

**GENERAL NOTES**

- IRON PINS SHOWN THIS:
- CONCRETE MONUMENTS SHOWN THIS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY, 1998, JULY, 1998 AND AUGUST, 2003.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, P-02-12, P-04-01, F-05-02, F-05-81, F-05-113, F-06-43, F-06-43, F-06-161 & SDP-07-120
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA, 41EB, 41GA AND No. 46B2.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL. IF CAPACITY IS AVAILABLE AT THAT TIME, PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE NOVEMBER 6, 2006, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4238-D WAS FILED AND ACCEPTED.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M. FOR A SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA SEE PLAT No. 18745.

**GENERAL NOTES CONTINUE**

- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE 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 (1/2" MIN).
  - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1208(b),(1)(vi) BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1272-1135	273.00'	189.93'	98.99'	186.13'	N 57°14'36" W	39°51'45"

**COORDINATE TABLE**

POINT	NORTHING	EASTING
1134	542049.07	1340756.43
1135	541878.90	1341503.90
1241	541846.08	1341749.50
1242	541884.36	1341713.19
1243	541963.66	1341596.22
1244	541985.13	1341541.83
1245	542158.27	1340781.29
1272	541778.19	1341660.42

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.

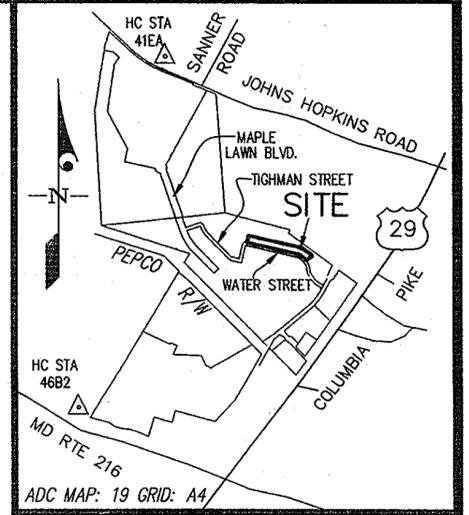
*David S. Weber* 08 JUNE 2007  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

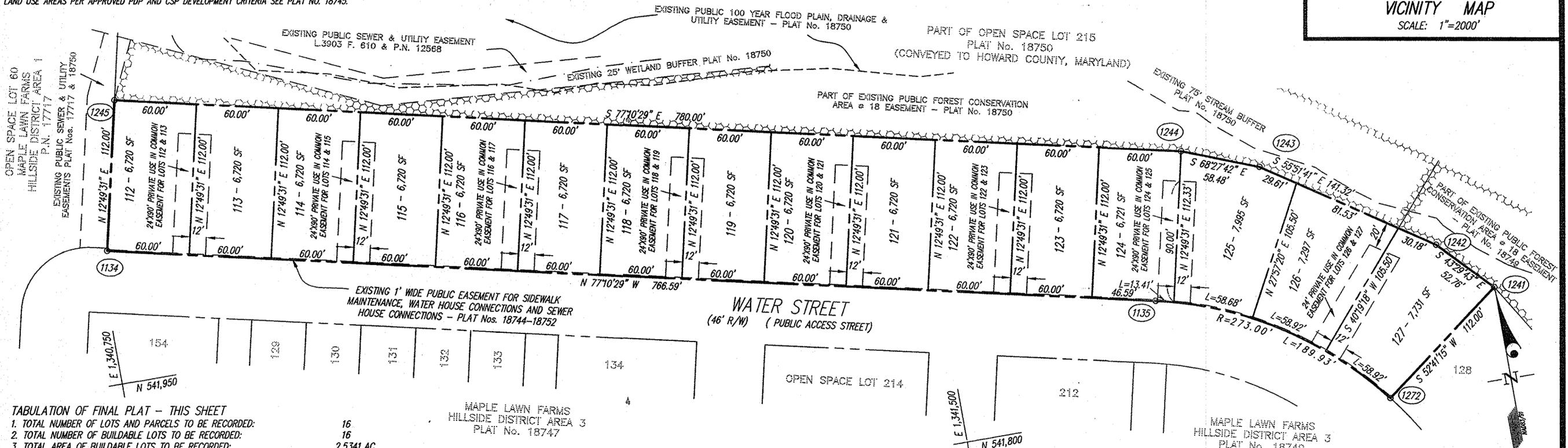
*Eugene W. Jager* 6/6/07  
EUGENE W. JAGER, PRESIDENT

*Charles E. Jager, Jr.* 6/6/07  
CHARLES E. JAGER, JR., VICE-PRESIDENT

MB MAPLE LAWN LLC  
BY: *John Corgan* 5/23/07  
JOHN CORGAN, PRESIDENT



**VICINITY MAP**  
SCALE: 1"=2000'



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	16
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	16
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2,5341 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2,5341 AC.

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

**CONTRACT PURCHASER**

MB MAPLE LAWN LLC  
1886 E. GUDE DRIVE  
ROCKVILLE, MD 20850  
PH: 301-762-9511

**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 REVISION PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, ALSO BEING A REVISION TO LOTS 112 THRU 127 AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 3, LOTS 109 THRU 212, OPEN SPACE LOTS 213 THRU 218 AND COMMON OPEN AREA LOTS 219 THRU 221" AND RECORDED AS PLAT Nos. 18749 AND 18750, 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 AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

THE PURPOSE OF THIS REVISION PLAT IS TO CREATE PRIVATE USE IN COMMON EASEMENTS ON LOTS 112 THROUGH 127.

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

*John W. Nelson for Peter Brillemann, MD* 7/30/07  
COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Michael J. Leyle* 8/2/07  
DIRECTOR

WITNESS OUR HANDS THIS 6 DAY OF JUNE, 2007

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER

MB MAPLE LAWN LLC  
BY: *John Corgan* 5/23/07  
JOHN CORGAN, PRESIDENT

BY: *Eugene W. Jager*  
EUGENE W. JAGER, PRESIDENT

BY: *Charles E. Jager, Jr.*  
CHARLES E. JAGER, JR., VICE-PRESIDENT

*David S. Weber*  
DAVID S. WEBER  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852  
08 JUNE 2007  
DATE



RECORDED AS PLAT NUMBER 19284 ON 8/3/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT  
**MAPLE LAWN FARMS**  
HILLSIDE DISTRICT - AREA 3  
LOTS 112 THRU 127  
(A REVISION TO LOTS 112 THRU 127, MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 3, PLAT Nos. 18749 AND 18750)  
TM 41, GRID 22, P/O PARCEL 474  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=50'  
SHEET 1 OF 1  
MAY 2007

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20888  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: *pvc* CHECK BY: *aj*