

GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENT NO.'S 46B AND 46BF.
- ⊙ DENOTES AN ANGULAR 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
- BL DENOTES BUILDING RESTRICTION LINE.
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A., DATED SEPTEMBER, 1997 (PLATS 16080-16083).
- THE SUBJECT PROPERTY IS ZONED MXD-3 PER THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS. AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS PROJECT.
- PREVIOUS DPZ FILE NUMBERS: S-01-17, S-06-16, ZB-995M, PB-353, WP-01-111, WP-03-02, WP-02-54, WP-03-120, WP-05-121, WP-06-92, WP-08-93, F-03-07, F-04-92, F-05-81, F-05-82, F-05-112, F-05-113, F-06-43, F-06-112, F-06-161, F-06-162, F-06-219, F-07-112, F-07-140, F-07-210, F-08-04, F-08-15, F-08-16, F-08-72, F-10-02, F-10-33, F-10-46, F-10-12, P-05-02, P-06-05, P-07-02, P-08-12, P-10-03, SDP-06-151, SDP-06-155, SDP-07-126, SDP-07-136, SDP-08-11, & SDP-08-12.
- THIS PLAT IS EXEMPT FROM COMPLIANCE WITH THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(vi) BECAUSE THIS IS A PLAT OF EASEMENT WHICH DOES NOT CREATE ADDITIONAL LOTS. FOREST CONSERVATION FOR THE MAPLE LAWN BUSINESS DISTRICT, AREA 1 PROJECT WAS PREVIOUSLY ADDRESSED UNDER F-03-07.
- LANDSCAPING IS NOT REQUIRED FOR THIS PLAT OF EASEMENT. LANDSCAPING FOR THE MAPLE LAWN BUSINESS DISTRICT, AREA 1 PROJECT WAS PREVIOUSLY ADDRESSED UNDER F-03-07.
- ANY IMPACT TO THE STREAM AND ITS BUFFER SHALL REQUIRE PERMITS FROM MDE/ACDE.
- THIS PLAN IS SUBJECT TO WP-18-112; APPROVED 05/15/18; TO SECTION 16.116(c)(1) AND SECTION 16.116(c)(2). APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 - IMPACT IS RESTRICTED TO 365 SF OF WETLAND BUFFER AND 1,650 SF OF PERENNIAL STREAM BUFFER FOR THE INSTALLATION OF THE FOOTBRIDGE AND PATHWAY AS SHOWN AND INDICATED ON THE ALTERNATIVE COMPLIANCE EXHIBIT. ANY PROPOSAL TO INCREASE THE IMPACT TO THE WETLAND AREA/WETLAND BUFFER OR THE PERENNIAL STREAM AREA/STREAM BUFFER OR ANY OTHER PROTECTED RESOURCE ON SITE WILL REQUIRE AN ADDITIONAL ALTERNATIVE COMPLIANCE PETITION TO BE SUBMITTED OR A RECONSIDERATION OF THIS ALTERNATIVE COMPLIANCE PETITION FILE.
 - THE REDLINES TO F-03-007 ("MAPLE LAWN FARMS") AND THE FCP FOR "THE VINE-BUCH APARTMENTS" (SDP-15-044) MUST BE COMPLETED.
 - THE ORIGINAL'S ONLY PLATS ASSOCIATED WITH F-16-010 ("THE VINE-BUCH APARTMENTS") AND F-03-007 ("MAPLE LAWN FARMS") MUST BE SUBMITTED FOR CIRCULATION AND RECORDATION.
 - THE PROPOSED WETLAND, WETLAND BUFFER, PERENNIAL STREAM AND PERENNIAL STREAM BUFFER DISTURBANCES ARE SUBJECT TO OBTAINING ALL NECESSARY PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE U.S. ARMY CORPS OF ENGINEERS, AS REQUIRED.

LEGEND

- EXISTING 20' PUBLIC STORM DRAINAGE & UTILITY EASEMENT PLAT 16082
- EXISTING PRIVATE STORMWATER MANAGEMENT & UTILITY EASEMENT PLAT 16082
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLAT 16082
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLAT 16082
- AREA OF PUBLIC FOREST CONSERVATION EASEMENT #2 TO BE RELEASED BY THIS PLAT 12,879 SF OR 0.30 AC
- WETLAND AREA
- AREA OF PUBLIC FOREST CONSERVATION EASEMENT #3 TO BE RELEASED BY THIS PLAT 376 SF OR 0.01 AC
- 20' PUBLIC SEWER & UTILITY EASEMENT

GENERAL NOTES CONT'D

- ALL REQUIRED PERMITS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS MUST BE OBTAINED.
- THE 0.31 ACRES OF RELOCATED FOREST CONSERVATION EASEMENT WILL BE ADDRESSED WITH THE "CATTAIL MEADOWS" FOREST RETENTION MITIGATION BANK (SDP-16-027).

16. REFERENCE MADE PERMIT #18-NT-3132/201860764 FOR WORK IN WETLAND BUFFER.

AREA TABULATION CHART

BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	1
TOTAL LOTS TO BE RECORDED	1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	17.6852 AC
AREA OF LOTS TO BE RECORDED	0.0000 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	17.6852 AC

PURPOSE:

- THE PURPOSE OF THIS PLAT IS TO REVISE PLATS 16080-16083 (F-03-07) TO:
- RELEASE 0.01 AC OF EXISTING "PUBLIC FOREST CONSERVATION AREA #3 EASEMENT" ON OPEN SPACE LOT 1 (PLAT 16082) FOR A PUBLIC SEWER EASEMENT.
 - ADD "20' PUBLIC SEWER & UTILITY EASEMENT" FOR THE BENEFIT OF THE ADVANCED BUCH PROPERTY.
 - RELEASE 0.30 AC OF "FOREST CONSERVATION AREA #2 EASEMENT" FOR A PEDESTRIAN PATHWAY.
 - CREATION OF "FOREST CONSERVATION AREA #2A & #2B EASEMENTS".

OWNER'S CERTIFICATE

HOWARD COUNTY, MARYLAND, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF REVISION, 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 FLOOD PLAINS 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 28th DAY OF June, 2018.

HOWARD COUNTY, MARYLAND
AUTHORIZED PERSON

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM G & R MAPLE LAWN (K), L.L.C. TO HOWARD COUNTY, MARYLAND BY DEED DATED SEPTEMBER 2, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7679, FOLIO 527.

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 LICENCED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 4, 2019.

Edward J. Glawe JUNE 28, 2018
EDWARD J. GLAWE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3000 NORTH RIDGE ROAD
ELICOTT CITY, MD 21143 TEL: 410-461-7666 FAX: 410-461-8961

OWNER

HOWARD COUNTY, MARYLAND
DEPT. OF PUBLIC WORKS
3430 COURTHOUSE DRIVE
ELICOTT CITY, MARYLAND 21043
410-313-4401

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.

Edward J. Glawe JUNE 28, 2018
EDWARD J. GLAWE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391
DATE

Jay G. Chelie
HOWARD COUNTY, MARYLAND
AUTHORIZED PERSON
DATE

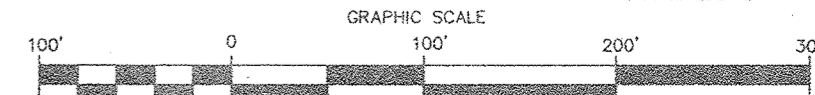
RECORDED AS PLAT No. 24821 ON 11/7/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MAPLE LAWN FARMS BUSINESS DISTRICT, AREA 1 OPEN SPACE LOT 1

A REVISION OF "MAPLE LAWN FARMS, BUSINESS DISTRICT, AREA 1", PLATS 16080-16083
ZONED: RR-MXD-3

TAX MAP 46, GRID 3, PARCEL 124
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' GRAPHIC SCALE JUNE 2018



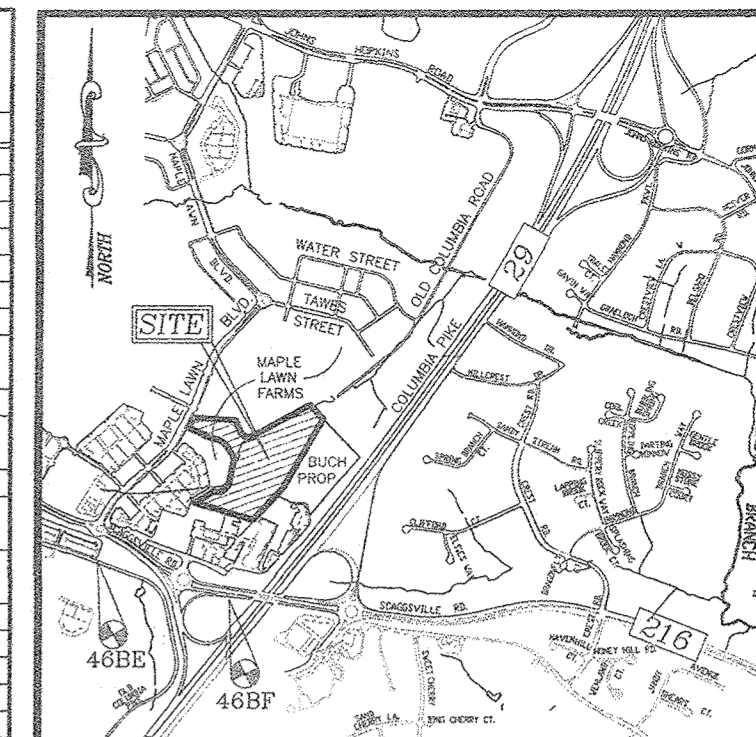
SHEET 1 OF 1

DESCRIPTION OF FCE #2 AREA TO BE RELEASED

LINE	BEARING	DISTANCE
P1	N61°19'52"W	33.75'
P2	N70°25'46"W	16.78'
P3	L=27.01' R=26.00'	CHD=N40°39'52"W 25.82'
P4	N10°53'57"W	3.31'
P5	N46°47'51"W	6.48'
P6	N82°41'45"W	39.15'
P7	S87°19'48"W	34.48'
P8	S89°58'19"W	56.85'
P9	S58°40'03"W	22.52'
P10	S78°11'51"W	54.55'
P11	N83°49'02"W	16.72'
P12	S84°12'57"W	29.63'
P13	L=16.17' R=17.00'	CHD=S56°58'21"W 15.56'
P14	S29°43'46"W	54.32'
P15	S14°05'05"W	70.28'
P16	S46°26'34"W	54.76'
P17	L=52.45' R=48.00'	CHD=S77°44'51"W 49.88'
P18	N70°56'51"W	23.87'
P19	L=30.42' R=33.00'	CHD=N44°31'52"W 29.36'
P20	N18°07'07"W	26.04'
P21	N45°15'48"W	12.31'
P22	N11°04'02"W	18.74'
P23	N34°12'02"W	18.77'
P24	N41°58'10"W	39.67'
P25	N65°34'51"W	9.61'
P26	N89°11'32"W	12.09'
P27	N78°28'52"W	33.57'
P28	N72°00'00"E	32.47'

DESCRIPTION OF FCE #2 AREA TO BE RELEASED

LINE	BEARING	DISTANCE
P30	S89°11'32"E	13.93'
P31	S65°34'51"E	16.30'
P32	S41°58'10"E	44.10'
P33	S34°12'02"E	23.13'
P34	S11°04'02"E	17.09'
P35	S45°15'48"E	11.25'
P36	S18°07'07"E	29.90'
P37	L=15.67' R=17.00'	CHD=S44°31'59"E 15.13'
P38	S70°56'51"E	R=23.87'
P39	L=34.97' R=32.00'	CHD=N77°44'51"E 33.25'
P40	N46°26'34"E	50.12'
P41	N14°05'05"E	67.84'
P42	N29°43'46"E	56.52'
P43	L=31.38' R=33.00'	CHD=N56°58'21"E 30.21'
P44	S83°49'02"E	15.86'
P45	N84°12'57"E	49.26'
P46	N58°40'03"E	24.25'
P47	N89°58'19"E	60.96'
P48	N87°19'48"E	35.50'
P49	S82°41'45"E	45.73'
P50	S46°47'51"E	16.84'
P51	S10°53'57"E	8.49'
P52	L=10.39' R=10.00'	CHD=S40°39'52"E 9.93'
P53	S70°25'46"E	18.05'
P54	S61°19'52"E	38.04'
P55	S42°45'24"E	16.50'



VICINITY MAP

SCALE: 1"=2000'
ADC MAP: 39 C-2

COORDINATE TABLE

POINT	NORTHING	EASTING
231	539602.7500	1340564.0500
234	539274.7928	1340260.8187
235	539441.4533	1339657.1106
236	539567.4118	1339855.9173
237	539552.0285	1339559.3424
238	539554.6730	1339894.8039
239	539656.4241	1340008.3911
240	539803.2119	1340054.3843
241	539967.2034	1340023.8341
242	540034.0766	1339975.2306

POINT	NORTHING	EASTING
243	540103.8101	1339873.3259
244	540139.2011	1339739.1654
245	540153.2916	1339744.4532
246	540195.5601	1339629.3057
247	540221.1735	1339575.2245
248	540327.0042	1339625.3472
249	540311.7880	1340057.5394
250	540161.7871	1340121.4652
251	540121.3728	1340202.5630
252	540481.2834	1340831.6880
253	540335.7565	1340974.7121

K:\PROJECTS\12-50\SURVEY\DWG\PLATS OF REV\MAPLE.LAWN.C.S.LOT.1\PLAT_05-2018.dwg