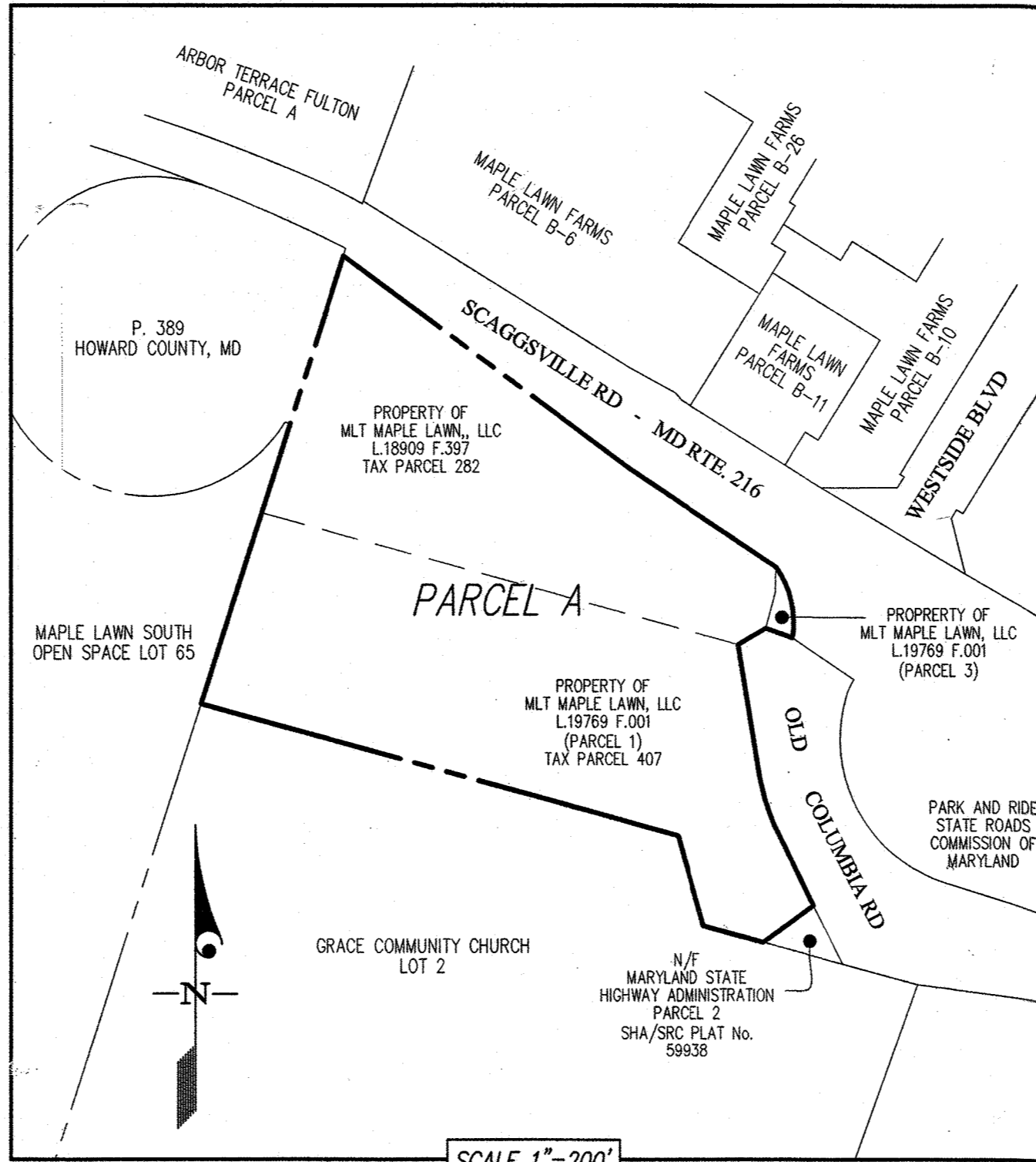


GENERAL NOTES:

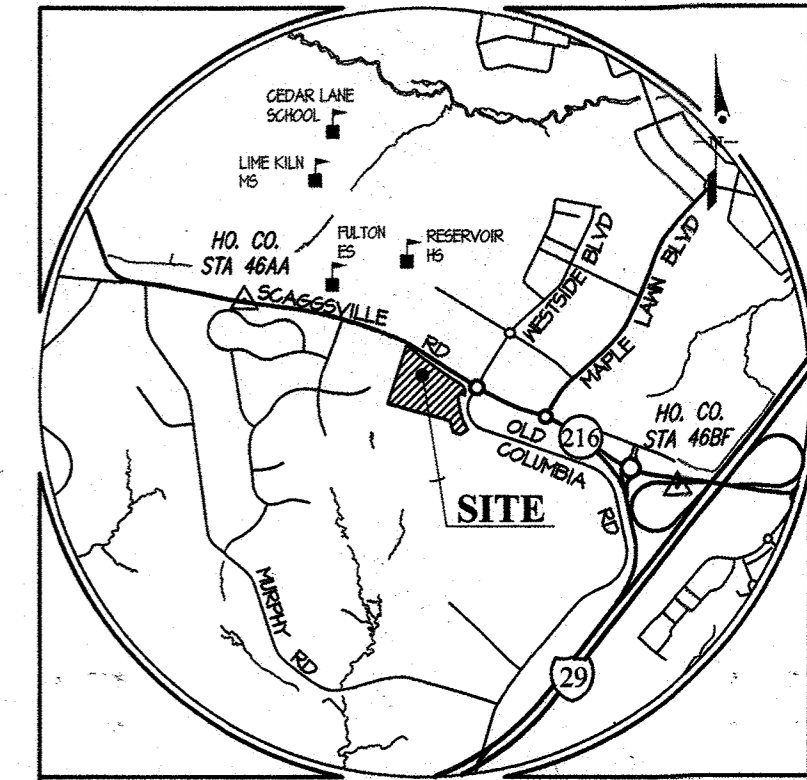
- THE SUBJECT PROPERTY IS ZONED R-SA-8 PER ZONING BOARD CASE No. ZB-1122M. IN ACCORDANCE WITH SECTION 100.0.G.2 OF THE ZONING REGULATIONS, A SITE PLAN ZONING PETITION WAS APPROVED BY THE ZONING BOARD, PER ZB-1122M, THAT ESTABLISHED THE SPECIFIC USE OF THE PROPERTY AS DESIGNED UNDER SDP-21-034.
- COORDINATES ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: No. 46AA - N 540,396.383 E 1,335,505.383 AND No. 46BF - N 538,448.152 E 1,340,010.492.
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN SEPTEMBER 2020.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: WP-21-027 AND GP-21-071; ECP-21-016 AND WP-21-041; SDP-21-034; F-22-022.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES IN THE VICINITY.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE WILL BE PROVIDED BY THE CONDOMINIUM ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE _____ ON WHICH DATE THE DEVELOPERS AGREEMENT No. _____ WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. ALL FACILITIES WILL BE OWNED AND MAINTAINED BY THE CONDO ASSOCIATION.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. FOR THIS PROJECT THERE ARE 4 FCEs (ALL ARE AFFORESTATION), 2 ARE ON-SITE AND 2 ARE OFF-SITE. THE OFF-SITE EASEMENTS ARE ON THE ADJOINING PROPERTY (GRACE COMMUNITY CHURCH, LOT 2). NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE TOTAL FOREST CONSERVATION SURETY REQUIRED FOR THIS PROJECT IS \$28,425.50, OF WHICH, \$15,295.50 IS FOR THE TWO ON-SITE FCEs CREATED UNDER THIS PLAT AND \$13,130.00 IS FOR THE TWO OFF-SITE FCEs.
- 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 HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE 65DBA 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 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE 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. DEPT OF HOUSING AND URBAN DEVELOPMENT.
- A NOISE STUDY WAS PROVIDED BY POLYSONICS ACOUSTICS & TECHNOLOGY CONSULTING DATED OCTOBER 12, 2020. THE 65 DBA NOISE LINE 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. DEPT OF HOUSING AND URBAN DEVELOPMENT. THE NOISE STUDY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF VOLUME III OF THE HOWARD COUNTY DESIGN MANUAL. IN ACCORDANCE WITH THOSE REGULATIONS, THE 65 DBA CONTOUR SHOWN ON THE PLANS IS FROM THE TRAFFIC NOISE FROM MD ROUTE 216. MITIGATION OF ANY ADDITIONAL NOISE GENERATED FROM THE MECHANICAL EQUIPMENT SERVING THE GROCERY STORE ON THE NORTH SIDE OF ROUTE 216, WOULD BE THE RESPONSIBILITY OF THE GROCERY STORE. TO THE EXTENT IT EXCEEDS THE ALLOWABLE LEVELS PER THE ZONING REGULATIONS. THE 65 DBA NOISE LINE FROM TRAFFIC NOISE DOES NOT IMPACT ANY OF THE UNITS OR THEIR CURTILAGE. NO NOISE MITIGATION IS REQUIRED.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 12/3/18 AT EMANUEL UNITED METHODIST CHURCH IN COMPLIANCE WITH SECTION 16.128 OF THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PRE-SUBMISSION MEETING WAS HELD FOR FUTURE AGE-RESTRICTED RESIDENTIAL CONDOMINIUM DEVELOPMENT PROPOSED FOR THE SUBJECT SITE, PER SDP-21-034.
- THE REQUIRED LANDSCAPE BUFFER PLANTINGS ARE PROVIDED IN ACCORDANCE WITH SECTION 16.124 AND THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$58,500.00 HAS BEEN POSED WITH THE DEVELOPERS AGREEMENT FOR THE REQUIRED PLANTING SHOWN ON SDP-21-034.



SCALE 1"=200'

LEGEND

- FOREST CONSERVATION EASEMENT
- PROPERTY LINE
- PUBLIC EASEMENT
- EXISTING BOUNDARY MARKER
- BOUNDARY CORNER TO BE SET



VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP: 39 GRID: A2

GENERAL NOTES CONTINUED:

- PROJECT BACKGROUND: LOCATION: TAX MAP 46
ZONING: PROPERTY IS ZONED R-SA-A PER ZB-1122M
ELECTION DISTRICT: FIFTH ELECTION DISTRICT
AREA OF BUILDABLE LOTS: PARCEL 'A': 8.7 AC.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC., DATED OCTOBER 1, 2020 AND APPROVED WITH ECP-21-016 ON FEBRUARY 3, 2021. THERE ARE NO STREAMS, WETLANDS, OR BUFFERS WITHIN THE LIMITS OF THE SITE.
- A TRAFFIC REPORT WAS PROVIDED BY THE TRAFFIC GROUP, DATED MARCH, 2021. BASED UPON THE DATA AND ANALYSES PRESENTED IN THIS STUDY, THE PROPOSED DEVELOPMENT OF THE GATES AT MAPLE LAWN CAN BE ACCOMMODATED BY THE SURROUNDING ROAD SYSTEM. THE RESULTS OF THE CAPACITY ANALYSES FOR EXISTING, BACKGROUND, AND TOTAL FUTURE TRAFFIC VOLUMES SHOW THAT ACCEPTABLE LEVELS OF SERVICE CAN BE MAINTAINED AT ALL INTERSECTIONS INCLUDED IN THIS STUDY. THEREFORE, THE PROPOSED DEVELOPMENT SATISFIES HOWARD COUNTY ADEQUATE ROAD FACILITIES TEST EVALUATION REQUIREMENTS.
- A FOREST STAND DELINEATION LETTER DATED OCTOBER 1, 2020 WAS APPROVED WITH ECP-21-016. THERE ARE NO EXISTING FOREST OR SPECIMEN TREES ON THE SITE.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE ZB-1122 M.
- WP-21-041, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1209(B)(2), REQUIRING 75% ON-SITE FOREST CONSERVATION PLANTING WAS APPROVED ON FEBRUARY 10, 2021 UNDER THE FOLLOWING CONDITIONS:
 - AT LEAST 0.70 ACRES OF AFFORESTATION MUST BE PROVIDED ON THE GATES AT MAPLE LAWN SITE AS SHOWN ON THE ENVIRONMENTAL CONCEPT PLAN EXHIBIT SUBMITTED WITH THIS PETITION. THE AFFORESTATION MUST BE PROVIDED IN ACCORDANCE WITH THE FOREST CONSERVATION REGULATIONS AND FOREST CONSERVATION MANUAL.
 - THE ON-SITE FOREST CONSERVATION EASEMENT AREAS MUST BE PLANTED WITH A MIXTURE OF LARGER STOCK PLANTINGS (1 TO 3 GALLON AND 1" AND 2" CALIPER) IN ACCORDANCE WITH THE STANDARDS IN THE FOREST CONSERVATION MANUAL.
 - THE APPLICANT MUST SATISFY THE REMAINING 0.60 ACRES OF AFFORESTATION BY PURCHASING CREDITS FROM AN ESTABLISHED FOREST MITIGATION BANK AND/OR FULFILLING THIS OBLIGATION BY PLANTING AT A SUITABLE OFF-SITE LOCATION, PREFERABLE WITHIN HIGH-PRIORITY LOCATIONS, TO BE APPROVED BY THIS DEPARTMENT DURING THE FINAL SUBDIVISION PLAN STAGE.
 - AN AGREEMENT AND AN EASEMENT FOR ACCESS AND MAINTENANCE MUST BE PREPARED, SIGNED AND EXECUTED BETWEEN THE APPLICANT AND HOWARD COUNTY FOR THE RELOCATED DRIVEWAY ONTO THE SUBJECT SITE (GATES AT MAPLE LAWN). THIS AGREEMENT/EASEMENT MUST BE RECORDED WITH THE FINAL PLAT AND REFERENCED ON ALL SUBDIVISION AND SITE PLANS FOR THIS PROJECT.
- ON SEPTEMBER 23, 2020 AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, APPROVED A FOR ALTERNATIVE COMPLIANCE, WP-21-027, WITH RESPECT TO SECTION 16.155(A)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW A GP (GP-21-071) BE USED IN PLACE OF AN SDP IN ORDER FOR THIS SITE BE USED AS A TEMPORARY STOCKPILE AREA FOR THE EXCESS DIRT BEING REMOVED AS PART OF THE CONSTRUCTION AT THE JOHNS HOPKINS LABORATORY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DECLARATION OF INTENT (DOI) FOR CLEARING LESS THAN 20,000 SQUARE FEET OF FOREST, MUST BE SUBMITTED TO THE DIVISION OF LAND DEVELOPMENT PRIOR TO THE SIGNING OF THE GP.
 - THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS AND OBTAIN ALL NECESSARY PERMITS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
 - THE "PUBLIC ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 389" IS INTENDED TO PROVIDE FOR A RELOCATED DRIVEWAY ACCESS ACROSS PARCEL A FOR THE SOLE BENEFIT OF ADJACENT PARCEL 389, AS SHOWN HEREIN.
- The owner of Parcel A is responsible for all lawn and landscape maintenance within the public access and utility easement until the driveway to the off-site County owned water tower is reconstructed within the easement.

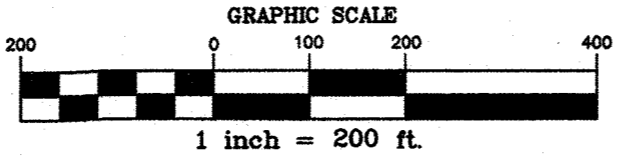
PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE PROPERTY CONVEYED TO MLT MAPLE LAWN, LLC BY A DEED DATED SEPTEMBER 20, 2019 RECORDED IN LIBER 18909 AT FOLIO 397, AND BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 23, 2020 RECORDED IN LIBER 19769 AT FOLIO 001, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND TO CREATE PRIVATE AND PUBLIC EASEMENTS AS SHOWN AND NOTED ON SHEET 2.

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	8.7007 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	8.7007 AC.

OWNERS:
MLT MAPLE LAWN, LLC
1202 SHADY CREEK RD
MARRIOTTVILLE, MD 21104



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

[Signature]
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 12-22-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 12/21/21
DIRECTOR
DATE

OWNER'S DEDICATION

MLT MAPLE LAWN, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 28th DAY OF September

MLT MAPLE LAWN, LLC
BY: *[Signature]*
THOMAS MCKEE, MANAGING MEMBER

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF ALL OF PARCELS 1 & 3, AS DELINEATED ON MARYLAND SHA SRC PLAT No. 59938, ALSO BEING ALL OF THE LAND CONVEYED TO MLT MAPLE LAWN, LLC BY A DEED DATED SEPTEMBER 23, 2020 RECORDED IN LIBER 19769 AT FOLIO 001, AND ALL OF THE LAND CONVEYED TO MLT MAPLE LAWN, LLC BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 20, 2019 RECORDED IN LIBER 18909 AT FOLIO 397, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 9/29/2021
WILLIAM E. GRUENINGER III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2021)

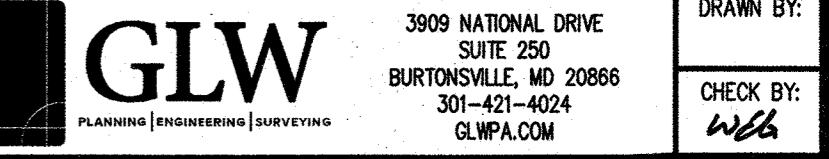


RECORDED AS PLAT NUMBER 25986 ON 1/31/22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GATES AT MAPLE LAWN PARCEL A
(A CONSOLIDATION OF PARCELS 282 & 407)

ZONE: R-SA-8 TM 46, GRID 3, PARCEL 282 & 407
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND
SCALE: 1"=200' SHEET 1 OF 3 SEPTEMBER 2021

DRAWN BY: *[Signature]*
CHECK BY: *[Signature]*

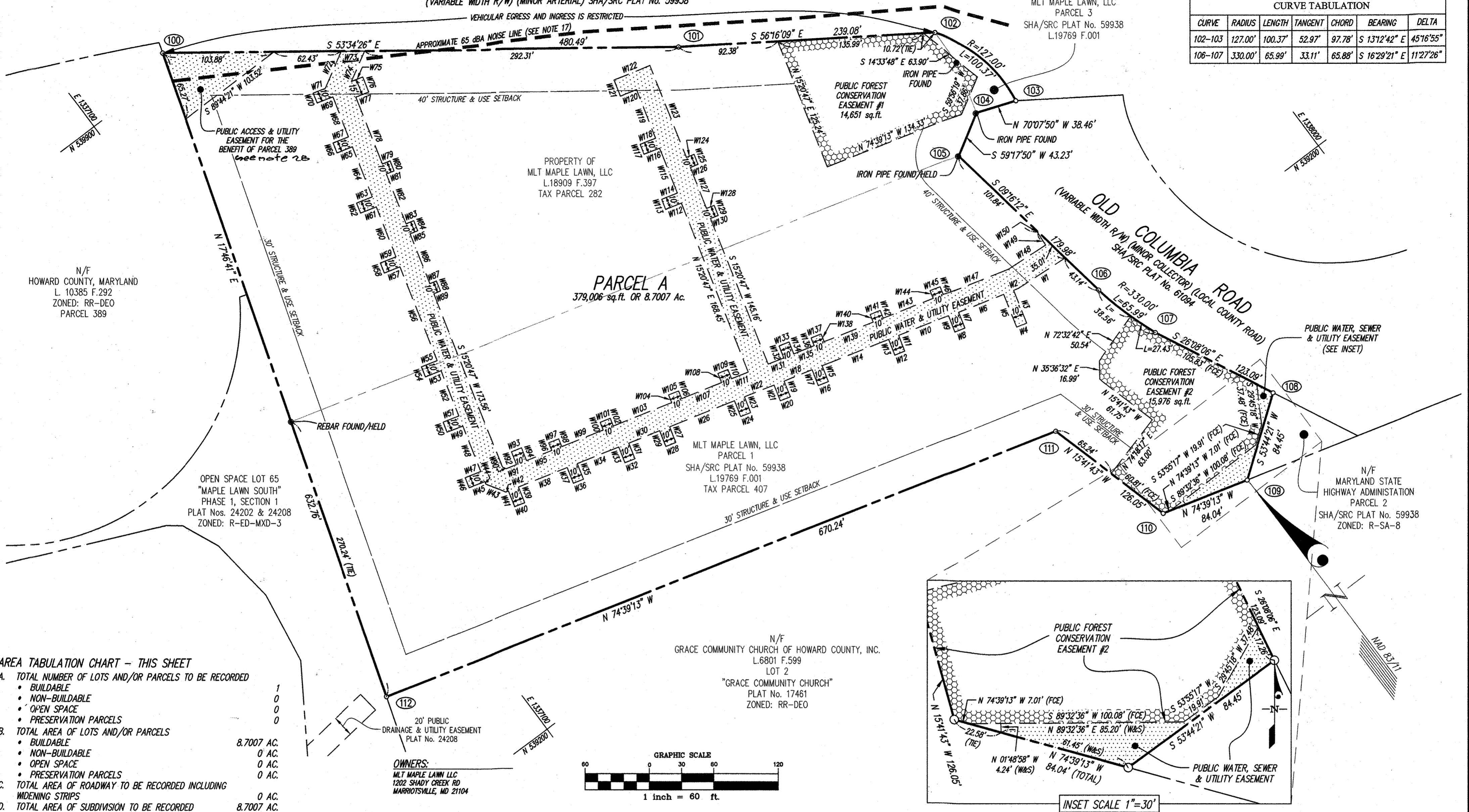


S:\Survey\Drawings\2022\PLATS\2022\PL 01.dwg, PLOTTED: 9/15/2021 3:54 PM, LAST SAVED: 9/15/2021 3:53 PM, PLOTTED BY: Morgan Bell

MARYLAND ROUTE 216
(VARIABLE WIDTH R/W) (MINOR ARTERIAL) SHA/SRC PLAT No. 59938

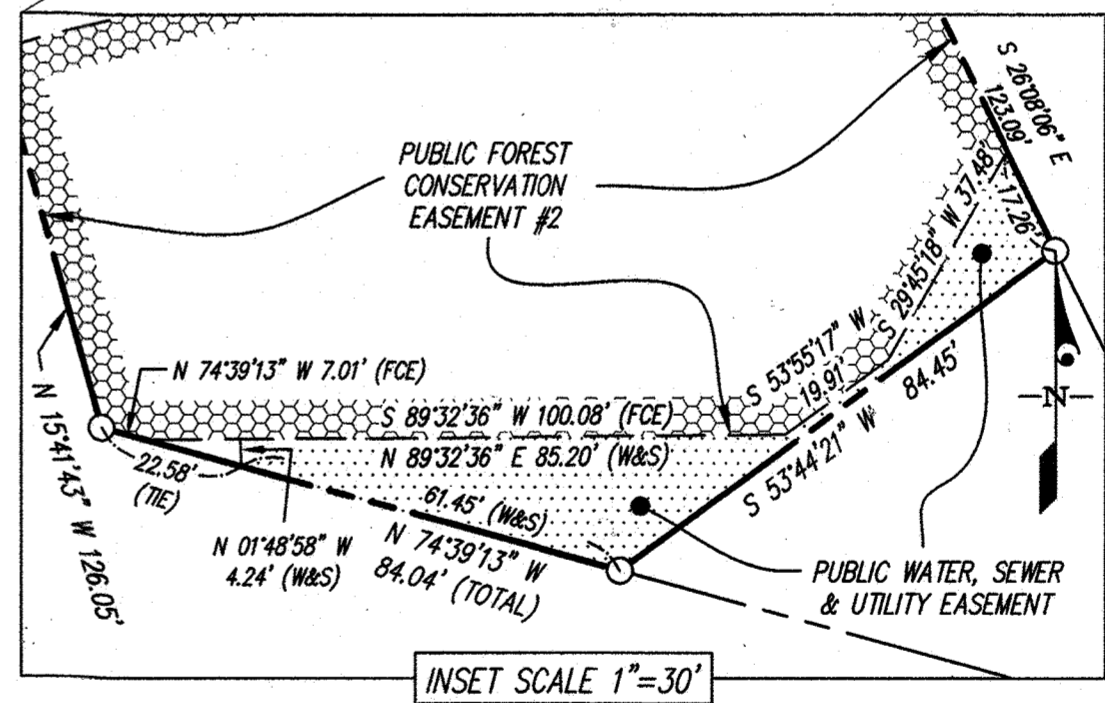
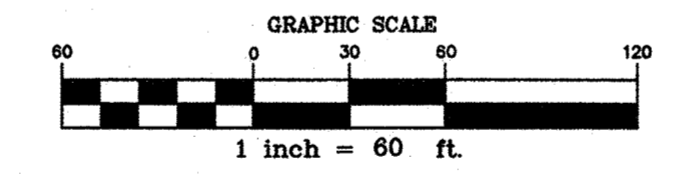
VEHICULAR EGRESS AND INGRESS IS RESTRICTED

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
102-103	127.00'	100.37'	52.97'	97.78'	S 13°12'42" E	45°16'55"
106-107	330.00'	65.99'	33.11'	65.88'	S 16°29'21" E	11°27'26"



AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	8.7007 AC.
• BUILDABLE	0 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.7007 AC.



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

[Signature]
COORDINATOR HEALTH OFFICER
DATE: 11/29/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12-22-21

[Signature]
DIRECTOR
DATE: 1/27/22

OWNER'S DEDICATION

MLT MAPLE LAWN, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 25th DAY OF September

MLT MAPLE LAWN, LLC
BY: *[Signature]*
THOMAS MCKEE, MANAGING MEMBER

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF ALL OF PARCELS 1 & 3, AS DELINEATED ON MARYLAND SHA SRC PLAT No. 59938, ALSO BEING ALL OF THE LAND CONVEYED TO MLT MAPLE LAWN, LLC BY A DEED DATED SEPTEMBER 23, 2020 RECORDED IN LIBER 19789 AT FOLIO 001, AND ALL OF THE LAND CONVEYED TO MLT MAPLE LAWN, LLC BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 20, 2019 RECORDED IN LIBER 18909 AT FOLIO 397, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 9/29/2021
WILLIAM E. GRUENINGER III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2021)



RECORDED AS PLAT NUMBER 25997 ON 1/31/22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GATES AT MAPLE LAWN
PARCEL A
(A CONSOLIDATION OF PARCELS 282 & 407)

ZONE: R-SA-8 TM 46, GRID 3, PARCEL 282 & 407
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND
SCALE: 1"=60' SHEET 2 OF 3 SEPTEMBER 2021

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
DRAWN BY: *[Signature]*
CHECK BY: *[Signature]*

S:\Survey Drawings\20027\PLATS\20027 PL 01.dwg, PLOTTED: 9/15/2021 3:55 PM, LAST SAVED: 9/15/2021 3:55 PM, PLOTTED BY: Morgan Bell

PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W1	N 85°54'13" W	51.71'
W2	N 74°39'13" W	4.80'
W3	S 15°20'47" W	32.67'
W4	N 74°39'13" W	10.00'
W5	N 15°20'47" E	32.67'
W6	N 74°39'13" W	45.09'
W7	S 15°20'47" W	15.67'
W8	N 74°39'13" W	10.00'
W9	N 15°20'47" E	15.67'
W10	N 74°39'13" W	50.00'
W11	S 15°20'47" W	15.67'
W12	N 74°39'13" W	10.00'
W13	N 15°20'47" E	15.67'
W14	N 74°39'13" W	66.57'
W15	S 15°20'47" W	15.67'
W16	N 74°39'13" W	10.00'
W17	N 15°20'47" E	15.67'
W18	N 74°39'13" W	28.32'
W19	S 15°20'47" W	15.67'
W20	N 74°39'13" W	10.00'
W21	N 15°20'47" E	15.67'
W22	N 74°39'13" W	29.67'
W23	S 15°20'47" W	15.67'
W24	N 74°39'13" W	10.00'
W25	N 15°20'47" E	15.67'
W26	N 74°39'13" W	64.93'
W27	S 15°20'47" W	15.67'
W28	N 74°39'13" W	10.00'
W29	N 15°20'47" E	15.67'
W30	N 74°39'13" W	31.19'

PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W31	S 15°20'47" W	15.67'
W32	N 74°39'13" W	10.00'
W33	N 15°20'47" E	15.67'
W34	N 74°39'13" W	41.55'
W35	S 15°20'47" W	15.67'
W36	N 74°39'13" W	10.00'
W37	N 15°20'47" E	15.67'
W38	N 74°39'13" W	48.82'
W39	S 15°20'47" W	15.67'
W40	N 74°39'13" W	10.00'
W41	N 15°20'47" E	15.67'
W42	N 74°39'13" W	2.64'
W43	N 29°39'13" W	20.09'
W44	N 15°20'47" E	2.64'
W45	N 74°39'13" W	15.67'
W46	N 15°20'47" E	10.00'
W47	S 74°39'13" E	15.67'
W48	N 15°20'47" E	45.47'
W49	N 74°39'13" W	15.67'
W50	N 15°20'47" E	10.00'
W51	S 74°39'13" E	15.67'
W52	N 15°20'47" E	45.01'
W53	N 74°39'13" W	15.67'
W54	N 15°20'47" E	10.00'
W55	S 74°39'13" E	15.67'
W56	N 15°20'47" E	93.43'
W57	N 74°39'13" W	15.67'
W58	N 15°20'47" E	10.00'
W59	S 74°39'13" E	15.67'
W60	N 15°20'47" E	49.69'

PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W61	N 74°39'13" W	15.67'
W62	N 15°20'47" E	10.00'
W63	S 74°39'13" E	15.67'
W64	N 15°20'47" E	49.97'
W65	N 74°39'13" W	15.67'
W66	N 15°20'47" E	10.00'
W67	S 74°39'13" E	15.67'
W68	N 15°20'47" E	39.71'
W69	N 74°39'13" W	15.67'
W70	N 15°20'47" E	10.00'
W71	S 74°39'13" E	12.00'
W72	N 60°20'47" E	37.80'
W73	S 53°34'26" E	21.88'
W74	S 60°20'47" W	30.86'
W75	S 74°39'13" E	11.35'
W76	S 15°20'47" W	15.00'
W77	N 74°39'13" W	13.00'
W78	S 15°20'47" W	66.72'
W79	S 74°39'13" E	7.67'
W80	S 15°20'47" W	10.00'
W81	N 74°39'13" W	7.67'
W82	S 15°20'47" W	49.69'
W83	S 74°39'13" E	7.67'
W84	S 15°20'47" W	10.00'
W85	N 74°39'13" W	7.67'
W86	S 15°20'47" W	49.72'
W87	S 74°39'13" E	6.67'
W88	S 15°20'47" W	10.00'
W89	N 74°39'13" W	6.67'
W90	S 29°39'13" E	3.52'

PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W91	S 74°39'13" E	10.35'
W92	N 15°20'47" E	12.80'
W93	S 74°39'13" E	10.00'
W94	S 15°20'47" W	12.80'
W95	S 74°39'13" E	25.33'
W96	N 15°20'47" E	7.67'
W97	S 74°39'13" E	10.00'
W98	S 15°20'47" W	7.67'
W99	S 74°39'13" E	41.55'
W100	N 15°20'47" E	7.67'
W101	S 74°39'13" E	10.00'
W102	S 15°20'47" W	7.67'
W103	S 74°39'13" E	58.69'
W104	N 15°20'47" E	7.67'
W105	S 74°39'13" E	10.00'
W106	S 15°20'47" W	7.67'
W107	S 74°39'13" E	39.93'
W108	N 15°20'47" E	9.14'
W109	S 74°39'13" E	10.00'
W110	S 15°20'47" W	9.14'
W111	S 74°39'13" E	16.67'
W112	N 74°39'13" W	15.67'
W113	N 15°20'47" E	10.00'
W114	S 74°39'13" E	15.67'
W115	N 15°20'47" E	44.83'
W116	N 74°39'13" W	15.67'
W117	N 15°20'47" E	10.00'
W118	S 74°39'13" E	15.67'
W119	N 15°20'47" E	48.42'
W120	N 74°39'13" W	16.17'

PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W121	N 15°20'47" E	16.05'
W122	S 74°39'13" E	36.17'
W123	S 15°20'47" W	91.72'
W124	S 74°39'13" E	7.67'
W125	S 15°20'47" W	10.00'
W126	N 74°39'13" W	7.67'
W127	S 15°20'47" W	40.87'
W128	S 74°39'13" E	7.67'
W129	S 15°20'47" W	10.00'
W130	N 74°39'13" W	7.67'
W131	N 74°39'13" W	15.62'
W132	N 15°20'47" E	11.94'
W133	S 74°39'13" E	10.00'
W134	S 15°20'47" W	11.94'
W135	S 74°39'13" E	20.70'
W136	N 15°20'47" E	7.67'
W137	S 74°39'13" E	10.00'
W138	S 15°20'47" W	7.67'
W139	S 74°39'13" E	49.07'
W140	N 15°20'47" E	7.67'
W141	S 74°39'13" E	10.00'
W142	S 15°20'47" W	7.67'
W143	S 74°39'13" E	50.00'
W144	N 15°20'47" E	7.67'
W145	S 74°39'13" E	10.00'
W146	S 15°20'47" W	7.67'
W147	S 74°39'13" E	65.42'
W148	S 85°54'13" E	40.99'
W149	N 04°05'47" E	14.06'
W150	S 85°54'13" E	0.66'

COORDINATE TABLE		
POINT	NORTHING	EASTING
100	539,916.54	1,337,192.27
101	539,631.23	1,337,578.88
102	539,498.47	1,337,777.72
103	539,403.28	1,337,800.07
104	539,416.36	1,337,763.89
105	539,394.28	1,337,726.72
106	539,216.65	1,337,755.72
107	539,153.48	1,337,774.42
108	539,042.97	1,337,828.63
109	538,993.03	1,337,760.54
110	539,015.27	1,337,679.50
111	539,136.62	1,337,645.40
112	539,314.00	1,336,999.06

OWNERS:
MLT MAPLE LAWN LLC
1202 SHADY CREEK RD
HARRIOTSVILLE, MD 21104

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

[Signature]
COUNTY HEALTH OFFICER
DATE: 11/24/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12-22-21

[Signature]
DIRECTOR
DATE: 1/27/22

OWNER'S DEDICATION

MLT MAPLE LAWN, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES; IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

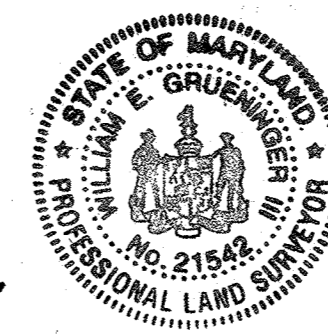
WITNESS OUR HANDS THIS 20th DAY OF September

MLT MAPLE LAWN, LLC

BY: *[Signature]*
THOMAS MCKEE, MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF ALL OF PARCELS 1 & 3, AS DELINEATED ON MARYLAND SHA SRC PLAT No. 59938, ALSO BEING ALL OF THE LAND CONVEYED TO MLT MAPLE LAWN, LLC BY A DEED DATED SEPTEMBER 23, 2020 RECORDED IN LIBER 19769 AT FOLIO 001, AND ALL OF THE LAND CONVEYED TO MLT MAPLE LAWN, LLC BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 20, 2019 RECORDED IN LIBER 18909 AT FOLIO 397, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.



[Signature]
WILLIAM E. GRUENINGER III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2021)

RECORDED AS PLAT NUMBER ~~2592~~ ON 11/31/22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GATES AT MAPLE LAWN PARCEL A

(A CONSOLIDATION OF PARCELS 282 & 407)

ZONE: R-SA-8 TM 46, GRID 3, PARCEL 282 & 407
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND
SCALE: NO SCALE SHEET 3 OF 3 SEPTEMBER 2021

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

DRAWN BY: *[Signature]*
CHECK BY: *[Signature]*

S:\Survey Drawings\20027\PLATS\20027 PL 01.dwg, PLOTTED: 9/15/2021 3:57 PM, LAST SAVED: 9/15/2021 3:55 PM, PLOTTED BY: Morgan Bell