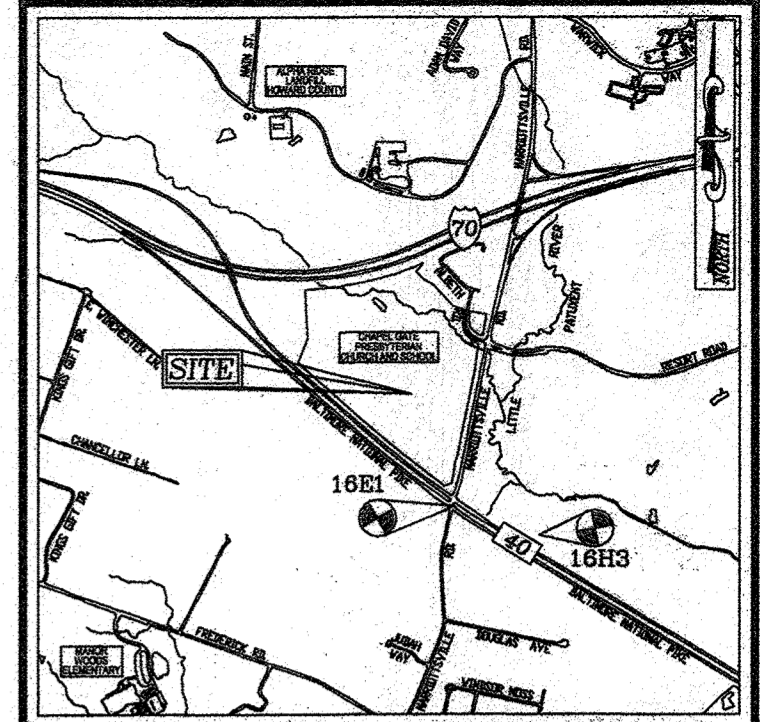


GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED "CE-M" PER ZONING BOARD DECISION AND ORDER FOR CASE ZB1105-M, APPROVED ON NOVEMBER 6, 2017 AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003. SEE SHEET 2 FOR COMPLETE DEVELOPMENT CRITERIA.
- HOWARD COUNTY ZONING BOARD CASE ZB-1105-M, APPROVED ON NOVEMBER 6, 2017, CONTAINED THE FOLLOWING CONDITION OF APPROVAL: THE PETITIONER SHALL MAKE ANY NECESSARY REVISIONS TO THE PARKING AND TABULATION AT THE SITE DEVELOPMENT PLAN STAGE.
- THE PROJECT BOUNDARY AND DISTANCES SHOWN ARE BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED MAY 2018. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 16E1 AND 16H3 WERE USED FOR THIS PROJECT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- THE SITE IS NOT LOCATED IN THE HISTORIC DISTRICT OR LISTED ON THE HISTORIC SITES INVENTORY. NO STRUCTURES CURRENTLY EXISTING ON THE SUBJECT PROPERTY ARE OVER 50 YEARS OLD, PLEASE REFER TO SDP-88-037.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1"-1.5" MIN).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PUBLIC TRASH AND RECYCLING COLLECTION WILL BE PROVIDED ALONG THE PUBLIC AND PRIVATE ROADS WITHIN 5' OF THE EDGE OF THE ROADWAY. AS COLLECTION WILL OCCUR ALONG PRIVATE ROADWAYS, A DAMAGE WAIVER (WORDING AND PROCEDURES AS REQUIRED BY THE CHIEF OF THE DPW ENVIRONMENTAL SERVICES COLLECTIONS DIVISION) MUST BE PROVIDED WITH THE FINAL PLAN AND INCLUDED IN THE HOA AGREEMENT WITH HOWARD COUNTY. COUNTY SERVICES WILL NOT BEGIN ON THE ROADS UNTIL CONSTRUCTION HAS CLEARED SUFFICIENTLY FOR THE TRUCKS TO GO THROUGH UN-HINDERED.
- A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP, ENTITLED "TRAFFIC IMPACT ANALYSIS" WAS APPROVED UNDER S-19-001, MARCH 26, 2019. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 44-3480. SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 24-3447. REFER TO:
 - FINAL WATER & SEWER PLAN PHASE 1 24-5123-D
 - FINAL WATER & SEWER PLAN PHASE 2 24-5165-D
- FLOODPLAINS ARE LOCATED ON-SITE. THE FLOODPLAIN STUDY FOR THIS PROJECT, PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED SEPTEMBER 2019 (AS REVISED) SHALL BE FINALIZED AND APPROVED WITH THIS FINAL PLAN. THE ON-SITE FLOODPLAIN BOUNDARIES WERE DELINEATED BASED ON THE ABOVE REPORT. THE DESIGN OF THE STARLIGHT PLACE CULVERT SHALL INCORPORATE THE LATEST DESIGN OF THE MARRIOTTVILLE ROAD CULVERT APPROVED AS PART OF THE CAPITAL PROJECT J-4205 PLAN PREPARED BY JOHNSON, MIRMIRAN & THOMPSON, INC. (JMT).
- WETLANDS AND STREAMS SHOWN ON-SITE ARE BASED ON THE DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, IN A REPORT TITLED WETLAND, FOREST STAND DELINEATION & PRELIMINARY FOREST CONSERVATION PLAN REPORT; DATED JULY 24, 2018 AND UPDATED MARCH 14, 2019. THE WETLANDS REPORT WAS APPROVED ON APRIL 10, 2019, UNDER ECP-18-062. REFERENCE MDE TRACKING NUMBER 201861491.
- 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 EXCEPT AS APPROVED THROUGH AN ESSENTIAL DISTURBANCE DETERMINATION OR ALTERNATIVE COMPLIANCE.
- A FOREST STAND DELINEATION PLAN & REPORT TITLED WETLAND, FOREST STAND DELINEATION & PRELIMINARY FOREST CONSERVATION PLAN REPORT; DATED JULY 24, 2018 WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES.
 - 53 SPECIMEN TREES WERE IDENTIFIED
- FOREST CONSERVATION PER SDP07-133; FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN PREVIOUSLY ADDRESSED BY THE PLACEMENT OF 12.80 ACRES OF EXISTING FOREST INTO RETENTION EASEMENTS AND THE POSTING OF SURETY UNDER SDP-03-122(F)/FOREST CONSERVATION PLAN OF EASEMENT (RECORDING REFERENCE NOS. 15923 TO 15925). THESE PREVIOUSLY RECORDED EASEMENTS WERE RECONFIGURED AND NEW EASEMENT AREAS ADDED UNDER THE SDP-07-133 PLAN. THE REVISED FOREST CONSERVATION PLAN, SDP 07-133(FC), PLAT FOR GRANT OF FOREST CONSERVATION EASEMENTS (RECORDING REFERENCE NOS. 20074 TO 20076), PLACED 12.80 ACRES OF EXISTING FOREST INTO RETENTION EASEMENTS WHICH MET THE OBLIGATION OF REQUIRED RETENTION. FOREST CONSERVATION EASEMENTS HAVE BEEN RE-ESTABLISHED OR ESTABLISHED AS PART OF THE F-21-014 PLAN TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL. PORTIONS OF PREVIOUSLY PLATTED FOREST CONSERVATION EASEMENT HAVE BEEN REMOVED AND REDEFINED, THIS PLAN ALSO IDENTIFIES NON-CREDITED AREAS OF RETENTION (<35' WIDE) AND PROPOSES NEW AREAS OF RETENTION EASEMENT. THE RESULT IS 12.81 ACRES OF ON-SITE RETENTION. TOTAL FOREST CONSERVATION OBLIGATION REMAINS PROVIDED ON-SITE VIA RETENTION EASEMENT (NO SURETY REQUIRED). 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. THE EXISTING FOREST CONSERVATION EASEMENTS THAT WERE RETAINED, REVISED OR ABANDONED UNDER F-21-014 ARE UNDER SURETY WITH SDP-02-133. THIS SURETY IS STILL UNDER OBLIGATION AND HAS NOT BEEN RELEASED. MODIFICATIONS RESULTING FROM F-21-014 MUST BE INSPECTED AND MEET ANY REQUIREMENTS PRIOR TO RELEASE OF THE SDP-02-133 SURETY. A NOISE STUDY FOR THIS PROJECT WAS PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED JULY 2020.
 - 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.
- IN ACCORDANCE WITH ZONING BOARD DECISION AND ORDER FOR CASE ZB1105-M, THE OPEN SPACE REQUIREMENTS FOR THIS CE-M PROJECT IS 25% OF GROSS AREA (19.86 AC. GROSS AREA X 25% = 4.97 AC.). OPEN SPACE LOTS 135-137 SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
- IN ACCORDANCE WITH ZONING BOARD DECISION AND ORDER FOR CASE ZB1105-M, THE RECREATION OPEN SPACE REQUIREMENTS FOR THIS CE-M PROJECT IS 1,000 SF/UNIT. SOME RECREATIONAL AREAS OF THE RESIDENTIAL DEVELOPMENT WILL BE SHARED WITH AND WILL REMAIN PART OF CHAPELGATE PRESBYTERIAN CHURCH PROPERTY.
 - 134 UNITS X 1,000 SF = 134,000 SF OR 3.07 ACRES.
 - THE OVERALL REQUIREMENT HAS BEEN MET AS ALLOWED BY THE JUNE 2012 POLICY AND THE CE-M REGULATIONS HEREON.

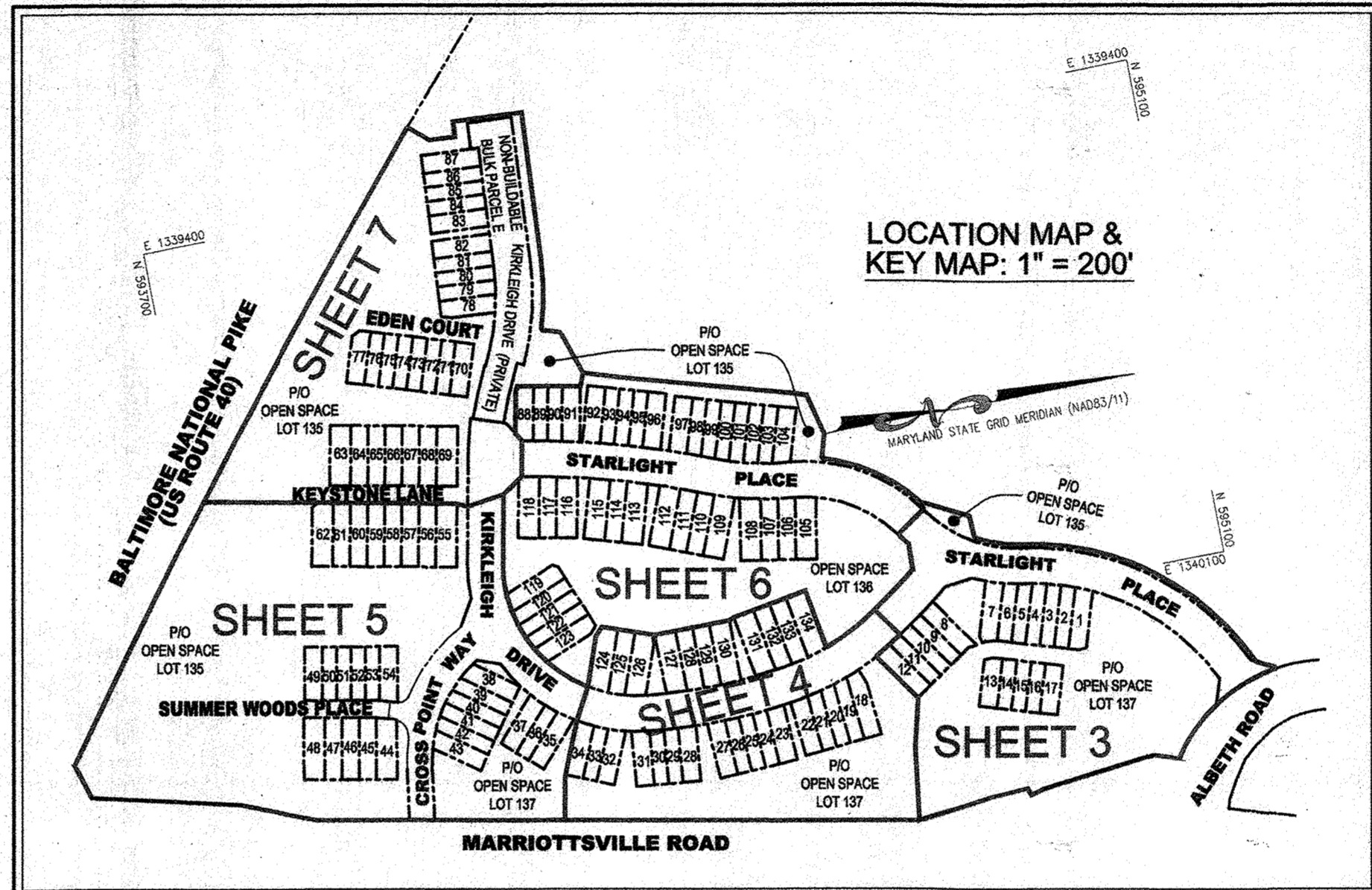
- DPZ REFERENCES: 6-09E, SDP-88-037, BA CASE 93-07E, SDP-93-128, PLAT 13157, PLAT 15336, TU-01-01, BA CASE 01-23E, WP-03-94, SDP-02-133FC, PLAT 15923-25, SDP-03-122, TU-06-004, SDP-07-133, WP-08-034, PLAT 20074-76, ZB-1105-M, DAP-14-09, WP-19-056, ECP-18-062, S-19-001, P-20-002, F-21-014, WP-22-067, WP-22-098
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE APRIL 29, 2022, ON WHICH DATE DEVELOPER AGREEMENT # 24-2911 WAS FILED AND ACCEPTED.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION 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 HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN 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.
- ALL AREAS ARE MORE OR LESS (+/-).
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$88,800 SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT:
 - PERMETER PLANTINGS IN THE AMOUNT OF \$30,000 FOR THE REQUIRED 55 SHADE TREES AND 90 EVERGREEN TREES.
 - SPECIMEN TREE REPLACEMENT IN THE AMOUNT OF \$16,200 FOR THE REQUIRED 54 SHADE TREES.
 - INTERNAL SFA PLANTINGS IN THE AMOUNT OF \$40,200 FOR THE REQUIRED 134 SHADE TREES.
 - PARKING ISLAND PLANTINGS IN THE AMOUNT OF \$2,400 FOR THE REQUIRED 8 SHADE TREES.
- IN ACCORDANCE WITH ZONING BOARD DECISION AND ORDER FOR CASE ZB1105-M, THIS SUBDIVISION IS REQUIRED TO PROVIDE MODERATE INCOME HOUSING UNITS. A MIHU AGREEMENT AND MIHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE.
 - THE MIHU REQUIREMENT FOR THIS SUBDIVISION (ZB1105-M) IS 14 UNITS.
 - 21 UNITS SHALL BE PROVIDED AS IDENTIFIED IN THE D&O FOR ZB1105-M.
 - REFER TO TRACKING CHART, SHEET 1
 - A MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THE FINAL PLAT.

(SEE SHEET 2 FOR CONTINUATION)



VICINITY MAP

SCALE: 1"=2000'
ADC MAP: PAGE: 19 BLOCK: B3, B4, C3 & C4



AREA TABULATION CHART	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	17	28	28	36	25	134
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0	0	1	1
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0	0	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 2	P/O 2	P/O 2	P/O 2	P/O 1	3
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	17, P/O 2	28, P/O 2	28, P/O 2	36, P/O 2	26, P/O 1	138
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.6675 AC.	1.2691 AC.	1.2633 AC.	1.6333 AC.	1.0404 AC.	5.8737 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.	0.0000 AC.	0.4998 AC.	0.4998 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.8518 AC.	1.1272 AC.	3.7434 AC.	1.7772 AC.	2.2188 AC.	10.6582 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	2.5193 AC.	2.3963 AC.	5.0067 AC.	3.3306 AC.	3.7388 AC.	17.0316 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.7720 AC.	0.5266 AC.	0.7107 AC.	0.6436 AC.	0.1719 AC.	2.8248 AC.
TOTAL AREA TO BE RECORDED	3.2914 AC.	2.9229 AC.	5.7175 AC.	3.9942 AC.	3.9307 AC.	19.8566 AC.

OWNER/DEVELOPER
U.S. HOME, LLC
7035 ALBERT EINSTEIN DRIVE
SUITE 200
COLUMBIA, MARYLAND 21046
410-423-4264

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 6/2/22
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Ryan Houck 5/24/22
U.S. HOME, LLC. DATE
A DELAWARE LIMITED LIABILITY COMPANY
RYAN HOUCK, DIVISION PRESIDENT

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

TOTAL NUMBER OF LOTS/UNITS PROPOSED	134
NUMBER OF MIHU REQUIRED	21 UNITS - ZB-1105-M*
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM APPO ALLOCATIONS)	21
NUMBER OF APPO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	N/A

* CE-M-REGULATION REQUIRES 14 UNITS.
21 UNITS PROVIDED PER ZB-1105-M

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO:
1) RE-SUBDIVIDE NON-BUILDABLE BULK PARCEL B ("CHAPELGATE" PLATS 25942 THRU 25954)
2) CREATE VARIOUS PUBLIC AND PRIVATE EASEMENTS.

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

[Signature] 7/2/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7.13.22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/1/22
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 24th DAY OF May, 2022.

BY: *[Signature]*
RYAN HOUCK
DIVISION PRESIDENT

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPELGATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO 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 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Eric David Salmi date
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2024



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. 26641 ON 8-8-22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION
CHAPELGATE WOODS**

LOTS 1 - 134 AND
OPEN SPACE LOTS 135, 136 & 137 AND
NON-BUILDABLE BULK PARCEL E

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B
"CHAPELGATE" PLATS 25942 THRU 25954

TAX MAP: 16 - GRID 10 - P/O PARCEL 110
ZONED: CE-M
3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=200' GRAPHIC SCALE MAY 2022
200' 0 200' 400' 800'
SHEET 1 OF 12

GENERAL NOTES CONTINUED

26. THIS PROJECT IS SUBJECT TO WP-19-056. ON MARCH 26, 2019, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO THE FOLLOWING SECTIONS:

SECTION 16.1205(A)(7) REMOVAL OF SPECIMEN TREES 30" IN DIAMETER OR GREATER. THIS REQUEST IS FOR THE REMOVAL OF 27 SPECIMEN TREES (26 TULIP POPLAR AND 1 MAPLE).

SECTION 16.120(C)(4) SINGLE FAMILY ATTACHED LOTS MAY BE APPROVED WITHOUT PUBLIC ROAD FRONTAGE, PROVIDED THEY FRONT ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD.

SECTION 16.116 PROTECTION OF WETLANDS, STREAMS, AND STEEP SLOPES - THE REQUEST IS FOR THE DISTURBANCE TO THE 100' STREAM BUFFER AND 25% STEEP SLOPES TO ACCOMMODATE INSTALLATION OF THE PROPOSED PATHWAY SYSTEM APPROVED AS PART OF THE COMMUNITY ENHANCEMENT REQUIREMENTS PER ZB CASE NO. 1105M.

- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE IDENTIFIED SPECIMEN TREES MAY BE REMOVED PROVIDED THEY ARE REPLACED AT A 2:1 RATIO WITH 3" CALIPER NATIVE TREES FOR A TOTAL OF 54 REPLACEMENT TREES. A MINIMUM VARIETY OF THREE NATIVE LARGE SHADE TREE SPECIES SHOULD BE USED TO FULFILL THIS REQUIREMENT.

- 2. PROVIDE A CHART ON ALL SUBJECT PLANS TO IDENTIFY THE SPECIMEN TREES PERMITTED TO BE REMOVED AS IDENTIFIED IN THE ALTERNATIVE COMPLIANCE PETITION EXHIBIT MAY BE REMOVED. 3. PRIVATE ROADS MUST BE DESIGNED AND CONSTRUCTED TO PUBLIC ROAD STANDARDS.

- 4. ADDRESS SIGNAGE MAY BE REQUIRED AT THE END OF ALLEYS, AS TO BE DETERMINED BY DEPARTMENT OF FIRE AND RESCUE SERVICES IN FUTURE SUBDIVISION PLAN SUBMISSIONS. 5. ANY TRASH PAD AREAS REQUIRED AT THE END OF PRIVATE ALLEYS MUST BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE D&O CONDITIONS OF APPROVED LISTED IN ZB-1105M.

- 6. ADD A GENERAL NOTE THAT LOTS 14-15, LOTS 46-54, LOTS 74-79, AND LOTS 82-89 (NEW LOT NUMBERS LOTS 16, 17, 48-56, 75-80, AND 83-91) ARE PERMITTED WITHOUT PUBLIC ROAD FRONTAGE AND TO BE LOCATED ON A PRIVATE ROAD MORE THAN 200' FROM THE PUBLIC ROAD TERMINUS.

- 7. ENCROACHMENTS INTO THE STEEP SLOPES AND STREAM BUFFERS ARE LIMITED TO THE PURPOSE OF INSTALLING THE TRAIL PATH IN ACCORDANCE WITH THE D&O EXHIBITS ASSOCIATED WITH ZB-1105M. 8. LOD FOR PATHWAY CONSTRUCTION WILL BE LIMITED TO THE MINIMUM REQUIRED TO COMPLETE THE WORK.

- 9. GRADING DETAILS WILL BE PROVIDED TO LIMIT DISTURBANCE TO CRITICAL ROOT ZONES, AND TO KEEP THE WORK AREA TO AN AREA OF MINIMUM DISTURBANCE BY CAREFULLY SELECTING BEST MANAGEMENT CONSTRUCTION METHODS AND EQUIPMENT.

ON MARCH 13, 2019, THE PLANNING DIRECTOR APPROVED THE REQUESTS TO ALLOW THE AREA #1 STREAM CROSSING FOR PROPOSED PUBLIC ROAD "A" FOR A DISTURBANCE OF THE 25' WETLANDS BUFFER, 100' STREAM BUFFER AND 100-YEAR FLOODPLAIN; AREA #2 FOR REMOVAL OF EXISTING DRIVEWAY PAVEMENT WITHIN THE 100' STREAM BUFFER, A PORTION OF A PROPOSED PAVED ALLEY WITH A PUBLIC WATER LINE BENEATH THE ALLEY TO SERVE UNITS 1 THRU 19 (NEW LOT NUMBERS LOTS 1-9 AND 16-21), A STORM DRAIN AND THE EXISTING AND PROPOSED SEWER LINE WITHIN THE 100' STREAM BUFFER AND A STORM DRAIN OUTFALL PIPE AND RIP-RAP WITHIN 25' WETLAND BUFFERS AND; AREA #3 FOR REMOVAL OF AND EXISTING 27" CMP CULVERT, INLET AND END SECTIONS UNDER THE EXISTING CHURCH DRIVEWAY AT MARRIOTTVILLE ROAD AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16-116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DECISION WAS MADE BASED ON THE FOLLOWING:

1. THE DETAILED JUSTIFICATIONS PROVIDED BY VOGEL ENGINEERING+TIMMONS GROUP IN A LETTER DATED MARCH 6, 2019. 2. THE DISTURBANCES ARE NECESSARY FOR PROVIDING ESSENTIAL PUBLIC WATER AND SEWER UTILITIES, AND PUBLIC ROAD ACCESS TO THE PROPOSED DEVELOPMENT.

3. THE PROPOSED DESIGN MINIMIZES DISTURBANCES TO THE STREAM AND WETLANDS BUFFERS AND 100-YEAR FLOODPLAIN INCLUDING THE INSTALLATION OF HEADWALLS, A BOTTOMLESS ARCH CULVERT OR A BRIDGE SYSTEM TO MINIMIZE DISTURBANCE TO THE STREAM. 4. THE PROPOSAL WILL REMOVE AND REDUCE EXISTING DRIVEWAY PAVEMENT FROM THE STREAM BUFFER BY APPROXIMATELY 3,175 SF.

5. THE STREAM BUFFER AREAS DISTURBED WILL BE RE-VEGETATED AND PLANTED. 6. THERE ARE NO OTHER REASONABLE ALTERNATIVES FOR EXTENSION AND CONNECTION OF THE PUBLIC WATER AND SEWER SERVICE, FOR THE REMOVAL OF THE EXISTING DRIVEWAY PAVEMENT AND CULVERT PIPE, FOR THE STORM DRAIN OUTFALL AND RIP-RAP, AND FOR THE PUBLIC ROAD ACCESS ENTRANCE TO THIS DEVELOPMENT AND THE EXISTING CHURCH FACILITY BECAUSE OF THE EXISTING LIMITED SITE ACCESS ALONG MARRIOTTVILLE ROAD.

APPROVAL OF THE ABOVE DESCRIBED ESSENTIAL OR NECESSARY DISTURBANCES ARE SUBJECT TO THE FOLLOWING: 1. INSTALLATION OF A BOTTOMLESS ARCH CULVERT OR BRIDGE SYSTEM FOR THE PUBLIC ROAD "A" STREAM CROSSING; 2. THE PLANTING OF VEGETATION (TREES, SHRUBS, AND GROUND COVER ETC.) WITHIN THE STREAM BUFFER AREA TO MITIGATE THE PROPOSED STREAM AND WETLANDS BUFFER AND FLOODPLAIN DISTURBANCES.

3. THE BOTTOMLESS ARCH CULVERT OR BRIDGE SYSTEM AND STREAM BUFFER MITIGATION PLANTING SHALL BE PROVIDED ON THE FUTURE SITE DEVELOPMENT PLAN FOR THIS PROJECT. 4. THE APPLICANT SHALL OBTAIN AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND U.S. ARMY CORPS OF ENGINEERS FOR ACTIVITIES IN REGULATED WETLAND AND STREAM AREAS PRIOR TO SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATIONS. REFERENCE THE APPLICABLE MDE OR USACE PERMITS OR TRACKING NUMBERS ON ANY ASSOCIATED SUBDIVISION AND SITE DEVELOPMENT PLANS, AND BUILDING OR GRADING PERMITS.

IN A LETTER DATED JULY 23, 2021, THE DEPARTMENT OF PLANNING & ZONING IN CONSULTATION WITH THE DIRECTOR OF PLANNING, DIRECTOR OF PUBLIC WORKS, AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY APPROVED THE REQUEST TO ALLOW THE CHAPEL GATE PROPERTY AND CHAPEL GATE WOODS PROJECT TO IMPACT STREAMBANK BUFFERS AND WETLAND BUFFERS AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. OUR DECISION WAS MADE BASED ON THE FOLLOWING:

- THE DETAILED JUSTIFICATION PROVIDED BY VOGEL+TIMMONS ENGINEERING IN A LETTER DATED MARCH 30, 2021. - THE DISTURBANCES ARE THE MINIMUM NECESSARY TO PROVIDE REASONABLE ACCESS TO THE PROPERTY, AND TO FACILITATE NON-EROSIVE DISCHARGE FROM A GRAVEL WETLAND AND STORM DRAINS.

- 31. REGARDING SECTION 2.3.A.1.A, APPENDIX A, FOR ROAD B (KIRKLEIGH DRIVE) (ST A 4+96 - ST A 8+48) FROM THE REQUIRED 350' TO THE PROPOSED 250', WE HAVE NO OBJECTION TO THE GRANTING OF THE REQUESTED WAIVER SUBJECT TO PROVIDING PARKING RESTRICTIONS AT BOTH SIDES OF ROAD B (KIRKLEIGH DRIVE) THROUGHOUT THE CURVE TO ENSURE ADEQUATE SIGHT DISTANCE AND TURNING PATH WIDTH IS MAINTAINED.

CHAPEL GATE CEF-M REGULATIONS:

- A. PERMITTED USES: 1. RELIGIOUS FACILITIES, STRUCTURES AND LAND USE PRIMARILY FOR RELIGIOUS ACTIVITIES 2. SCHOOLS, PRIVATE ACADEMIC, INCLUDING COLLEGES AND UNIVERSITIES.

- C. GENERAL BULK REGULATIONS: 1. MAXIMUM DENSITY: 134 TOTAL RESIDENTIAL UNITS 2. BUILDING SETBACKS: A. FROM EXTERNAL PROPERTY LINES: 30'

- D. SINGLE FAMILY ATTACHED BULK REGULATIONS: 1. MAXIMUM UNITS PER STRUCTURE: 8 UNITS 2. BUILDING SETBACKS: A. FRONT, FROM RIGHT-OF-WAY: 5'

- E. COMMERCIAL/INSTITUTIONAL: 1. BUILDING SETBACKS: A. FROM THE RESIDENTIAL LOTS: 75'

- F. OPEN SPACE (OF TOWNHOUSE DEVELOPMENT PROPERTY) 25% G. ONSITE AMENITY AREA/RECREATIONAL AREA: 1,000 SF/UNIT

- H. MIHU (MODERATE INCOME HOUSING UNITS) 10% 1. NUMBER OF UNITS TO BE MIHU: 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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

ERIC DAVID SALMI DATE 5/24/22 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639 U.S. HOME, LLC DATE 5/24/22 A DELAWARE LIMITED LIABILITY COMPANY RYAN HOUCK, DIVISION PRESIDENT

CEF NOTE - ZONING BOARD CASE ZB-1105-M SUMMARY OF COMMUNITY ENHANCEMENTS:

IN ACCORDANCE WITH THE REFERENCED ZONING BOARD DECISION AND ORDER, THE PROPOSED ENHANCEMENTS ARE PROPORTIONATE TO THE SCALE OF THE CEF DEVELOPMENT, EXCEED MINIMUM STANDARDS REQUIRED BY COUNTY REGULATIONS, EXCLUDING BULK REGULATIONS, AND ARE PROPORTIONATE TO THE INCREASE IN DEVELOPMENT INTENSITY AND IMPACTS ASSOCIATED WITH THE CEF REZONING COMPARED TO THE PREVIOUSLY EXISTING ZONING BASED ON FINDINGS OF FACT 15.A AND 16.C.

ZB-1105-M ATTACHMENT 1 APPROVAL OF COMMUNITY ENHANCEMENTS AND SPECIFIC CONDITIONS OF APPROVAL:

1. PETITIONER SHALL ENSURE COMPLETION OF CONSTRUCTION OF PEDESTRIAN AND BICYCLE LOOPED TRAIL IN THE MANNER AS SUBSTANTIALLY SHOWN ON THE DEVELOPMENT CONCEPT PLAN, INCLUDING THE VARIOUS SITE AMENITIES ON SUCH TRAIL AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE 101 ST RESIDENTIAL UNIT OF THE DEVELOPMENT CONCEPT PLAN. PETITIONER SHALL PERPETUALLY MAINTAIN THE LOOPED TRAIL AND ENSURE THAT ACCESS TO THE LOOPED TRAIL IS MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS, INCLUDING RESTRICTIONS ON TIMES. PETITIONER MAY RESERVE THE RIGHT TO ASSIGN/DELEGATE THE RESPONSIBILITY PERPETUAL MAINTENANCE OF THE PORTION OF THE LOOPED TRAIL SITUATED WITHIN THE 20-ACRE RESIDENTIAL AREA AS SPECIFIED IN THE DEVELOPMENT CONCEPT PLAN TO ANOTHER ENTITY PROVIDED THAT THE ULTIMATE RESPONSIBILITY TO ENSURE PERPETUAL MAINTENANCE SHALL REMAIN WITH PETITIONER.

2. PETITIONER SHALL ENSURE THAT ITS EXISTING SPORTS FIELDS ARE MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS. FOR THE PURPOSES OF THIS CONDITION #2, THE GENERAL PUBLIC SHALL ONLY INCLUDE HOWARD COUNTY RESIDENTS AND COMMUNITY GROUPS. NOTHING WITHIN THE CONDITION #2 SHALL REQUIRE PETITIONER TO GIVE PRIORITY TO ITS SPORTS FIELDS TO THE GENERAL PUBLIC OVER THE USE OF THE SPORTS FIELDS BY PETITIONER'S CONGREGATION MEMBERS, ITS SCHOOLS OR PRE-EXISTING AGREEMENTS WITH ORGANIZATIONS AND RENEWALS THEREOF. IN THE EVENT THAT CERTAIN SPORTS LEAGUES DESIRE TO USE THE SPORTS FIELDS, SUCH USE MAY BE LIMITED BY PETITIONER'S DISCRETION AND BE SUBJECT TO TERMS, RESTRICTIONS AND CONDITIONS SUBSTANTIALLY SIMILAR TO THE RENTAL OF HOWARD COUNTY, MARYLAND'S SPORTS FIELDS.

3. PETITIONER SHALL ENSURE THAT ITS PLAYGROUNDS ARE MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS. 4. PETITIONER SHALL ENSURE THAT ALL PICNIC AREAS, PAVILIONS, POCKET PARKS, PARKLAND AND GREEN SPACE AREAS AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN ARE MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER OR PETITIONER'S ASSIGNEE/DESIGNEE'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS.

5. SUBJECT TO THE AGREEMENT OF COVENANTS AND RESTRICTIONS (PETITIONER'S EXHIBIT #2), AS MAY BE AMENDED FROM TIME TO TIME, PETITIONER SHALL ENSURE THAT THE COMMUNITY COMMERCIAL AS SET FORTH ON THE DEVELOPMENT CONCEPT PLAN IS MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC SUBJECT TO PETITIONER'S REASONABLE TERMS, RESTRICTIONS AND CONDITIONS. 6. THE PETITIONER'S PRIVATE SCHOOL USE SHALL MEET ALL REQUIREMENTS OF APPLICABLE LAW AND NOT EXCEED THE ENROLLMENT OF 500 STUDENTS.

7. THE PETITIONER'S CHILD DAYCARE/NURSERY SCHOOL USE SHALL MEET ALL REQUIREMENTS OF APPLICABLE LAW AND NOT EXCEED THE ENROLLMENT OF 50 STUDENTS. 8. PETITIONER SHALL COORDINATE WITH HOWARD COUNTY OFFICE OF TRANSPORTATION AND THE DEPARTMENT OF PUBLIC WORKS, THEIR STAFF AND CONSULTANT(S) TO DESIGN, DEVELOP, CONSTRUCT AND DEDICATE TO HOWARD COUNTY A CROSSWALK ACROSS MARRIOTTVILLE ROAD TO AND FROM RESORT ROAD TO ALBETH ROAD ("CROSSWALK"). PETITIONER SHALL ENSURE THAT ONE OR MORE OF THE FOLLOWING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY RESIDENTIAL UNIT(S) OF THE DEVELOPMENT CONCEPT PLAN:

- (i) COMPLETION OF CONSTRUCTION AND DEDICATION OF THE CROSSWALK TO HOWARD COUNTY; (ii) EXECUTION OF A FACILITIES CONSTRUCTION AGREEMENT BETWEEN HOWARD COUNTY AND THE PETITIONER TO CONSTRUCT THE CROSSWALK OR (iii) POSTING OF A BOND/SURETY BY PETITIONER FOR AN AMOUNT ACCEPTABLE TO HOWARD COUNTY TO ENSURE CONSTRUCTION AND DEDICATION OF THE CROSSWALK.

9. PETITIONER SHALL COORDINATE WITH HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, THEIR STAFF AND CONSULTANT(S) AND THE RESIDENTS OF ALBETH HEIGHTS TO INSTALL THE PROPOSED ALBETH HEIGHTS ENTRY PILLARS ON ALBETH ROAD IN THE MANNER AS SUBSTANTIALLY SHOWN ON THE DEVELOPMENT CONCEPT PLAN ("PILLARS"). PETITIONER SHALL ENSURE THAT ONE OR MORE OF THE FOLLOWING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY RESIDENTIAL UNIT(S) OF THE DEVELOPMENT CONCEPT PLAN:

- (i) COMPLETION OF CONSTRUCTION AND DEDICATION OF THE PILLARS TO HOWARD COUNTY; (ii) EXECUTION OF A FACILITIES CONSTRUCTION AGREEMENT BETWEEN HOWARD COUNTY AND THE PETITIONER TO CONSTRUCT THE PILLARS OR (iii) POSTING OF A BOND/SURETY BY PETITIONER FOR AN AMOUNT ACCEPTABLE TO HOWARD COUNTY TO ENSURE CONSTRUCTION AND DEDICATION OF THE PILLARS.

ZB-1105-M ATTACHMENT 2 - JUNE 8, 2017 EMAIL EMAIL STATED: "ONE OR MORE ENHANCEMENTS WHICH ARE BENEFICIAL TO THE COMMUNITY THAT EXCEED MINIMUM STANDARDS REQUIRED BY THE COUNTY REGULATIONS." THE PROFFERED ENHANCEMENTS ARE NUMEROUS:

- (1) THERE IS OVERALL LESS DISTURBANCE OF LAND FOR THE HOUSING PLAN AND THE CREATION OF MORE CREDITED OPEN SPACE, GREATLY EXCEEDING THE MINIMUM REQUIRED IN R-20 OR THE R-ED OPTION (2) THERE IS A SYSTEM OF CONNECTED GREEN SPACES IN THE PROPOSED HOUSING DEVELOPMENT PLAN THAT, IN AND OF ITSELF, PROVIDES A VERY GREEN DEVELOPMENT, INCLUDING NON-CREDITED OPEN SPACE, THAT WILL EXCEED DEVELOPMENT STANDARDS IN THE R-20 AND R-ED OPTION (3) THE LOOP, WALKING TRAIL- AND, WHILE WE DON'T AGREE THIS TO BE THE CASE, WE WILL HAVE THE SECURITY FEATURES TO ENSURE THAT THIS TRAIL WILL NOT BRING CRIME TO THE NEIGHBORHOOD THE LOOP TRAIL WILL CONTAIN: (4) FITNESS STATIONS - WOULD BE TERRIFIC AMENITIES FOR THE USERS OF THE LOOP TRAIL (5) MEDITATION AREA - WE THINK THIS AREA WELL-SITED (6) BENCHES - FOR THE WEARY (7) DOG STATIONS - FOR PET OWNERS (8) BIKE RACKS - FOR THE CYCLISTS IN OUR COMMUNITY (9) THE PICNIC AREAS THAT ARE GOING TO BE CREATED (10) THE HOUSING DEVELOPMENT WILL HAVE PAVILIONS THAT PEOPLE CAN USE (11) THERE ARE NUMEROUS POCKET PARKS DESIGNED THROUGHOUT THE DEVELOPMENT FOR COHESIVENESS AND FUNCTIONALITY AND EXCEED THE ORDINARILY REQUIRED DESIGN STANDARDS FOR R-20 OR R-ED OPTION (12) THE COMMUNITY COMMERCIAL - AND, YES, THE CHURCH REMAINS COMMITTED TO NOT DOING ANYTHING ON THE COMMUNITY COMMERCIAL WITHOUT THE CONSENT OF OUR NEIGHBORS AND WILL STILL EXECUTE THE COVENANTS TO EASE OUR NEIGHBORS' CONCERNS. (13) BALL FIELDS AND THE PUBLIC'S ACCESS TO THESE BALLFIELDS (14) PLAYGROUNDS AND THE PUBLIC'S ACCESS TO THESE PLAYGROUNDS (15) A CROSSWALK ACROSS MARRIOTTVILLE ROAD WHICH CREATES CONNECTIVITY BETWEEN THE EAST AND WEST SIDES OF MARRIOTTVILLE ROAD AT RESORT ROAD - SOMETHING THAT WILL NOT OCCUR OR BE REQUIRED IF THE CURRENT INGRESS/EGRESS FOR CHAPEL GATE REMAINS (16) CREATING THE CONNECTION TO A SIGNALIZED INTERSECTION FOR SAFER INGRESS/EGRESS FOR THE CHAPEL GATE COMMUNITY AND EVERY OTHER MOTORIST THAT TRAVELS MARRIOTTVILLE ROAD (17) CREATION AND PRESERVATION OF RECREATION OPEN SPACE - SUBSTANTIALLY HIGHER THAN THAT REQUIRED FOR THE R-20 ZONE OR R-ED OPTION (18) COMMUNITY ENTRANCE FEATURE FOR ALBETH HEIGHTS - WE WILL CONSTRUCT THAT WITH THE INPUT OF OUR NEIGHBORS.

ZB-1105-M ATTACHMENT 3 PETITIONER PROPOSES TO AMEND PETITIONER'S EXHIBIT 12 SO AS TO REQUIRE SUBMITTAL OF AN APPROVED STORMWATER MANAGEMENT PLAN TO THE ZONING BOARD PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE RESIDENTIAL PORTION OF THE APPLICATION. THE STORMWATER MANAGEMENT PLAN FOR THIS CEF DEVELOPMENT SHALL EXCEED THE MINIMUM REQUIREMENTS FOR THE PROPERTY AND BE COLLABORATED WITH THE INPUT OF THE ALBETH HEIGHTS RESIDENTS TO RESULT IN REDUCTION IN FLOODING FOR THE AREA OF ALBETH ROAD FOR MAJOR STORM EVENTS. CHAPEL GATE IS EXPLORING PRELIMINARY DESIGN CONCEPTS FOR ADDITIONAL STORMWATER FACILITIES SO AS TO SLOW THE FLOW OF WATER INTO THE STREAM FROM THE CHAPEL GATE PROPERTY. WITH THE APPROVAL OF THIS STORMWATER MANAGEMENT PLAN, PETITIONER BELIEVES IT CAN ENHANCE THE ENVIRONMENTAL STATUS OF THE STREAM SYSTEM AND ESTABLISH YET ANOTHER ENHANCEMENT THAT WILL BENEFIT THE COMMUNITY.

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

HOWARD COUNTY HEALTH OFFICER DATE 7/12/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 7-13-22

DIRECTOR DATE 8/1/22

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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;

WITNESS OUR HANDS THIS 24th DAY OF May, 2022.

BY: RYAN HOUCK DIVISION PRESIDENT WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPEL GATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

ERIC DAVID SALMI DATE 5/24/22 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024 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. 26142 ON 8-8-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION CHAPEL GATE WOODS


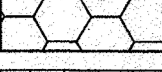

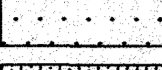




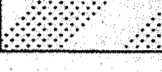

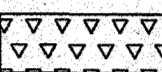

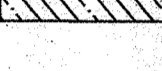

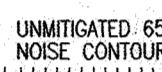
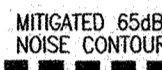

LOTS 1 - 134 AND OPEN SPACE LOTS 135, 136 & 137 AND NON-BUILDABLE BULK PARCEL E

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B "CHAPEL GATE" PLATS 25942 THRU 25954

TAX MAP 16 - GRID 10 - P/O PARCEL 110 ZONED: CEF-M 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

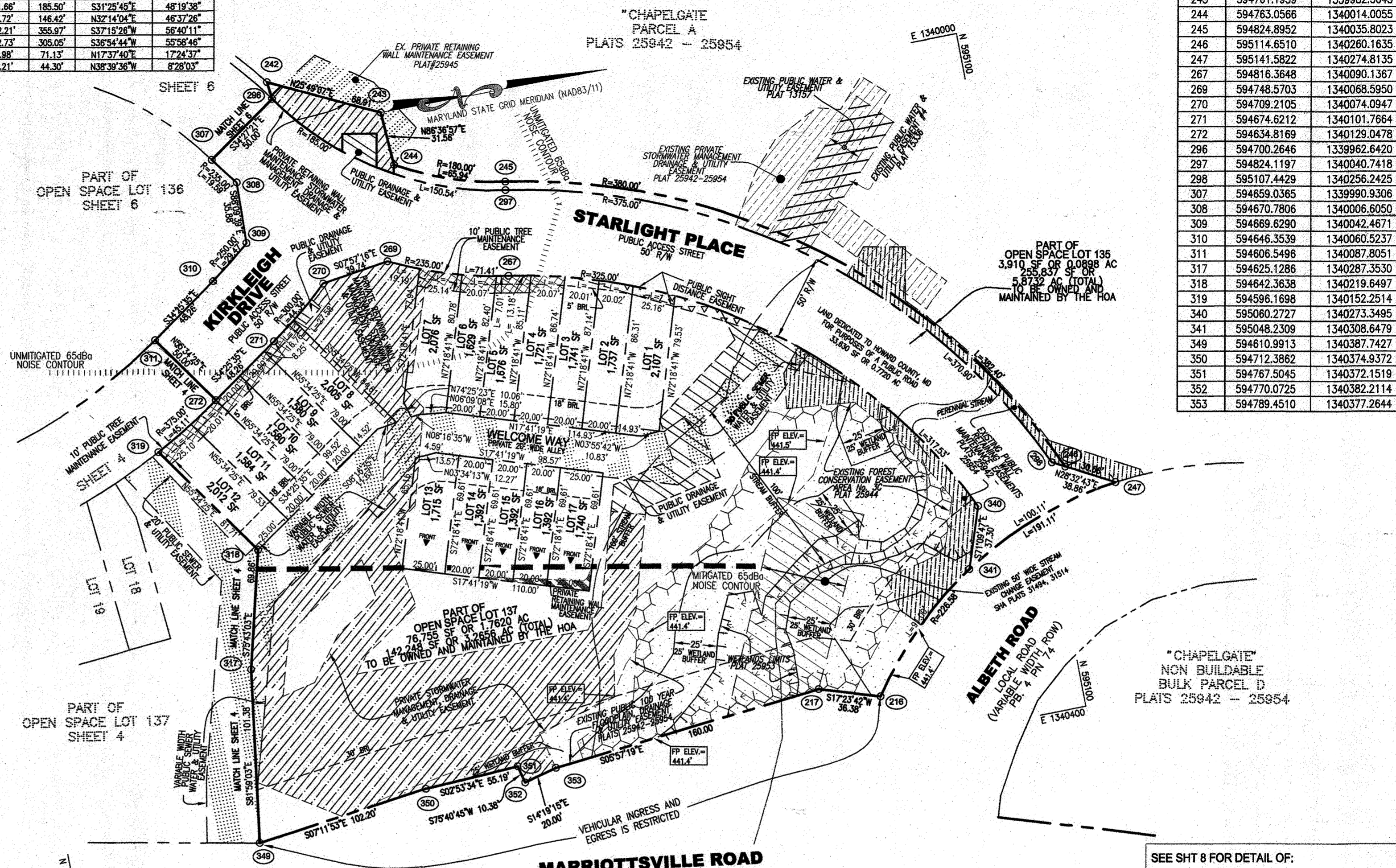
SCALE: 1"=200' GRAPHIC SCALE MAY 2022 SHEET 2 OF 12

LEGEND

-  EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 13157 & 15336
-  EXISTING PUBLIC FOREST CONSERVATION EASEMENT - PLAT 25942-25954
-  EXISTING STREAM CHANGE EASEMENT SHA PLATS 31494, 31514
-  EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 25942-25954
-  EXISTING PUBLIC RETAINING WALL MAINTENANCE EASEMENT PLAT 25942-25954
-  EXISTING WETLANDS PLAT 25942-25954
-  EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT 25945
-  PUBLIC DRAINAGE & UTILITY EASEMENT
-  PUBLIC SEWER, WATER & UTILITY EASEMENT
-  VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
-  10' PUBLIC TREE MAINTENANCE EASEMENT
-  PUBLIC SIGHT DISTANCE EASEMENT
-  PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  UNMITIGATED 65dBa NOISE CONTOUR
-  MITIGATED 65dBa NOISE CONTOUR
-  PRIVATE RETAINING WALL MAINTENANCE EASEMENT

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
319-272	375.00'	45.02'	22.54'	44.99'	N30°59'14"W	6°52'41"
310-309	250.00'	29.47'	14.75'	29.46'	N37°48'14"W	6°45'19"
308-307	235.00'	19.59'	9.80'	19.59'	N53°09'27"E	4°46'36"
244-245	180.00'	65.94'	33.34'	65.57'	N19°24'59"E	20°59'17"
245-246	380.00'	382.40'	209.15'	368.46'	S37°45'04"W	57°39'26"
247-216	226.58'	191.11'	101.66'	185.50'	S31°25'45"E	48°19'38"
296-297	185.00'	150.54'	79.72'	148.42'	N32°14'04"E	46°57'26"
297-298	375.00'	370.90'	202.21'	355.97'	S37°15'28"W	56°40'11"
340-287	325.00'	317.33'	172.73'	305.05'	S36°34'44"W	55°58'46"
267-269	235.00'	71.41'	35.98'	71.13'	N17°37'40"E	17°24'37"
270-271	300.00'	44.34'	22.21'	44.30'	N38°39'36"W	8°28'03"

COORDINATE TABLE		
POINT	NORTHING	EASTING
216	594983.2996	1340371.5404
217	594948.5837	1340360.6643
242	594699.1597	1339952.4911
243	594761.1939	1339982.5043
244	594763.0566	1340014.0055
245	594824.8952	1340035.8023
246	595114.6510	1340260.1635
247	595141.5822	1340274.8135
267	594816.3648	1340090.1367
269	594748.5703	1340068.5950
270	594709.2105	1340074.0947
271	594674.6212	1340101.7664
272	594634.8169	1340129.0478
296	594700.2646	1339962.6420
297	594824.1197	1340040.7418
298	595107.4429	1340256.2425
307	594659.0365	1339990.9306
308	594670.7806	1340006.6050
309	594669.6290	1340042.4671
310	594646.3539	1340060.5237
311	594606.5496	1340087.8051
317	594625.1286	1340287.3530
318	594642.3638	1340219.6497
319	594596.1698	1340152.2514
340	595060.2727	1340273.3495
341	595048.2309	1340308.6479
349	594610.9913	1340387.7427
350	594712.3862	1340374.9372
351	594767.5045	1340372.1519
352	594770.0725	1340382.2114
353	594789.4510	1340377.2644



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 DATE 5/24/22
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Ryan Houck DATE 5/24/22
 U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY RYAN HOUCK, DIVISION PRESIDENT

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	17
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	P/O 2
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
- BUILDABLE	0.6675 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	1.8518 AC
- PARCELS	0 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.7720 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.2914 AC

OWNER/DEVELOPER
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 410-423-4264

SEE SHT 8 FOR DETAIL OF:
 1. PUBLIC DRAINAGE & UTILITY EASEMENT
 2. PUBLIC SIGHT DISTANCE EASEMENT
 3. VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
 4. PUBLIC SEWER & UTILITY EASEMENT
 5. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 6. PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 7. PRIVATE RETAINING WALL MAINTENANCE EASEMENT

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

Howard County Health Officer DATE 7/12/22
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division DATE 7.13.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Director DATE 8/1/22
 DIRECTOR

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 24th DAY OF May, 2022.

BY: *Ryan Houck*
 RYAN HOUCK
 DIVISION PRESIDENT
 WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPEL GATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Eric David Salmi DATE 5/24/22
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024

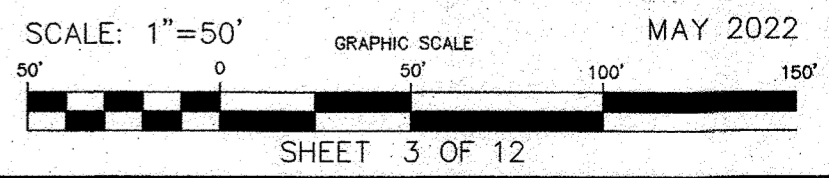


VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26143 ON 8-8-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPEL GATE WOODS
 LOTS 1 - 134 AND
 OPEN SPACE LOTS 135, 136 & 137 AND
 NON-BUILDABLE BULK PARCEL E

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B "CHAPEL GATE" PLATS 25942 THRU 25954
 TAX MAP 16 - GRID 10 - P/O PARCEL 110
 ZONED: CEF-M
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND



LEGEND

- EXISTING PRIVATE REVERTIBLE GRADING EASEMENT PLATS 25942-25954
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- 10' PUBLIC SIDEWALK EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE EASEMENT
- PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT
- UNMITIGATED 65dBa NOISE CONTOUR
- MITIGATED 65dBa NOISE CONTOUR
- AMENITY AREA

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
 ERIC DAVID SALMI DATE 5/24/22
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Ryan Houck
 U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 RYAN HOUCK, DIVISION PRESIDENT

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
- BUILDABLE	28
- NON-BUILDABLE	0
- OPEN SPACE	P/O 2
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
- BUILDABLE	1.2691 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	1.1272 AC
- PARCELS	0 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.5266 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	2.9229 AC

OWNER/DEVELOPER

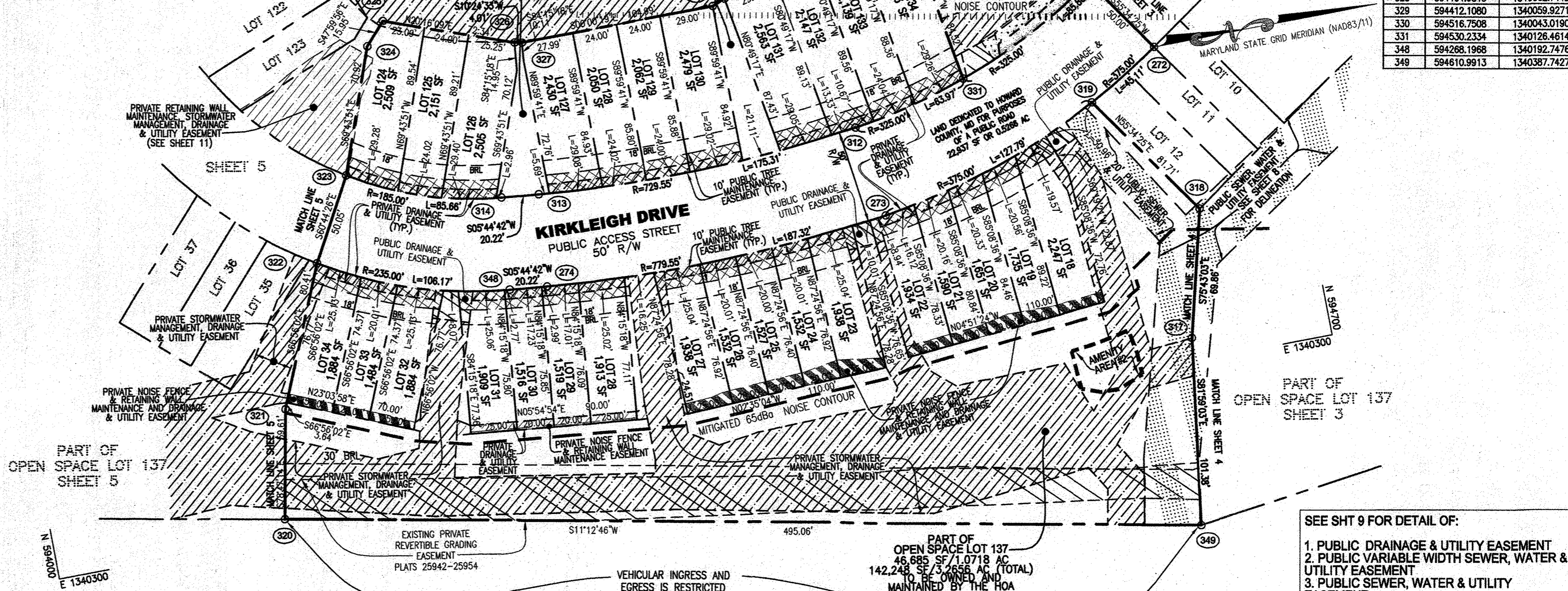
U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 410-423-4264

33. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER REQUEST DATED MARCH 29, 2021, REQUESTING SEVERAL WAIVERS FROM DESIGN MANUAL VOLUME III. IN THE LETTER DATED APRIL 16, 2021, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION STATED, AFTER CONSULTATION WITH THE DEPARTMENT OF PLANNING AND ZONING/DIVISION OF LAND DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS (DPW), AND BASED ON THE JUSTIFICATION PROVIDED IN THE REQUEST, THE CHIEF APPROVED THE REQUESTS SUBJECT TO THE FOLLOWING FROM DPW:

- REGARDING SECTION 2.5, TABLE 2.07, FROM DESIGN MANUAL VOLUME III TO REDUCE A MINIMUM INTERSECTION SPACING ALONG STARLIGHT PLACE FROM WELCOME WAY/CHURCH DRIVEWAY TO ALBETH ROAD FROM THE REQUIRED 250' TO 217'-6", DPW HAS REVIEWED THE SUBMITTAL AND HAS NO OBJECTION TO THE GRANTING OF THE REQUESTED WAIVER BASED ON THE FOLLOWING:
 - STARLIGHT PLACE'S REVISED ALIGNMENT MAXIMIZES THE INTERSECTION SPACING ALONG ALBETH ROAD.
 - INCREASES THE "VEHICLE STACKING" DISTANCE FROM MARRIOTTVILLE ROAD (TRAFFIC SIGNAL).
 - ENHANCES ROADWAY GEOMETRY ALBETH ROAD AND STARLIGHT PLACE INTERSECT AT 90 DEGREES.
 - ENHANCES STOPPING AND INTERSECTION SIGHT DISTANCE ALONG ALBETH ROAD (ST A 0+00 - STA 4+00; PROVIDES A UNIFORM HORIZONTAL CURVE); AND
 - CLOSELY FOLLOWS THE PREVIOUSLY APPROVED SKETCH PLAN (S-19-001).
- REGARDING CONSTRUCTION DETAILS R-1.02 FROM THE DESIGN MANUAL VOLUME IV TO MODIFY AN ACCESS PLACE TYPICAL SECTION AS SHOWN ON THE EXHIBIT WITH THEIR SUBMISSION, WE OFFER THE FOLLOWING: GIVEN THE DESIRE TO MINIMIZE ENVIRONMENTAL IMPACTS, DPW HAS NO OBJECTION TO SIDEWALK BEING LIMITED TO ONE-SIDE (STARLIGHT PLACE - CULVERT CROSSING; STA 0+00 - STA 2+00 (LT)) AS SHOWN. HOWEVER, BECAUSE THE PROPOSED RETAINING WALL DIRECTLY ADJUTS THE SIDEWALK, THE WIDTH SHOULD BE INCREASED TO 6 FT INSURING AN ADEQUATE "CLEAR ZONE" IS PROVIDED AND WALKERS APPROACHING ONE ANOTHER HAVE SUFFICIENT ROOM TO PASS. WE HAVE NO OBJECTION TO THE PAVEMENT WIDTH BEING REDUCED BY ONE FOOT TO MAKE UP THE ADDITIONAL WIDTH OF THE SIDEWALK.
- THE RIGHT OF WAY AT HEADWALL #1 AND #2 DOES NOT ENCOMPASS THE WING WALLS AT BOTH ENDS; THEREFORE, A PUBLIC RETAINING WALL EASEMENT IS REQUIRED TO INCLUDE THESE PORTIONS OF THE WALL.
- GRADING ON BOTH SIDES OF THESE WALL IS EXTENSIVE. WITH THE CONTINUED REVIEW OF FINAL PLAN, DEMONSTRATE HOW ACCESS TO THE LOW SIDE OF THE WALL IS ACCOMPLISHED. VERIFY AND SHOW ON THE FINAL PLAN AND PLAT AN ACCEPTABLE EASEMENT FOR THIS ACCESS BASED ON THE FINAL OWNERSHIP OF THE PROPERTY ON EACH SIDE OF THE WALLS.

34. THIS PROJECT IS SUBJECT TO WP-22-098. ON MARCH 21, 2022 (LETTER DATED MARCH 21, 2021); THE CHIEF OF THE DIVISION OF LAND DEVELOPMENT APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(P) AND 16.144(Q), OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE DEADLINE DATES TO SUBMIT DEVELOPER'S AGREEMENT, PAY FEES AND SURETY AND SUBMIT THE ORIGINAL PLAT FOR SIGNATURE AND RECORDATION APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- THE DEVELOPER'S AGREEMENT AND ANY RELATED SURETY FOR F-21-011 SHALL BE SUBMITTED WITHIN 90 DAYS OF THE PREVIOUS EXTENDED DEADLINE OF MARCH 29, 2022 (ON OR BEFORE JUNE 27, 2022).
- THE FINAL PLAT FOR F-21-011 SHALL BE SUBMITTED WITHIN 90 DAYS OF THE PREVIOUS STATUTORY DEADLINE OF APRIL 28, 2022 (ON OR BEFORE JULY 27, 2022).



CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
331-311	325.00'	85.80'	43.15'	85.55'	N26°51'49"W	15°07'32"
272-319	375.00'	45.02'	22.54'	44.99'	N30°59'14"W	6°52'41"
323-314	185.00'	85.66'	43.61'	84.89'	N19°00'33"E	26°31'41"
313-312	729.55'	175.31'	88.08'	174.89'	N01°08'20"W	13°46'05"
312-311	325.00'	149.77'	76.24'	148.45'	N21°13'29"W	26°24'12"
272-273	375.00'	172.81'	87.97'	171.28'	N21°13'29"W	26°24'12"
273-274	779.55'	187.32'	94.11'	186.87'	N01°08'20"W	13°46'05"
348-322	235.00'	106.17'	54.01'	105.27'	N18°41'18"E	25°53'11"

COORDINATE TABLE

POINT	NORTHING	EASTING
272	594634.8169	1340128.0478
273	594475.1512	1340191.0570
274	594288.3155	1340194.7717
311	594606.5496	1340087.8051
312	594468.1727	1340141.5464
313	594293.3205	1340145.0228
314	594273.2019	1340142.9987
317	594625.1286	1340287.3530
318	594642.3638	1340219.6497
319	594596.1698	1340152.2514
320	594126.3764	1340291.4757
321	594136.9684	1340233.0008
322	594168.4739	1340159.0161
323	594192.3387	1340115.3477
324	594217.5084	1340048.8175
325	594228.1826	1340036.9631
326	594296.0474	1340062.0255
327	594299.9946	1340062.7506
328	594404.9815	1340062.7412
329	594412.1080	1340059.9271
330	594516.7508	1340043.0190
331	594530.2334	1340126.4614
348	594268.1368	1340192.7476
349	594610.9913	1340387.7427

- SEE SHT 9 FOR DETAIL OF:
- PUBLIC DRAINAGE & UTILITY EASEMENT
 - PUBLIC VARIABLE WIDTH SEWER, WATER & UTILITY EASEMENT
 - PUBLIC SEWER, WATER & UTILITY EASEMENT
 - 10' PUBLIC SIDEWALK EASEMENT
 - PRIVATE STORMWATER, MANAGEMENT DRAINAGE & UTILITY EASEMENT
 - PRIVATE RETAINING WALL MAINTENANCE, STORMWATER, MANAGEMENT DRAINAGE & UTILITY EASEMENT
 - PRIVATE DRAINAGE & UTILITY EASEMENT
 - PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE EASEMENT
 - PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT

NOTE:
 THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL PARKING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.

MARRIOTTVILLE ROAD
 INTERMEDIATE ARTERIAL
 (VARIABLE WIDTH ROW)
 STATE OF MARYLAND
 S.R.C. PLATS 31498 & 31499
 HOCO PLATS 25942-25954

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

[Signature] R: 7/2/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-13-22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/1/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 24th DAY OF May, 2022.

BY: *[Signature]*
 RYAN HOUCK
 DIVISION PRESIDENT

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPEL GATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

[Signature] 6/2/22
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024



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. 26144 ON 8-8-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION
 CHAPEL GATE WOODS**

LOTS 1 - 134 AND
 OPEN SPACE LOTS 135, 136 & 137 AND
 NON-BUILDABLE BULK PARCEL E

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B
 "CHAPEL GATE" PLATS 25942 THRU 25954

TAX MAP 16 - GRID 10 - P/O PARCEL 110
 ZONED: CEF-11
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' GRAPHIC SCALE MAY 2022

SHEET 4 OF 12

LEGEND

- EXISTING PRIVATE REVERTIBLE GRADING EASEMENT PLATS 25942-25954
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT - PLAT 25942-25954
- EXISTING PRIVATE TEMPORARY EASEMENT PLATS 25942-25954
- EXISTING PRIVATE PERPETUAL EASEMENT PLATS 25942-25954
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- 10' PUBLIC SIDEWALK EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- MITIGATED 65dbA NOISE CONTOUR
- AMENITY AREA
- RECREATION OPEN SPACE AMENITY AREA
- PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT
- IRON PIPE/ROD FOUND

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
- BUILDABLE	28
- NON-BUILDABLE	0
- OPEN SPACE	P/O 2
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
- BUILDABLE	1.2633 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	3.7434 AC
- PARCELS	0 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.7107 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	5.7175 AC

OWNER/DEVELOPER
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 410-423-4264

MARRIOTTVILLE ROAD
 INTERMEDIATE ARTERIAL
 (VARIABLE WIDTH ROW)
 (STATE OF MARYLAND)
 S.R.C. PLATS 31498 & 31499
 HOCO PLATS 25942-25954

PROPERTY LINE TABLE

LINE	LENGTH	BEARING
L1	24.00'	N72°33'58"W
L2	R=222.00' L=10.86'	
CHORD: S18°50'08"W 10.86'		
L3	R=198.00' L=7.75'	
CHORD: N18°33'18"E 7.75'		

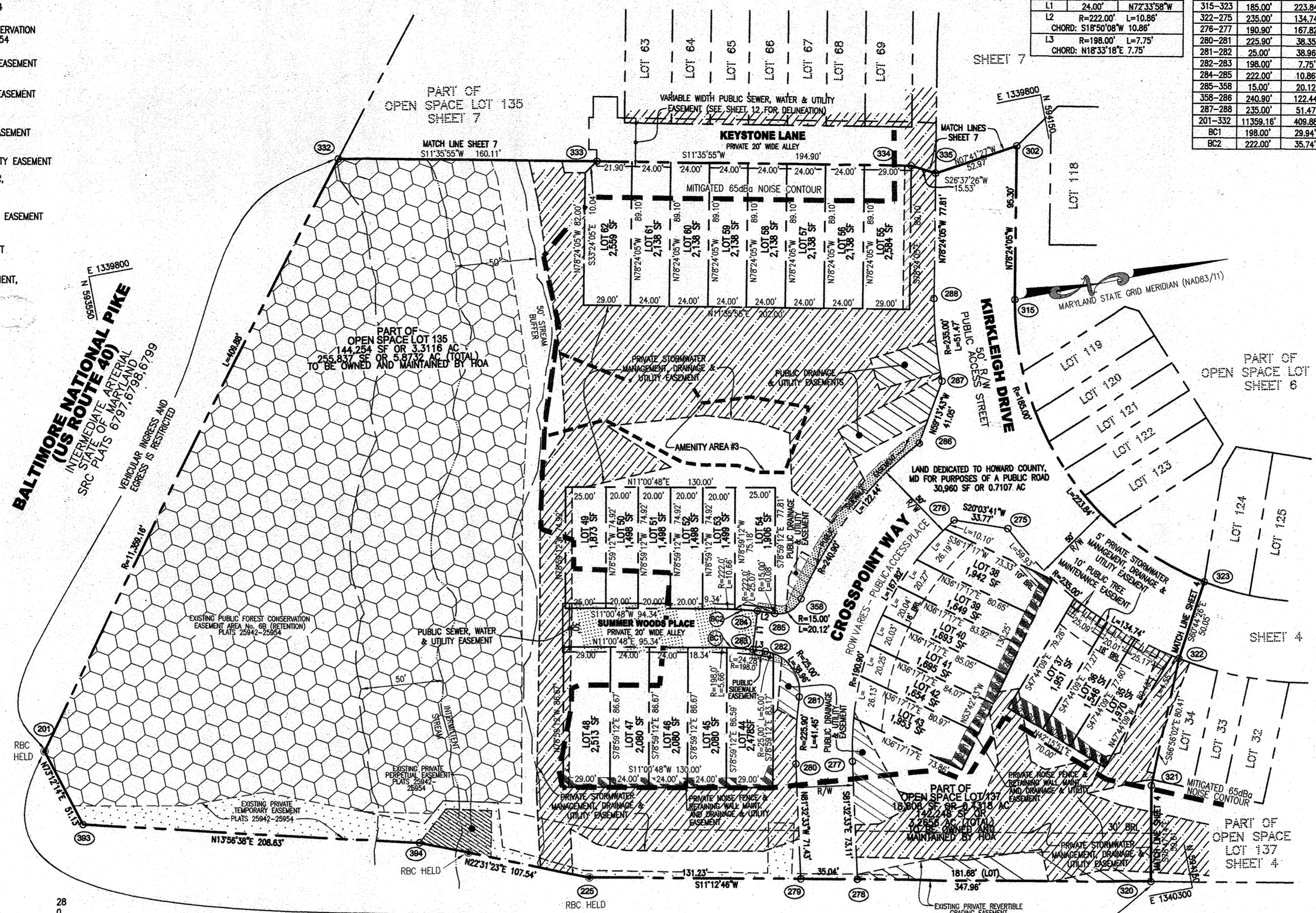
CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
315-323	185.00'	223.84'	127.92'	210.44'	N66°56'09"E	69°19'32"
322-275	235.00'	134.74'	69.28'	132.90'	N48°03'26"E	32°51'06"
276-277	190.90'	167.82'	89.78'	162.46'	S56°21'31"E	50°22'03"
280-281	225.90'	38.35'	19.22'	38.31'	S76°40'42"E	9°43'41"
281-282	25.00'	38.98'	24.69'	35.14'	S64°19'23"W	89°17'36"
282-283	198.00'	7.75'	3.88'	7.75'	S18°33'18"W	2°14'33"
284-285	222.00'	10.86'	5.43'	10.86'	S18°50'08"W	2°48'11"
285-358	15.00'	20.12'	11.90'	18.65'	N18°08'59"W	76°52'12"
358-286	240.90'	122.44'	62.57'	121.13'	S41°58'41"E	29°07'18"
287-288	235.00'	51.47'	25.84'	51.37'	S64°40'32"E	12°32'55"
201-332	11359.16'	409.88'	204.96'	409.86'	S62°45'20"E	2°04'03"
BC1	198.00'	29.94'	15.00'	29.91'	S15°20'42"W	08°39'47"
BC2	222.00'	35.74'	17.91'	35.70'	S15°37'31"W	09°13'25"

COORDINATE TABLE

POINT	NORTHING	EASTING
201	593467.4648	1340083.3994
225	593784.0600	1340223.8140
276	594079.6428	1340060.1801
275	594047.9178	1340048.5746
277	593957.9138	1340183.8297
278	593947.1808	1340256.1466
279	593912.7890	1340249.3329
280	593823.2944	1340178.6820
281	593833.1062	1340138.4740
282	593917.8816	1340106.8070
283	593910.5352	1340104.3411
284	593917.7257	1340081.4436
285	593928.0044	1340084.9488
286	594035.7489	1339998.0978
287	594056.7528	1339962.8232
288	594061.5193	1339911.6797
302	594129.6599	1339828.3738
315	594110.4983	1339921.3255
320	594125.3764	1340291.4757
321	594136.9684	1340233.0008
322	594168.4739	1340158.0161
323	594192.9387	1340115.3477
332	593715.5186	1339757.1264
333	593872.3583	1339789.3174
334	594063.2784	1339828.5032
335	594077.1626	1339835.4632
358	593945.7254	1340079.1407
393	593482.2392	1340132.3465
394	593684.7232	1340182.6205

BALTIMORE NATIONAL PIKE
 (US ROUTE 40)
 INTERMEDIATE ARTERIAL
 STATE OF MARYLAND
 S.R.C. PLATS 6797, 6798, 6799



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 DATE
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Ryan Houck DATE
 RYAN HOUCK, A DELAWARE LIMITED LIABILITY COMPANY
 RYAN HOUCK, DIVISION PRESIDENT

SEE SHT 10 FOR DETAIL OF:

1. PUBLIC DRAINAGE & UTILITY EASEMENT
2. PUBLIC VARIABLE WIDTH SEWER, WATER & UTILITY EASEMENT
3. PUBLIC SEWER, WATER & UTILITY EASEMENT
4. PUBLIC SIDEWALK EASEMENT
5. PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
6. PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT

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

[Signature] DATE: 7/12/22
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE: 7.13.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] DATE: 8/1/22
 DIRECTOR

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 24th DAY OF May, 2022.

BY: *[Signature]*
 RYAN HOUCK
 DIVISION PRESIDENT

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPEL GATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

[Signature] DATE: 7/12/22
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024

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. 26145 ON 8-8-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPEL GATE WOODS
 LOTS 1 - 134 AND
 OPEN SPACE LOTS 135, 136 & 137 AND
 NON-BUILDABLE BULK PARCEL E

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B "CHAPEL GATE" PLATS 25942 THRU 25954

TAX MAP 16 - GRID 10 - P/O PARCEL 110
 ZONED: CEF-M
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' GRAPHIC SCALE MAY 2022

SHEET 5 OF 12

LEGEND

- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLATS 25942-25954
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25942-25954
- EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT 25942-25954
- PUBLIC DRAINAGE & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC SIGHT DISTANCE EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

UNMITIGATED 65dBa NOISE CONTOUR

PRIVATE RETAINING WALL MAINTENANCE EASEMENT

RECREATION OPEN SPACE AMENITY AREA

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 DATE 5/24/22
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Ryan Houck DATE 5/24/22
 U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY RYAN HOUCK, DIVISION PRESIDENT

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED		
- BUILDABLE		36
- NON-BUILDABLE		0
- OPEN SPACE		P/O 2
- PARCELS		0
B. TOTAL AREA OF LOTS AND/OR PARCELS		
- BUILDABLE		1.6333 AC
- NON-BUILDABLE		0.0000 AC
- OPEN SPACE		1.7172 AC
- PARCELS		0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS		0.6436 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED		3.9942 AC

OWNER/DEVELOPER
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 410-423-4264

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24th DAY OF May 2022.

BY: *Ryan Houck*
 RYAN HOUCK
 DIVISION PRESIDENT

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPEL GATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Eric David Salmi DATE 5/24/22
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024

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. 21416 ON 8-8-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

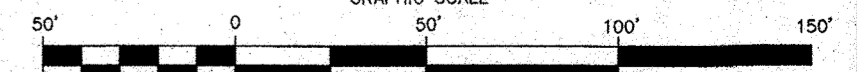
CHAPEL GATE WOODS

PLAT OF SUBDIVISION
 LOTS 1 - 134 AND
 OPEN SPACE LOTS 135, 136 & 137 AND
 NON-BUILDABLE BULK PARCEL E

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B "CHAPEL GATE" PLATS 25942 THRU 25954

TAX MAP 16 - GRID 10 - P/O PARCEL 110
 ZONED: CEF-M
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' GRAPHIC SCALE MAY 2022



SHEET 6 OF 12

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
241-242	240.00'	153.90'	79.70'	151.28'	S35°01'47"W	36°44'29"
307-308	235.00'	19.59'	9.80'	19.59'	N57°09'27"E	4°46'36"
309-310	250.00'	29.47'	14.75'	29.46'	N37°48'14"W	6°45'19"
311-331	325.00'	85.80'	43.15'	85.55'	N26°51'49"W	15°07'32"
323-315	185.00'	223.84'	127.92'	210.44'	N66°56'09"E	68°19'32"
293-294	1200.00'	231.35'	116.03'	230.99'	S17°07'19"W	11°02'46"
294-295	375.00'	110.66'	55.73'	110.26'	N14°11'28"E	16°54'27"
295-296	235.00'	204.30'	109.11'	197.93'	S30°38'35"W	49°48'40"
307-306	185.00'	160.84'	85.90'	155.62'	S30°38'37"W	49°48'44"
306-305	425.00'	125.41'	63.17'	124.96'	N14°11'28"E	16°54'27"
305-304	1150.00'	221.71'	111.20'	221.37'	S17°07'19"W	11°02'46"

COORDINATE TABLE

POINT	NORTHING	EASTING
236	594271.6800	1339682.9449
237	594326.8602	1339701.3606
238	594535.6396	1339762.6079
239	594571.2020	1339774.2706
240	594585.3360	1339832.0668
241	594575.2847	1339865.6569
242	594699.1597	1339952.4911
292	594169.6738	1339760.0251
293	594202.3265	1339766.7206
294	594423.0813	1339834.7300
295	594529.9750	1339861.7607
296	594700.2646	1339862.6420
302	594129.6599	1339828.3738
303	594159.1758	1339808.9107
304	594192.2737	1339815.7040
305	594403.8304	1339880.8755
306	594524.9766	1339911.5102
307	594659.0365	1339990.9306
308	594670.7806	1340006.6050
309	594669.6290	1340042.4671
310	594646.3539	1340060.5257
311	594606.5496	1340087.8051
315	594110.4983	1339921.7325
323	594192.9387	1340115.3477
324	594217.5084	1340048.8175
325	594228.1826	1340036.9631
326	594296.0474	1340062.0255
327	594299.9946	1340062.7506
328	594404.9815	1340062.7412
329	594412.1080	1340058.9271
330	594516.7508	1340043.0190
331	594530.2334	1340126.4614
336	594162.4499	1339747.9011
337	594177.9502	1339683.3362
338	594264.0772	1339701.0135
339	594174.0493	1339691.3867

NOTE:
 THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL PARKING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.

SEE SHEET 11 FOR DETAIL OF:

1. PUBLIC DRAINAGE & UTILITY EASEMENT
2. PUBLIC SIGHT DISTANCE EASEMENT
3. PUBLIC SIDEWALK EASEMENT
4. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
5. PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
6. PRIVATE RETAINING WALL MAINTENANCE EASEMENT

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


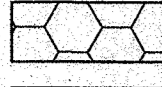
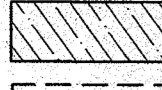
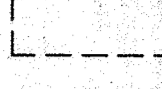


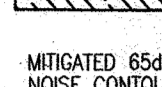
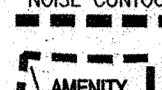

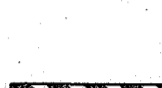


[Signature] DATE 7/2/22
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE 7.17.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

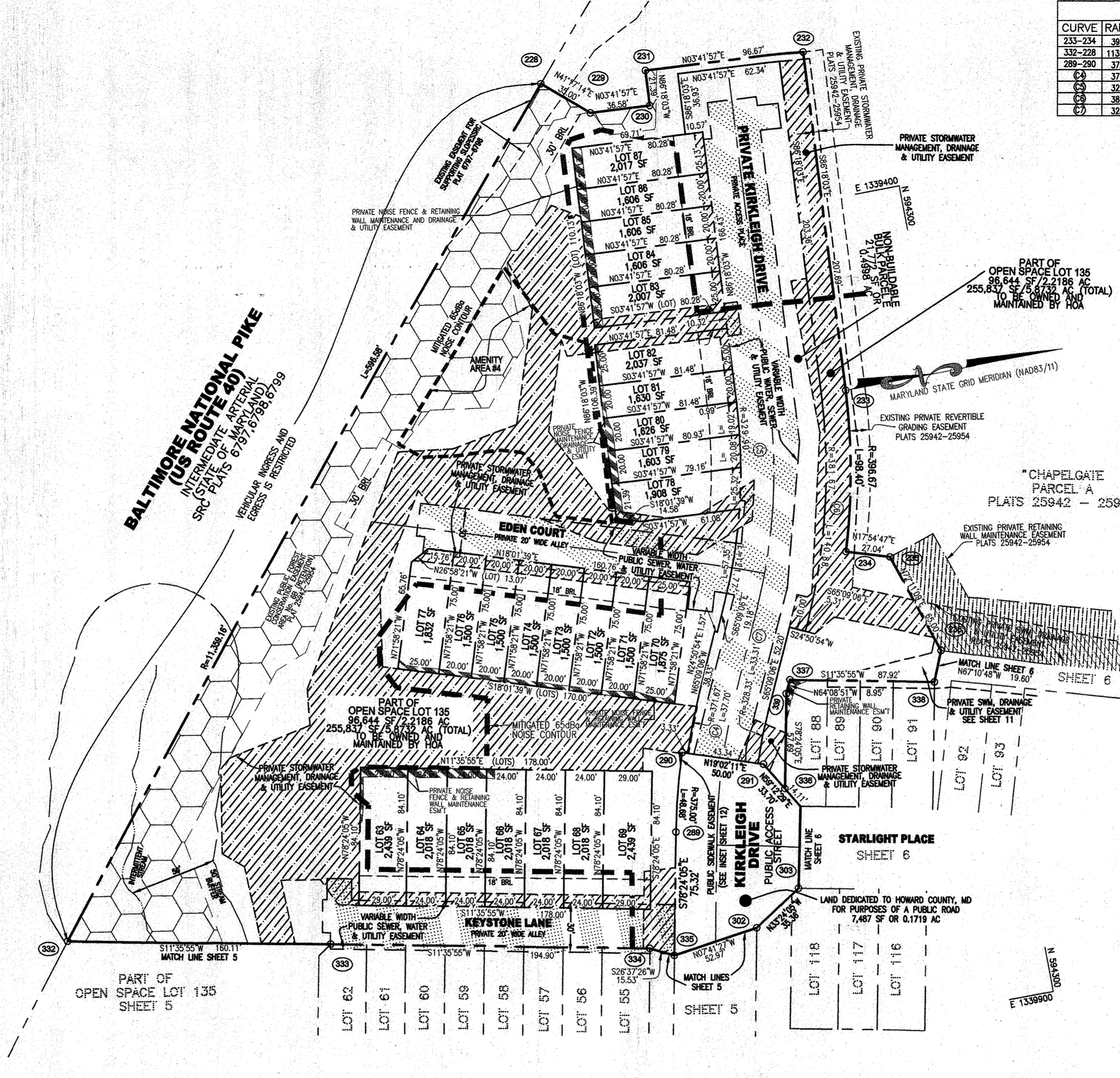
[Signature] DATE 8/1/22
 DIRECTOR

LEGEND

-  EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT 25942-25954
-  EXISTING PUBLIC FOREST CONSERVATION EASEMENT - PLAT 25942-25954
-  EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25942-25954
-  EXISTING EASEMENT FOR SUPPORTING SLOPES SRC PLAT 6797-6798
-  PUBLIC SEWER, WATER & UTILITY EASEMENT
-  VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
-  PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  MITIGATED 65dBa NOISE CONTOUR
-  AMENITY AREA RECREATION OPEN SPACE AMENITY AREA
-  PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT
-  PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE EASEMENT
-  PRIVATE NOISE FENCE MAINTENANCE, DRAINAGE & UTILITY EASEMENT

CURVE TABULATION					
CURVE	RADIUS	LENGTH	TANGENT CHORD	BEARING	DELTA
233-234	396.67'	98.40'	49.46'	98.15'	N79°11'38"W 14°12'48"
332-228	11359.16'	596.58'	298.36'	596.51'	S57°13'02"E 3°00'33"
289-290	375.00'	48.68'	24.37'	48.65'	S74°40'57"E 7°28'15"
(C)	371.67'	37.70'	18.87'	37.69'	S68°03'28"E 5°48'43"
(C)	329.90'	121.77'	61.59'	121.08'	N79°43'34"W 21°08'57"
(C)	381.67'	140.88'	71.25'	140.08'	N79°43'34"W 21°08'56"
(C)	328.33'	33.31'	16.67'	33.29'	S68°03'28"E 5°48'43"

COORDINATE TABLE		
POINT	NORTHING	EASTING
228	594097.2144	1339298.7202
229	594123.5138	1339321.8144
230	594160.0151	1339324.1744
231	594161.3949	1339302.8321
232	594257.8635	1339308.0693
233	594244.4630	1339516.3315
234	594226.0608	1339612.7431
235	594251.7948	1339621.0613
236	594271.6800	1339682.9449
289	594092.3059	1339761.6823
290	594105.1564	1339714.7653
291	594152.4220	1339731.0737
302	594129.6599	1339628.3738
303	594159.1758	1339608.9107
332	593715.5186	1339757.1264
333	593872.3583	1339789.3174
334	594063.2784	1339828.5032
335	594077.1626	1339835.4632
336	594162.4499	1339747.9011
337	594177.9502	1339683.3362
338	594264.0772	1339701.0135
339	594174.0493	1339691.3867



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 Salimi 6/1/22
 ERIC DAVID SALIMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Ryan Houck 5/24/22
 U.S. HOME, LLC DATE
 A DELAWARE LIMITED LIABILITY COMPANY
 RYAN HOUCK, DIVISION PRESIDENT

OWNER/DEVELOPER
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 410-423-4264

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	25
- BUILDABLE	1
- NON-BUILDABLE	P/O 1
- OPEN SPACE	0
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
- BUILDABLE	1.0404 AC
- NON-BUILDABLE	0.4998 AC
- OPEN SPACE	2.2186 AC
- PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.1719 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.9307 AC

- SEE SHT 12 FOR DETAIL OF:
1. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 2. PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 3. VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
 4. PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE EASEMENT
 5. PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT
 6. PRIVATE RETAINING WALL MAINTENANCE EASEMENT
 7. PUBLIC SIDEWALK EASEMENT

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

[Signature] 7/7/22
 HOWARD COUNTY HEALTH OFFICER, DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7.19.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/1/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 24th DAY OF May 2022.

BY: *[Signature]*
 RYAN HOUCK
 DIVISION PRESIDENT

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPELGATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLD 415, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Eric David Salimi 6/1/22
 ERIC DAVID SALIMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024



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. 26147 ON 8-8-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



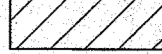

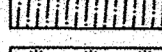

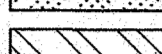




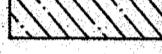



PLAT OF SUBDIVISION
CHAPELGATE WOODS
 LOTS 1 - 134 AND
 OPEN SPACE LOTS 135, 136 & 137 AND
 NON-BUILDABLE BULK PARCEL E
 A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B "CHAPELGATE" PLATS 25942 THRU 25954

TAX MAP 16 - GRID 10 - P/O PARCEL 110
 ZONED: CEF-M
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 GRAPHIC SCALE
 50' 0 50' 100' 150'

SHEET 7 OF 12

LEGEND

-  EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 13157 & 15336
-  EXISTING PUBLIC FOREST CONSERVATION EASEMENT - PLAT 25942-25954
-  EXISTING STREAM CHANGE EASEMENT SHA PLATS 31494, 31514
-  EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 25942-25954
-  EXISTING PUBLIC RETAINING WALL MAINTENANCE EASEMENT PLAT 25942-25954
-  EXISTING WETLANDS PLAT 25942-25954
-  EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT 25945
-  PUBLIC DRAINAGE & UTILITY EASEMENT
-  PUBLIC SEWER, WATER & UTILITY EASEMENT
-  VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
-  10' PUBLIC TREE MAINTENANCE EASEMENT
-  PUBLIC SIGHT DISTANCE EASEMENT
-  PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  PRIVATE RETAINING WALL MAINTENANCE EASEMENT

PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE SHEET 8

LINE	LENGTH	BEARING
S1	56.23'	S43°39'05"E
S2	53.98'	S24°52'39"E
S3	138.98'	S17°12'05"W
S4	12.62'	S07°33'10"W
S5	26.41'	S33°24'29"E
S6	6.98'	S57°12'24"W
S7	15.01'	N34°18'48"W
S8	7.21'	N57°12'24"E
S9	77.63'	S33°24'29"E
S10	105.95'	S73°53'42"E
S11	35.18'	S79°47'28"E
S12	30.00'	S11°12'47"W
S13	36.20'	N79°47'28"W
S14	117.28'	N74°47'24"W
S15	82.80'	S57°50'35"W
SC16	R=375.00' L=20.15'	CHORD: 20.14' N25°19'15"W
S17	79.39'	N57°50'35"E
S18	124.57'	N32°47'36"W
S19	24.72'	N06°33'10"E
S20	130.86'	N17°12'24"E
S21	37.19'	N24°52'39"W
S22	47.21'	N45°14'40"W

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE- SHT 8

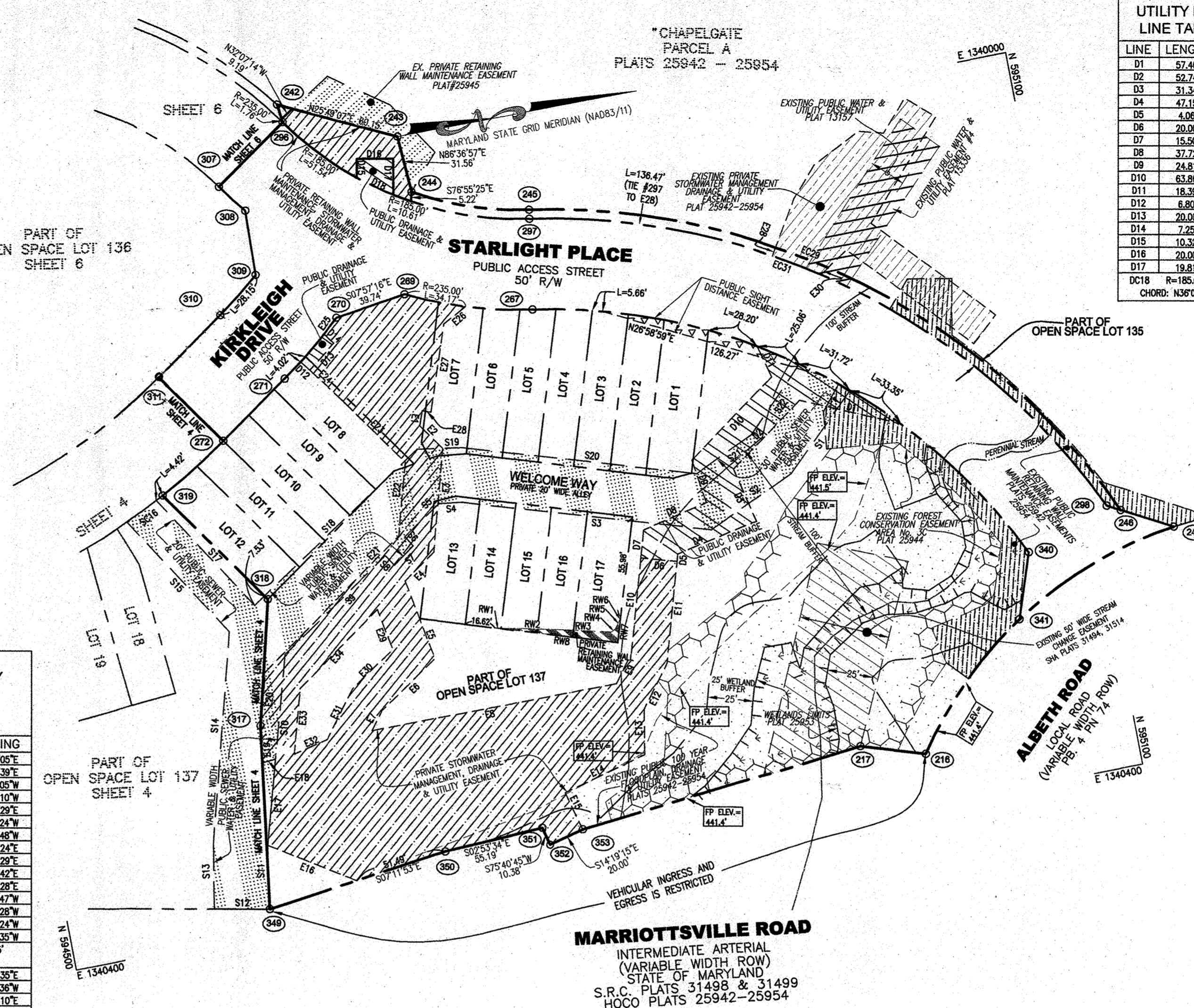
LINE	LENGTH	BEARING
D1	57.48'	S23°58'31"W
D2	52.74'	S35°47'20"E
D3	31.34'	N77°17'48"E
D4	47.15'	S12°01'18"E
D5	4.06'	S73°25'28"E
D6	20.00'	S16°34'34"W
D7	15.50'	N73°25'28"W
D8	37.72'	N12°36'29"W
D9	24.81'	S82°26'17"W
D10	63.86'	N35°47'20"W
D11	18.39'	S73°36'51"W
D12	6.80'	S53°26'21"W
D13	20.00'	N37°31'11"W
D14	7.25'	S53°26'21"W
D15	10.32'	S78°12'38"E
D16	20.00'	N10°47'22"E
D17	19.81'	N79°12'38"W
DC18	R=185.00' L=22.15'	CHORD: N36°09'32"E 22.13'

PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET 8

LINE	LENGTH	BEARING
E1	8.50'	S70°50'17"E
E2	17.88'	N55°34'26"E
E3	57.60'	S74°08'46"E
E4	22.36'	S34°25'36"E
E5	45.74'	N79°57'12"E
E6	40.74'	S33°24'06"E
E7	12.50'	S52°34'49"E
E8	137.86'	N00°00'00"E
E9	18.62'	N52°40'31"W
E10	52.85'	N73°25'26"W
E11	56.51'	S73°25'26"E
E12	28.27'	S52°40'31"E
E13	24.88'	S80°00'00"E
E14	48.66'	S14°45'28"E
E15	22.52'	N75°40'46"E
E16	52.97'	S73°53'42"E
E17	47.83'	S73°53'42"E
E18	7.60'	N04°33'50"W
E19	20.49'	S81°58'03"E
E20	29.89'	S73°53'38"E
E21	105.12'	N34°25'35"W
E22	41.00'	N74°08'46"W
E23	48.82'	S55°34'25"W
E24	24.57'	S53°26'21"E
E25	R=300.00' L=11.51'	CHORD: 11.51' N41°47'42"W
E26	15.16'	S28°16'22"E
E27	49.32'	S70°50'17"E
E28	5.00'	S19°08'43"W
E29	23.53'	S79°57'12"W
E30	30.97'	N33°24'05"W
E31	31.18'	N52°34'49"W
E32	20.15'	N13°00'31"W
E33	36.55'	S73°53'36"E
E34	60.85'	S34°25'35"E

PRIVATE RETAINING WALL MAINTENANCE EASEMENT (HOA MAINTENANCE)

LINE	LENGTH	BEARING
RW1	3.07'	S11°16'11"W
RW2	37.15'	S12°35'31"W
RW3	24.36'	S13°30'33"W
RW4	2.66'	S27°18'41"E
RW5	5.07'	S54°08'02"E
RW6	1.61'	S51°23'22"E
RW7	13.62'	N72°18'41"W
RW8	68.39'	N17°41'19"E



EASEMENTS DETAIL

SCALE: 1"=50'

NOTE:

1. REFER TO SHEET 3 FOR BOUNDARY, LOT AND RIGHT-OF-WAY DETAILING, LOCATION OF CERTAIN EASEMENTS, COORDINATE TABLE AND AREA TABULATION

DETAILING OF:

1. PUBLIC DRAINAGE & UTILITY EASEMENT
2. PUBLIC SIGHT DISTANCE EASEMENT
3. VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
4. PUBLIC SEWER & UTILITY EASEMENT
5. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
6. PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
7. PRIVATE RETAINING WALL 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 4/2/22
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Ryan Houck 5/24/22
 U.S. HOME, LLC DATE
 A DELAWARE LIMITED LIABILITY COMPANY
 RYAN HOUCK, DIVISION PRESIDENT

OWNER/DEVELOPER
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 410-423-4264

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

[Signature] 7/17/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 7-13-22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 8/1/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 TO 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24th DAY OF May, 2022.

BY: *[Signature]*
 RYAN HOUCK
 DIVISION PRESIDENT

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPEL GATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21438 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Eric David Salmi 4/2/22
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024



VOGEL ENGINEERING

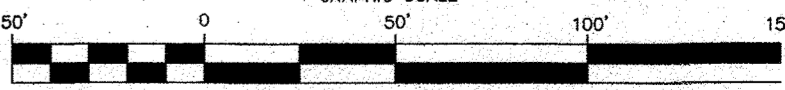
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26148 ON 8-8-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPEL GATE WOODS
 LOTS 1 - 134 AND
 OPEN SPACE LOTS 135, 136 & 137 AND
 NON-BUILDABLE BULK PARCEL E
 A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B
 "CHAPEL GATE" PLATS 25942 THRU 25954

TAX MAP 16 - GRID 10 - P/O PARCEL 110
 ZONED: CEF-W
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' GRAPHIC SCALE MAY 2022



SHEET 8 OF 12

LEGEND

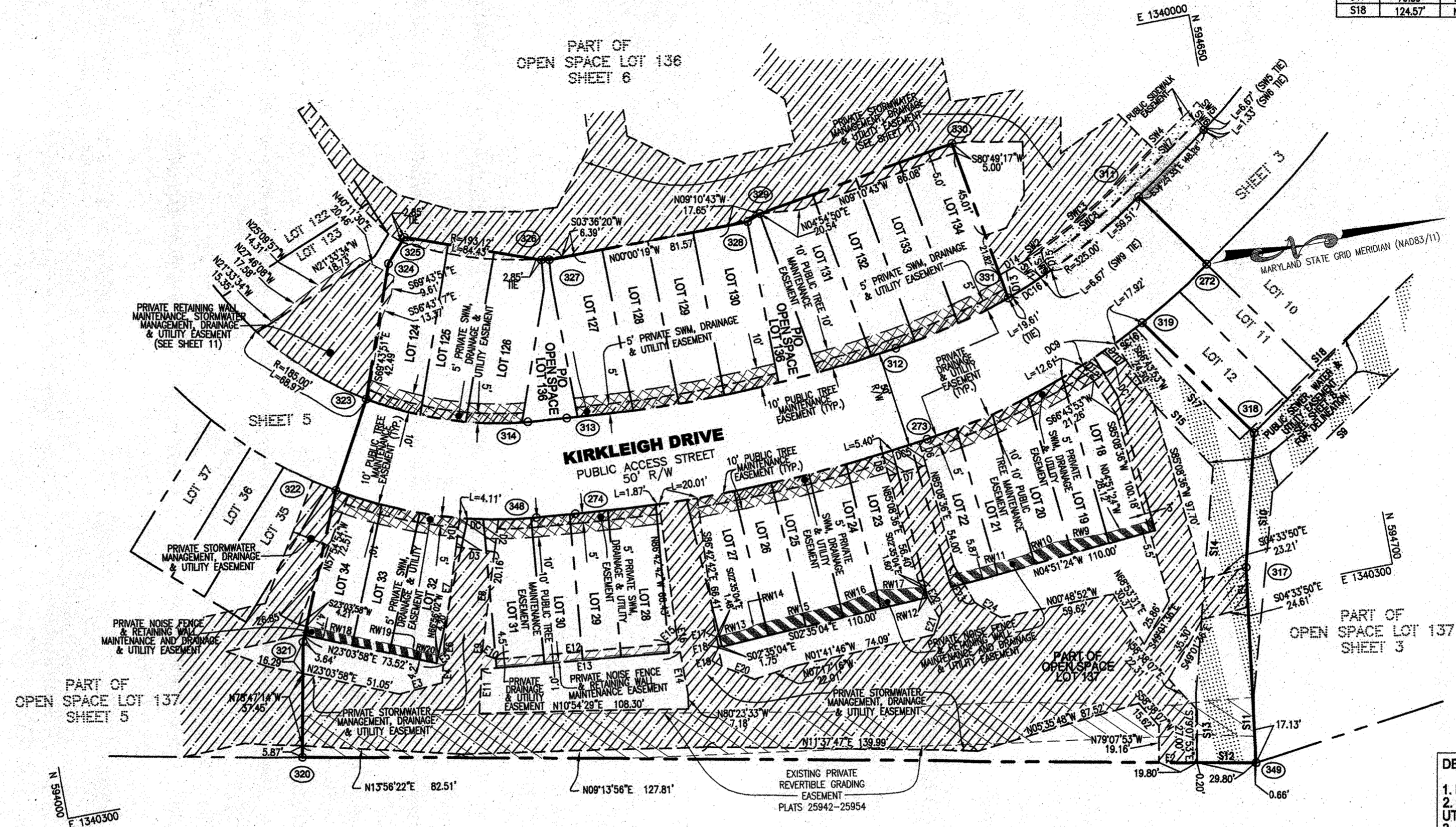
- EXISTING PRIVATE REVERTIBLE GRADING EASEMENT PLATS 25942-25954
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- 10' PUBLIC SIDEWALK EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE EASEMENT
- PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT

PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT

LINE	LENGTH	BEARING
RW9	24.35'	N01°19'13"E
RW10	18.02'	N12°01'45"W
RW11	39.76'	N04°51'24"W
RW12	5.70'	S87°24'56"W
RW13	14.63'	S02°35'04"E
RW14	6.12'	S14°04'58"E
RW15	45.63'	S03°08'58"E
RW16	19.29'	S09°17'00"E
RW17	23.32'	S07°05'28"W
RW18	55.39'	S23°03'58"W
RW19	2.44'	S34°53'13"W
RW20	12.22'	S23°03'58"W

EASEMENTS DETAIL

SCALE: 1"=50'



PUBLIC SIDEWALK EASEMENT LINE TABLE

LINE	LENGTH	BEARING
SW1	12.60'	S66°03'57"W
SW2	6.00'	N23°56'03"W
SW3	R=312.33' L=57.86'	CHORD: N29°07'08"W 57.78'
SW4	56.25'	N34°25'35"W
SW5	12.54'	N65°34'29"E
SW6	6.00'	N65°34'29"E
SW7	49.58'	S34°25'35"W
SW8	R=319.00' L=58.42'	CHORD: S29°10'49"E 58.33'
SW9	6.00'	N66°03'57"E

PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
S9	92.36'	S33°24'28"E
S10	105.95'	S73°53'42"E
S11	35.18'	S79°47'28"E
S12	30.00'	S11°12'47"W
S13	36.20'	N78°47'28"W
S14	117.28'	N74°47'24"W
S15	82.80'	S57°50'35"W
S16	R=375.00' L=20.15'	CHORD: 20.14' N25°19'15"W
S17	79.39'	N57°50'35"E
S18	124.57'	N32°47'36"W

PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	20.49'	S81°59'03"E
E2	20.00'	N11°12'46"E
E3	23.06'	N03°21'22"W
E4	9.45'	N76°14'21"W
E5	3.48'	S23°00'46"E
E6	4.39'	N76°14'21"W
E7	50.31'	S72°00'09"E
E8	49.57'	N72°00'09"W
E9	3.55'	N76°14'21"W
E10	7.86'	S34°12'44"W
E11	22.90'	S76°13'46"E
E12	90.83'	N05°54'54"E
E13	103.66'	N05°54'54"E
E14	22.64'	S89°51'29"E
E15	5.26'	N31°25'24"W
E16	3.18'	S89°51'29"E
E17	6.15'	S89°51'29"E
E18	5.71'	S89°51'29"E
E19	10.05'	S89°51'29"E
E20	18.08'	S32°04'39"W
E21	9.22'	N61°25'12"W
E22	22.23'	S71°27'53"W
E23	21.49'	N71°27'53"E
E24	15.47'	N40°51'36"E

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
DC1	R=235.00' L=20.08'	CHORD: N13°03'21"E 20.07'
D2	16.83'	N72°00'09"W
D3	20.00'	N17°59'51"E
D4	15.10'	S72°00'09"E
DC5	R=779.55' L=20.01'	CHORD: N06°58'07"W 20.01'
D6	12.72'	N85°08'36"E
D7	20.00'	N04°51'24"W
D8	11.98'	N85°08'36"E
DC9	R=375.00' L=20.00'	CHORD: N23°16'07"W 20.00'
D10	10.00'	S66°43'53"W
DC11	R=385.00' L=20.00'	CHORD: S23°16'07"E 20.00'
D12	10.00'	N86°43'53"E
D13	13.03'	S88°17'09"W
D14	20.87'	N18°20'19"W
D15	11.79'	N88°17'09"E
DC16	R=325.00' L=21.26'	CHORD: S21°32'46"E 21.26'

- DETAILING OF:**
1. PUBLIC DRAINAGE & UTILITY EASEMENT
 2. PUBLIC VARIABLE WIDTH SEWER, WATER & UTILITY EASEMENT
 3. PUBLIC SEWER, WATER & UTILITY EASEMENT
 4. 10' PUBLIC SIDEWALK EASEMENT
 5. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 6. PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 7. PRIVATE DRAINAGE & UTILITY EASEMENT
 8. PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE EASEMENT
 9. PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND 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.

Eric David Salmi 5/24/22
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE

Ryan Houck 5/24/22
 RYAN HOUCK
 A DELAWARE LIMITED LIABILITY COMPANY
 RYAN HOUCK, DIVISION PRESIDENT
 DATE

OWNER/DEVELOPER
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 410-423-4264

MARRIOTTVILLE ROAD
 INTERMEDIATE ARTERIAL
 (VARIABLE WIDTH ROW)
 STATE OF MARYLAND
 S.R.C. PLATS 31498 & 31499
 HOCO PLATS 25942-25954

NOTE:
 1. REFER TO SHEET 4 FOR BOUNDARY, LOT AND RIGHT-OF-WAY DETAILING, LOCATION OF CERTAIN EASEMENTS, COORDINATE TABLE AND AREA TABULATION

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

[Signature] 7/7/22
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 7.13.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 5/12/22
 DIRECTOR
 DATE

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 24th DAY OF May, 2022.

BY: *[Signature]*
 RYAN HOUCK
 DIVISION PRESIDENT

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPEL GATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Eric David Salmi 5/24/22
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8951 www.timmons.com

RECORDED AS PLAT No. 20149 ON 8-8-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPEL GATE WOODS
 LOTS 1 - 134 AND
 OPEN SPACE LOTS 135, 136 & 137 AND
 NON-BUILDABLE BULK PARCEL E

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B
 "CHAPEL GATE" PLATS 25942 THRU 25954

TAX MAP 16 - GRID 10 - P/O PARCEL 110
 ZONED: CEF-W
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' GRAPHIC SCALE MAY 2022

SHEET 9 OF 12

LEGEND

- EXISTING PRIVATE REVERTIBLE GRADING EASEMENT PLATS 25942-25954
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT - PLAT 25942-25954
- EXISTING PRIVATE TEMPORARY EASEMENT PLATS 25942-25954
- EXISTING PRIVATE PERPETUAL EASEMENT PLATS 25942-25954
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- 10' PUBLIC SIDEWALK EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT

PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
S1	R=195.00' L=34.84'	
CHORD:	34.80'	N16°07'57"E
S2	2.60'	S78°59'12"E
S3	R=225.00' L=35.81'	
CHORD:	35.77'	S15°34'23"W
S4	3.04'	S78°59'12"E

PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	13.00'	N53°42'43"W
EC2	R=235.00' L=20.01'	
CHORD:	20.00'	N32°19'43"E
E3	19.01'	N23°03'58"E
E4	18.82'	S41°37'40"W
E5	3.76'	S33°17'53"E
E6	13.60'	N78°47'02"W
E7	2.79'	N88°19'39"E
E8	4.50'	N88°19'39"E
E9	12.78'	N11°35'55"E
EC10	R=246.67' L=33.35'	
CHORD:	33.33'	S40°50'53"E

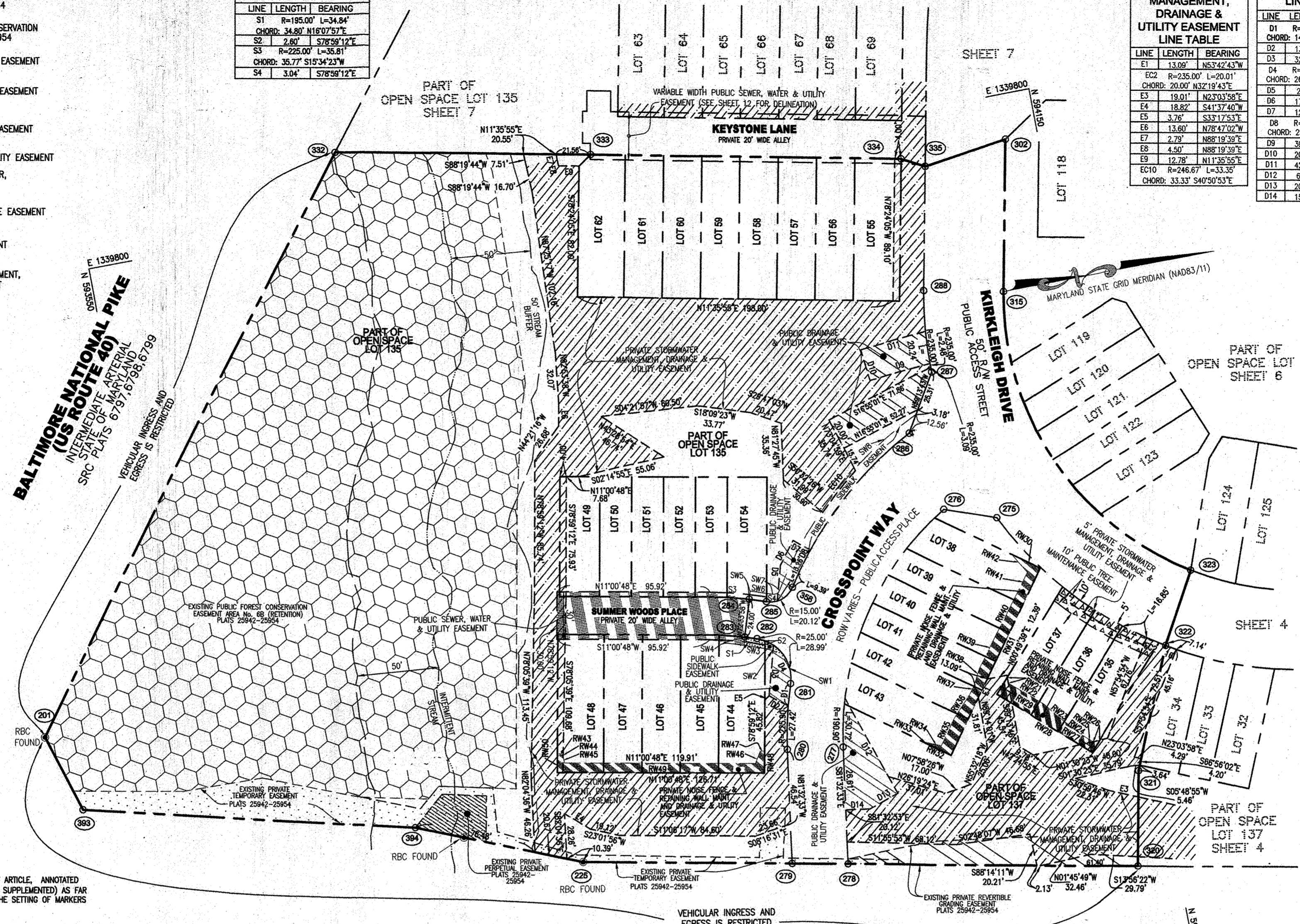
PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
D1	R=225.90' L=14.03'	
CHORD:	14.03'	S72°48'34"E
D2	13.45'	S38°17'17"W
D3	32.08'	N74°11'25"W
D4	R=25.00' L=27.91'	
CHORD:	26.48'	N76°59'17"E
D5	22.26'	S74°11'25"E
D6	17.53'	N52°04'58"W
D7	12.32'	N39°35'13"E
D8	R=240.90' L=25.83'	
CHORD:	25.81'	S53°29'04"E
D9	39.04'	N05°48'23"W
D10	20.00'	N84°11'37"E
D11	42.10'	S05°48'23"E
D12	68.12'	N71°47'40"E
D13	20.00'	S18°12'20"E
D14	15.16'	S08°27'27"W

PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
RW21	3.80'	N89°13'46"W
RW22	25.53'	S41°12'00"W
RW23	19.87'	S50°56'59"W
RW24	11.46'	S47°40'13"W
RW25	7.88'	S42°15'51"W
RW26	4.20'	S01°30'23"E
RW27	8.91'	N47°44'09"W
RW28	70.00'	N42°15'51"E
RW29	12.45'	S47°44'09"E
RW30	19.81'	N36°17'17"E
RW31	130.25'	S53°42'43"E
RW32	19.75'	S36°17'17"W
RW33	6.03'	N21°52'55"E
RW34	6.01'	N24°30'22"E
RW35	18.99'	N53°56'54"W
RW36	18.18'	N46°19'03"W
RW37	5.62'	N53°32'39"W
RW38	11.39'	N61°16'56"W
RW39	21.43'	N52°48'47"W
RW40	24.34'	N52°36'19"W
RW41	21.87'	N52°54'35"W
RW42	14.91'	S59°52'11"W
RW43	3.54'	S00°38'16"E
RW44	0.81'	N70°05'39"W
RW45	4.62'	S89°21'44"W
RW46	8.18'	S57°51'33"E
RW47	2.78'	S11°00'48"W
RW48	13.63'	S78°59'12"E
RW49	130.00'	N11°00'48"E
RW50	10.62'	S78°59'12"E

BALTIMORE NATIONAL PIKE (US ROUTE 40)
 INTERMEDIATE ARTERIAL STATE OF MARYLAND
 SRC PLATS 679, 679.6, 679.6, 679.9



EASEMENTS DETAIL

SCALE: 1"=50'

- DETAILING OF:**
1. PUBLIC DRAINAGE & UTILITY EASEMENT
 2. PUBLIC VARIABLE WIDTH SEWER, WATER & UTILITY EASEMENT
 3. PUBLIC SEWER, WATER & UTILITY EASEMENT
 4. PUBLIC SIDEWALK EASEMENT
 5. PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
 6. PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND 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.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 5/24/22
 U.S. HOME, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 RYAN HOUCK, DIVISION PRESIDENT

OWNER/DEVELOPER
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 410-423-4264

MARRIOTTVILLE ROAD
 INTERMEDIATE ARTERIAL (VARIABLE WIDTH ROW)
 (STATE OF MARYLAND)
 S.R.C. PLATS 31498 & 31499
 HOCO PLATS 25942-25954

NOTE:
 1. REFER TO SHEET 5 FOR BOUNDARY, LOT AND RIGHT-OF-WAY DETAILING, LOCATION OF CERTAIN EASEMENTS, COORDINATE TABLE AND AREA TABULATION

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

[Signature]
 HOWARD COUNTY HEALTH OFFICER
 DATE: 7/12/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7-13-22

[Signature]
 DIRECTOR
 DATE: 8/1/22

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 24th DAY OF May, 2022.

BY: *[Signature]*
 RYAN HOUCK
 DIVISION PRESIDENT

WITNESS: *[Signature]*

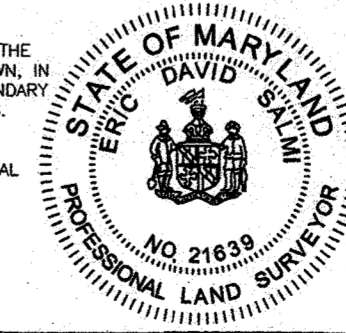
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPELGATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024



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. 26150 ON 8-8-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION
 CHAPELGATE WOODS**

LOTS 1 - 134 AND
 OPEN SPACE LOTS 135, 136 & 137 AND
 NON-BUILDABLE BULK PARCEL E

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B "CHAPELGATE" PLATS 25942 THRU 25954

TAX MAP 16 - GRID 10 - P/O PARCEL 110
 ZONED: CEF-M
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 GRAPHIC SCALE
 MAY 2022

SHEET 10 OF 12

PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
E1	20.97'	N11°35'55"E	E42	22.19'	S87°38'35"E
E2	15.29'	S78°24'05"E	E43	18.03'	N01°46'01"E
E3	77.26'	N11°35'55"E	E44	8.69'	S42°25'02"E
E8	68.23'	N17°05'37"E	EC45	R=40.00'	L=39.61'
E9	3.89'	S25°33'21"E	CHORD:	S08°09'52"W	38.01'
E10	72.92'	S71°11'36"E	E46	18.53'	N20°12'26"W
E11	21.28'	N19°10'02"E	E47	19.33'	N16°08'52"W
E12	71.50'	N70°20'28"W	E48	27.23'	S78°56'11"W
E13	10.17'	S48°04'22"W	E49	18.82'	N11°03'49"W
E14	11.73'	S38°23'50"E	E50	55.64'	S01°28'31"E
E15	20.00'	S51°36'10"W	E51	36.27'	S35°59'32"W
E16	26.58'	S38°23'50"E	E52	18.72'	N87°38'35"W
E17	9.05'	N68°22'38"W	E53	29.38'	N06°34'46"E
E18	18.63'	N44°55'36"E	E54	33.10'	N17°50'38"E
E19	22.95'	N89°48'48"E	E55	16.23'	N19°49'03"W
E20	37.77'	N00°11'12"W	E56	10.44'	N44°55'36"E
E21	26.60'	S78°37'42"E	E57	23.22'	N87°54'29"E
E22	12.38'	N05°26'10"W	E58	5.04'	S79°37'42"E
E23	17.24'	S52°54'44"E	E59	1.47'	S78°26'29"W
E24	20.86'	S37°05'16"W	E60	166.75'	S16°52'52"W
E25	23.08'	N53°59'54"W	E61	62.84'	N73°07'08"W
E26	12.73'	N40°46'20"E	E62	20.02'	N19°28'12"E
E27	17.37'	S74°27'31"E	E63	64.44'	N73°07'08"W
E28	9.37'	S12°46'27"W	E64	105.28'	S16°52'52"W
EC29	R=342.47'	L=36.19'	E65	10.00'	N06°04'34"E
CHORD:	S23°42'48"E	36.17'	E66	65.13'	N11°35'55"E
E30	24.89'	S59°34'25"W	E67	5.07'	S78°24'05"E
E31	22.95'	N34°25'35"W	E68	65.47'	S03°09'18"E
EC32	R=312.33'	L=54.93'	E69	8.72'	N67°34'31"W
CHORD:	N29°23'15"W	54.86'	E70	11.67'	S55°34'25"W
E32	1.89'	N88°17'09"E	E71	3.64'	N34°25'35"W
E33	24.68'	N18°20'19"W	E72	59.15'	N75°08'22"W
E34	11.57'	S08°42'20"E	EC89	R=250.00'	L=2.28'
E35	19.15'	S50°27'40"E	CHORD:	S40°55'15"E	2.28'
E36	17.65'	N08°10'43"W	E90	5.22'	S49°15'05"W
E37	6.39'	S03°36'20"W	E91	20.00'	S40°44'56"E
EC38	R=193.12'	L=84.73'	E92	4.38'	N49°15'05"E
CHORD:	N16°10'26"E	84.05'	EC93	R=250.00'	L=5.85'
E40	18.71'	N04°35'45"E	CHORD:	S35°28'08"E	5.85'
E41	36.24'	S51°04'11"E			

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
D70	20.00'	S11°37'40"W	D82	13.30'	N10°11'43"E
DC71	R=1150.00'	L=20.02'	D83	13.02'	N41°57'08"W
CHORD:	S14°03'53"W	20.02'	D84	34.87'	N52°54'44"W
D72	12.05'	N78°22'20"W	D85	34.22'	S53°59'54"E
D73	10.00'	S71°11'36"E	DC86	R=185.00'	L=20.23'
DC74	R=1150.00'	L=21.43'	CHORD:	S38°55'58"W	20.22'
CHORD:	S19°10'04"W	21.43'	DC87	R=250.00'	L=20.02'
D75	10.00'	N70°20'28"W	CHORD:	S38°21'56"E	20.02'
DC76	R=425.00'	L=21.08'	D90	9.01'	N44°58'01"W
CHORD:	N15°25'12"E	21.08'	D91	1.91'	N73°07'08"W
D77	19.78'	S56°10'46"E	D92	6.01'	S73°07'08"E
D78	67.73'	S88°22'38"E	D93	4.41'	S44°58'01"E
D79	21.04'	N38°23'50"W	D94	5.11'	N75°37'42"W
D80	64.63'	S68°18'17"E	D95	11.79'	S88°17'09"W
D81	15.31'	S56°10'46"E	D96	13.03'	S88°17'09"W
			D97	20.87'	N18°20'19"W

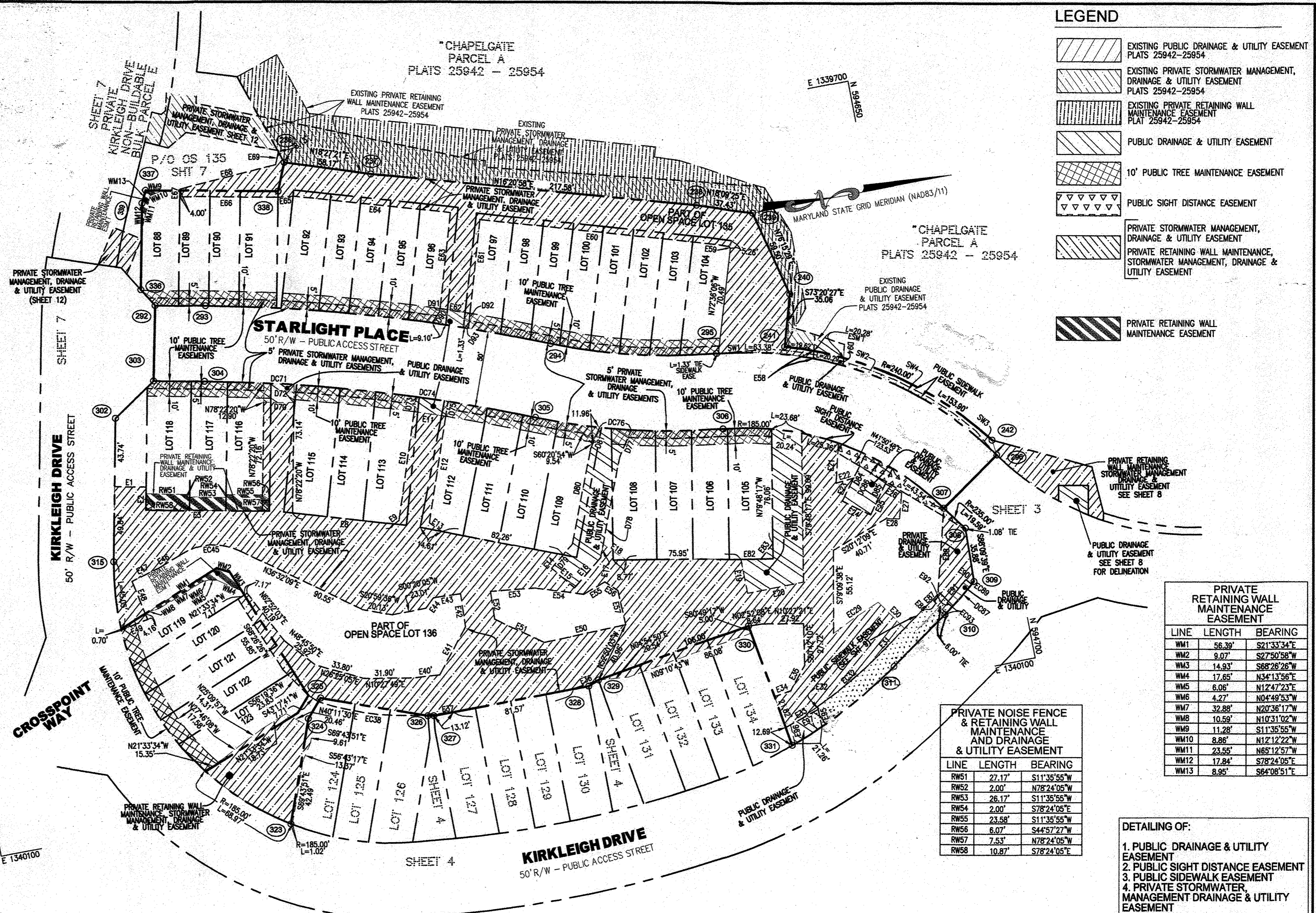
PUBLIC SIDEWALK EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
SW1	R=527.13'	L=35.71'	35.70'	S05°47'30"W
SW2	237.44'	150.30'	147.80'	S32°27'43"W
SW3	188.85'	20.64'	20.63'	N60°28'42"E
SW4	235.00'	203.07'	196.81'	S30°47'36"W

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
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 5/24/22

Ryan Houck
U.S. HOME, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
RYAN HOUCK, DIVISION PRESIDENT
DATE: 5/24/22



LEGEND

- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLATS 25942-25954
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25942-25954
- EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT 25942-25954
- PUBLIC DRAINAGE & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC SIGHT DISTANCE EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE EASEMENT

PRIVATE RETAINING WALL MAINTENANCE EASEMENT

LINE	LENGTH	BEARING
WM1	56.39'	S21°33'34"E
WM2	9.07'	S27°50'58"W
WM3	14.93'	S68°26'26"W
WM4	17.65'	N34°13'58"E
WM5	6.06'	N12°47'23"E
WM6	4.27'	N04°49'53"W
WM7	32.88'	N20°36'17"W
WM8	10.59'	N10°31'02"W
WM9	11.28'	S11°35'55"W
WM10	8.86'	N12°12'22"W
WM11	23.55'	N85°12'22"W
WM12	17.84'	S78°24'05"E
WM13	8.95'	S84°08'51"E

PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT

LINE	LENGTH	BEARING
RW51	27.17'	S11°35'55"W
RW52	2.00'	N78°24'05"W
RW53	26.17'	S11°35'55"W
RW54	2.00'	S78°24'05"E
RW55	23.58'	S11°35'55"W
RW56	6.07'	S44°57'27"W
RW57	7.53'	N78°24'05"W
RW58	10.87'	S78°24'05"E

- DETAILING OF:**
1. PUBLIC DRAINAGE & UTILITY EASEMENT
 2. PUBLIC SIGHT DISTANCE EASEMENT
 3. PUBLIC SIDEWALK EASEMENT
 4. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 5. PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 6. PRIVATE RETAINING WALL MAINTENANCE EASEMENT

NOTE:
1. REFER TO SHEET 6 FOR BOUNDARY, LOT AND RIGHT-OF-WAY DETAILING, LOCATION OF CERTAIN EASEMENTS, COORDINATE TABLE AND AREA TABULATION

EASEMENTS DETAIL

SCALE: 1"=50'

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

[Signature]
HOWARD COUNTY HEALTH OFFICER
DATE: 7/7/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7-13-22

[Signature]
DIRECTOR
DATE: 8/1/22

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 24th DAY OF May 2022.

BY: *[Signature]*
RYAN HOUCK
DIVISION PRESIDENT

WITNESS: *[Signature]*

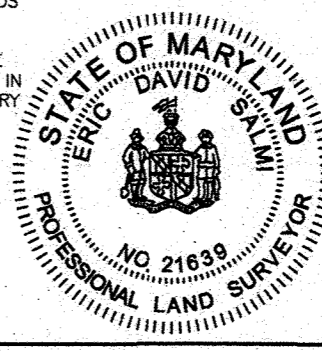
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPEL GATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

[Signature]
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2024



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. 24151 ON 8-8-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPEL GATE WOODS
LOTS 1 - 134 AND
OPEN SPACE LOTS 135, 136 & 137 AND
NON-BUILDABLE BULK PARCEL E

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B "CHAPEL GATE" PLATS 25942 THRU 25954

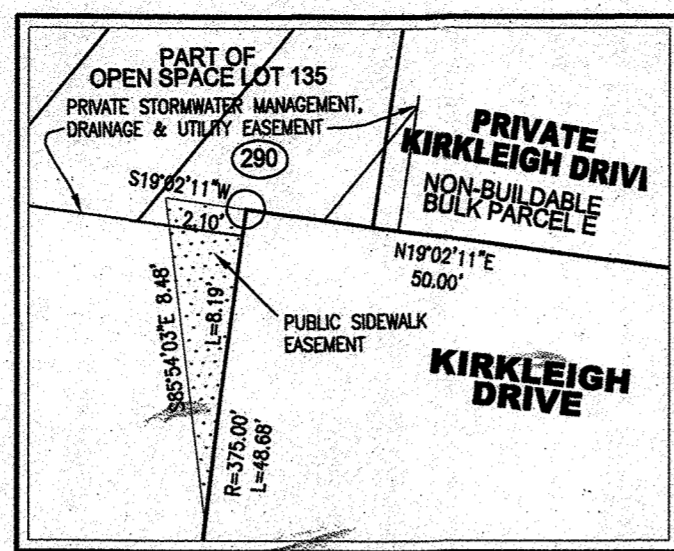
TAX MAP 16 - GRID 10 - P/O PARCEL 110
ZONED: CEF-M
3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' GRAPHIC SCALE MAY 2022

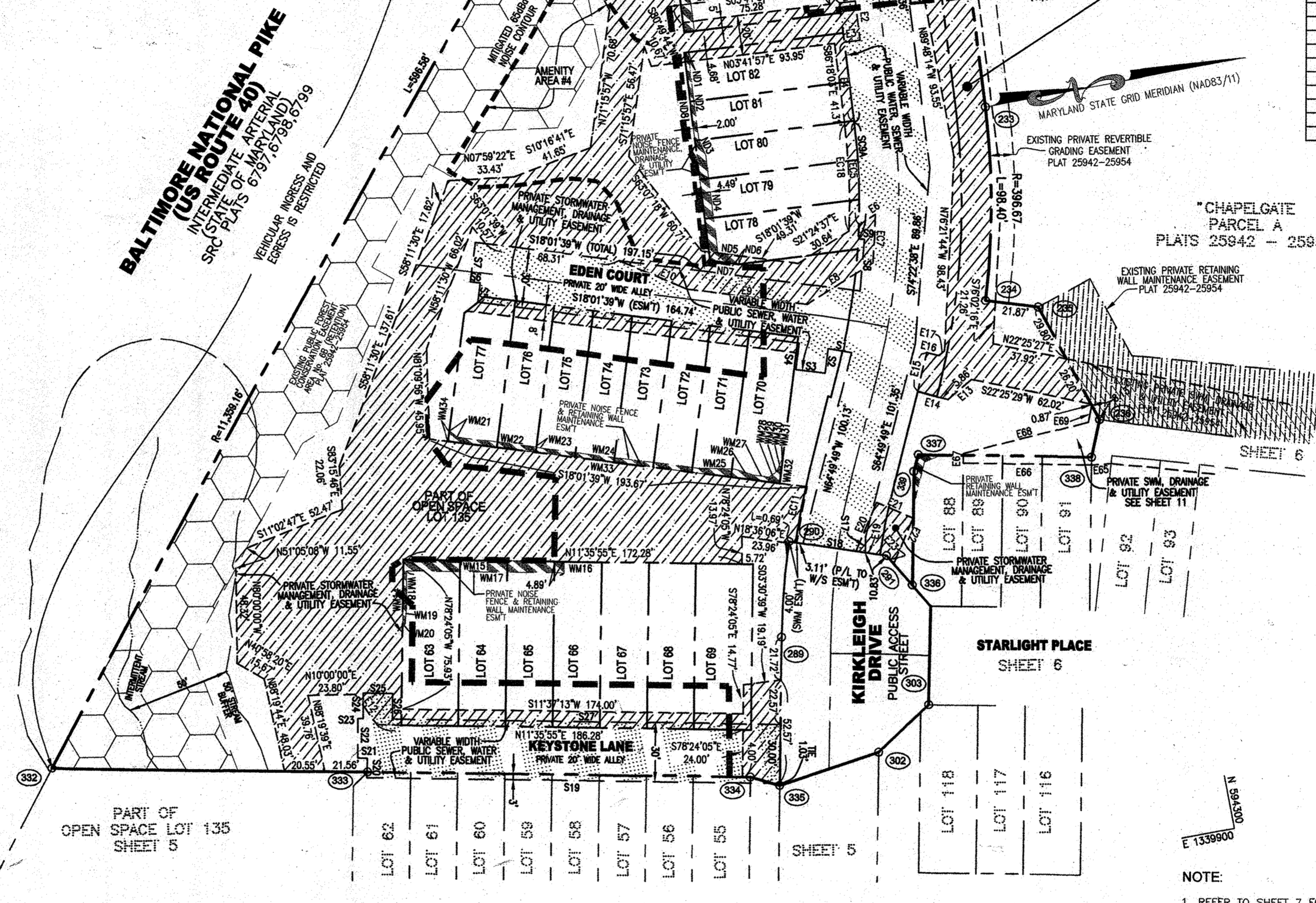
SHEET 11 OF 12

LEGEND

- EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT PLAT 25942-25954
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT - PLAT 25942-25954
- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLATS 25942-25954
- EXISTING EASEMENT FOR SUPPORTING SLOPES SRC PLAT 6797-6798
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT
- PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE EASEMENT
- PRIVATE NOISE FENCE MAINTENANCE, DRAINAGE & UTILITY EASEMENT



INSET SCALE: 1" = 5'



PRIVATE NOISE FENCE MAINTENANCE AND DRAINAGE & UTILITY EASEMENT

LINE	LENGTH	BEARING
N01	2.00'	S03°41'57"W
N02	45.00'	N86°18'03"W
N03	8.45'	S76°34'10"W
N04	49.82'	N86°18'03"W
N05	11.09'	S18°01'39"W
N06	4.50'	N71°58'21"W
N07	14.58'	N18°01'39"E
N08	106.39'	S86°18'03"E

PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
S1	12.10'	S20°59'22"W
S2	12.69'	S71°58'21"E
S3	15.00'	S18°01'39"W
S4	13.67'	N71°58'21"W
S5	10.00'	N71°58'21"W
S6	5.00'	S18°01'39"W
S7	20.00'	N71°58'21"W
S8	28.30'	N74°22'38"W
S9	2.98'	S13°37'22"W
SC9A	R=329.90'	L=59.13'
CHORD:	N81°09'58"W	59.05'
S10	5.10'	N03°41'57"E
S11	21.87'	N86°18'03"W
S12	30.00'	N03°41'57"E
S13	5.50'	S86°18'03"E
S14	12.68'	N03°41'57"E
S15	15.00'	S86°18'03"E
S16	12.68'	S03°41'57"W
S17	8.00'	S78°24'06"E
S18	32.06'	S19°02'11"W
S19	210.08'	S11°35'55"W
S20	10.00'	N78°24'06"W
S21	4.90'	S11°35'55"W
S22	20.00'	N78°58'12"W
S23	2.63'	N11°35'55"E
S24	13.00'	N78°24'06"W
S25	15.00'	N11°35'55"E
S26	13.00'	S78°24'06"E
S27	197.55'	N11°35'55"E

PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	8.10'	S03°41'57"W
E2	20.00'	N86°18'03"W
E3	8.10'	S03°41'57"E
E4	41.31'	N86°18'03"W
E05	R=329.90'	L=51.94'
CHORD:	N81°47'26"W	51.94'
E6	9.73'	S21°24'37"E
E07	R=338.00'	L=24.54'
CHORD:	N76°07'34"W	24.54'
E8	39.43'	N21°22'19"W
E9	62.00'	N18°01'39"E
E10	37.26'	N33°35'40"E
E011	R=371.00'	L=28.96'
CHORD:	S68°43'38"E	28.96'
E12	19.20'	N64°44'47"E
E13	15.58'	S28°34'14"E
E14	15.87'	S2°50'54"W
E15	20.49'	N66°13'21"W
E16	6.40'	N23°46'39"E
E17	3.72'	N29°34'14"W
E018	R=324.90'	L=54.55'
CHORD:	N81°29'28"W	54.55'
E19	15.54'	S19°02'11"W
E20	26.85'	N56°21'57"W
E21	20.00'	N33°38'03"E
E22	25.31'	S56°21'57"E
E23	5.50'	S58°12'29"W
E65	10.00'	N06°04'34"E
E66	65.13'	N11°35'55"E
E67	5.07'	S78°24'06"E
E68	65.47'	S03°09'18"E
E69	8.72'	N67°34'31"W

PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE EASEMENT

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
WM14	34.57'	N78°24'05"W	WM24	81.27'	S18°01'39"W
WM15	81.89'	N11°35'55"E	WM25	18.21'	S12°29'53"W
WM16	5.75'	S78°24'05"E	WM26	10.03'	S28°05'48"W
WM17	80.30'	S11°35'55"W	WM27	8.03'	S18°01'39"W
WM18	16.01'	S87°00'00"E	WM28	3.92'	S24°10'28"E
WM19	10.89'	S74°43'46"E	WM29	1.75'	S4°55'30"E
WM20	2.36'	S43°57'39"E	WM30	6.00'	S55°51'18"E
WM21	5.12'	S50°12'25"W	WM31	0.96'	S51°33'42"E
WM22	40.39'	S18°01'39"W	WM32	13.35'	N71°58'21"W
WM23	2.29'	S24°24'21"W	WM33	170.00'	N18°01'39"E
			WM34	5.48'	S71°58'21"E

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 12/22
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Ryan Houck 5/24/22
 RYAN HOUCK DATE
 A DELAWARE LIMITED LIABILITY COMPANY
 RYAN HOUCK, DIVISION PRESIDENT

OWNER/DEVELOPER
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 410-423-4264

EASEMENTS DETAIL

SCALE: 1"=50'

- DETAILING OF:**
1. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 2. PRIVATE RETAINING WALL MAINTENANCE, STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
 3. VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
 4. PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE EASEMENT
 5. PRIVATE NOISE FENCE & RETAINING WALL MAINTENANCE AND DRAINAGE & UTILITY EASEMENT
 6. PRIVATE RETAINING WALL MAINTENANCE EASEMENT
 7. PUBLIC SIDEWALK EASEMENT

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

[Signature] 7/2/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7.13.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/1/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24th DAY OF May 2022.

BY: *[Signature]*
 RYAN HOUCK
 DIVISION PRESIDENT

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B AS SHOWN ON A PLAT ENTITLED "CHAPELGATE" AND RECORDED AS PLATS 25942 THRU 25954; AND ALSO BEING PART OF THE LAND CONVEYED FROM CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION TO U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED MARCH 29, 2022 AND RECORDED IN LIBER 21436 AT FOLIO 415; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO 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 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Eric David Salmi 12/22
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2024



VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8951 www.timmons.com

RECORDED AS PLAT No. 20152 ON 8-8-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPELGATE WOODS
 LOTS 1 - 134 AND
 OPEN SPACE LOTS 135, 136 & 137 AND
 NON-BUILDABLE BULK PARCEL E
 A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL B
 "CHAPELGATE" PLATS 25942 THRU 25954

TAX MAP 16 - GRID 10 - P/O PARCEL 110
 ZONED: CEF-M
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 GRAPHIC SCALE
 MAY 2022

SHEET 12 OF 12