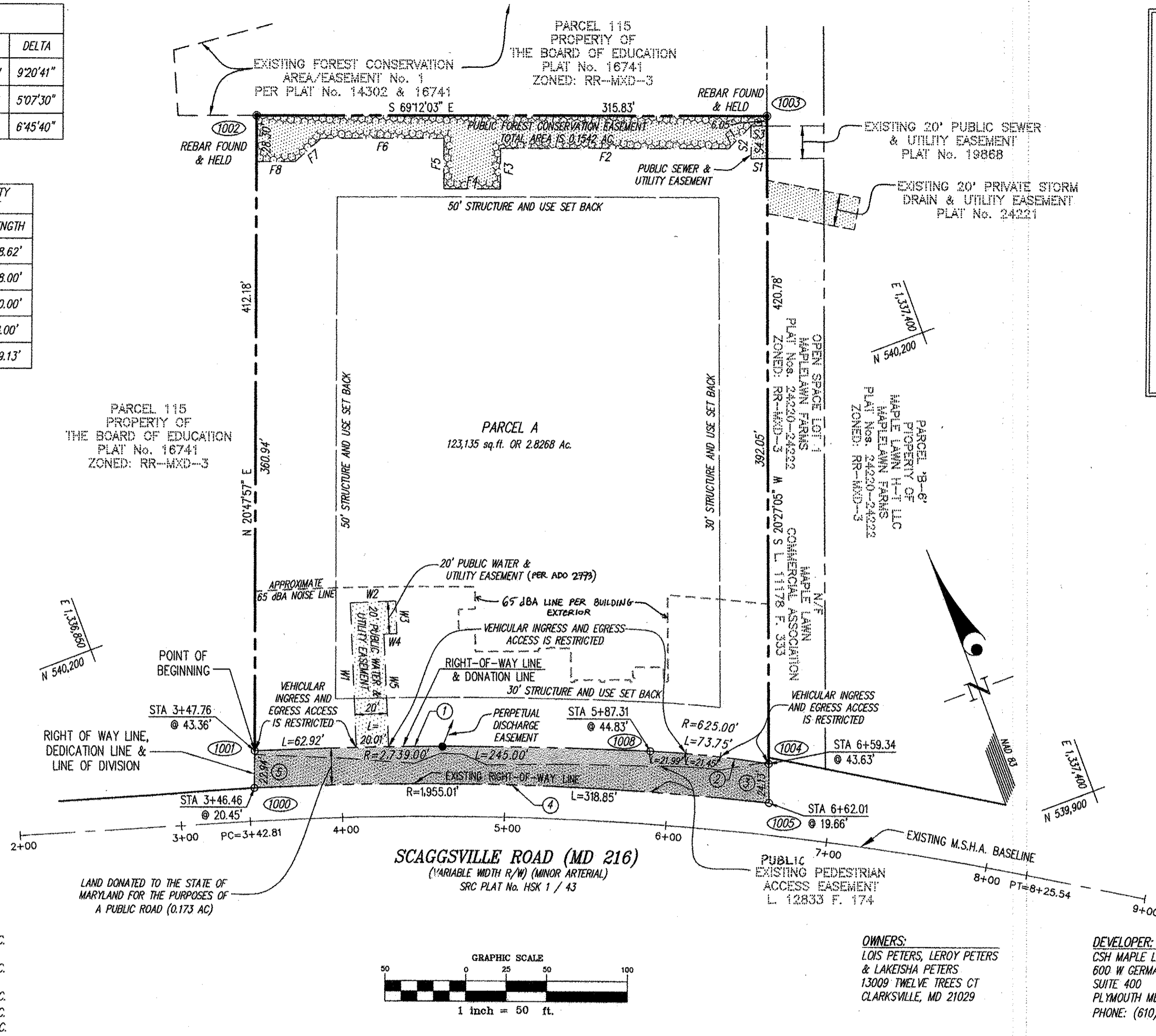
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: ROL CHECK BY: *DK*

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CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1005-1000	1,955.01'	318.85'	159.78'	318.50'	N 67°39'15" W	92°041"
1001-1008	2,739.00'	245.00'	122.58'	244.92'	S 69°14'26" E	5°07'30"
1008-1004	625.00'	73.75'	36.92'	73.71'	S 63°17'51" E	6°45'40"

FOREST CONSERVATION AREA LINE TABLE		
LINE	BEARING	LENGTH
F1	S 77°57'23" W	28.40'
F2	N 69°12'03" W	141.00'
F3	S 20°47'57" W	25.00'
F4	N 69°12'03" W	35.00'
F5	N 20°47'57" E	31.00'
F6	N 69°12'03" W	76.00'
F7	S 69°00'37" W	21.46'
F8	N 69°12'03" W	24.00'

PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W1	N 18°16'38" E	88.62'
W2	S 71°43'22" E	28.00'
W3	S 18°16'38" W	20.00'
W4	N 71°43'22" W	8.00'
W5	S 18°16'38" W	69.13'



AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION		
LINE	BEARING	LENGTH
①	R=2,739.00'	L=245.00'
CHD	S 69°14'26" E	244.92'
②	R=625.00'	L=73.75'
CHD	S 63°17'51" E	73.71'
③	S 20°27'05" W	24.13'
④	R=1,955.01'	L=318.85'
CHD	N 67°39'15" W	318.50'
⑤	N 20°47'57" E	22.94'

FEE SIMPLE AREA 7,546 sq.ft. OR 0.173 ACRES ± SHOWN THUS:

COORDINATE TABLE		
POINT	NORTHING	EASTING
1000	540,084.85	1,336,914.99
1001	540,106.30	1,336,923.14
1002	540,470.17	1,337,061.35
1003	540,358.02	1,337,356.60
1004	539,986.37	1,337,218.00
1005	539,963.76	1,337,209.57
1008	540,019.49	1,337,152.15

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
S1	N 69°32'31" W	10.00'
S2	N 20°27'05" E	20.00'
S3	S 69°32'31" E	10.00'
S4	S 20°27'05" W	20.00'

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

Maura Roszman 10/4/2017
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief 8-29-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Director 10-6-17
DIRECTOR

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WITNESS OUR HANDS THIS 26 DAY OF June, 2017

BY: *Lois Peters* 6/26/17
LOIS PETERS

BY: *Leroy Peters* 6/26/17
LEROY PETERS

BY: *Lakeisha Peters Dickerson* 6/26/17
LAKEISHA PETERS (ALSO KNOWN AS LAKEISHA PETERS DICKERSON)

ATTEST: *Don A K H...* 4/24/17
ATTEST: *Don A K H...* 4/24/17

SURVEYOR'S CERTIFICATE

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William E Brunning 06/27/2017
WILLIAM E. GRUENINGER, III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP./RENEWAL DATE: 12/21/2017)

RECORDED AS PLAT NUMBER 24385 ON 10/20/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

ARBOR TERRACE FULTON
PARCEL A
(A SUBDIVISION OF PARCEL 476, LIBER 9293 FOLIO 183)

ZONE: CCT TM 41, GRID 21, PARCEL 476
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 2 OF 2 JUNE 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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DRAWN BY: ROL CHECK BY: *GLW*

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PLOTTED: 6/15/2017 12:01 PM, LAST SAVED: 6/9/2017 1:01 PM, PLOTTED BY: Román O. Labrador