

GENERAL NOTES

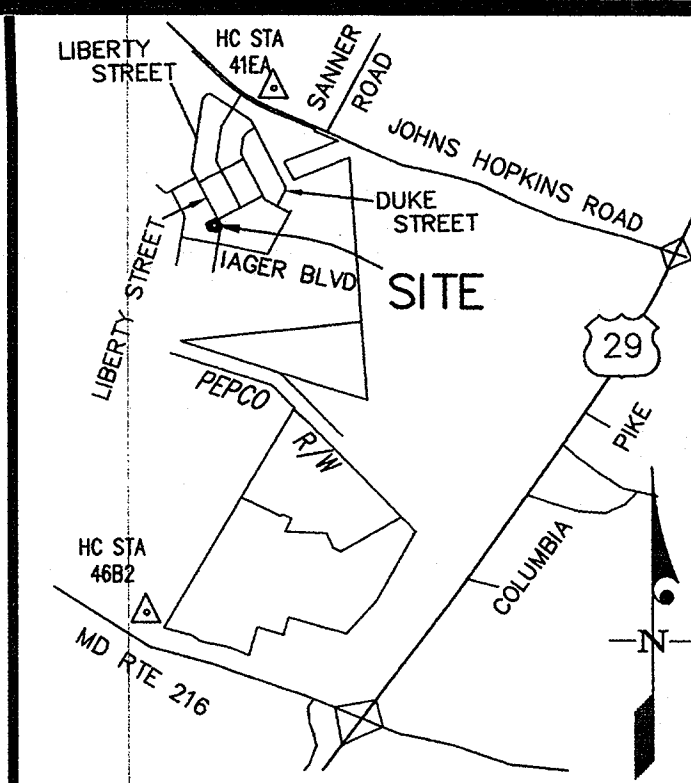
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JULY, 1998.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, P-02-12, WP-03-02(1*), P-03-01, F-03-90, F-04-79, F-04-88, P-04-01, F-04-92 & SDP-05-156.
- 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 6/7/04, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4173D WAS FILED AND ACCEPTED.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M. FOR A SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL LAND USE AREAS PER APPROVED POP AND CSP DEVELOPMENT CRITERIA SEE PLAT NO. 16760.
- 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 (1/2" 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.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1200.(b).(1)(vi) BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

PRIVATE PEDESTRIAN ACCESS & DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	N 62°23'42" E	6.57'
L2	N 83°01'10" E	56.35'
L3	N 62°23'42" E	35.69'
L4	S 27°36'18" E	8.00'
L5	S 62°23'42" W	31.47'
L6	S 83°01'10" W	62.02'
L7	S 62°23'42" W	5.48'
L8	N 27°36'18" W	6.00'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1091-1090	20.00'	13.18'	6.84'	12.95'	S 08°43'09" E	37°46'18"



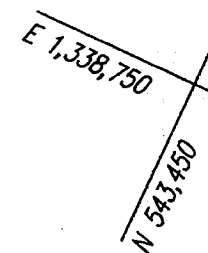
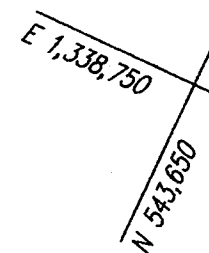
VICINITY MAP
SCALE: 1"=2000'

MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2
P.N. 16764

PRIVATE USE IN COMMON
EASEMENT FOR LOTS 233 & 234

LOT 128 (COMMON OPEN AREA)
MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2
P.N. 16764

EX. 1' PUBLIC EASEMENT FOR THE PURPOSES OF SIDEWALK MAINTENANCE, WATER HOUSE CONNECTION AND SEWER HOUSE CONNECTION, PER NOTE # 31 ON P.N. 16758



COORDINATE TABLE

POINT	NORTHING	EASTING
1090	543487.92	1338935.26
1091	543500.71	1338933.30
1533	543479.43	1338837.22
1577	543506.62	1338823.01
1578	543550.64	1338907.19
1579	543461.73	1338834.05
1580	543444.96	1338927.56

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 15 MAY 2006
DAVID S. WEBER DATE
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852

MB MAPLE LAWN LLC

John Corgan 5/2/06
JOHN CORGAN, PRESIDENT DATE

OWNER
MB MAPLE LAWN, L.L.C.
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: 301-762-3511 (EXT. 2101)

THE PURPOSE OF THIS PLAT IS RESUBDIVIDE OLD LOTS 174 AND 175 INTO NEW LOTS 233 AND 234 BY ADJUSTING THE INTERIOR PROPERTY LINES AND TO CREATE A PRIVATE USE IN COMMON EASEMENT ON LOTS 233 AND 234 TO SERVE LOTS 233 AND 234.

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|---|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 2 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 2 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 0.1769 AC. |
| 4. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0 AC. |
| 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 0.1769 AC. |

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

Robert J. Weber 6/1/06
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark 5/30/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

John Corgan 4/6/06
DIRECTOR DATE

OWNER'S DEDICATION

MB MAPLE LAWN LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN CORGAN, 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.

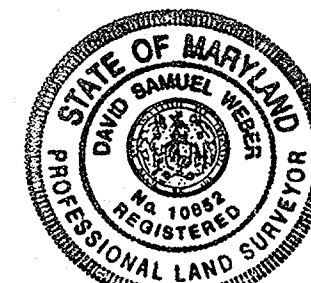
WITNESS OUR HANDS THIS 2ND DAY OF MAY, 2006
MB MAPLE LAWN LLC

BY: *John Corgan* ATTEST: *Kinsullivan*
JOHN CORGAN, PRESIDENT

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 I, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO MB MAPLE LAWN LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED JANUARY 26, 2005 AND RECORDED IN LIBER 8957 AT FOLIO 96, AND ALSO BEING A RESUBDIVISION OF LOTS 174 AND 175 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2, LOTS 133 THRU 219, OPEN SPACE LOTS 220 THRU 225, COMMON OPEN AREAS LOTS 226 THRU 229, PARCELS "A-1" THRU "A-3", "D" & "E", AND RECORDED AS PLAT NO. 16764, 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
15 MAY 2006
DATE



RECORDED AS PLAT NUMBER 18341 ON June 9, 2006 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS
MIDTOWN DISTRICT - AREA 2**

LOTS 233 AND 234

(A RESUBDIVISION OF LOTS 174 AND 175, MAPLE LAWN FARMS, MIDTOWN DISTRICT - AREA 2, P.N. 16764)

TM 41, GRID 16 & 17, PARCEL 121

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' SHEET 1 OF 1 APRIL 2006

GLW GUTSCHICK LITTLE & WEBER, P.A.

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