

**GENERAL NOTES**

- IRON PINS SHOWN THIS:
- CONCRETE MONUMENTS SHOWN THIS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY, 1998, JULY, 1998 AND AUGUST, 2003.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, P-02-12, P-04-01, F-05-02, F-05-81, F-05-113, F-06-43, F-06-43 & SDP-06-155.
- 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.

**GENERAL NOTES CONTINUE**

- 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 22, 2005, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4238-D WAS FILED AND ACCEPTED.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M. FOR A SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA SEE PLAT NO. 18062.

**GENERAL NOTES CONTINUE**

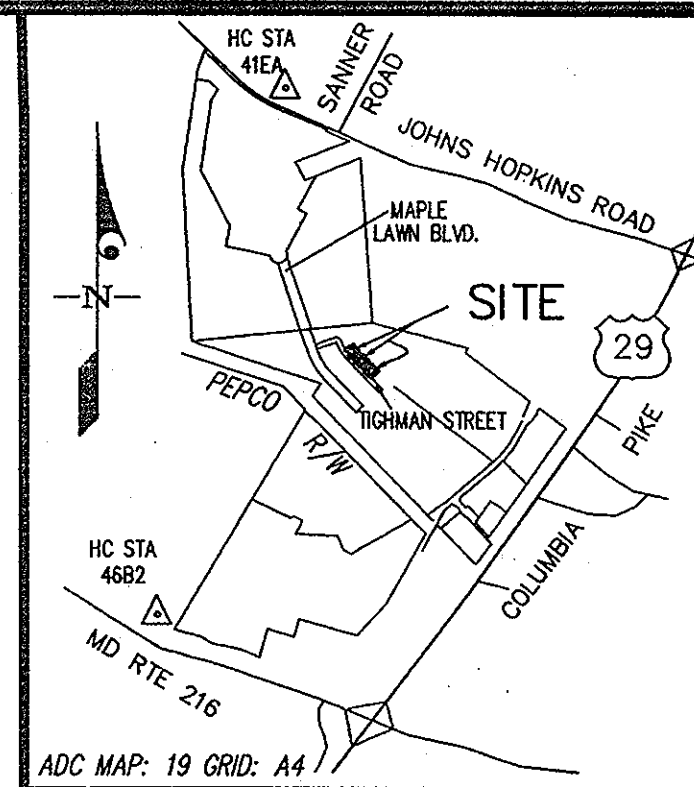
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERT/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 REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.120A(b)(1)(vi) BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

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* 22 NOV. 2006  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MILLER AND SMITH AT MAPLE LAWN, L.L.C.  
BY: *Charles F. Stuart, Jr.*  
CHARLES F. STUART, JR., SENIOR VICE PRESIDENT DATE

11/22/06



VICINITY MAP  
SCALE: 1"=2000'

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1505-1089	386.00'	65.03'	32.59'	64.95'	N 39°40'56" W	9°39'08"
1090-1539	296.00'	44.62'	22.35'	44.58'	S 40°11'22" E	8°38'16"

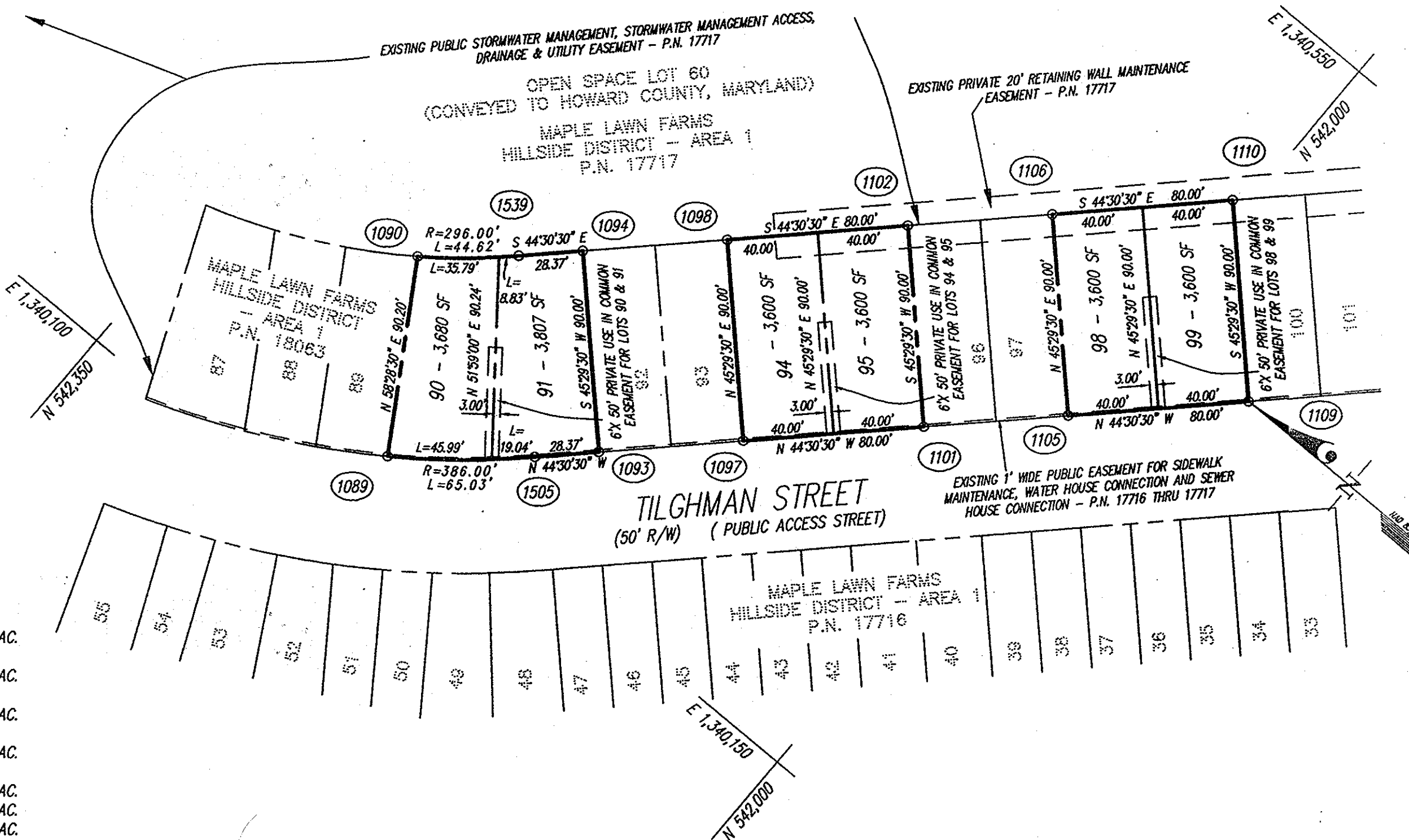
**COORDINATE TABLE**

POINT	NORTHING	EASTING
1089	542218.85	1340143.07
1090	542266.01	1340219.96
1093	542148.64	1340204.42
1094	542211.73	1340268.61
1097	542102.99	1340249.29
1098	542166.09	1340313.47
1101	542045.94	1340305.37
1102	542109.03	1340369.55
1105	542000.30	1340350.24
1106	542063.39	1340414.42
1109	541943.24	1340406.32
1110	542006.33	1340470.50
1505	542168.86	1340184.54
1539	542231.95	1340248.73

OWNER  
MILLER AND SMITH AT MAPLE LAWN, L.L.C.  
8401 GREENSBORO DRIVE, SUITE 300  
MCLEAN, VIRGINIA 22102  
PH: 703-821-2500

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 6
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 6
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.5025 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: 0 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: 0.5025 AC.



THE PURPOSE OF THIS PLAT IS TO CREATE PRIVATE USE IN COMMON EASEMENTS FOR SHARED PEDESTRIAN SIDEWALK ACCESS BETWEEN THE UNITS AS SHOWN UNDER SDP-06-155.

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

*Robert J. Weber* 2/6/07  
COUNTY HEALTH OFFICER SO MJD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Charles F. Stuart, Jr.* 1/16/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark A. Joyce* 2/2/07  
DIRECTOR DATE

**OWNER'S DEDICATION**

MILLER AND SMITH AT MAPLE LAWN, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY MILLER AND SMITH INC., A MARYLAND CORPORATION, BY CHARLES F. STUART, JR., SENIOR 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 22 DAY OF NOV., 2006

MILLER AND SMITH AT MAPLE LAWN, L.L.C.  
BY: MILLER AND SMITH INC.

BY: *Charles F. Stuart, Jr.*  
CHARLES F. STUART, JR., SENIOR VICE PRESIDENT

ATTEST: *Colleen Dwelley*

**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, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY AND G & R MAPLE LAWN, INC., A MARYLAND CORPORATION TO MILLER AND SMITH AT MAPLE LAWN, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED MAY 26, 2006 AND RECORDED IN LIBER 10049 AT FOLIO 216, AND ALSO BEING REVISIONS TO LOTS 90, 91, 94, 95, 98 & 99 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 1, LOTS 63 THRU 103 AND NON-BUILDABLE PARCEL 'H'", AND RECORDED AS PLAT NO. 18063, 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  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852  
22 NOV. 2006  
DATE



RECORDED AS PLAT NUMBER 18874 ON 2/2/07, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT  
MAPLE LAWN FARMS  
HILLSIDE DISTRICT - AREA 1  
LOTS 90, 91, 94, 95, 98 AND 99  
(REVISIONS TO LOTS 90, 91, 94, 95, 98 AND 99, MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 1, P.N. 18063)  
TM 41, GRID 22, P/O PARCELS 205 & 474  
3600 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20888  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2824 FAX: 301-421-4186  
5TH ELECTION DISTRICT SHEET 1 OF 1 NOVEMBER 2006

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
DRAWN BY: *PWC* CHECK BY: *TS*

F07-112