

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY BY SHANBERGER AND LANE, DATED AUGUST 13, 2010.
- THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND COORDINATE SYSTEM. HOWARD COUNTY CONTROL STATIONS 28FA & 28FE WERE USED FOR THIS PROJECT. STATION 28FA N 572,456.68 E 1,328,957.64 ELEVATION 348.22 STATION 28FE N 571,047.81 E 1,329,404.44 ELEVATION 380.85
- THE SUBJECT PROPERTY IS ZONED RC-DEO CONSERVATION IN ACCORDANCE WITH THE ZONING REGULATIONS, EFFECTIVE ON OCT. 06, 2013, AND IS SUBJECT TO SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCT. 07, 2007 PER COUNCIL BILL 47-2007 & 48-2007.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROJECT IS LOCATED WITHIN THE DISTRICT OF COUNCIL BLISS.
- WATER AND SEWER FOR THIS PROJECT IS TO BE BY PRIVATE WELLS & SEPTIC SYSTEMS.
- THERE ARE NO "FLOODPLAIN" AREAS LOCATED WITHIN THE DEVELOPMENT AREA AS PER FEMA DFIRM MAPS APPROVED BY FEMA AND EFFECTIVE FOR COUNTY DEVELOPMENT RESTRICTIONS AS OF MAY 6, 2013.
- THERE ARE STEEP SLOPES LOCATED WITHIN THE DEVELOPMENT AREA.
- IN ACCORDANCE WITH SECTION 18.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THERE IS NO OPEN SPACE REQUIREMENTS FOR THIS RC-DEO (AGRICULTURAL PRESERVATION) PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED WITHIN THE DEVELOPMENT AREA.
- THERE ARE NO EXISTING DWELLINGS OR STRUCTURES WITHIN THE DEVELOPMENT AREA.
- DENOTES AN ANGULAR CHANGE IN BEARING OR 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.
- DEED REFERENCES: Liber15767 Folio 426, Liber19311 Folio 223, Liber19311 Folio 228, Liber19311 Folio 181.
- ALL AREAS ON THIS PLAT ARE 4' OR MORE OR LESS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH 1 1/2" MINIMUM THICKNESS TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - THE MAINTENANCE AGREEMENTS FOR ALL SHARED DRIVEWAYS SHALL BE RECORDED CONCURRENTLY WITH THE PLATS AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THESE AREAS DESIGNATE A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR PRIVATE INDIVIDUAL SEWAGE DISPOSAL. (COMAR 26.04.03) IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDED OF A MODIFIED PRIVATE SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
- LOTS 4 & 6 ARE CREATED IN ACCORDANCE WITH PROVISIONS OF SECTION 104.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS.
- 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 AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, ON, OVER AND THROUGH LOTS 4 - 6. ANY 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 TO HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LOTS 4 - 6 WILL UTILIZE A USE-IN-COMMON DRIVEWAY, A PORTION OF WHICH IS ALSO SHARED WITH LOTS 1 - 3. THE PORTION SHARED WITH LOTS 1 - 3 IS/WILL BE RECORDED UNDER THE FINAL PLAT FOR F-18-072.
- THE PROJECT WAS EVALUATED FOR THE PRESENCE OF ENVIRONMENTAL FEATURES AND A LETTER HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED MAY 14, 2018. MR. CANOLES FOUND NO REGULATED ENVIRONMENTAL FEATURES WITHIN THE LIMITS OF THE DEVELOPMENT AREA FOR THIS PROJECT. THERE ARE NO WETLANDS ON THIS SITE. THE PROPOSED SUBDIVISION AND RELATED CONSTRUCTION WILL NOT AFFECT ENVIRONMENTAL FEATURES OR BUFFERS.
- FOREST STAND EVALUATION WAS DONE AND A LETTER HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED FEBRUARY 23, 2017. MR. CANOLES NOTED A SMALL OUTCROPPING OF TREES BUT FOUND IT DID NOT CONSTITUTE A FOREST. NO SPECIMEN TREES WERE FOUND WITHIN THE LIMITS OF THE DEVELOPMENT AREA FOR THIS PROJECT. A HABITAT/RETENTION POND EXISTS TO THE SOUTHEAST OF EXISTING LOT 3. IT INCLUDES TWO RETENTION BASINS DESIGNED TO CAPTURE RUNOFF FROM THE PASTURE. THIS FACILITY IS MAN MADE AND HAS NOT DEVELOPED REGULATORY WETLAND CHARACTERISTICS.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION PER SECTION 18.1202(B)(1)(VI) ANY AGRICULTURAL ACTIVITY, INCLUDING THE CLEARING OF 40,000 SQUARE FEET OR GREATER OF FOREST WITHIN A 1 - YEAR PERIOD ARE EXEMPT AND DO NOT REQUIRE A DECLARATION OF INTENT. THIS PROPERTY IS UNDER A RECORDED AGRICULTURAL EASEMENT AND THE SINGLE FAMILY RESIDENTIAL UNITS ARE ALLOWED UNDER THE AGRICULTURAL USE.
- LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS A RESULT OF THE LOT'S SITE LOCATION WITHIN THE FARM'S INTERIOR.
- IN ACCORDANCE WITH 18.124(E), STREET TREES ARE NOT REQUIRED ALONG A USE-IN-COMMON DRIVEWAY.
- TRASH AND RECYCLING COLLECTION WILL BE AT THE NORTH CORNER OF THE INTERSECTION OF THE USE-IN-COMMON DRIVEWAY, SHEPPARD CROSSING AND CHAPEL BELLS WAY AND PLACED WITHIN 5' OF THE EDGE OF PAVED ROADWAY.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON-STRUCTURAL AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- SHEPPARD CROSSING, CHAPEL BELLS WAY AND CHAPEL ESTATES DRIVE ARE ALL CLASSIFIED AS LOCAL ROADS. SITE ACCESS SHALL BE VIA USE-IN-COMMON PRIVATE DRIVEWAY. INTERSECTION SHALL BE A 4 WAY STOP CONDITION. NO SIGHT DISTANCE ANALYSIS IS REQUIRED.

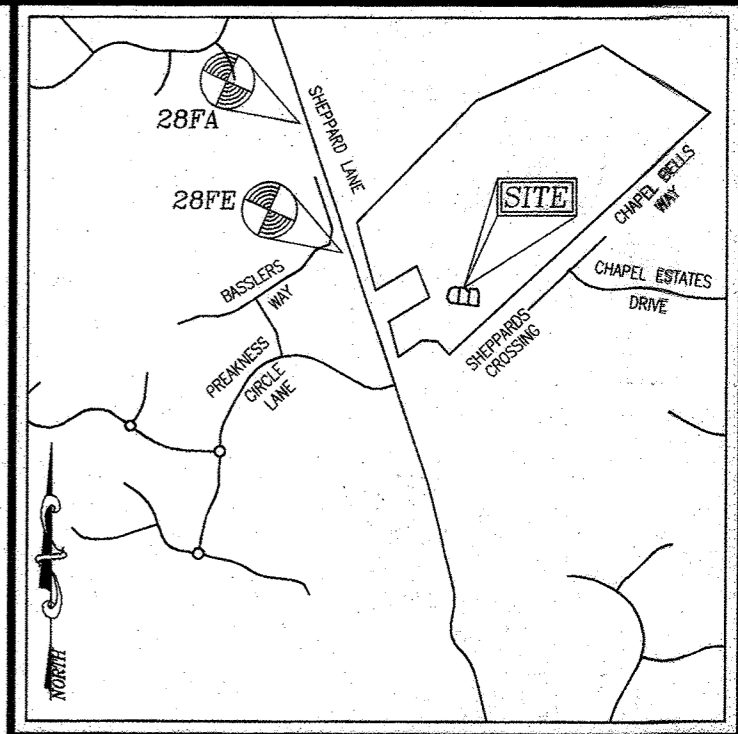
GENERAL NOTES CONTINUED ON SHEET 3 OF 3.

COORDINATE TABLE

NO.	NORTH	EAST
900	569843.4490	1330721.3460
901	570021.2808	1330545.9154
902	570133.3142	1330223.1566
903	569990.4392	1329794.3318
904	570221.6291	1329714.7919
905	570430.8354	1330308.3419
906	571105.2223	1330070.6470
907	571044.2133	1329927.7998
908	570904.5962	1329531.6848
909	570872.7033	1329516.4148
910	570862.7307	1329488.1208
911	571661.7707	1329221.2438
912	572701.8356	1330271.9269
913	573090.9615	1331512.3014
914	573100.8245	1331581.2698
915	573140.3190	1331821.2009
916	572346.5815	1332555.9119
917	572634.4347	1332743.9003
918	570231.3823	1329742.4634
919	570467.1645	1329659.3564
920	570674.6528	1329586.2223

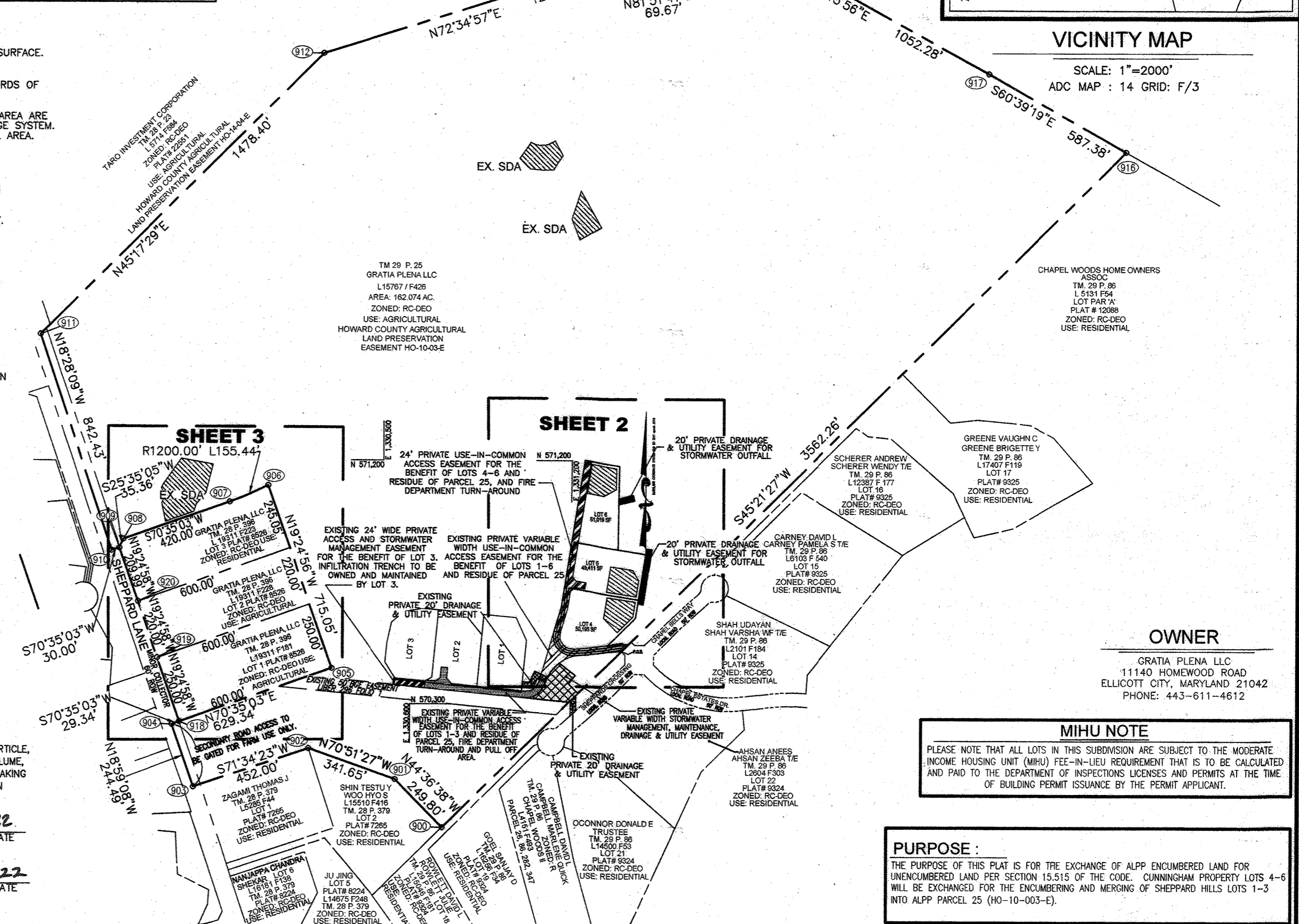
LEGEND

- EXISTING 24' WIDE PRIVATE ACCESS AND STORMWATER MANAGEMENT EASEMENT FOR THE BENEFIT OF LOT 3.
- EXISTING PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-3 AND RESIDUE OF PARCEL 25, FIRE DEPARTMENT TURN-AROUND AND PULL OFF AREA.
- EXISTING PRIVATE 20' DRAINAGE & UTILITY EASEMENT.
- EXISTING PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT, MAINTENANCE, DRAINAGE & UTILITY EASEMENT.
- EXISTING PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-6 AND RESIDUE OF PARCEL 25.
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT FOR STORMWATER OUTFALL.
- EXISTING SEWAGE DISPOSAL AREA.
- PROPOSED SEWAGE DISPOSAL AREA.
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 4-6 AND RESIDUE OF PARCEL 25, AND FIRE DEPARTMENT TURN-AROUND.



VICINITY MAP

SCALE: 1"=2000'
ADC MAP : 14 GRID: F/3



MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
4	50,195 SF	570 SF	49,625 SF	40,000 SF
5	49,411 SF	3,785 SF	45,626 SF	40,000 SF
6	51,019 SF	5,201 SF	45,818 SF	40,000 SF

AREA TABULATION CHART

BUILDABLE LOTS TO BE RECORDED	3	BUILDABLE LOTS TO BE VACATED	3
OPEN SPACE LOTS TO BE RECORDED	0	OPEN SPACE LOTS TO BE VACATED	0
BUILDABLE BULK PARCELS TO BE RECORDED	0	BUILDABLE BULK PARCELS TO BE VACATED	0
PARCELS TO BE RECORDED	0	PARCELS TO BE VACATED	0
TOTAL LOTS/PARCELS TO BE RECORDED	3	TOTAL LOTS/PARCELS TO BE VACATED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	3,4578 AC	AREA OF BUILDABLE LOTS TO BE VACATED	9,7155 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC	AREA OF OPEN SPACE LOTS TO BE VACATED	0.0000 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC	AREA OF BUILDABLE BULK PARCELS TO BE VACATED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC	AREA OF PARCELS TO BE VACATED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	3,4578 AC	AREA OF LOTS/PARCELS TO BE VACATED	9,7155 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC	AREA OF ROADWAY TO BE VACATED	0.0000 AC
TOTAL AREA TO BE RECORDED	3,4578 AC	TOTAL AREA TO BE VACATED	9,7155 AC

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.

Thomas M Hoffman, Jr. 8/9/22
THOMAS M HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

[Signature] 8-8-22
GRATIA PLENA LLC DATE
AUTHORIZED PERSON

OWNER

GRATIA PLENA LLC
11140 HOMWOOD ROAD
ELLCOTT CITY, MARYLAND 21042
PHONE: 443-611-4612

MIHU NOTE

PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (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.

PURPOSE:

THE PURPOSE OF THIS PLAT IS FOR THE EXCHANGE OF ALPP ENCUMBERED LAND FOR UNENCUMBERED LAND PER SECTION 15.515 OF THE CODE. CUNNINGHAM PROPERTY LOTS 4-6 WILL BE EXCHANGED FOR THE ENCUMBERING AND MERGING OF SHEPPARD HILLS LOTS 1-3 INTO ALPP PARCEL 25 (HO-10-003-E).

OWNER'S CERTIFICATE

WE, GRATIA PLENA, LLC, A MARYLAND LIMITED LIABILITY COMPANY OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, AND THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 AND 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 8th DAY OF AUGUST, 2022.

[Signature]
GRATIA PLENA, LLC
AUTHORIZED PERSON

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED; BY MARSHALL REA TO GRATIA PLENA, LLC BY DEED DATED SEPTEMBER 4, 2014 AND RECORDED IN LIBER 15767 FOLIO 426; BY ADVENIAT LLC TO GRATIA PLENA, LLC, BY DEED DATED MARCH 23, 2020 AND RECORDED IN LIBER 19311 FOLIO 181; BY REGNUM LLC TO GRATIA PLENA, LLC, BY DEED DATED MARCH 23, 2020 AND RECORDED IN LIBER 19311 FOLIO 228; BY TUUM LLC TO GRATIA PLENA, LLC, BY DEED DATED MARCH 23, 2020 AND RECORDED IN LIBER 19311 FOLIO 223; ALL IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND 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.

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. 21746, EXPIRATION/RENEWAL DATE DECEMBER 11, 2023.

Thomas M Hoffman, Jr. 8/9/22
THOMAS M HOFFMAN, JR., PROPERTY LINE SURVEYOR, MD. REG. NO. 267

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

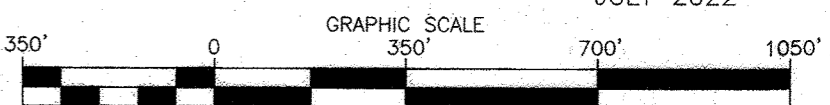
RECORDED AS PLAT No. 26177 ON 9-26-22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

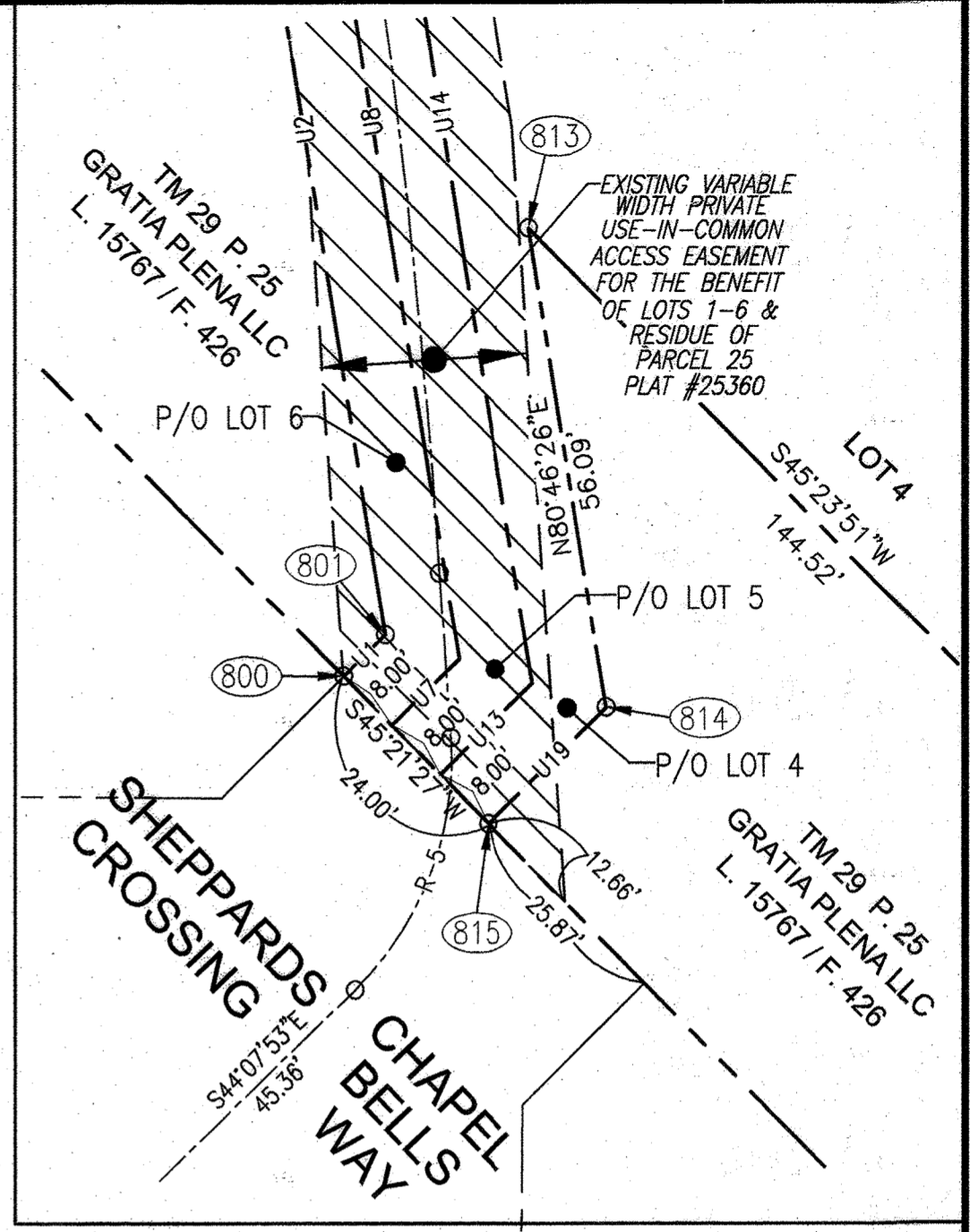
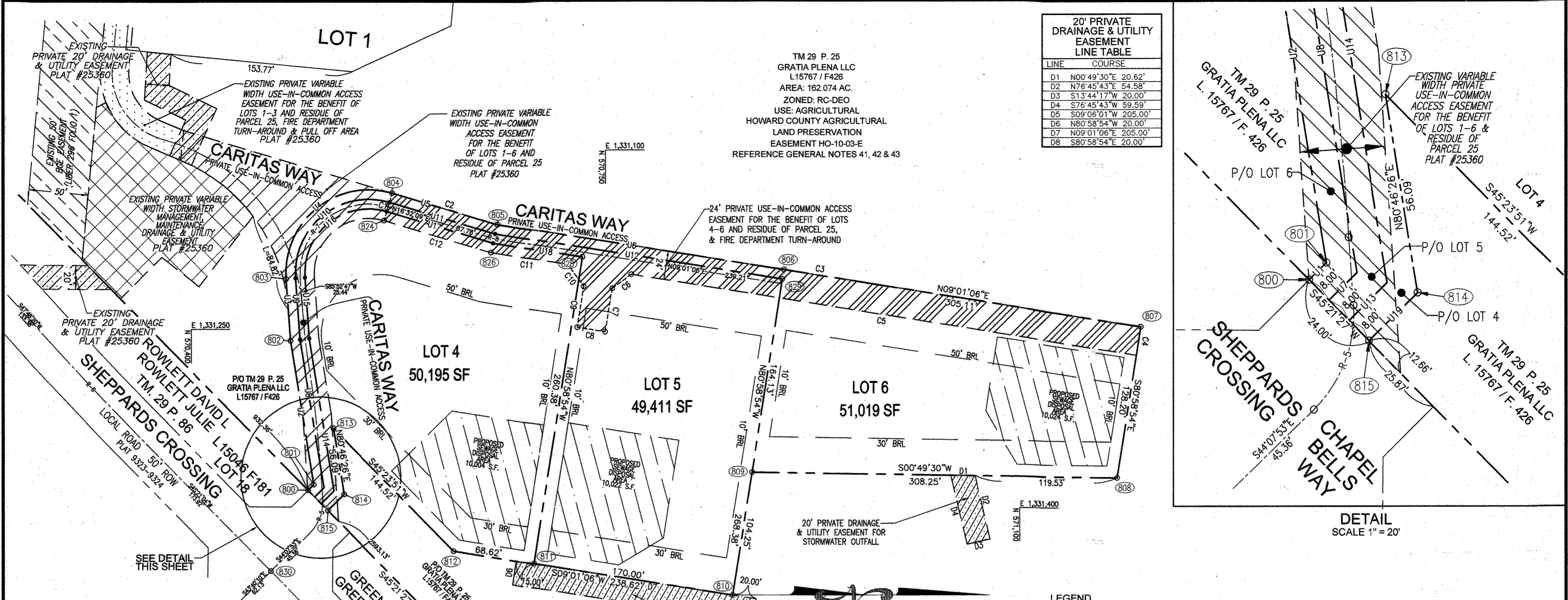
CUNNINGHAM PROPERTY
ALLP EXCHANGE LOTS 4-6
AND CONSOLIDATION OF SHEPPARD HILL,
LOTS 1-3 AND T.M. 29 P. 25

ZONED RC-DEO

TAX MAP 29, GRID 13, PARCEL 25
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE 1" = 350' JULY 2022



SHEET 1 OF 3



COORDINATE TABLE

NO.	NORTH	EAST
800	570498.6805	1331384.8057
801	570503.5381	1331380.0084
802	570483.9561	1331259.4550
803	570480.2304	1331207.7366
804	570569.9724	1331135.6019
805	570658.7278	1331161.9527
806	570900.6882	1331200.3547
807	571202.0251	1331248.1804
808	571181.9291	1331374.8000
809	570873.7062	1331370.3609
810	570857.3654	1331473.3193
811	570689.4669	1331448.6718
812	570621.6993	1331435.9162
813	570520.2200	1331333.0191
814	570529.2130	1331388.3832
815	570515.5449	1331401.8818
824	570563.1073	1331158.5992
830	570467.4151	1331452.6115

AREA TABULATION CHART (THIS SHEET)

BUILDABLE LOTS TO BE RECORDED	3
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	0
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	3,457.9 AC.
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC.
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC.
AREA OF LOTS/PARCELS TO BE RECORDED	0.0000 AC.
AREA OF LOTS/PARCELS TO BE RECORDED	3,457.9 AC.
AREA OF ROADWAY TO BE RECORDED	0.0000 AC.
TOTAL AREA TO BE RECORDED	3,457.9 AC.

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
4	50,195 SF	570 SF	49,625 SF	40,000 SF
5	49,411 SF	3,785 SF	45,626 SF	40,000 SF
6	51,019 SF	5,201 SF	45,818 SF	40,000 SF

LOT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
U4	70.00'	135.19'	110°39'22"	101.20'	N38°47'32"W 115.14'
U10	62.00'	119.74'	110°39'22"	89.63'	N38°47'32"W 101.98'
U16	54.00'	104.29'	110°39'22"	78.07'	N38°47'32"W 88.82'

LOT LINE TABLE

LINE	COURSE
U1	N44°38'33"W 6.83'
U2	S80°46'26"W 122.13'
U3	S85°52'47"W 51.85'
U5	N16°32'09"E 92.58'
U6	N09°01'06"E 244.99'
U7	N44°38'33"W 10.95'
U8	S80°46'26"W 125.90'
U9	S85°52'47"W 51.50'
U11	N16°32'09"E 93.11'
U12	N09°01'06"E 245.51'
U13	N44°30'33"W 15.08'
U14	S80°46'26"W 129.68'
U15	S85°52'47"W 51.14'
U17	N16°32'09"E 93.64'
U18	N09°01'06"E 76.04'
U19	N44°38'33"W 19.21'

24' PRIVATE USE-IN-COMMON EASEMENT LINE TABLE

LINE	COURSE
C1	N73°27'51"W 24.00'
C2	N16°32'09"E 92.58'
C3	N09°01'06"E 550.10'
C4	S80°58'54"E 24.00'
C5	S09°01'06"W 432.01'
C6	S35°58'54"E 19.94'
C7	S80°55'16"E 36.91'
C8	S09°01'24"W 23.96'
C9	N80°58'54"W 34.90'
C10	S54°01'06"W 22.77'
C11	S09°01'06"W 65.47'
C12	S16°32'09"W 94.16'

LEGEND

- PROPOSED SEWAGE DISPOSAL AREA
- EXISTING PRIVATE 20' DRAINAGE & UTILITY EASEMENT PLAT #25360
- EXISTING PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-3 AND RESIDUE OF PARCEL 25, FIRE DEPARTMENT TURN-AROUND & PULL OFF AREA PLAT #25360
- EXISTING PRIVATE VARIABLE WIDTH STORMWATER MANAGEMENT, MAINTENANCE, DRAINAGE & UTILITY EASEMENT PLAT #25360
- EXISTING PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-6 & RESIDUE OF PARCEL 25, FIRE DEPARTMENT TURN-AROUND
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 4-6 & RESIDUE OF PARCEL 25, & FIRE DEPARTMENT TURN-AROUND
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT FOR STORMWATER OUTFALL
- EXISTING 50' BGE EASEMENT LIBER 296 FOLIO 1

CENTERLINE OF RIGHT-OF-WAY CARITAS WAY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
R-7	58.01'	111.04'	109°40'14"	82.34'	N39°16'48"W 94.85'
R-8	100.00'	13.12'	07°31'03"	6.57'	N12°46'57"E 13.11'

CENTERLINE OF RIGHT-OF-WAY SHEPPARDS CROSSING CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
R-6	2000.00'	85.68'	02°27'16"	42.85'	N46°34'42"E 85.67'

CENTERLINE OF RIGHT-OF-WAY CHAPEL BELLS WAY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
R-9	200.00'	42.84'	01°13'38"	21.42'	N45°57'53"E 42.84'

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.

Thomas M Hoffman, Jr. 8/9/22 DATE
 THOMAS M HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

Gratia Plena LLC 8-8-22 DATE
 GRATIA PLENA LLC
 AUTHORIZED PERSON

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

[Signature] 8/15/22 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/30/22 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 7/15/22 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, GRATIA PLENA, LLC, A MARYLAND LIMITED LIABILITY COMPANY OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, AND THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 AND 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 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 RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 8th DAY OF AUGUST, 2022.

[Signature]
 GRATIA PLENA, LLC
 AUTHORIZED PERSON

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED; BY MARSHALL REA TO GRATIA PLENA, LLC BY DEED DATED SEPTEMBER 4, 2014 AND RECORDED IN LIBER 15767 FOLIO 426; BY ADENIAT LLC TO GRATIA PLENA, LLC BY DEED DATED MARCH 23, 2020 AND RECORDED IN LIBER 19311 FOLIO 181; BY REGNUM LLC TO GRATIA PLENA, LLC BY DEED DATED MARCH 23, 2020 AND RECORDED IN LIBER 19311 FOLIO 228; BY TUJUM LLC TO GRATIA PLENA, LLC BY DEED DATED MARCH 23, 2020 AND RECORDED IN LIBER 19311 FOLIO 233; ALL IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND 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.

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. 21746, EXPIRATION/RENEWAL DATE DECEMBER 11, 2023.

[Signature] 8/9/22 DATE
 THOMAS M HOFFMAN, JR., PROPERTY LINE SURVEYOR, MD. REG. NO. 267

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 24178 ON 9-20-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

CUNNINGHAM PROPERTY
 ALPP EXCHANGE LOTS 4-6
 AND CONSOLIDATION OF SHEPPARD HILL,
 LOTS 1-3 AND T.M. 29 P. 25

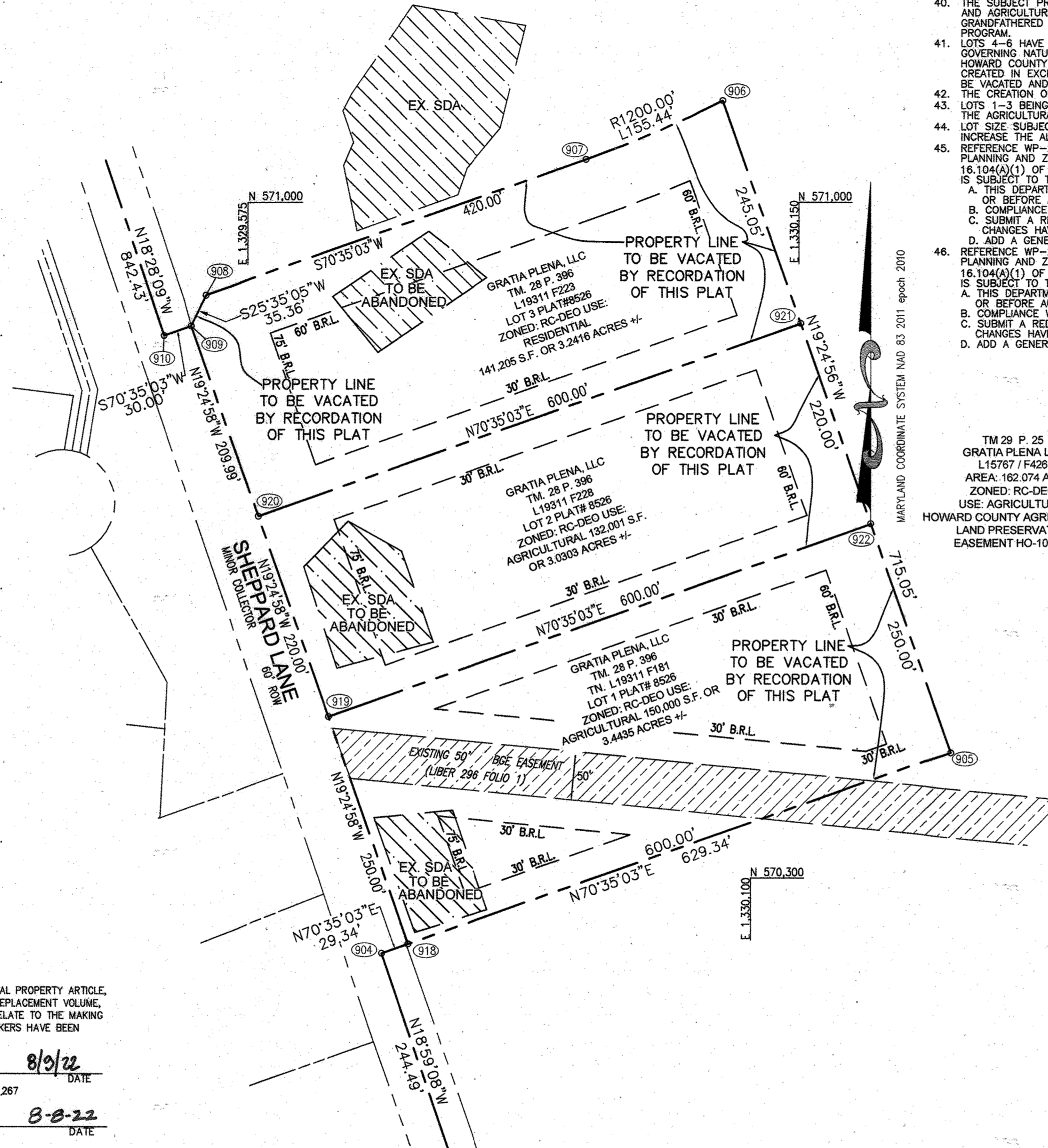
ZONED RC-DEO

TAX MAP 29, GRID 13, PARCEL 25
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE 1" = 60' JULY 2022

GRAPHIC SCALE
 0 60' 120' 180'

SHEET 2 OF 3

COORDINATE TABLE		
NO.	NORTH	EAST
904	570221.6291	1329714.7919
905	570430.8354	1330308.3419
906	571105.2223	1330070.6470
907	571044.2133	1329927.7998
908	570904.5962	1329531.6848
909	570872.7033	1329516.4148
910	570862.7307	1329488.1208
918	570231.3823	1329742.4634
919	570467.1645	1329659.3564
920	570674.6528	1329586.2223
921	570874.6355	1330151.9195
922	570667.1294	1330225.0575



- GENERAL NOTES CONTINUED FROM SHEET 1 OF 3:
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THE ARTICLES OF INCORPORATION FOR GRATIA PLENA, LLC, WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 08/12/2014, RECEIPT NUMBER W16018834.
 - THE PROTECTIVE COVENANTS SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.
 - THE PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JUNE 06, 2015 AT 6 P.M. IN THE RIVER HILL MEETING ROOM IN CLARKSVILLE, MARYLAND.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
 - ACCESS FROM SHEPPARD LANE, ALONG THE NORTH 18°59'08\"/>

TM 29 P. 25
 GRATIA PLENA, LLC
 L15767 / F426
 AREA: 162.074 AC.
 ZONED: RC-DEO
 USE: AGRICULTURAL
 HOWARD COUNTY AGRICULTURAL
 LAND PRESERVATION
 EASEMENT HO-10-03-E

LEGEND	
	EXISTING SEWAGE DISPOSAL AREA
	EXISTING SEWAGE DISPOSAL AREA TO BE ABANDONED
	EXISTING 50' BGE EASEMENT LIBER 296 FOLIO 1

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE VACATED	3
OPEN SPACE LOTS TO BE VACATED	0
BUILDABLE BULK PARCELS TO BE VACATED	0
PARCELS TO BE VACATED	0
TOTAL LOTS/PARCELS TO BE VACATED	3
AREA OF BUILDABLE LOTS TO BE VACATED	9.7155 AC
AREA OF OPEN SPACE LOTS TO BE VACATED	0.0000 AC
AREA OF BUILDABLE BULK PARCELS TO BE VACATED	0.0000 AC
AREA OF PARCELS TO BE VACATED	0.0000 AC
AREA OF LOTS/PARCELS TO BE VACATED	9.7155 AC
AREA OF ROADWAY TO BE VACATED	0.0000 AC
TOTAL AREA TO BE VACATED	9.7155 AC

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.

Thomas M Hoffman, Jr. 8/9/22 DATE
 THOMAS M HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

Gratia Plena, LLC 8-8-22 DATE
 GRATIA PLENA, LLC
 AUTHORIZED PERSON

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

[Signature] 8/25/22 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8-30-22 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 9/1/22 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, GRATIA PLENA, LLC, A MARYLAND LIMITED LIABILITY COMPANY OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, AND THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 AND 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 8th DAY OF AUGUST 2022.

[Signature]
 GRATIA PLENA, LLC
 AUTHORIZED PERSON

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED; BY MARSHALL, REA TO GRATIA PLENA, LLC BY DEED DATED SEPTEMBER 4, 2014 AND RECORDED IN LIBER 15767 FOLIO 426; BY ADVENAT LLC TO GRATIA PLENA, LLC, BY DEED DATED MARCH 23, 2020 AND RECORDED IN LIBER 19311 FOLIO 181; BY REGNUM LLC TO GRATIA PLENA, LLC, BY DEED DATED MARCH 23, 2020 AND RECORDED IN LIBER 19311 FOLIO 228; BY TUMM LLC TO GRATIA PLENA, LLC, BY DEED DATED MARCH 23, 2020 AND RECORDED IN LIBER 19311 FOLIO 223; ALL IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND 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.

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. 21746, EXPIRATION/RENEWAL DATE DECEMBER 11, 2023.

Thomas M Hoffman, Jr. 8/9/22 DATE
 THOMAS M HOFFMAN, JR.,
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 216179 ON 9-26-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

CUNNINGHAM PROPERTY
 ALPP EXCHANGE LOTS 4-6
 AND CONSOLIDATION OF SHEPPARD HILL,
 LOTS 1-3 AND T.M. 29 P. 25
 ZONED RC-DEO

TAX MAP 28, GRID 18, PARCEL 396, LOTS 1, 2 & 3
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE 1" = 100' JULY 2022

100' 0 100' 200' 300'
 GRAPHIC SCALE

SHEET 3 OF 3