

GENERAL NOTES

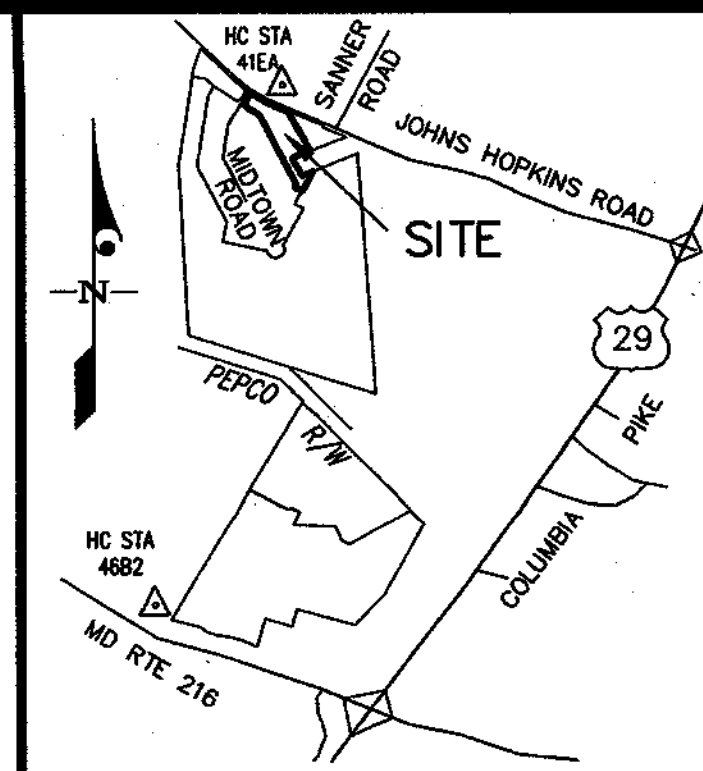
- IRON PINS SHOWN THIS:
- CONCRETE MONUMENTS SHOWN THIS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JULY, 1998.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN, PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, WP-01-111(*), P-02-12, WP-03-02(**), P-03-01, F-03-90 & F-04-79.
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS JD-63787-3 ON MAY 14, 1998. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY MDE TRACKING NO. 01-NI-0344/200165421.
- 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 JULY 8, 2003, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-41050 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 WP-03-02(**), WHICH WAS GRANTED ON 10/11/02, 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(c)(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.
- WAVES 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(c)(2)(i) - 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(e)(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 OF WP-03-02(**), WHICH WAS GRANTED ON OCTOBER 11, 2002 SUBJECT TO THE FOLLOWING 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.

(GENERAL NOTES CONTINUE)

- STORMWATER MANAGEMENT IS BEING PROVIDED AT AN ON-SITE FACILITY. THE FACILITY WILL BE TYPE P-2 WET POND. THE PERMANENT POOL WILL PROVIDE THE WATER QUALITY. THE CHANNEL PROTECTION VOLUME FOR THE 1 YEAR STORM QUANTITY MANAGEMENT WILL BE PROVIDED UTILIZING EXTENDED DETENTION. THE RECHARGE REQUIREMENTS WILL BE PROVIDED IN A FACILITY ON OPEN SPACE LOT 125. THE RECHARGE FACILITY IS BEING CONSTRUCTED UNDER THIS PLAN. NO NON-STRUCTURAL PRACTICES ARE PROPOSED UNDER THIS FINAL PLAN. THE POND WILL BE PUBLICLY OWNED AND MAINTAINED. THE RECHARGE FACILITY ON OPEN SPACE LOT 125 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMUNITY HOMEOWNERS ASSOCIATION.
- 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 AUGUST 20, 2001.
- ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS HOMEOWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5/13/03 AS RECEIPT # B-00515-1361.
- 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.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- 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).

(GENERAL NOTES CONTINUE)

- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 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.
- 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 (SEE GENERAL NOTE 34, THIS PLAN)
- SEE "RETENTION/AFFORESTATION/REFORESTATION SUMMARY TABLE FOR MAPLE LAWN FARM PROJECT (FOR F 04-88)" ON SHEET 3 OF 3 FOR THE SATISFACTION OF THE FOREST CONSERVATION REQUIREMENTS AS A RESULT OF THIS CORRECTION PLAT. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$123,601.50 WAS PROVIDED WITH THE DPW DEVELOPER'S AGREEMENT, AS PART OF F-03-90.
- A TRAFFIC STUDY PREPARED FOR THIS SITE WHICH DETERMINED THAT IMPROVEMENTS TO JOHNS HOPKINS ROAD ARE NOT WARRANTED AT THIS TIME. THE DEVELOPER UNDERSTANDS AND AGREES THAT SHOULD THERE BECOME A NEED FOR IMPROVEMENTS AT THE INTERSECTION OF MIDTOWN ROAD AND JOHNS HOPKINS ROAD IN THE FUTURE, THE IMPROVEMENTS WILL BE PROVIDED. TRAFFIC STUDY WAS APPROVED WITH S-01-17 BY THE PLANNING BOARD ON 8/8/01.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001.
- THERE WILL BE NO MODERATE INCOME HOUSING UNITS PROPOSED UNDER THIS PHASE OF RESIDENTIAL DEVELOPMENT, BUT ARE PROPOSED FOR PHASE I, STAGE II (ANNUAL PHASE IV).
- 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 (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 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.
 - STRUCTURES CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE PURPOSE OF THE PUBLIC SIGHT DISTANCE EASEMENTS SHOWN ON THESE PLATS IS TO NOT OBSCURE THE LINE OF SIGHT. NO PLANTS OR STRUCTURES TO BLOCK VIEW BETWEEN 2' HIGH AND 6' HIGH. SHRUBS MUST BE NO TALLER THAN 2' AND TREES MUST BE LIMBED UP TO 6'.
- ALL BUILDABLE LOTS SHOWN HEREON SHALL HAVE A ONE (1) FOOT WIDE PUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION.
- THE PATHWAY SHOWN ON THE ROAD CONSTRUCTION PLANS FROM THE INTERSECTION OF MIDTOWN ROAD AND DUKE STREET, THROUGH OPEN SPACE LOT 122 IS TO BE CONTINUED UNDER SDP 03-140 AND WILL BE COMPLETED WITH THE MAPLE LAWN BOULEVARD CONNECTION TO JOHNS HOPKINS ROAD. THE REMAINING 100' +/- OF SIDEWALK ALONG JOHNS HOPKINS ROAD TO CONNECT TO THE SIDEWALK CONSTRUCTED UNDER CAPITAL PROJECT #J-4171 WILL BE CONSTRUCTED WITH THE MAPLE LAWN BOULEVARD PLANS. THIS PATHWAY IS BEING PROVIDED IN LIEU OF THE JOHNS HOPKINS ROAD SIDEWALK SYSTEM. THE PATHWAY ALIGNMENT WAS DETERMINED TO BE AN ESSENTIAL DISTURBANCE WITHIN THE WETLANDS BUFFER AND FLOODPLAIN AREA BY THE DEPARTMENT OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- THE SWM OUTFALL PIPE AND RIP-RAP CHANNEL LOCATED WITHIN THE 100 YEAR FLOODPLAIN LIMITS WAS DETERMINED TO BE ALLOWABLE BY DPZ BASED ON APPROVED P-03-01 AS A SAFE METHOD TO PROTECT THE FLOODPLAIN FROM THE OUTFLOW FROM THE SWM FACILITY IN ACCORDANCE WITH SECTION 16.115(c)(2) OF THE SUBDIVISION AND LAND REGULATIONS.
- LANDSCAPE PLANTING PROVIDED FOR PERIMETERS P-A, P-B, P-M, P-N AND P-O AS SHOWN ON SHEET 44 OF THE ROAD PLANS AS PART OF F 03-90. A SURETY IN THE AMOUNT OF \$ 40,350.00 HAS BEEN POSTED WITH THE DPW, DEVELOPER'S AGREEMENT AS PART OF F 03-90.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS FOR A PLAT OF REVISION WHICH DOES NOT CREATE ADDITIONAL LOTS PER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION REQUIREMENT FOR THIS PROJECT WAS PREVIOUSLY ADDRESSED AS PART OF F-03-90.

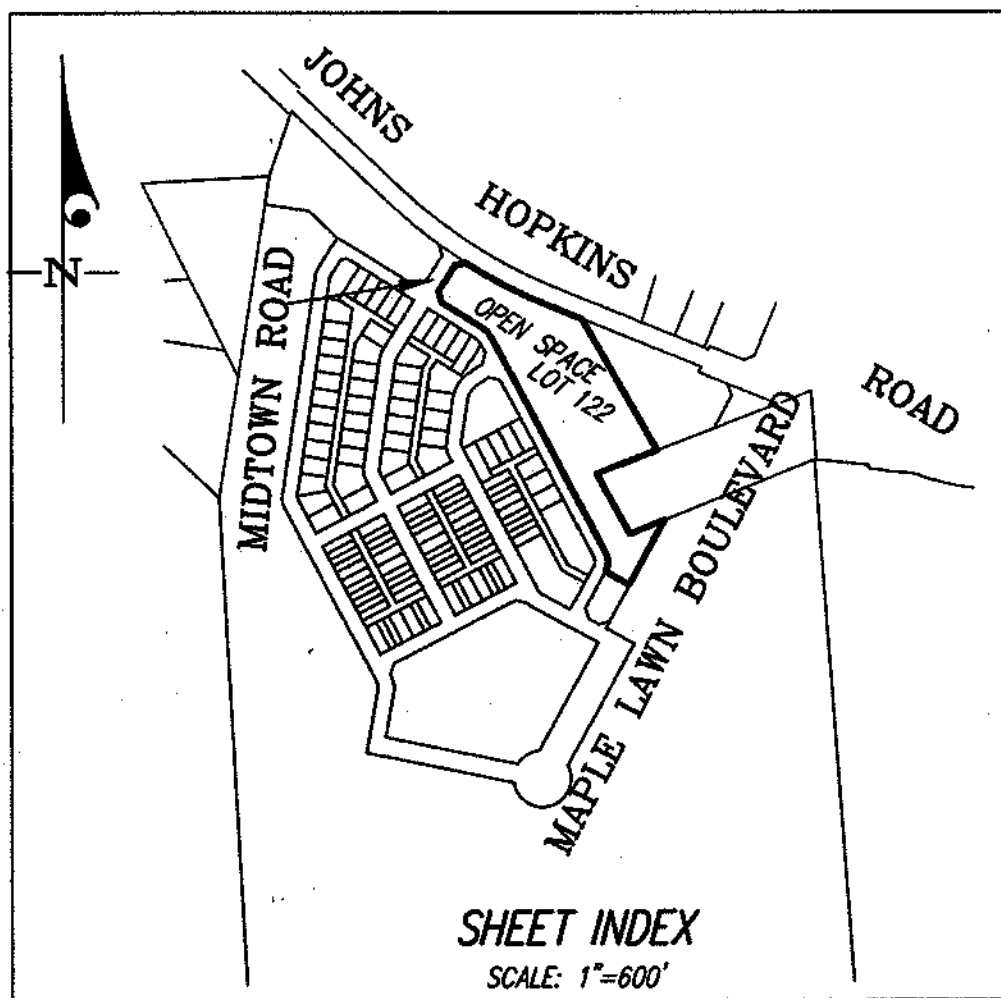


VICINITY MAP
SCALE: 1"=2000'

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 MAR. 2004
DAVID S. WEBER DATE
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852

MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.
Stewart J. Greenebaum 2/2/04
STEWART J. GREENEBaum, DECLARANT DATE



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

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	5.1968 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.1968 AC.

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

Pamela M. McPherson 3-17-04
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark M. K... 3/12/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark D. Unger 3/23/04
DIRECTOR DATE

OWNER'S DEDICATION

MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., A MARYLAND NON-STOCK CORPORATION, BY STEWART J. GREENEBaum, DECLARANT, 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 25th DAY OF March, 2004
MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.

BY *Stewart J. Greenebaum*
STEWART J. GREENEBaum, DECLARANT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., A MARYLAND NON-STOCK CORPORATION, BY A DEED DATED JULY 28, 2003 AND RECORDED IN LIBER 7419 AT FOLIO 284, AND ALSO BEING OPEN SPACE LOT 122 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C'", AND RECORDED AS PLAT NOS. 16089 & 16090, 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.

David S. Weber
DAVID S. WEBER
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852

08 MAR. 2004
DATE



THE PURPOSE OF THIS REVISION PLAT IS TO REVISE THE EXISTING FOREST CONSERVATION EASEMENT # 5 BY ABANDONING 0.14 OF AN ACRE OF FOREST CONSERVATION EASEMENT FOR ENTRANCE FEATURE AND TO CREATE A PRIVATE LANDSCAPE EASEMENT.

RECORDED AS PLAT NUMBER 16603 ON 3-26-04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

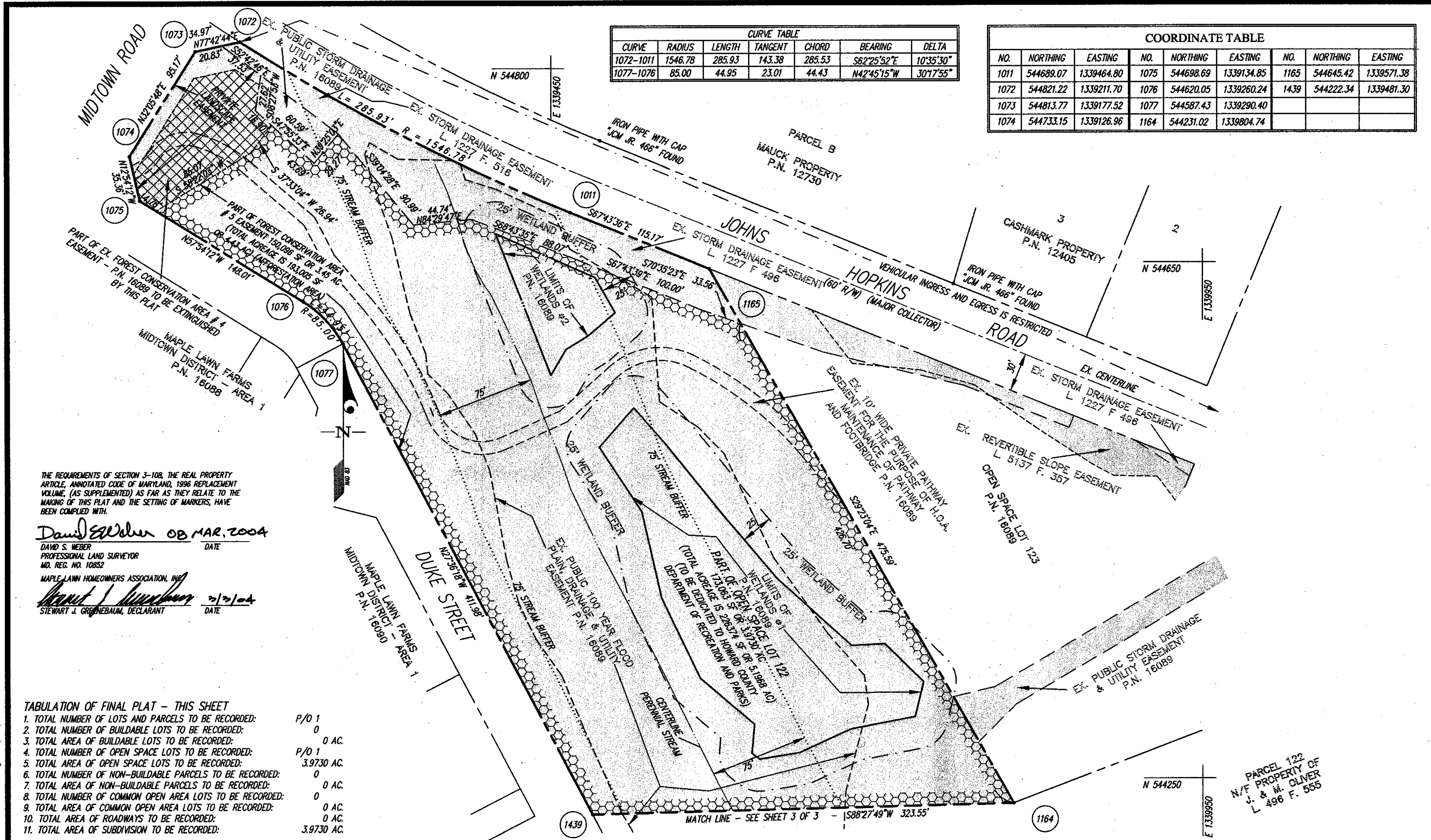
REVISION PLAT
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 1
OPEN SPACE LOT 122
MAPLE LAWN FARMS - MIDTOWN DISTRICT - AREA 1
P.Nos. 16089 & 16090

TM 41, GRID 15, 16 & 21, P/O PARCELS 121 & 450
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 3 FEBRUARY 2004

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: PWC CHECK BY: TW

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1072-1011	1546.78	285.93	143.38	285.53	S62°25'52"E	10°35'30"
1077-1076	85.00	44.95	23.01	44.43	N42°45'15"W	30°17'55"

COORDINATE TABLE								
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1011	544689.07	1339464.80	1075	544698.69	1339134.85	1165	544645.42	1339571.38
1072	544821.22	1339211.70	1076	544620.05	1339260.24	1439	544222.34	1339481.30
1073	544813.77	1339177.52	1077	544587.43	1339290.40			
1074	544733.15	1339126.96	1164	544231.02	1339804.74			



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.

David S. Weber 08 MAR. 2004
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.
Stewart J. Greenebaum 3/7/04
 STEWART J. GREENEBaum, DECLARANT DATE

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3.9730 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.9730 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Denny Brantley 3-17-04
 COUNTY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark 3/12/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: MK DATE
David S. Weber 3/22/04
 DIRECTOR DATE

OWNER'S DEDICATION
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 WITNESS OUR HANDS THIS 25th DAY OF March, 2004
 MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.
 BY: *Stewart J. Greenebaum*
 STEWART J. GREENEBaum, DECLARANT

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., A MARYLAND NON-STOCK CORPORATION, BY A DEED DATED JULY 28, 2003 AND RECORDED IN LIBER 7419 AT FOLIO 284, AND ALSO BEING OPEN SPACE LOT 122 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C', AND RECORDED AS PLAT NOS. 16089 & 16090, 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.
David S. Weber
 DAVID S. WEBER
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 08 MAR. 2004
 DATE



RECORDED AS PLAT NUMBER 16604 ON 3-26-04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 REVISION PLAT
MAPLE LAWN FARMS
 MIDTOWN DISTRICT - AREA 1
 OPEN SPACE LOT 122
 MAPLE LAWN FARMS - MIDTOWN DISTRICT - AREA 1
 P.Nos. 16089 & 16090
 TM 41, GRID 15, 16 & 21, P/O PARCELS 121 & 450
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 2 OF 3 FEBRUARY 2004
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BARTONSVILLE OFFICE PARK
 BARTONSVILLE, MARYLAND 20888
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: *me* CHECK BY: *tw*

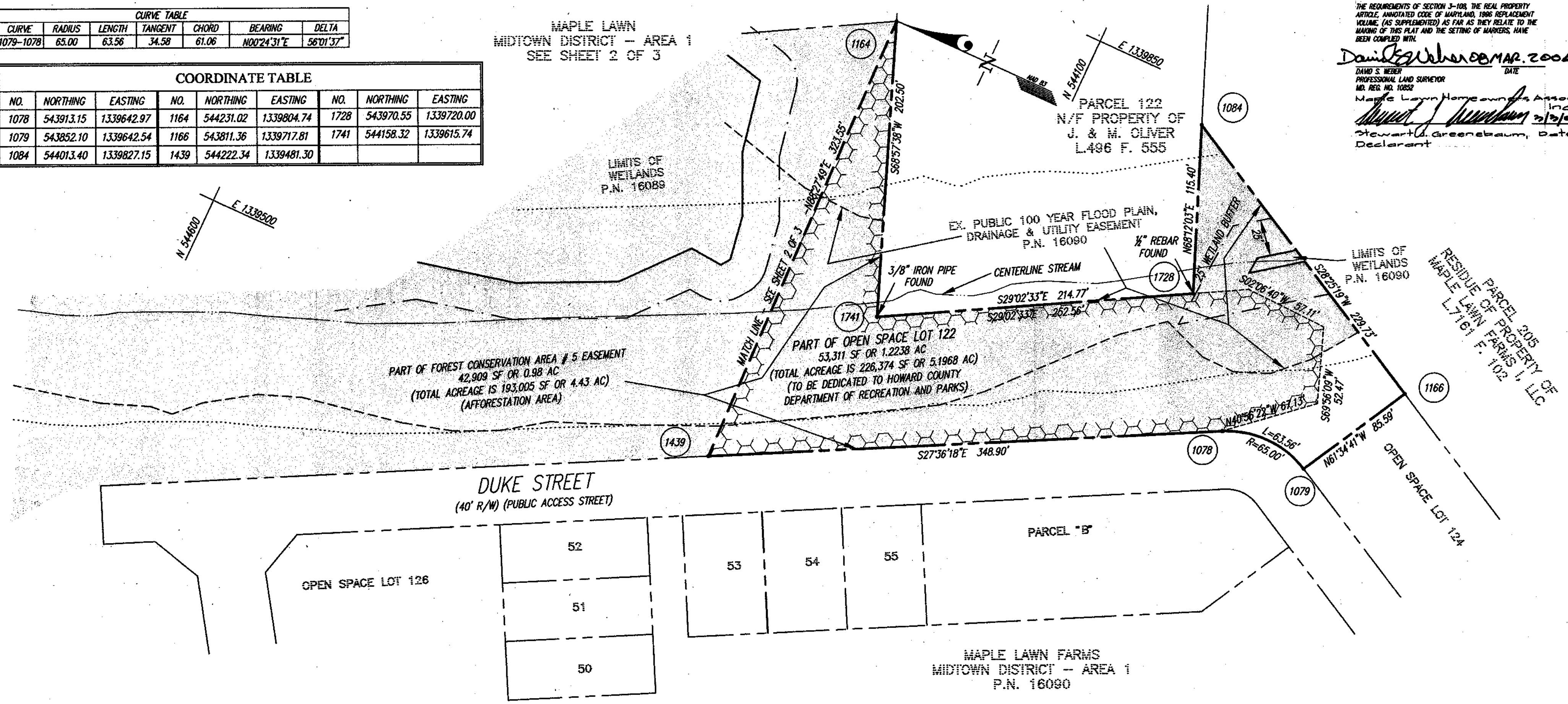
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1079-1078	65.00	63.56	34.58	61.06	N00°24'31"E 56°01'37"

COORDINATE TABLE								
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1078	543913.15	1339642.97	1164	544231.02	1339804.74	1728	543970.55	1339720.00
1079	543852.10	1339642.54	1166	543811.36	1339717.81	1741	544158.32	1339615.74
1084	544013.40	1339827.15	1439	544222.34	1339481.30			

MAPLE LAWN
MIDTOWN DISTRICT - AREA 1
SEE SHEET 2 OF 3

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.

DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852
08 MAR. 2004
DATE
Stewart J. Greenebaum, Date Declarant



- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 0
 - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
 - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
 - TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
 - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1.2238 AC.
 - TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
 - TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
 - TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 0
 - TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.2238 AC.

RETENTION / AFFORESTATION / REFORESTATION SUMMARY TABLE FOR MAPLE LAWN FARM PROJECT (FOR F 04-88)											
Phase	Gross Ac.	Floodplain Area	Net Tract Area	Ex. Forest (Acres)	Forest Cleared	Forest Retained	Excess Retention	Ref./Aff. Required	Credited Planting Provided	Excess Forest Cons. (Planting + Retention)	Comments
1	51.98	3.40	48.58	9.45	0.51	8.94	0.63	0.00	4.56	5.19	Per F-03-07
2	* 75.20	2.38	72.82	0.00	0.00	0.00	0.00	10.92	** 6.67	- 4.25	Per F-03-90
2	* 5.70	0.00	5.70	0.00	0.00	0.00	0.00	0.86	0.00	- 0.86	Per SDP-03-140
TOTAL	132.88	5.78	127.10	9.45	0.51	8.94	0.63	11.78	11.23	0.08	

* Includes future phase areas of Maple Lawn Farms. When those areas are recorded in future phases, the forest conservation requirements will have been met.
** Reduced from 6.81 Ac. as shown on F 04-79 to 6.67 Ac. because of the 0.14 Ac. reduction of Conservation Easement No. 5 (Plat Nos. 16089 and 16090) by this revision plat.

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

David S. Weber
COUNTY HEALTH OFFICER
DATE: 3-17-04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3/12/04

David S. Oliver
DIRECTOR
DATE: 3/23/04

OWNER'S DEDICATION

MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., A MARYLAND NON-STOCK CORPORATION, BY STEWART J. GREENEBaum, DECLARANT, 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 3rd DAY OF March, 2004

MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.

BY: *Stewart J. Greenebaum*
STEWART J. GREENEBaum, DECLARANT

ATTEST: *David S. Weber*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., A MARYLAND NON-STOCK CORPORATION, BY A DEED DATED JULY 28, 2003 AND RECORDED IN LIBER 7419 AT FOLIO 284, AND ALSO BEING OPEN SPACE LOT 122 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 1, LOTS 1 THRU 120, OPEN SPACE LOTS 121 THRU 127, COMMON OPEN AREAS 128 THRU 132 AND PARCELS 'A', 'B' & 'C'", AND RECORDED AS PLAT NOS. 16089 & 16090, 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.

David S. Weber
DAVID S. WEBER
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852



08 MAR. 2004
DATE

RECORDED AS PLAT NUMBER 16605 ON 3-26-04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 1
OPEN SPACE LOT 122
MAPLE LAWN FARMS - MIDTOWN DISTRICT - AREA 1
P.Nos. 16089 & 16090

TM 41, GRID 15, 16 & 21, P/O PARCELS 121 & 450
5TH ELECTION DISTRICT
SCALE: 1"=50'
SHEET 3 OF 3
FEBRUARY 2004

GLW GUTSCHICK LITTLE & WEBER, P.A.
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DRAWN BY: *DWC* CHECK BY: *107*