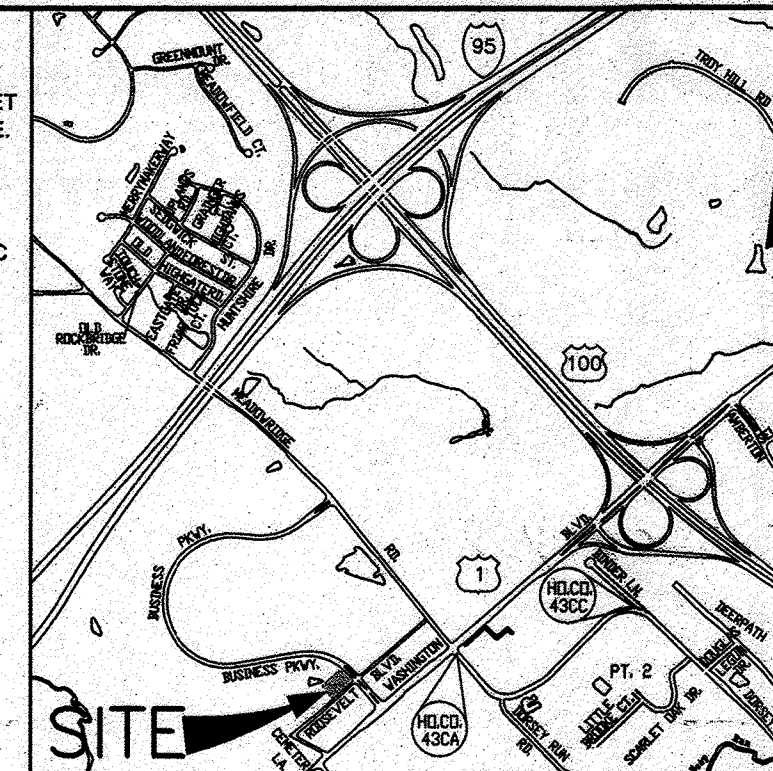


**GENERAL NOTES**

1. THE SUBJECT PROPERTY IS ZONED CE-CL1 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. PREVIOUS DPZ FILES: F-91-144, P-89-015, F-89-163, ECP-21-043.
4. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
5. BOUNDARY IS BASED ON FIELD RUN SURVEY BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2021.
6. ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 43CA AND 43CC WERE USED FOR THIS PROJECT.
8. THERE ARE WETLANDS, STREAMS, THEIR REQUIRED BUFFERS AND 100-YEAR FLOODPLAIN ON THE SITE. THERE ARE NO STEEP SLOPES LOCATED ON THE SITE.
9. STORMWATER MANAGEMENT FOR THIS PARCEL WAS PROVIDED UNDER SDP-91-049. TO COMPLY WITH CURRENT REGULATIONS, ENVIRONMENTAL SIDE DESIGN METHODS AND 10- AND 100-YEAR STORAGE ARE PROVIDED ON THIS SITE, IN A PRIVATE SUBMERGED GRAVEL WETLAND (M-2) FACILITY WHICH WILL BE PRIVATELY MAINTAINED.
10. WATER AND SEWER IS PUBLIC. THE SITE IS WITHIN THE METROPOLITAN DISTRICT. THE CONTRACT NOS. ARE #705-S AND #4-3143-D. THE DRAINAGE AREA IS "PATAPSCO".
11. THERE IS A NON-FEMA FLOODPLAIN LOCATED ON THE PROPERTY, PER PLAT 9047. THE FLOOD STUDY WAS DONE BY GREENHORNE AND OMARA, INC., CIRCA 1989.
12. A FOREST STAND DELINEATION AND WETLAND DELINEATION WERE PERFORMED IN JANUARY, 2021, BY ECO-SCIENCE PROFESSIONALS, INC. THE REPORT WAS APPROVED AS A PART OF ECP-21-043, ON MAY 25, 2021.
13. THIS PLAT DOCUMENTS THE FULFILLMENT OF FOREST CONSERVATION FOR SDP-21-050, WHICH WILL COMPLY WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION THROUGH 0.1 ACRE CREDITED ON-SITE RETENTION (TOTAL AREA 0.28 ACRES) AND 1.1 ACRES OFFSITE FOREST BANK FROM SDP-14-005, PARCEL 2, PROPERTY OF FOREVER A FARM, LLC. 1.1 AC OF REFORESTATION ESTABLISHES 2.2 AC OF FOREST RETENTION AT THE FOREVER-A-FARM TREE BANK.
14. THERE ARE NO CEMETERIES ON THIS PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
15. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED WITH SDP-21-050, BY THE MARS GROUP, DATED NOVEMBER, 2021.
16. A NOISE STUDY IS NOT REQUIRED SINCE THIS IS A COMMERCIAL PROJECT.
17. THIS SITE DOES NOT ADJUT A SCENIC ROAD.
18. A DESIGN ADVISORY PANEL MEETING WAS HELD ON JUNE 30, 2021. THE MEETING SUMMARY WITH ADVISORY COMMENTS WAS ISSUED AND HAS BEEN ADDRESSED.
19. A PRE-SUBMISSION COMMUNITY MEETING FOR THE PROJECT WAS HELD ON APRIL 29, 2021.
20. LANDSCAPING AND REQUIRED SURETY WILL BE PROVIDED WITH A SITE DEVELOPMENT PLAN.
21. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE BOUNDARIES OF THE 1998 BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT (BWI), AIRPORT NOISE ZONE AS WELL AS THE FOUR MILE RADIUS OF BWI AIRPORT. THEREFORE, NO APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION IS REQUIRED.
22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
23. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.

TRAVERSE COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
6	552147.5151	1378068.2417
7	552330.2011	1378342.9925
14	552303.9611	1378373.8919

**BENCH MARKS (NAD'83)**  
 HO.CO. No.43CA ELEV.191.633  
 STAMPED (BRASS OR ALUMINUM) DISC SET  
 TOP OF A 3" DEEP COLUMN OF CONCRETE.  
 AT CORNER US-1 AND DORSEY ROAD  
 N 5528860129 E 13793880380  
 HO.CO. No.43CC ELEV.163.700  
 CONCRETE MONUMENT WITH BRASS DISC  
 AT RT-103(DORSEY ROAD) 1/3 MILE US-29  
 N 553201.462 E 1381152.814



**VICINITY MAP**  
 SCALE: 1" = 2000'  
 ADC MAP NO. 35 GRID A-5

**LEGEND**

- EXISTING FLOOD PLAIN PER PLAT 9047
- PUBLIC DRAINAGE EASEMENT
- EXISTING PRESERVED WETLANDS PER PLAT 9047
- COORDINATES
- REBAR OR I.P.FOUND
- TRAVERSE POINTS
- FOREST CONSERVATION EASEMENT CREDITED/NON CREDITED

**BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
101	552472.7191	1378132.7039
102	552361.6631	1378256.7387
103	552326.5095	1378254.2735
104	552128.7367	1378028.1229
105	552272.1329	1377903.3361

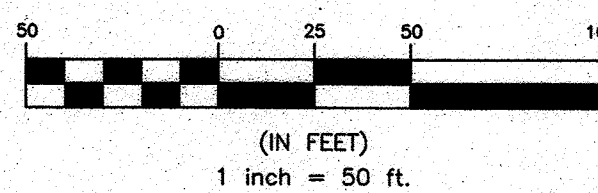
FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°49'47"W	147.97'
L2	S80°19'30"E	28.08'
L3	N79°14'54"E	23.81'
L4	S83°28'16"E	81.59'
L5	N77°42'52"E	25.66'
L6	S63°18'15"E	47.28'
L7	N33°50'45"E	20.77'
L8	N21°34'31"W	12.66'
L9	N80°13'30"W	10.84'
L10	N22°07'49"E	12.25'
L11	N41°26'15"W	20.87'
L12	S79°05'24"E	5.26'

THE REQUIREMENTS § 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.

*Donald Mason* 3/30/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
 DATE

*Shalendra Cherkuri* 04/01/2022  
 SHALENDRA CHERKURI  
 OWNER, ROUTE ONE MAPLE LAWN, LLC  
 DATE

FOREST CONSERVATION CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	613.75'	103.95'	9°42'15"	52.10'	N50°36'51"W	103.83'



**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6844  
 WWW.BEI-CIVILENGINEERING.COM

**AREA TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.39± AC.
OPEN SPACE	0.00
BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE BULK PARCELS	0.00
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.39± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Howard County Health Officer* 5/24/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief, Development Engineering Division* 5.31.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Director* 6/1/22  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY ROUTE ONE MAPLE LAWN, LLC FROM MEADOWRIDGE LOT E-2, LLC BY DEED DATED 10-3-2017 AND RECORDED IN LIBER 17848 AT FOLIO 35 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 3/30/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351  
 DATE

**OWNER'S CERTIFICATE**  
 "ROUTE ONE MAPLE LAWN LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 AND OPEN SPACE WHERE APPLICABLE, 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, WITNESS OUR HANDS THIS 1st DAY OF April, 2022."

*Shalendra Cherkuri* 04/01/2022  
 SHALENDRA CHERKURI  
 OWNER, ROUTE ONE MAPLE LAWN, LLC  
 DATE  
*Witness* 4/1/22  
 WITNESS DATE

THE PURPOSE OF THIS PLAT OF REVISION IS TO UPDATE BUILDING RESTRICTION LINES TO MATCH CURRENT ZONING AND TO ADD A FOREST CONSERVATION EASEMENT.

RECORDED AS PLAT NO. 21089 ON 0-13-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**MAPLE LAWN SCHOOL**  
 MEADOWRIDGE BUSINESS PARK PARCEL E-2  
 (FORMERLY RECORDED AS PLAT NO. 10793)

1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 37  
 GRID: 23  
 PARCEL: 362  
 ZONED: CE-CL1  
 SCALE: AS SHOWN  
 DATE: FEBRUARY, 2022  
 SHEET: 1 OF 1