

GENERAL NOTES

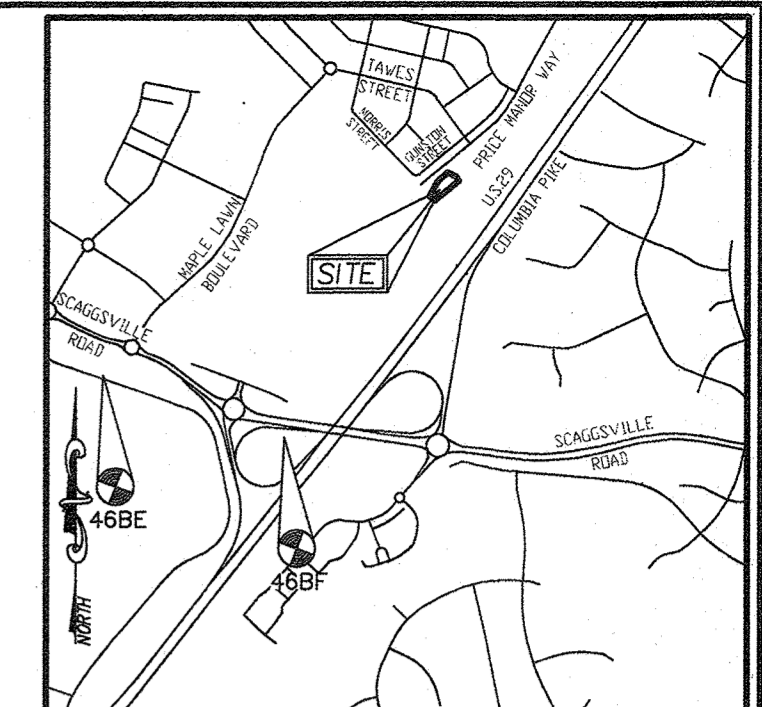
- COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS No. 46BE & 46BF
46BF N 538,448.180 E 1,340,010.428
46BE N 538,853.831 E 1,338,643.543
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, INC., DATED MAY 2009 IN ACCORDANCE WITH PLAT 18751.
- ⊗ DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
◻ DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
□ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED B-1 IN ACCORDANCE WITH THE OCTOBER 06, 2013 COMPREHENSIVE ZONING REGULATIONS.
- FLOODPLAIN STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 03, 2014; REVISED JANUARY 21, 2015 AND SEPTEMBER 18, 2015.
- THERE IS A 100 YEAR FLOODPLAIN ON SITE.
- TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, THERE ARE NO BURIAL GROUNDS OR CEMETERIES ON THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT APPLICATION.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- DPZ REFERENCES: 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-06-122, 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, SDP-06-155, SDP-07-126, SDP-07-136, SDP-08-11, SDP-08-12, F-18-112, SDP-15-071.
- FOREST CONSERVATION REQUIREMENTS FOR THE MAPLE LAWN FARMS HILLSIDE DISTRICT, AREA 3 PROJECT WERE PREVIOUSLY ADDRESSED UNDER F-16-161.
- THIS PLAT ABANDONS 0.0834 ACRES OF THE 0.54 ACRE FOREST CONSERVATION EASEMENT #20, NETTING 0.42 ACRES. THE REQUIRED OBLIGATION FOR THE ABANDONMENT WILL BE MET BY A FEE-IN-LIEU PAYMENT OF \$7,265.81 (0.0834 × 43560 × 2.00).

COORDINATE TABLE		
NO.	NORTH	EAST
10	540628.6077	1341239.5333
11	540626.0296	1341239.6822
12	540607.5575	1341241.8117
13	540544.9311	1341174.0864
14	540553.2898	1341155.0767
15	540561.8676	1341159.6470
16	540634.9701	1341247.1490
17	540598.5971	1341315.2887
18	540559.6322	1341339.1882
19	540389.7118	1341130.0115
20	540430.7463	1341089.6609

PARCEL CURVE TABLE						
LINE	LENGTH	RADIUS	TAN	DELTA	CHORD	& DIST.
C1	108.80'	55.58'	82.64'	112°08'47"	N4714°24'E	92.24'

FLOODPLAIN CURVE TABLE						
LINE	LENGTH	RADIUS	TAN	DELTA	CHORD	& DIST.
F17	37.02'	16.13'	8.20'	24°57'45"	S64°17'01"E	16.00'

PARCEL LINE TABLE		
LINE	BEARING	LENGTH
L1	N03°18'24"W	2.58'
L2	N06°34'34"W	18.59'
L3	S66°15'52"E	20.77'
L4	N28°02'55"E	9.72'



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 39 GRID C/2

FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
F1	S87°30'02"E	12.47'
F2	N65°28'34"E	9.12'
F3	N49°37'20"E	10.34'
F4	N44°27'47"E	6.54'
F5	N70°35'29"E	8.03'
F6	N83°35'24"E	7.13'
F7	N60°30'39"E	7.09'
F8	N47°22'05"E	16.30'
F9	N47°00'22"E	18.84'
F10	N38°29'22"E	16.02'
F11	N29°43'16"E	13.59'
F12	N43°23'56"E	4.53'
F13	N76°32'06"E	8.68'
F14	N60°06'02"E	7.65'
F15	N37°37'13"E	9.72'
F16	N14°15'53"E	7.58'
F17	S57°31'22"E	7.26'
F18	S69°50'15"E	8.83'

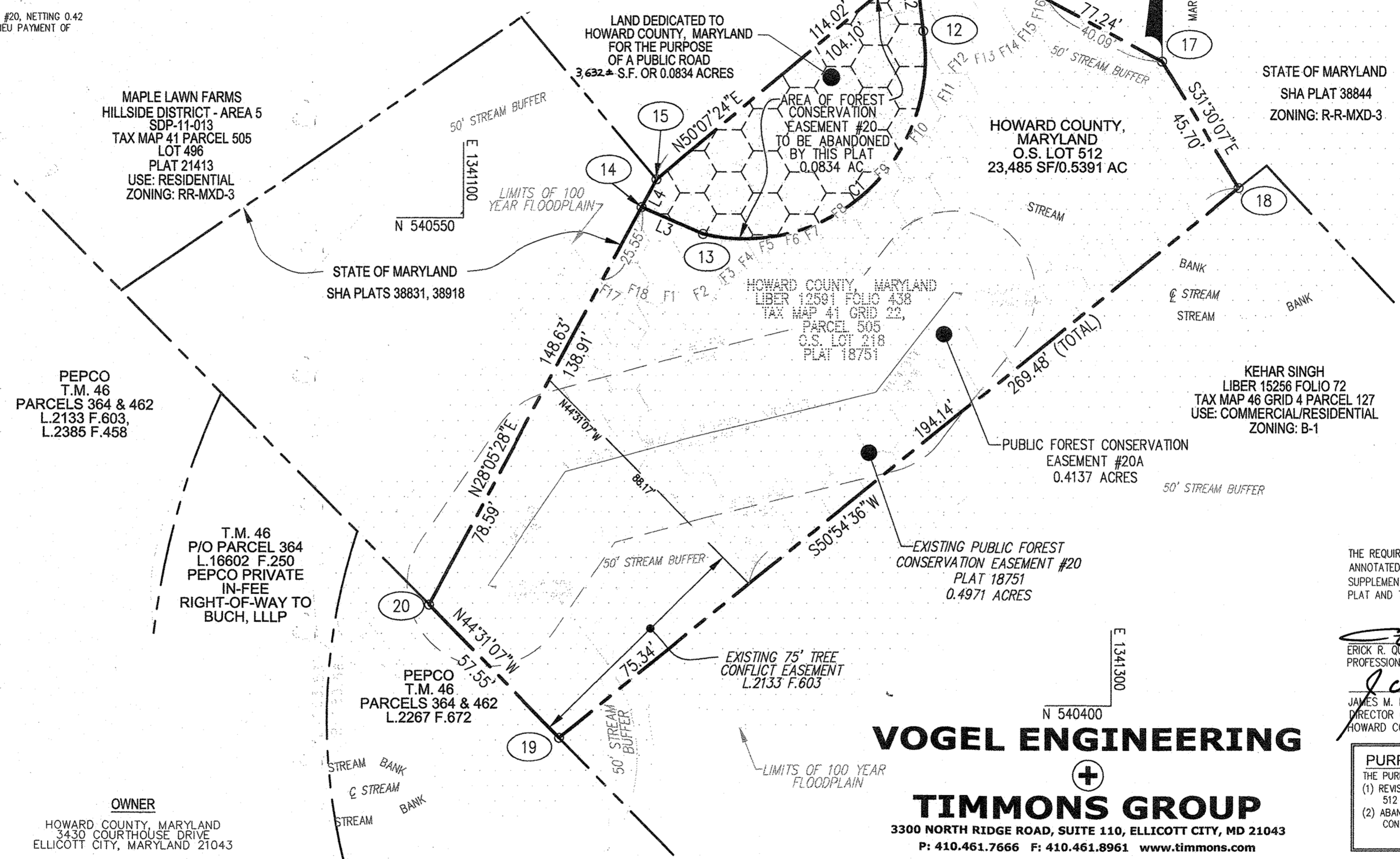
LEGEND

- 100 YEAR FLOODPLAIN
- PUBLIC FOREST CONSERVATION EASEMENT #20A (TO REMAIN)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT #20 (TO BE ABANDONED BY THIS PLAT)
- AREA OF PUBLIC ROAD ROW DEDICATION

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.

Erick R. Quintanilla 01/24/2020
ERICK R. QUINTANILLA
PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 21408
James M. Irvin 1/24/20
JAMES M. IRVIN
DIRECTOR OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO:
(1) REVISE EXISTING OPEN SPACE LOT 218 INTO NEW OPEN SPACE LOT 512 AND TO CREATE 0.0834 ACRES OF PUBLIC RIGHT OF WAY.
(2) ABANDON 0.0834 ACRES OF EXISTING PUBLIC FOREST CONSERVATION EASEMENT #20.



AREA TABULATION CHART	
	TOTAL
NUMBER OF BUILDABLE LOTS	0
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
TOTAL LOTS AND/OR PARCELS TO BE RECORDED	1
AREA OF BUILDABLE LOTS	0.0000 AC
AREA OF BUILDABLE PRESERVATION PARCELS	0.0000 AC
AREA OF NON-BUILDABLE PRESERVATION PARCELS	0.0000 AC
AREA OF OPEN SPACE LOTS	0.5391 AC
TOTAL AREA OF LOTS AND/OR PARCELS	0.5391 AC
AREA OF ROADWAY WIDENING TO BE RECORDED	0.0834 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.6225 AC

OWNER
HOWARD COUNTY, MARYLAND
3430 COURTHOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043

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

OWNER'S CERTIFICATE

HOWARD COUNTY, MARYLAND, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS FINAL PLAT OF RESUBDIVISION, 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-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 24th DAY OF JANUARY 2020.
James M. Irvin
JAMES M. IRVIN
DIRECTOR OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC, AND G&R MAPLE LAWN, INC. TO HOWARD COUNTY, MARYLAND BY DEED DATED NOVEMBER 06, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12591 FOLIO 438.
I ALSO CERTIFY 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 BOUNDARY SURVEY 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21408, EXPIRATION/RENEWAL DATE JUNE 15, 2021.

Erick R. Quintanilla 01/24/2020
ERICK R. QUINTANILLA
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21408, EXP. DATE: JUNE 15, 2021



RECORDED AS PLAT NO. 25404 ON 4/13/20
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MAPLE LAWN FARMS
OPEN SPACE LOT 512
A REVISION OF MAPLE LAWN FARMS OPEN SPACE LOT 218

ZONED: B-1
DPZ REFERENCES: 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-06-122, 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, SDP-06-155, SDP-07-126, SDP-07-136, SDP-08-11, SDP-08-12, F-18-112, SDP-15-071.
TAX MAP 41 GRID 22 PARCEL 505 OPEN SPACE LOT 512
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
JANUARY, 2020
SHEET 1 OF 1

K:\PROJECTS\12-501\SURVEY\HOWARD COUNTY ROW DEDICATION.dwg

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

Maura Rossman 3/4/2020
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Chamberlain 3-11-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION
James M. Irvin 3/16/2020
DIRECTOR