

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 CUTSCHICK, LITTLE & WEBER, P.A. IN NOVEMBER 2010.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-08. PER ZB-995M (APPROVAL DATE OF 2/8/01), AND PER ZB-1039M (APPROVAL DATE OF 3-20-08).
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, S-06-16, ZB-995M, ZB-1039M, PB-353, PB-378, WP-01-111, WP-03-02, F-05-113, F-06-162, F-06-219, F-07-74, F-07-112, F-07-140, F-07-210, F-08-04, F-08-15, F-08-16, F-08-72, & P-11-02.
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS JD-63787-3 ON MAY 14, 1998. PERMIT IS COVERED BY MDE TRACKING NO. 01-NY-0344/200165421.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA - N 544,825.8090 E 1,339,217.4440 AND No. 46B2 - N 539,987.7280 E 1,337,218.4840.
- 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 May 1, 2012, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4702-D AND May 1, 2012, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4704-D WERE FILED AND ACCEPTED.
- WAIVER REQUEST FROM SECTION 16.115(c)(2) - WHICH PROHIBITS CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, IMPERVIOUS PAVING, OR PLACEMENT OF STRUCTURES WITHIN THE 100 YEAR FLOOD PLAIN, UNLESS AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING, SECTION 16.116(a)(2)(ii) - WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET OF A PERENNIAL STREAM IN A RESIDENTIAL ZONING DISTRICT AND SECTION 16.119(a)(5) - WHICH REQUIRES THE TRUNCATION OF PUBLIC RIGHT OF WAY LINES ON CORNER LOTS AT AN INTERSECTION BY STRAIGHT LINES JOINING POINTS 25 FEET BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT, WERE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS:
 - THE GRADING DISTURBANCE WITHIN THE STREAM BUFFER AND FLOOD PLAIN AREAS SHALL BE THE MINIMUM NECESSARY TO ACCOMMODATE THE SIDE SLOPES FOR CONSTRUCTION OF THE PROPOSED DUKE STREET.
 - ALL GRADING DISTURBANCES WITHIN THE 100 YEAR FLOOD PLAIN AND 75' STREAM BUFFER ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT AND NATURAL RESOURCES.
 - TRUNCATED RIGHT OF WAY CORNERS SHALL APPLY TO THE RESIDENTIAL LAND USE LOTS AND TO OTHER LOTS OR PARCELS ELSEWHERE, FOR THE OPEN SPACE OR COMMERCIAL LAND USE AREAS FOR THIS PROJECT WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (TND) GOALS AND OBJECTIVES SUBJECT TO HAVING ADEQUATE INTERSECTION SIGHT DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ENGINEERING DIVISION.
- STORMWATER MANAGEMENT, BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED BY AN EXISTING REGIONAL FACILITY CONSTRUCTED UNDER F-03-90 AND THE FACILITY BEING PROPOSED BY THIS SUBMISSION ON OPEN SPACE LOT 87. THE EXISTING FACILITY AND THE FACILITY ON OPEN SPACE LOT 87 ARE P-2 PONDS WITH EXTENDED DETENTION AND WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON OPEN SPACE LOT 85. THE RECHARGE FACILITY WILL BE AN INFILTRATION TRENCH AND WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE MAPLE LAWN FARM HOA AND HOWARD COUNTY. A MICRO-BIO RETENTION FACILITY IS BEING PROVIDED ON OPEN SPACE LOT 86 TO TREAT THE RUNOFF FROM LOTS 66 THRU 74 THAT DOES NOT DRAIN TO THE POND. THIS FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE MAPLE LAWN FARM HOA.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2011.
- THE OPEN SPACE LOTS 83-86 AND COMMON OPEN AREA LOTS 89-92 SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON, ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5/13/03, (DEPT. ID # D07370653). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. IS RECORDED IN LIBER 7419 AT FOLIO 292.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-17, PB CASE 353 AND ZB CASE NO. 995M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP, S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER WESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.

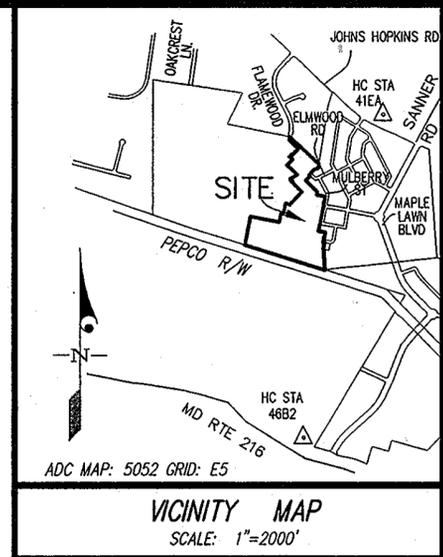
(GENERAL NOTES CONTINUE)

- 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, S-06-16 AND PB-378.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-995M & ZB-1039M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-01-17) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DPZ AFFO RE-PHASING LETTER DATED JULY 8, 2008.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR ALL RESIDENTIAL LOTS PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER WP-02-54, WP-03-02 AND WP-03-120.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAT STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA *Landscaping provided for perimeter-land shown**
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 8 OF THIS PROJECT WILL BE PROVIDED BY THIS PLAN. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$26,572.00 WILL BE POSTED WITH THE DEVELOPER AGREEMENT. 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.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001.
- 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 15 % 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.

(GENERAL NOTES CONTINUE)

- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FUNDING TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PDF HAVE BEEN CONSTRUCTED.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- THE 75' CONFLICT TREE EASEMENT SHOWN ON THESE PLANS GRANTS PEPCO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING CUT ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PEPCO R/W, AS PER LIBER 2305 FOLIO 33.
- THE LIMITS OF THIS SUBMISSION DOES NOT INCLUDE MODERATE INCOME HOUSING UNITS.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS; GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE ADJUSTMENT PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- 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 PUBLIC FOREST CONSERVATION (DESIGNATED AS "PUBLIC FOREST CONSERVATION EASEMENT 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 DEED(S) CONVEYING SAID LOTS/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE PUBLIC FOREST CONSERVATION EASEMENT AREA, 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.

* on sheets 16 & 17 of the road plans requires a landscape surety in the amount of \$17,850.00 which is posted with the developer's agreement.

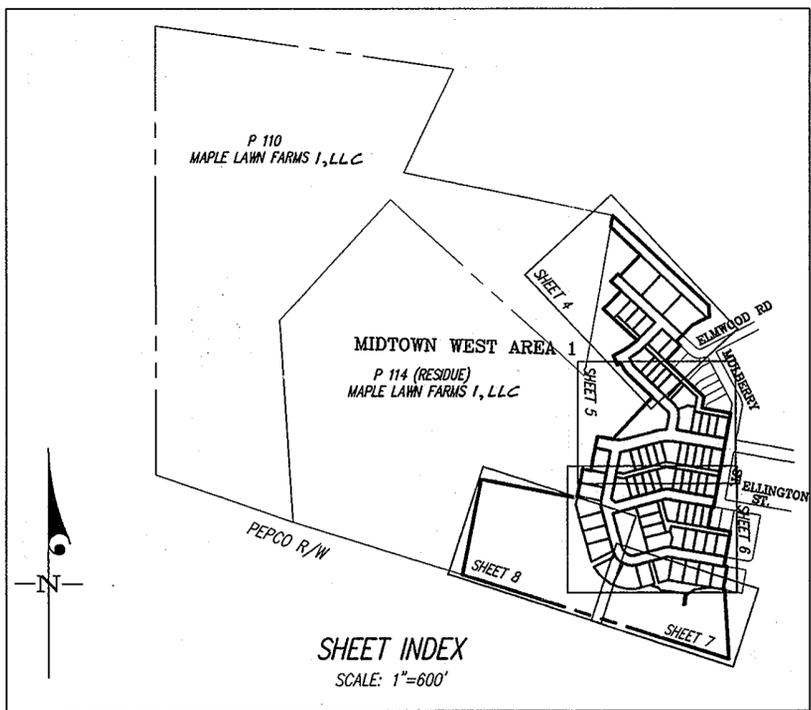


THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 5-7-2012
 THOMAS C. O'CONNOR, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10954 (EXP. DATE: 07/03/2012)

MAPLE LAWN FARMS I, LLC
 By: *[Signature]* 5/1/12
 Eugene W. Jager, PRESIDENT DATE

[Signature] 5-1-2012
 CHARLES E. JAGER, JR., VICE-PRESIDENT DATE



LEGEND

	WB	WETLAND BUFFER
		WETLAND LIMITS (W1, W2, ETC)
		FLOODPLAIN EASEMENT (FP1, FP2, ETC)
	SB	STREAM BANK BUFFER
		CENTERLINE STREAM
		FOREST CONSERVATION EASEMENT
	WSEL=376.1	WATER SURFACE ELEVATION

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	81
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	71
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	11.5315 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	6
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	13.5847 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	4
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.9909 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	4.1105 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	30.2176 AC.

OWNER
 MAPLE LAWN FARMS I, LLC
 c/o GREENBAUM & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD
 SUITE 300, WOODHOLME CENTER
 BALTIMORE, MD. 21208
 PH: 410-484-8400

OWNER'S DEDICATION

Maple Lawn Farms I, LLC, a Maryland Limited Liability Company, by Maple Lawn Farms, Inc., Managing Member, by Eugene W. Jager, President and Charles E. Jager, Jr., Vice President, OWNER 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.

WITNESS OUR HANDS THIS 1 DAY OF May 2012

MAPLE LAWN FARMS I, LLC
 By: *[Signature]*
 Eugene W. Jager, President
 Witness: *[Signature]*

By: *[Signature]*
 Charles E. Jager, Jr., Vice-President
 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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, by a deed dated April 5, 2012 and recorded among the Land Records of Howard County, Maryland in Liber 13902 at Folio 1, 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.

[Signature] 5-7-2012
 THOMAS C. O'CONNOR, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2012)

THE LIMIT OF THIS FINAL PLAT COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 8 (ALLOCATION YEAR 2013).

RECORDED AS PLAT NUMBER 21994 ON 7/26/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81,
 OPEN SPACE LOTS 83-88 AND
 COMMON OPEN AREA LOTS 89-92

ZONE: MXD-3 TM 41, GRID 15 & 21, P/O PARCEL 114
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN SHEET 1 OF 8 APRIL 2012

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20996
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4180
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

S:\Survey Drawings\06001\PLATS\PLAT31 - RC\06001-1486C - B - RPL.dwg, PLOTTED: 4/26/2012, 1:10 PM, LAST SAVED: 4/26/2012, 1:10 PM, PLOTTED BY: Post Clerk

**SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL
LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA (S-06-16)**

THE FOLLOWING MINIMUM STRUCTURE SETBACKS SHALL APPLY FOR STRUCTURES FROM THE PROJECT BOUNDARY:

- 50-FOOT MINIMUM OPEN SPACE BUFFER ADJACENT TO EXISTING RESIDENTIAL COMMUNITIES.
- 100-FOOT MINIMUM SETBACK FOR RESIDENTIAL UNITS FROM JOHNS HOPKINS ROAD.
- 300-FOOT MINIMUM SETBACK FOR RESIDENTIAL BUILDINGS FROM MARYLAND ROUTE 216.

STRUCTURE SETBACKS

The minimum required setbacks for SINGLE FAMILY DETACHED structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure
Cottage	10'	4' except for garage which may be 0'	20'	3'
Manor	12'	6' except for garage which may be 0'	20'	3'
Villa	12'	6' except for garage which may be 0'	20'	3'
Estate	20'	20' except for garage which may be 10'	20'	20'

- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (I) NO PART OF THE DWELLING SHALL ENCLOSED INTO THE ADJOINING LOT; (II) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.
- OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE A MINIMUM OF 30' APART.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS
EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:

- PORCHES MAY ENCLOSED INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENCLOSED INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ADJUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENCLOSED TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCLOSED INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 9'. MASONRY VENEERS MAY ENCLOSED A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

ACCESS

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

BUILDING HEIGHT

- MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 38' TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE

- LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

PARKING

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.1 (SHARED PARKING).

STRUCTURE SETBACKS

The minimum required setbacks for OTHER RESIDENTIAL structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback		
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure	Minimum Front, Side and Rear Setback from Maple Lawn Blvd
Single-Family Attached	0'	0'	20'	3'	20'
Live-Work	0'	0'	20'	3'	20'
Semi-detached	10'	4' except for garage which may be 0'	20'	3'	20'
Two-Family	10'	4' except for garage which may be 0'	20'	3'	20'
Apartment	10'	10' except for garage which may be 0'	20'	3'	20'

- HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE, THE REAR PRINCIPLE STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED TO 3'.
- OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE A MINIMUM OF 30' APART.
- BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS. BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 5' (OR AS REQUIRED BY THE BUILDING CODE) FOR ALL OTHER CONDITIONS.
- IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BOULEVARD MAY BE REDUCED TO 5'. ON PARCEL A-1 IN MIDTOWN, THE FRONT SETBACK FOR APARTMENTS, ALONG MAPLE LAWN BOULEVARD MAY BE REDUCED TO 10'.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY HOWARD COUNTY PLANNING BOARD.

EXCEPTIONS TO SETBACK REQUIREMENTS:

- EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
- PORCHES MAY ENCLOSED INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES.
- STOOPS AND STEPS MAY ENCLOSED INTO THE FRONT YARD TO WITHIN 1' FROM THE FRONT PROPERTY LINE FOR ALL OTHER RESIDENTIAL TYPES.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE PROPERTY LINE, NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 9'.
- MASONRY VENEERS MAY ENCLOSED A MAXIMUM OF 6" INTO ANY REQUIRED SETBACK AREA.

ACCESS

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

BUILDING HEIGHT

- MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 50' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-WORK UNITS AND APARTMENTS. IN EACH CASE TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

COVERAGE

- NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

PARKING

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT. NO LESS THAN ONE AND ONE-HALF PARKING SPACES SHALL BE PROVIDED FOR EACH APARTMENT UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH PARKING SHALL BE PROVIDED IN PROXIMITY TO SUCH DWELLING UNIT AND MAY BE INCLUDED AS PART OF A COMMON PARKING AREA PROVIDED FOR RESIDENTS, TENANTS, AND GUESTS. PRINCIPAL STRUCTURES SHALL BE NO CLOSER THAN 15' TO THE CURB OF COMMON PARKING AREAS WITH HEAD-IN OR ANGLED PARKING, AND NO CLOSER THAN 10' TO THE CURB FOR PARALLEL PARKING, UNLESS SUFFICIENT LANDSCAPING IS PROVIDED TO JUSTIFY A REDUCTION IN THE SETBACK, PER THE HOWARD COUNTY LANDSCAPE MANUAL. LIVE-WORK UNITS ARE EXEMPT FROM THIS SETBACK REQUIREMENT. VISITOR PARKING AND OVERFLOW PARKING MAY ALSO BE ACCOMMODATED AS ON STREET AND PARALLEL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.
- REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.1 (SHARED PARKING).

HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS

- IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM. IN THE EVENT THE UNITS ARE WITHDRAWN FROM SUCH A HOUSING PROGRAM, THE OWNER OF THE FACILITY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF PLANNING AND ZONING AND SHALL CONSTRUCT, PRIOR TO FURTHER OCCUPANCY OF THE WITHDRAWN UNITS, SUCH ADDITIONAL PARKING SPACES AS ARE NECESSARY TO PROVIDE ONE AND ONE-HALF PARKING SPACE FOR EACH DWELLING UNIT WITHDRAWN.

Lot Information

Lot Type	Lots	Minimum Lot Size	Min. Lot Width at Front BRL
Cottage	18-20, 24-26, 29-32, 34-37, 40-43, 45-48, 52-55	2,500 Square Feet	32'
Manor	5-7, 9, 17, 23, 28, 33, 38, 39, 44, 49-51, 56-59, 62-65	4,000 Square Feet	48'
Villa	4, 8, 21, 22, 27, 60, 61, 66-81	5,400 Square Feet	54'
Estate	1-3	20,000 Square Feet	120' *

* except for lots identified on CSP which shall not be less than 100' at front BRL

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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]
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10954 (EXP. DATE: 07/03/2012)
DATE: 5-9-2012

OWNER

MAPLE LAWN FARMS I, LLC
c/o GREENEBAUM & ROSE ASSOCIATES, INC.
1829 REISTERSTOWN ROAD
SUITE 300, WOODHOLME CENTER
BALTIMORE, MD. 21208
PH: 410-484-8400

MAPLE LAWN FARMS I, LLC
By: Eugene W. Jager, Inc. (Managing Member)
[Signature]
EUGENE W. JAGER, PRESIDENT
DATE: 5-1-2012
[Signature]
CHARLES E. JAGER, JR., VICE-PRESIDENT
DATE: 5-1-2012

OWNER'S DEDICATION

Maple Lawn Farms I, LLC, a Maryland Limited Liability Company, by Maple Lawn Farms, Inc., Managing Member, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE PRESIDENT, OWNER 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.

WITNESS OUR HANDS THIS 1 DAY OF MAY 2012

MAPLE LAWN FARMS I, LLC
By: Eugene W. Jager, Inc. (Managing Member)
[Signature]
EUGENE W. JAGER, PRESIDENT
WITNESS: *[Signature]*

BY: *[Signature]*
CHARLES E. JAGER, JR., VICE-PRESIDENT
WITNESS: *[Signature]*

COORDINATE TABLE FOR ALL SHEETS

POINT	NORTHING	EASTING															
1018	543,882.3031	1,338,300.3833	1089	543,398.5392	1,338,268.6274	1107	542,766.3662	1,338,519.3012	1125	543,794.6917	1,338,001.9674	1184	543,211.4270	1,338,013.7776	1286	543,207.8540	1,337,299.9316
1019	543,804.6452	1,338,226.7745	1090	543,395.6052	1,338,200.8303	1108	542,811.4519	1,338,267.8860	1126	543,786.5427	1,337,983.7045	1185	543,219.0388	1,337,974.7806	1287	542,725.1155	1,337,205.7057
1035	543,564.4315	1,338,414.2973	1091	543,353.9824	1,338,046.8132	1109	542,808.8018	1,338,206.6499	1127	543,832.6230	1,337,964.2982	1236	542,943.5399	1,338,551.0734	1291	542,675.7393	1,337,960.0871
1036	542,503.6601	1,337,905.6424	1092	543,346.7244	1,337,999.7037	1110	542,775.8671	1,338,084.7812	1128	543,931.7009	1,338,107.4616	1239	543,067.9979	1,338,457.5736	1301	542,301.8428	1,338,543.5105
1039	543,539.6685	1,338,226.3850	1093	543,109.5907	1,337,953.4174	1111	542,846.3151	1,337,962.1554	1129	544,000.5518	1,338,172.7226	1240	542,963.6623	1,338,438.8633	1305	544,542.6483	1,337,960.9988
1076	544,245.9220	1,337,986.4837	1094	543,091.5760	1,337,972.7623	1112	543,069.2464	1,337,901.9088	1130	544,208.6833	1,337,952.0871	1266	542,765.3607	1,338,536.2387	1310	543,237.6552	1,337,927.4708
1077	543,936.4024	1,338,313.0823	1095	543,149.0788	1,338,185.5406	1113	543,100.9188	1,337,900.7812	1131	544,161.5280	1,338,002.8913	1267	542,649.2135	1,338,515.4102	1311	543,260.6442	1,337,809.6935
1078	543,900.1137	1,338,278.6857	1096	543,152.6754	1,338,268.6467	1114	543,350.5252	1,337,949.5019	1132	544,092.6771	1,337,937.6303	1275	542,698.6369	1,338,239.8067	1312	543,252.7896	1,337,849.9341
1079	543,966.1552	1,338,209.0113	1097	543,115.4359	1,338,476.3082	1115	543,365.6596	1,337,871.9652	1133	544,070.0297	1,337,911.9044	1276	542,685.5925	1,338,191.5382	1313	543,759.2417	1,338,274.6756
1080	543,897.3043	1,338,143.7503	1098	543,066.2210	1,338,467.4826	1116	543,424.5483	1,337,883.4597	1135	544,483.6770	1,337,950.5106	1277	542,796.6099	1,338,161.5360	1314	543,638.0169	1,338,402.5689
1081	543,818.3798	1,338,046.0000	1099	543,103.4605	1,338,259.8211	1117	543,409.4077	1,337,961.0280	1136	544,235.6530	1,337,997.3703	1278	542,791.3921	1,338,142.2287	1316	543,616.3620	1,338,409.6816
1082	543,784.3859	1,338,064.2876	1100	543,100.8103	1,338,198.5850	1118	543,411.9046	1,338,031.1599	1137	544,342.8352	1,338,098.9639	1279	542,680.3747	1,338,172.2308	1317	543,584.2660	1,338,403.9259
1083	543,771.7853	1,338,073.9236	1101	543,036.9874	1,337,962.4204	1119	543,453.5273	1,338,185.1770	1142	543,907.8737	1,338,082.9805	1280	542,652.6826	1,338,069.7615	1444	542,768.3348	1,338,519.6540
1084	543,584.6576	1,338,271.3449	1102	542,859.3596	1,338,010.4239	1120	543,460.6976	1,338,230.3898	1164	543,665.6167	1,338,185.9323	1281	542,765.5894	1,337,866.3628	1447	542,647.6748	1,338,523.9910
1085	543,521.4975	1,338,292.0906	1103	542,824.1355	1,338,071.7367	1121	543,530.3231	1,338,242.8756	1180	543,621.2874	1,338,160.0186	1282	542,818.8312	1,337,974.2533	1459	543,901.5652	1,338,280.0620
1086	543,457.3516	1,338,280.5874	1104	542,857.0702	1,338,193.6054	1122	543,548.3689	1,338,236.9483	1181	543,409.7110	1,337,959.4739	1283	542,792.1913	1,337,852.4774	1460	543,985.2984	1,338,359.4290
1087	543,412.6940	1,338,529.6149	1105	542,860.6669	1,338,276.7116	1123	543,735.4965	1,338,039.5270	1182	543,222.7244	1,338,495.5481	1284	543,080.5681	1,337,774.5443	1461	544,030.5340	1,338,445.9386
1088	543,353.6361	1,338,519.0242	1106	542,815.5811	1,338,528.1268	1124	543,760.6978	1,338,020.2550	1183	543,270.1515	1,338,231.0767	1285	543,113.9426	1,337,781.0587	1743	544,085.5169	1,338,442.8352

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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13902B AT FOLIO 1, 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.

[Signature]
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2012)
DATE: 5-9-2012

RECORDED AS PLAT NUMBER 21995 ON 7/20/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 1-9, 17-49, 52-65, 67-81,
OPEN SPACE LOTS 83-88 AND
COMMON OPEN AREA LOTS 89-92

ZONE: MXD-3 TM 41, GRID 15 & 21, P/O PARCEL 114
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE SHEET 2 OF 8 APRIL 2012

GLW GUTSCH

OVERALL TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE					S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	PUB. RD.			PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
			SF	OR	EMP	OS	%					SF	OR	EMP							
1	F-03-07	51.98	0.00	0.00	0.00	0.00	(0.0)	-----	-----	30.83 (59.3)	21.15 (40.7)	0.00	0.00	4.35	-----	-----	-----	-----	-----	-----	
2	F-03-90	37.43	0.52	0.43	0.24	0.00	(3.2)	10.84 (29.0)	8.09 (21.6)	1.56 (4.2)	15.75 (42.1)	3.72	3.74	1.56	1.68	55	65	5.1/AC.	8.0/AC.	-----	
3	F-04-92	58.80	-0.52	-0.43	2.71	0.00	(3.0)	7.11 (12.1)	12.28 (20.9)	14.80 (25.2)	22.85 (38.9)	2.52	0.46	0.00	1.00	41	79	5.8/AC.	6.4/AC.	-----	
4a	F-05-81 / F-05-82	15.47	0.00	1.48	-1.69	0.00	-(1.4)	0.00 (0.0)	7.29 (47.1)	1.69 (10.9)	6.70 (43.3)	0.00	3.40	1.69	0.46	-----	59	-----	8.1/AC.	-----	
4b	F-05-139 / F-07-06	3.12	0.00	0.00	-1.26	0.00	-(40.4)	0.00 (0.0)	0.00 (0.0)	3.15 (101.0)	1.23 (39.4)	0.00	0.00	2.04	-----	-----	-----	-----	-----	-----	
4c	F-05-112 / F-05-113	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.95 (31.7)	2.05 (68.3)	0.00 (0.0)	0.00	0.95	2.05	-----	-----	-----	-----	-----	-----	
5a	F-06-43	0.00	0.00	-1.25	0.00	0.00	(0.0)	0.00 (0.0)	1.25 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	16	-----	12.8/AC.	-----	
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	-(0.7)	7.73 (23.2)	7.26 (21.8)	0.00 (0.0)	18.50 (55.6)	2.22	3.16	0.00	0.88	41	63	5.3/AC.	8.7/AC.	-----	
6a	F-08-72	15.05	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	9.55 (63.5)	0.00 (0.0)	5.50 (36.5)	0.00	0.80	0.00	2.18	-----	100	-----	10.5/AC.	-----	
n/a	F-07-37	0.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.63 (0.0)	-0.63 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
n/a	F-07-183	3.05	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	3.05 (100.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
6b	F-08-54 / F-08-55	90.60	0.00	18.31	13.04	0.00	(34.6)	0.00 (0.0)	0.00 (0.0)	32.80 (36.0)	26.65 (29.4)	0.00	0.00	1.91	-----	-----	-----	-----	-----	-----	
n/a	F-09-97	0.00	0.00	0.00	-11.23	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	11.23 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
n/a	F-10-46	0.00	0.03	0.00	0.00	0.00	(0.0)	0.00 (0.0)	-0.03 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
7	F-10-61	16.60	1.15	0.00	0.00	0.20	(8.1)	5.86 (35.3)	8.45 (50.9)	0.00 (0.0)	0.94 (5.7)	1.18	2.45	0.00	1.45	39	111	6.7/AC.	13.1/AC.	-----	
8a	F-11-27	0.00	-1.18	0.00	0.00	-0.20	(0.0)	1.18 (0.0)	0.00 (0.0)	0.00 (0.0)	0.20 (0.0)	0.00	0.00	0.00	-----	-----	-----	10.2/AC.	-----	-----	
8b	F-12-21	0.00	0.00	-7.32	-0.32	-0.68	(0.0)	0.00 (0.0)	7.96 (0.0)	-0.31 (A)	0.67 (0.0)	0.00	2.93	0.32	1.29	-----	67	-----	8.4/AC.	-----	
8c	F-12-20	1.65	0.00	0.00	0.00	0.00	(0.0)	1.56 (94.5)	0.00 (0.0)	0.00 (0.0)	0.09 (5.5)	0.00	0.00	0.00	-----	-----	10	-----	6.4/AC.	-----	
8c	F-12-29	30.22	0.00	0.00	0.00	0.00	(0.0)	16.63 (55.0)	0.00 (0.0)	0.00 (0.0)	13.59 (44.9)	4.11	0.00	0.00	0.99	71	-----	4.3/AC.	-----	-----	
n/a	F-12-15	9.37	0.00	0.59	13.01	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	-4.23 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	
TOTALS		369.60		25.40		(6.9)		50.91 (13.8)	63.68 (17.2)	95.79 (25.9)	133.82 (36.2)	45.56	9.93	269	560	5.5/AC.	8.9/AC.	0.00	0.00		

OVERALL DENSITY TABULATION	PROPOSED	ALLOWED **	LAND USE ACREAGES *	PROPOSED	ALLOWED	MAX. RES. UNITS ALLOWED	S-06-16
OVERALL NUMBER OF S.F.D. UNITS / GROSS ACRE OF S.F.D.	5.5 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	50.93	192.6	SINGLE FAMILY DETACHED	507 (37.8%)
OVERALL NUMBER OF O.R. UNITS / GROSS ACRE OF O.R.	8.9 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	74.65	73.6	APARTMENTS (O.R.)	210 (15.7%)
OVERALL EMPLOYMENT F.A.R.	0.35	0.35	EMPLOYMENT	110.29	122.0	SINGLE FAMILY ATTACHED	623 (46.5%)
OVERALL S.F.D./O.R. DENSITY PER OVERALL GROSS ACRE	2.3 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	133.15	217.1	TOTAL	1340
			TOTALS	369.02	605.3		

(A) -0.31 ACRES IS THE RESULT OF TAKING PARCEL C-17 (0.63 AC.) FROM EMPLOYMENT AND INCLUDING IT IN OTHER RESIDENTIAL (O.R.) AND TAKING NON-BUILDABLE PARCEL K (0.32 AC.), WHICH WAS ALREADY IN EMPLOYMENT, AND INCLUDING IT IN ROAD R/W. [0.32 AC. - 0.63 AC. = -0.31 AC.]

* LAND ACREAGES INCLUDE NON-BUILDABLE AREAS
 ** INDICATES TOTAL NUMBER OF UNITS ALLOWED AT "BUILD OUT" PER THE COMPREHENSIVE SKETCH PLAN.
 *** THIS PLAN SUBMISSION

OVERALL OPEN SPACE TRACKING CHART

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	O.S. AC. (%)	ACTIVE O.S. AC. (%) *
1	F-03-07	51.98	21.15 (40.7)	-----
2	F-03-90	37.43	15.75 (42.1)	7.52 (47.7) ①
3	F-04-92	58.80	22.85 (38.9)	-----
4a	F-05-81 / F-05-82	15.47	6.70 (43.3)	0.29 (4.3) ②
4b	F-05-139	3.12	1.23 (39.4)	-----
4c	F-05-112 / F-05-113	3.00	0.00 (0.0)	-----
5a	F-06-43	0.00	0.00 (0.0)	-----
5b	F-06-161	33.26	18.50 (55.6)	1.61 (8.7)
6a	F-08-72	15.05	5.50 (36.5)	-----
n/a	F-07-183	3.05	0.00 (0.00)	-----
6b	F-08-54 / F-08-55	90.60	26.65 (29.4)	4.76 (17.9) ③
7	F-10-61	16.60	0.94 (5.7)	-----
8a	F-11-27	0.00	0.20 (0.0)	-----
8b	F-12-21	0.00	0.67 (0.0)	0.67 (100) ④
8c	F-12-20	1.65	0.09 (5.5)	-----
8c	F-12-29	30.22	13.59 (44.9)	1.29 (9.5) ⑤
n/a	F-12-15	9.37	0.00 (0.0)	0.00 (0.0)
TOTAL		369.60	133.82 (36.2)	16.14 (12.1)

* The percent of active open space is based upon the total open space provided. 10% RECREATIONAL OPEN SPACE IS REQUIRED.

- ① 7.52 ACRES = Community Center (OS 125 - 5.01 Ac.), OS 126 (0.55 Ac.), and OS 230 (1.96 Ac.)
- ② 0.29 ACRES = Pathways
- ③ 4.76 ACRES = OS Lot 4 (4.76 Ac.)
- ④ 0.67 ACRES = OS Lot 68 (0.67 Ac.)
- ⑤ 1.29 ACRES = OS Lot 85 (0.63 ac.), and OS Lot 84 (0.66 Ac.)

NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDABLE PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO:	AREA REMAINING
A	0.52	F-03-90	F-04-92	0.52	O.R. LOTS	-----
B	0.43	F-03-90	F-04-92	0.43	S.F. LOTS	-----
C	0.24	F-03-90	F-05-139	0.24	R/W (EMP.)	-----
D	1.02	F-04-92	F-05-139	1.02	R/W (EMP.)	-----
E	1.69	F-04-92	F-05-82	1.69	R/W (EMP.)	-----
F	1.38	F-05-81	F-06-43 (PH. 5A)	1.38	O.R. LOTS/NON-BLD. PAR. 'H'	-----
G	0.10	F-05-81	F-06-43 (PH. 5A)	0.10	O.R. LOTS	-----
H	0.23	F-06-43	F-06-161	0.23	O.R. LOTS	-----
I	18.31	F-08-54	F-12-21	18.31	O.R. LOTS, NON-BLD. PAR. 'Q'-'T', O.S. LOT, C.O.A.'s & R/W (O.R.)	-----
J	12.72	F-08-54	F-09-97	12.72	-----	-----
K	0.32	F-08-54	-----	0.32	R/W (EMP.)	-----
L	1.49	F-09-97	-----	-----	-----	1.49
M	0.03	F-10-46	F-10-61	0.03	NON-BUILD. PAR. 'O' & PRIV. ALLEY	-----
N	0.75	F-10-61	F-11-27	0.75	S.F. LOTS	-----
O	0.63	F-10-61	F-11-27	0.63	S.F. LOTS	-----
P	0.59	F-12-15	-----	-----	-----	0.59
Q	0.63	F-12-21	-----	-----	-----	0.63
R	0.25	F-12-21	-----	-----	-----	0.25
S	0.44	F-12-21	-----	-----	-----	0.44
T	9.00	F-12-21	-----	-----	-----	9.00
C-27	13.01	F-12-15	-----	-----	-----	13.01
TOTAL						25.41

THE REQUIREMENTS OF SECTION 3-10B, 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.

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10954 (EXP. DATE: 07/03/2012)
 DATE: 5-7-2012

MAPLE LAWN FARMS I, LLC
 By: *Eugene W. Iager*
 Eugene W. Iager, President
 DATE: 5/1/12

Charles E. Iager, Jr.
 CHARLES E. IAGER, JR., VICE-PRESIDENT
 DATE: 5-1-2012

OWNER
 MAPLE LAWN FARMS I, LLC
 c/o GREENBAUM & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD
 SUITE 300, WOODHOLME CENTER
 BALTIMORE, MD. 21208
 PH: 410-484-8400

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

William R. B. B. B. B.
 COUNTY HEALTH OFFICER
 DATE: 7/2/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

William R. B. B. B.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6/13/12

William R. B. B. B.
 DIRECTOR
 DATE: 7/9/12

OWNER'S DEDICATION

Maple Lawn Farms I, LLC, a Maryland Limited Liability Company, by Maple Lawn Farms, Inc., Managing Member, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE PRESIDENT, OWNER 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.

WITNESS OUR HANDS THIS / DAY OF May 2012

MAPLE LAWN FARMS I, LLC
 By: *Eugene W. Iager*
 EUGENE W. IAGER, PRESIDENT

By: *Charles E. Iager, Jr.*
 CHARLES E. IAGER, JR., VICE-PRESIDENT

WITNESS: *William R. B. B. B.*

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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 130000 AT FOLIO 1, 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.

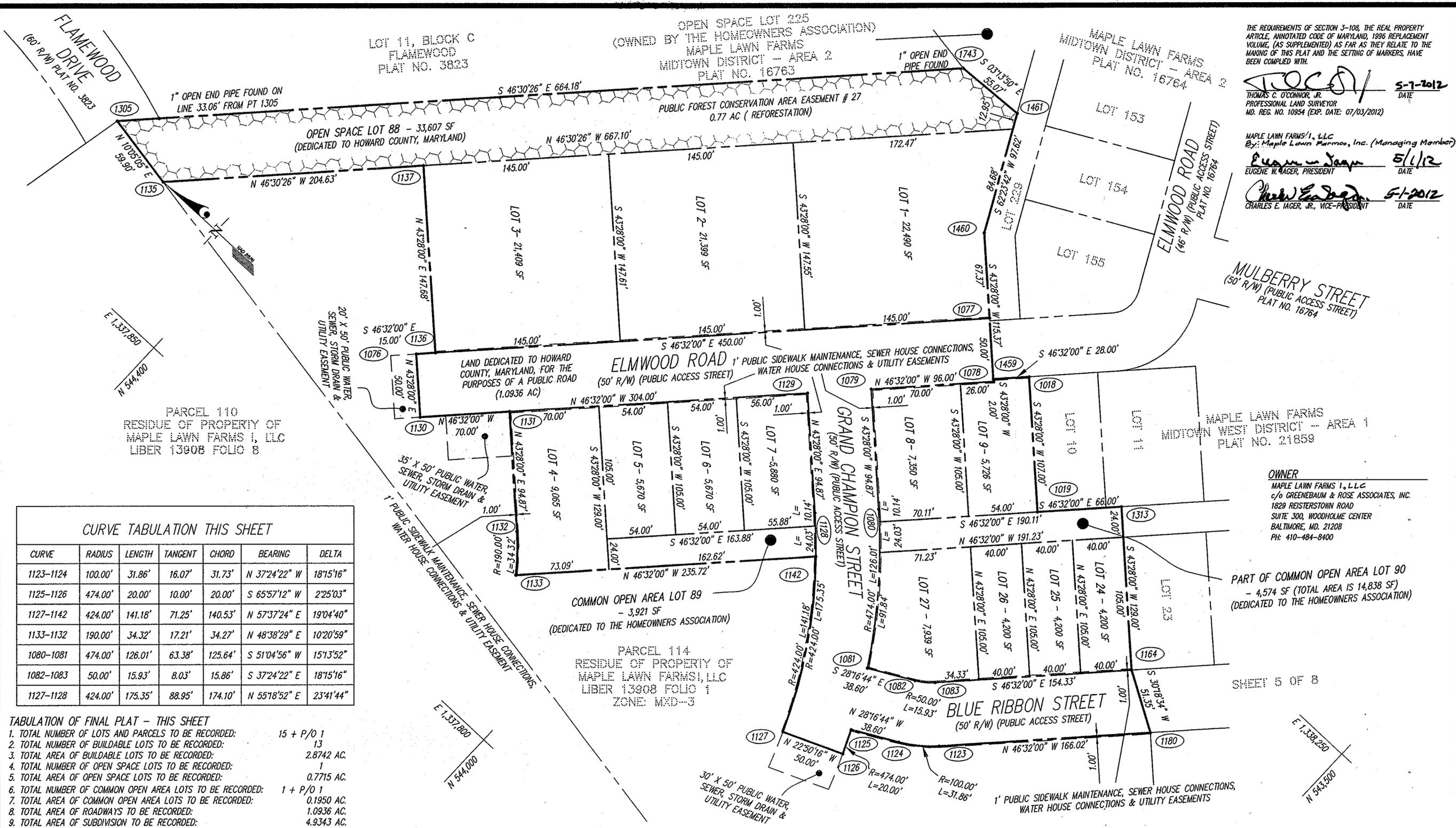
Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2012)
 DATE: 5-7-2012

RECORDED AS PLAT NUMBER 21996 ON 7/20/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81,
 OPEN SPACE LOTS 83-88 AND
 COMMON OPEN AREA LOTS 89-92

ZONE: MXD-3 TM 41, GRID 15 & 21, P/O PARCEL 114
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NONE SHEET 3 OF 8 APRIL 2012

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3900 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4180
 DRAWN BY: *FWC* CHECK BY: *FWC*



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.

TCO 5-7-2012 DATE
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10954 (EXP. DATE: 07/03/2012)

MAPLE LAWN FARMS I, LLC
 By: Eugene W. Iager, Inc. (Managing Member)
 Eugene W. Iager, Inc. 5/1/12 DATE
 EUGENE W. IAGER, PRESIDENT

Charles E. Iager, Jr. 5-1-2012 DATE
 CHARLES E. IAGER, JR., VICE-PRESIDENT

OWNER
 MAPLE LAWN FARMS I, LLC
 c/o GREENBAUM & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD
 SUITE 300, WOODHOLME CENTER
 BALTIMORE, MD. 21208
 PH: 410-484-8400

PART OF COMMON OPEN AREA LOT 90
 - 4,574 SF (TOTAL AREA IS 14,838 SF)
 (DEDICATED TO THE HOMEOWNERS ASSOCIATION)

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1123-1124	100.00'	31.86'	16.07'	31.73'	N 37°24'22" W	18°15'16"
1125-1126	474.00'	20.00'	10.00'	20.00'	S 65°57'12" W	2°25'03"
1127-1142	424.00'	141.18'	71.25'	140.53'	N 57°37'24" E	19°04'40"
1133-1132	190.00'	34.32'	17.21'	34.27'	N 48°38'29" E	10°20'59"
1080-1081	474.00'	126.01'	63.38'	125.64'	S 51°04'56" W	15°13'52"
1082-1083	50.00'	15.93'	8.03'	15.86'	S 37°24'22" E	18°15'16"
1127-1128	424.00'	175.35'	88.95'	174.10'	N 55°18'52" E	23°41'44"

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 15 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 13
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2.8742 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.7715 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 1 + P/O 1
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0.1950 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.0936 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.9343 AC.

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

William Peter Beilman 7/12/12 DATE
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kat Sheehan 7/12/12 DATE
 DIRECTOR

OWNER'S DEDICATION

Maple Lawn Farms I, LLC, a Maryland Limited Liability Company, by Maple Lawn Farms, Inc., Managing Member, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE PRESIDENT, OWNER 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 1 DAY OF MAY 20 12

MAPLE LAWN FARMS I, LLC
 By: Eugene W. Iager, Inc. (Managing Member)
 BY: Eugene W. Iager, PRESIDENT
 BY: Charles E. Iager, Jr., VICE-PRESIDENT
 WITNESS: *John D. Smith*

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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, by a deed dated April 5, 2012 and recorded among the Land records of Howard County, Maryland in Liber 13908 at Folio 1, 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.

TCO 5-7-2012 DATE
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2012)

RECORDED AS PLAT NUMBER 21997 ON 7/20/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81,
 OPEN SPACE LOTS 83-88 AND
 COMMON OPEN AREA LOTS 89-92

ZONE: MXD-3 TM 41, GRID 15 & 21, P/O PARCEL 114
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 4 OF 8 APRIL 2012

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 5909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: *PFC* CHECK BY: *TCO*

S: Survey Drawings: 060001 (PLANS) (FHA) - 8C (09/06/01) - FHBC - 0-10/14.dwg, PLOTED: 4/28/2012 12:25 PM, 1:53 PM, 1:53 PM, PLOTTED BY: Paul Chab

E 1,337,750
N 543,750

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]
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10954 (EXP. DATE: 07/03/2012)
DATE: 5-7-2012

MAPLE LAWN FARMS I, LLC
By: *[Signature]*
EUGENE W. JAGER, PRESIDENT
DATE: 5/1/12

[Signature]
CHARLES E. JAGER, JR., VICE PRESIDENT
DATE: 5-1-2012

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1314-1316	24.00'	23.75'	12.95'	22.79'	S 18°11'00" E	56°42'00"
1089-1090	155.00'	68.41'	34.77'	67.86'	S 87°31'19" W	25°17'22"
1091-1092	215.00'	47.76'	23.98'	47.67'	S 81°14'29" W	12°43'43"
1117-1118	155.00'	70.79'	36.02'	70.18'	N 87°57'39" E	26°10'03"
1119-1120	215.00'	45.86'	23.02'	45.78'	N 80°59'19" E	12°13'21"
1121-1122	20.00'	19.79'	10.79'	18.99'	N 18°11'00" W	56°42'00"
1084-1085	70.00'	69.27'	37.77'	66.48'	S 18°11'00" E	56°42'00"

PARCEL 114
RESIDUE OF PROPERTY OF
MAPLE LAWN FARMS I, LLC
LIBER 13908 FOLIO 1
ZONED MXD-3

OWNER
MAPLE LAWN FARMS I, LLC
c/o GREENEBaum & ROSE ASSOCIATES, INC.
1829 REISTERSTOWN ROAD
SUITE 300, WOODHOLME CENTER
BALTIMORE, MD. 21208
PH: 410-484-8400

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 22 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 19
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2,5432 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.7097 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 1 + P/O 1
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0.5295 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.3037 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.0861 AC.

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: 7/12/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/13/12

[Signature]
DIRECTOR
DATE: 7/05/12

Owner's Dedication
Maple Lawn Farms I, LLC, a Maryland Limited Liability Company, by Maple Lawn Farms, Inc., Managing Member, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE PRESIDENT, OWNER 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.

WITNESS OUR HANDS THIS DAY OF May 2012

MAPLE LAWN FARMS I, LLC
By: *[Signature]*
EUGENE W. JAGER, PRESIDENT
WITNESS: *[Signature]*

By: *[Signature]*
CHARLES E. JAGER, JR., VICE-PRESIDENT
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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13908 AT FOLIO 1, 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.

[Signature]
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2012)
DATE: 5-7-2012

RECORDED AS PLAT NUMBER 21998 ON 7/20/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 1
LOTS 1-9, 17-49, 52-65, 67-81,
OPEN SPACE LOTS 83-88 AND
COMMON OPEN AREA LOTS 89-92

ZONE: MXD-3 TM 41, GRID 15 & 21, P/O PARCEL 114
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 5 OF 8 APRIL 2012

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
BURTOWNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

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.

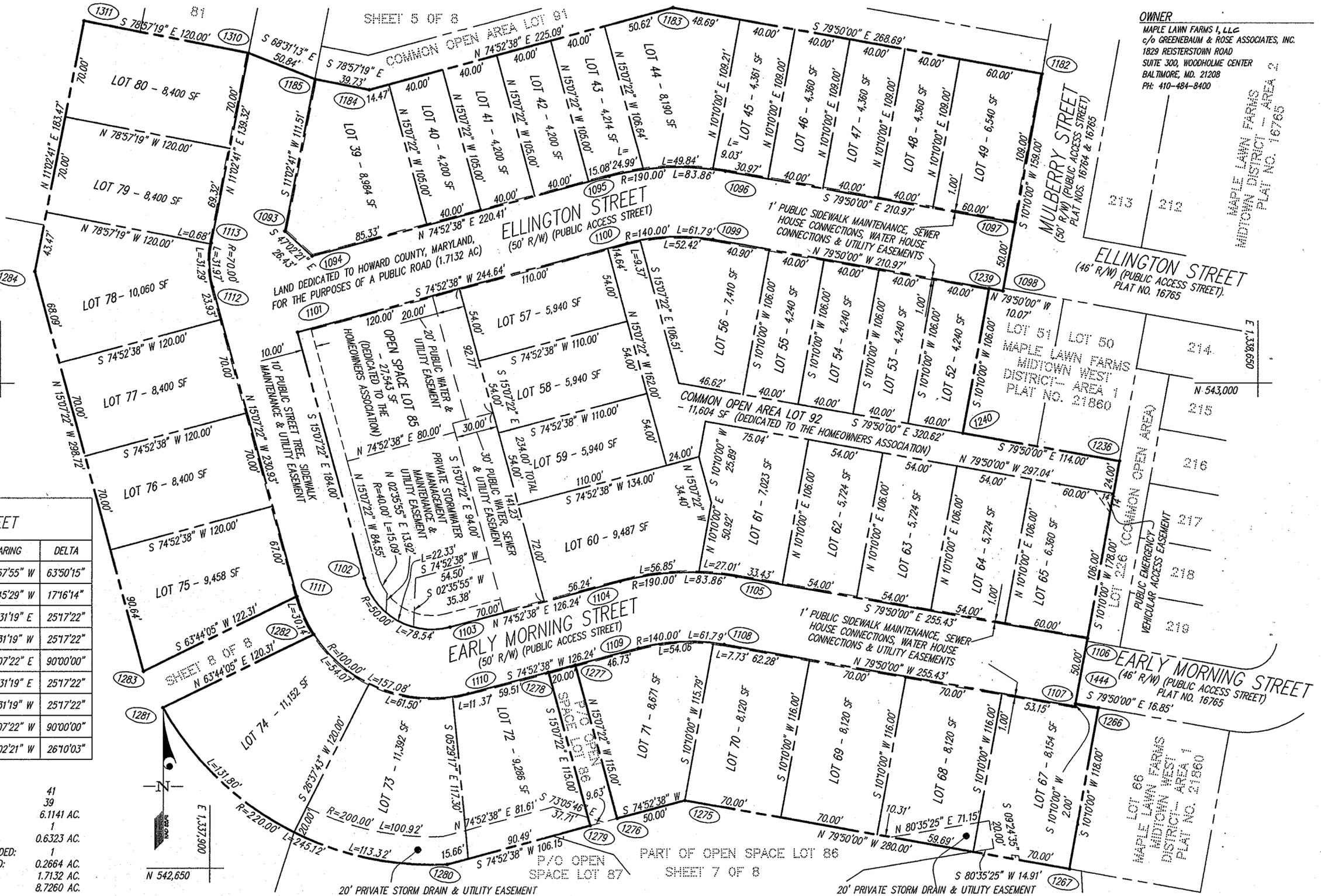
THOMAS C. O'CONNOR, JR.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10954 (EXP. DATE: 07/03/2012)
 DATE: 5-7-2012

MAPLE LAWN FARMS I, LLC
 By: *Eugene W. Jager*
 Eugène W. Jager, President
 DATE: 5/1/12

Charles E. Jager, Jr.
 Charles E. Jager, Jr., Vice-President
 DATE: 5-1-2012

OWNER
 MAPLE LAWN FARMS I, LLC
 c/o GREENEBaum & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD
 SUITE 300, WOODHOLME CENTER
 BALTIMORE, MD. 21208
 PH: 410-484-8400

MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 2
 PLAT NO. 16765



PART OF OPEN SPACE LOT 87

SHEET 8 OF 8

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1280-1281	220.00'	245.12'	137.04'	232.63'	N 60°57'55" W	63°50'15"
1282-1111	100.00'	30.14'	15.19'	30.03'	N 23°45'29" W	17°16'14"
1095-1096	190.00'	83.86'	42.63'	83.18'	N 87°31'19" E	25°17'22"
1099-1100	140.00'	61.79'	31.41'	61.29'	S 87°31'19" W	25°17'22"
1102-1103	50.00'	78.54'	50.00'	70.71'	S 60°07'22" E	90°00'00"
1104-1105	190.00'	83.86'	42.63'	83.18'	N 87°31'19" E	25°17'22"
1108-1109	140.00'	61.79'	31.41'	61.29'	S 87°31'19" W	25°17'22"
1110-1111	100.00'	157.08'	100.00'	141.42'	N 60°07'22" W	90°00'00"
1112-1113	70.00'	31.97'	16.27'	31.69'	N 02°02'21" W	26°10'03"

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 41
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 39
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 6.1141 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.6323 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 1
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0.2664 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.7132 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 8.7260 AC.

Owner's Dedication

Maple Lawn Farms I, LLC, a Maryland Limited Liability Company, by Maple Lawn Farms, Inc., Managing Member, by Eugene W. Jager, President and Charles E. Jager, Jr., Vice President, OWNER 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 1 DAY OF May 2012

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

William Peter Beilenson
 COUNTY HEALTH OFFICER
 DATE: 7/2/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief Development Engineering Division
 DATE: 6/13/12

Kurt Sheehy
 DIRECTOR
 DATE: 7/29/12

MAPLE LAWN FARMS I, LLC
 By: *Eugene W. Jager*
 Eugène W. Jager, President

By: *Charles E. Jager, Jr.*
 Charles E. Jager, Jr., Vice-President

Witness: *Paul D. Beutt*

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 SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13900 AT FOLIO 1, 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.

THOMAS C. O'CONNOR, JR.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2012)
 DATE: 5-7-2012

RECORDED AS PLAT NUMBER 21999 ON 7/20/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 1
 LOTS 1-9, 17-49, 52-65, 67-81,
 OPEN SPACE LOTS 83-88 AND
 COMMON OPEN AREA LOTS 89-92

ZONE: MXD-3 TM 41, GRID 15 & 21, P/O PARCEL 114
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 6 OF 8 APRIL 2012
 GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 9909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-993-2524 FAX: 301-421-4188
 DRAWN BY: *PWC* CHECK BY: *ASJ*

