

GENERAL NOTES

- IRON PINS SHOWN THUS:  $\emptyset$
- CONCRETE MONUMENTS SHOWN THUS:  $\square$
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN SEPTEMBER, 1997 AND AUGUST, 2003.
- PROPERTY IS ZONED MIXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE JULY 28, 2006 AND PER ZB-995M (APPROVAL DATE OF 2/8/01) AND PER ZB-1039M (APPROVAL MARCH 20, 2006), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, WP-01-111, WP-02-54, P-02-12, P-03-01, F-03-07, F-03-90, F-04-35, F-04-113, F-05-78, F-05-112, F-05-178, F-06-140, S-06-16, PB-378, ZB-1039M, P-07-18, F-07-37, F-07-183, F-08-54, F-10-06, F-11-85, F-12-015 & F-15-058.
- 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.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE MAY 27, 2003, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4062-D WAS FILED AND ACCEPTED AND SEPTEMBER 7, 2005 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4279-D WAS FILED AND ACCEPTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS AND 100 YEAR FLOODPLAIN AREAS EXCEPT AS PERMITTED UNDER HP-02-54, WHICH WAS GRANTED ON APRIL 2, 2002, ALLOWING THE FOLLOWING:
  - DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND
  - GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.
- VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-01-111, WHICH WAS GRANTED ON MAY 2, 2001 ALLOWING THE FOLLOWING:
  - ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.119(1)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND
  - RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.120(c)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
- STORMWATER MANAGEMENT FOR PARCELS 'C-30' AND 'C-31' HAS BEEN PROVIDED IN TWO REGIONAL FACILITIES. ONE IS ON OPEN SPACE LOT 4 OF THE WESTSIDE DISTRICT - AREA 1 AND WAS APPROVED AND CONSTRUCTED UNDER F 08-55. THE OTHER FACILITY IS ON OPEN SPACE LOT 3 OF THE BUSINESS DISTRICT - AREA 2 AND WAS APPROVED AND CONSTRUCTED UNDER F 05-112. THE RECHARGE REQUIREMENTS WILL BE MET IN PRIVATE FACILITIES LOCATED ON THE PARCELS.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 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.
- ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS COMMERCIAL OWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON OCTOBER 10, 2002, (RECEIPT # 007098148), AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATIONS, INC. IS RECORDED IN LIBER 7789 AT FOLIO 353.
- 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, RECEIPT # B-00515-1361. THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. IS RECORDED IN LIBER 7419 AT FOLIO 292.
- 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 MAPLE LAWN BOULEVARD, MD. ROUTE 216, MARKET STREET AND THE PROJECT BOUNDARY WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M AND S-06-16, PB-378 AND ZB-1039M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17), S-06-16, PB-378 AND ZB-1039M.

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	2
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	13.0048 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	13.0048 AC.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION

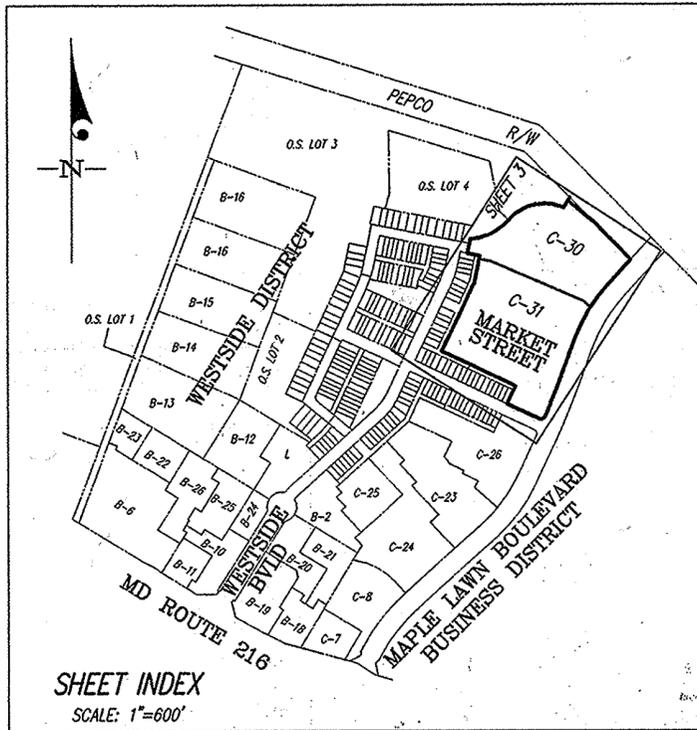
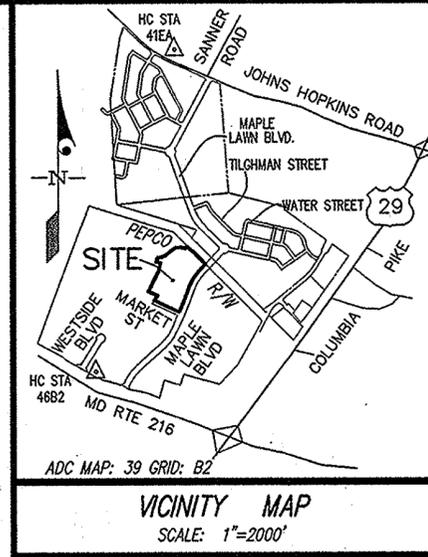
APPROVED: DIRECTOR

(GENERAL NOTES CONTINUE)

- PERIMETER LANDSCAPING FOR NON-RESIDENTIAL PARCELS WILL BE PROVIDED AND SHOWN ON SITE DEVELOPMENT PLANS FOR THIS PROJECT IN ACCORDANCE WITH THE APPROVED LANDSCAPE DESIGN CRITERIA.
- ALL BUFFERING AND LANDSCAPING REQUIREMENTS/FEATURES WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- SIDEWALKS AND TREES WILL BE INSTALLED IN CONJUNCTION WITH ADJACENT SITE DEVELOPMENT PLANS. MAINTENANCE OF SIDEWALKS AND TREES WITHIN THE RIGHTS OF WAY WILL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNERS ASSOCIATION.
- FOR A SUMMARY OF MINIMUM SETBACKS FOR EMPLOYMENT/COMMERCIAL LAND USE AREAS PER APPROVED POP AND CSP CRITERION, SEE PLAT NO. 19243.
- 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 DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION 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.

(GENERAL NOTES CONTINUE)

- 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 2385 FOLIO 458 AND LIBER 2352 FOLIO 575.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001 AND JULY 2, 2007 FOR EXISTING PARCEL 'B-1', WESTSIDE DISTRICT.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS PLAT WERE PREVIOUSLY ADDRESSED AND PROVIDED UNDER F-08-54 FOR EXISTING PARCEL B-1 (WESTSIDE DISTRICT). THE REMAINING AREA OF THIS PLAT REQUIRED 1.41 AC OF AFFORESTATION PLANTING OBLIGATION WHICH IS ALSO MET BY THE EXCESS AFFORESTATION OF 3.27 ACRES FROM F-08-54 AFTER ACCOUNTING FOR THE OFFSITE AFFORESTATION AT MAPLE LAWN FARMS FOR F-10-64 (ROCKLAND AT ROGERS).



SHEET INDEX  
SCALE: 1"=600'

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

OWNER'S DEDICATION

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST, BY EDWARD ST. JOHN, TRUSTEE, 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.

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 17<sup>th</sup> DAY OF February, 2016

BY: EDWARD ST. JOHN, GENERAL MANAGER

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 RESUBDIVISION OF PARCEL 'C-27' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 2, NON-BUILDABLE BULK PARCEL 'C-27' AND MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, NON-BUILDABLE BULK PARCEL 'C-27'" AND RECORDED AS PLAT NO. 21890 AND PART OF THE LAND CONVEYED TO MAPLE LAWN CC STATUTORY TRUST FROM G&R/MAPLE LAWN (K), L.L.C. AND G&R/HESSSEL, LLC, BY A DEED DATED MARCH 10, 2011 AND RECORDED IN LIBER 13130 AT FOLIO 329, 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.

THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP DATE: 07/03/2016)



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE EXISTING NON-BUILDABLE BULK PARCEL 'C-27', BUSINESS DISTRICT - AREA 2 INTO PARCELS 'C-30' AND 'C-31' AND TO CREATE A 20' PUBLIC WATER & UTILITY EASEMENT.

RECORDED, AS PLAT NUMBER 23705 ON 3/15/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
BUSINESS DISTRICT - AREA 2  
PARCELS 'C-30' AND 'C-31'

(A RESUBDIVISION OF PARCEL 'C-27', MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 2, PLAT NO. 21890)  
TM 41, GRID 21 P/O PARCEL 116  
HOWARD COUNTY, MARYLAND  
5TH ELECTION DISTRICT  
SCALE: AS SHOWN SHEET 1 OF 3  
DECEMBER 2015

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-580-1820 DC/VA: 301-889-2524 FAX: 301-421-4188  
DRAWN BY: CHECK BY:

L:\CADD\DRAWINGS\96079\15043\PLANS BY GLW\PLATS\15043 PAR C-30-32 PLT 01.dwg, PLOTTED: 1/6/2016 9:34 AM, LAST SAVED: 12/30/2015 9:52 AM, PLOTTED BY: Jennifer R. Dick

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	(0.0)	10.84								(29.0)	8.09	(21.6)	1.56
2	F-03-90	37.43	0.52	0.43	0.24	0.00	(3.2)	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	190	5.8/AC.	15.5/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	190	5.8/AC.	15.5/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	-----	-----	-----	-----	-----	-----
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	0.00	-----	-----	-----	-----	-----	-----
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	0.00	-----	-----	-----	-----	-----	-----
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	0.00	-----	-----	-----	-----	-----	-----
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	3.18	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	-----	-----	-----	-----	-----	-----
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	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	0.00	-----	-----	-----	-----	-----	-----
6b	F-08-54 / F-08-55	90.60	0.00	16.95	13.04	1.37	(34.6)	0.00	(0.0)	0.00	(0.0)	32.60	(36.0)	26.65	(29.4)	0.00	0.00	1.91	0.00	-----	-----	-----	-----	-----	-----
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	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	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)	0.00	(0.0)	0.00	0.00	0.00	0.00	12	0	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	(0.0)	0.67	(0.0)	0.00	2.93	0.32	1.29	-----	-----	-----	-----	-----	-----
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	0.00	10	-----	-----	-----	-----	-----
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	(45.0)	4.11	0.00	0.99	-----	-----	-----	-----	-----	-----	-----
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	0.00	-----	-----	-----	-----	-----	-----
9b	F-13-03	0.00	0.00	-3.99	0.00	-0.69	(0.0)	0.00	(0.0)	3.99	(0.0)	0.00	(0.0)	0.69	(0.0)	0.00	0.97	0.00	0.26	-----	-----	-----	-----	-----	-----
9c	F-13-07	34.08	0.00	0.00	0.00	0.00	(0.0)	20.48	(60.1)	0.00	(0.0)	0.00	(0.0)	13.60	(39.9)	4.73	0.00	0.97	-----	-----	-----	-----	-----	-----	-----
9c	F-13-08	75.79	46.90	0.00	0.00	28.89	(100.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----
n/a	F-12-86	15.46	0.00	0.00	0.00	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	11.72	(75.8)	3.74	(24.2)	0.00	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----
10b	F-14-15	0.00	0.00	-4.32	0.00	0.00	(0.0)	0.00	(0.0)	4.32	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.57	0.00	0.20	-----	-----	-----	-----	-----	-----
10c	F-14-33	0.00	-26.12	0.00	0.00	-23.86	(0.0)	26.12	(0.0)	0.00	(0.0)	0.00	(0.0)	23.86	(0.0)	7.43	0.00	1.37	-----	-----	-----	-----	-----	-----	-----
11c	P-14-01	0.00	-18.98	0.00	0.00	-5.02	(0.0)	18.98	(0.0)	0.00	(0.0)	0.00	(0.0)	5.02	(0.0)	2.02	0.00	0.50	-----	-----	-----	-----	-----	-----	-----
11b	F-14-69	0.00	0.00	-1.91	0.00	0.00	(0.0)	0.00	(0.0)	1.91	(0.0)	0.00	(0.0)	0.00	(0.0)	0.00	0.00	0.27	-----	-----	-----	-----	-----	-----	-----
n/a	F-16-032	13.01	0.00	0.00	-13.01	0.00	(0.0)	0.00	(0.0)	0.00	(0.0)	13.01	(100.0)	3.74	(24.2)	0.00	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----
TOTALS		494.93		3.30		(0.67)		116.49	(23.54)	73.90	(14.93)	120.52	(24.35)	180.73	(36.52)	59.26	13.50	497	802	4.3/AC.	10.9/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.	4.3 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	118.29	192.8	SINGLE FAMILY DETACHED	507 (37.8%)
OVERALL NUMBER OF O.R. UNITS / GROSS ACRE OF O.R.	10.9 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	73.90	73.6	APARTMENTS (O.R.)	210 (15.7%)
OVERALL EMPLOYMENT F.A.R.	0.35	0.35	EMPLOYMENT	122.0	122.0	SINGLE FAMILY ATTACHED	623 (46.5%)
OVERALL S.F.D./O.R. DENSITY PER OVERALL GROSS ACRE	2.6 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	180.73	217.1	TOTAL	1340
			TOTALS	494.93	605.3		

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

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) ③
6a	F-08-72	15.05	5.50 (36.5)	-----
n/a	F-07-183	3.05	0.00 (0.0)	-----
6b	F-08-54 / F-08-55	90.60	26.65 (29.4)	4.76 (17.9) ④
7	F-10-61	16.60	0.94 (5.7)	-----
8a	F-11-27	0.00	0.00 (0.0)	-----
8b	F-12-21	0.00	0.67 (100) ⑤	-----
8c	F-12-20	1.65	0.09 (5.5)	-----
8c	F-12-29	30.22	13.59 (45.0)	1.29 (9.5) ⑥
n/a	F-12-15	9.37	0.00 (0.0)	0.00 (0.0)
9b	F-13-03	0.00	0.69 (0.0)	0.69 (100) ⑦
9c	F-13-07	34.08	13.59 (39.9)	5.05 (37.2) ⑧
9c	F-13-08	75.79	0.00 (0.0)	0.00 (0.0)
n/a	F-12-86	15.46	3.74 (24.2)	0.00 (0.0)
10b	F-14-15	0.00	0.00 (0.0)	0.00 (0.0)
10c	F-14-33	0.00	23.86 (0.0)	7.94 (33.3) ⑨
11c	P-14-01	0.00	5.02 (0.0)	0.00 (0.0)
11b	F-14-69	0.00	0.00 (0.0)	0.00 (0.0)
n/a	F-16-032	0.00	0.00 (0.0)	0.00 (0.0)
TOTALS		494.93	180.72 (36.5)	29.82 (16.5)

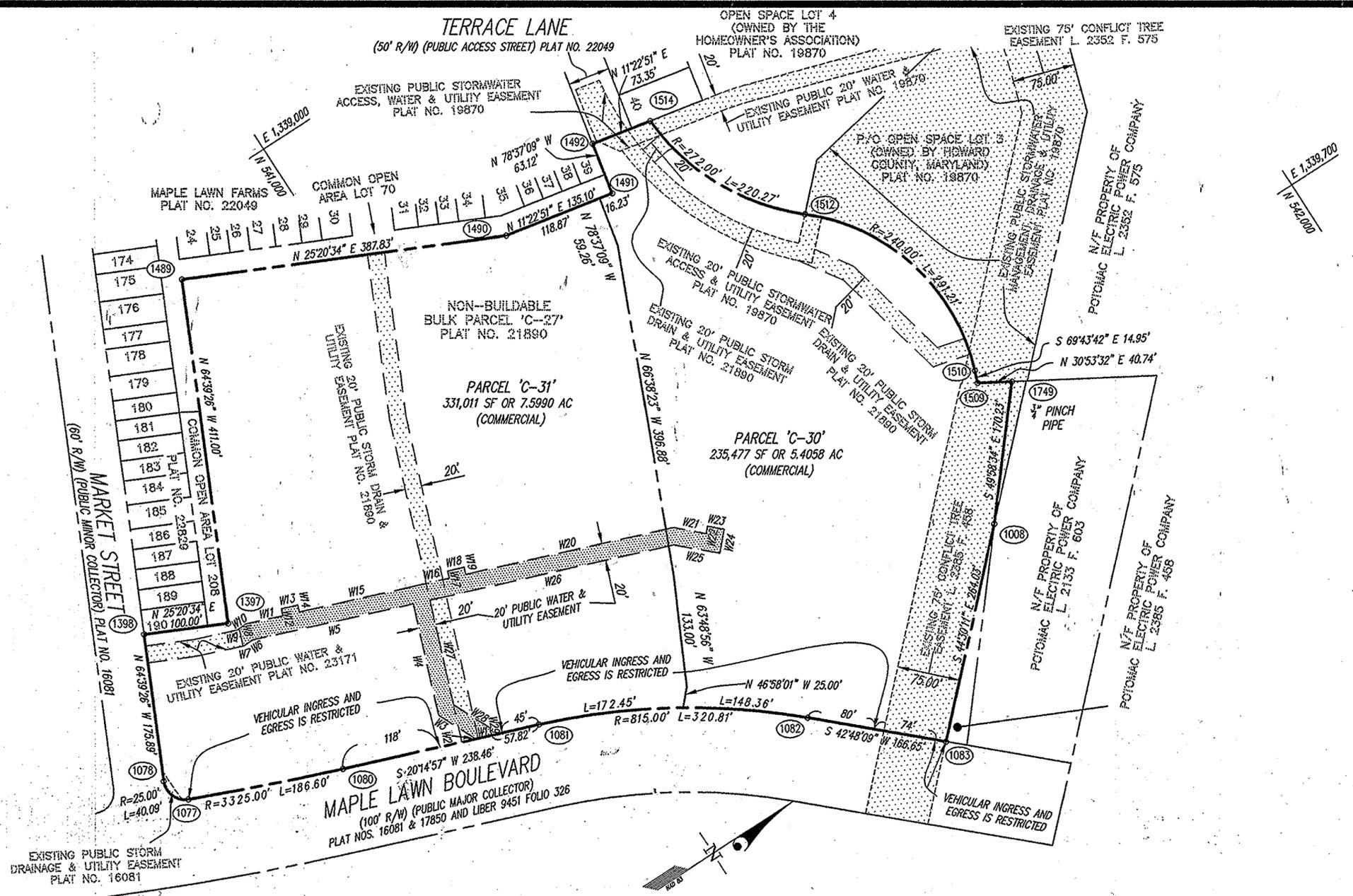
Area	Area used	Total
① Midtown Area 1 (F-03-90)	OS 125 (community center) [5.01 ac.] OS 126 [0.55 ac.] OS 123(230) [1.96 ac.]	7.52 ac.
② Hillside Area 1 (F-05-81/F-05-82)	Pathways	0.29 ac.
③ Hillside Area 3 (F-06-161)	OS 213 [1.00 ac.] OS 214 [0.61 ac.]	1.61 ac.
④ Westside Area 1 (F-08-54)	OS 4 (Recreational Field) [4.76 ac.]	4.76 ac.
⑤ Westside Area 2 (F-12-21)	OS 68 [0.67 ac.]	0.67 ac.
⑥ Midtown West Area 1 (F-12-29)	OS 84 [0.66 ac.] OS 85 [0.63 ac.]	1.29 ac.
⑦ Westside Area 3 (F-13-03)	OS 115 [0.69 ac.]	0.69 ac.
⑧ Midtown West Area 2 (F-13-07)	OS 179 [0.73 ac.] OS 180 [0.74 ac.] OS 182 [3.58 ac.]	5.05 ac.
⑨ Garden District Area 1 (P-13-03)	OS 99 [0.90 ac.] OS 101 [1.75 ac.] OS 104 [2.85 ac.] OS 107 [2.44 ac.]	7.94 ac.
TOTAL		29.82 ac.

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

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-10-61	F-10-61	0.03	NON-BUILD. PAR. 'O' & PRIV. ALLEY	

POINT	NORTHING	EASTING
1008	541,485.69	1,339,844.56
1077	540,506.53	1,339,597.74
1078	540,493.89	1,339,564.11
1080	540,679.69	1,339,667.20
1081	540,903.41	1,339,749.74
1082	541,175.11	1,339,916.40
1083	541,297.38	1,340,029.63
1397	540,659.55	1,339,447.95
1398	540,569.18	1,339,405.15
1489	540,835.47	1,339,076.50
1490	541,185.98	1,339,242.51
1491	541,318.43	1,339,269.17
1492	541,330.88	1,339,207.28
1509	541,560.20	1,339,693.28
1510	541,565.38	1,339,679.25
1512	541,496.91	1,339,414.28
1514	541,402.79	1,339,221.76
1749	541,595.16	1,339,714.20

LINE	BEARING	LENGTH
W1	S 20°14'57" W	20.00'
W2	N 69°45'03" W	0.86'
W3	S 65°14'57" W	51.02'
W4	N 69°42'11" W	135.72'
W5	S 20°24'54" W	195.43'
W6	S 02°13'42" E	11.85'
W7	S 20°16'18" W	1.71'
W8	N 69°43'42" W	20.00'
W9	S 20°16'18" W	2.27'
W10	N 02°13'42" W	11.88'
W11	N 20°24'54" E	45.06'
W12	N 69°35'06" W	8.26'
W13	N 20°24'54" E	20.00'
W14	S 69°35'06" E	8.26'
W15	N 20°24'54" E	144.34'
W16	N 20°16'15" E	38.04'
W17	N 69°43'45" W	8.66'
W18	N 20°16'15" E	20.00'
W19	S 69°43'45" E	8.66'
W20	N 20°16'15" E	252.27'
W21	N 43°05'31" E	39.64'
W22	N 46°54'29" W	8.66'
W23	N 43°05'31" E	20.00'
W24	S 46°54'29" E	28.66'
W25	S 43°05'31" W	55.61'
W26	S 20°16'15" W	296.30'
W27	S 69°42'11" E	127.41'
W28	N 65°14'57" E	51.01'
W29	S 69°45'03" E	9.14'



**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 2
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 2
- TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED: 13.0048 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 13.0048 AC.

**OWNER**  
 MAPLE LAWN CC STATUTORY TRUST  
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.  
 1829 REISTERSTOWN ROAD  
 SUITE 300, WOODHOLME CENTER  
 BALTIMORE, MD. 21208  
 PH: 410-484-8400

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1082-1081	815.00'	320.81'	162.51'	318.74'	S 31°31'33" W	22°33'11"
1080-1077	3,325.00'	186.60'	93.32'	186.58'	S 21°51'25" W	03°12'56"
1077-1078	25.00'	40.09'	25.83'	35.93'	S 69°24'13" W	91°52'41"
1514-1512	272.00'	220.27'	116.58'	214.30'	N 63°36'54" E	46°23'55"
1512-1510	240.00'	291.21'	166.56'	273.68'	N 75°30'37" E	69°31'21"

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 3-10-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 3-14-16  
 DIRECTOR

**OWNER'S DEDICATION**

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST, BY EDWARD ST. JOHN, TRUSTEE, 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.

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.

WITNESS OUR HANDS THIS 17<sup>th</sup> DAY OF February, 2016

MAPLE LAWN CC STATUTORY TRUST  
 BY: MAPLE LAWN CORPORATE CENTER, LLC, TRUSTEE  
 BY: MAPLE LAWN OFFICE REALTY, LLC, MANAGING MEMBER  
 BY: EDWARD ST. JOHN, LLC, MANAGER  
 [Signature] ATTEST: [Signature]  
 EDWARD A. ST. JOHN, GENERAL MANAGER

**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 RESUBDIVISION OF PARCEL 'C-27' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED 'MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 2, NON-BUILDABLE BULK PARCEL 'C-27' AND MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, NON-BUILDABLE BULK PARCEL 'P' AND RECORDED AS PLAT NO. 21890 AND PART OF THE LAND CONVEYED TO MAPLE LAWN CC STATUTORY TRUST FROM G&R/MAPLE LAWN (K), L.L.C. AND G&R/WESSEL, LLC, BY A DEED DATED MARCH 10, 2011 AND RECORDED IN LIBER 13130 AT FOLIO 329, 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, 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] 2/18/2016  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)

RECORDED AS PLAT NUMBER 23707 ON 3/15/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
 BUSINESS DISTRICT - AREA 2  
 PARCELS 'C-30' AND 'C-31'

(A RESUBDIVISION OF PARCEL 'C-27', MAPLE LAWN FARMS, BUSINESS DISTRICT - AREA 2, PLAT NO. 21890)

TM 41, GRID 21 P/O PARCEL 116  
 HOWARD COUNTY, MARYLAND  
 5TH ELECTION DISTRICT  
 SCALE: 1"=100'  
 SHEET 3 OF 3  
 DECEMBER 2015

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3609 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-980-1820 DC/VAL: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: CHECK BY:

L:\CADD\DRAWINGS\98079\15043\PLANS BY GLW\PLATS\15043 PAR C-30-32 PLT 03.dwg. PLOTTED: 1/6/2016 9:47 AM, LAST SAVED: 12/30/2015 10:19 AM, PLOTTED BY: Jennifer R. Dicks