

GENERAL NOTES

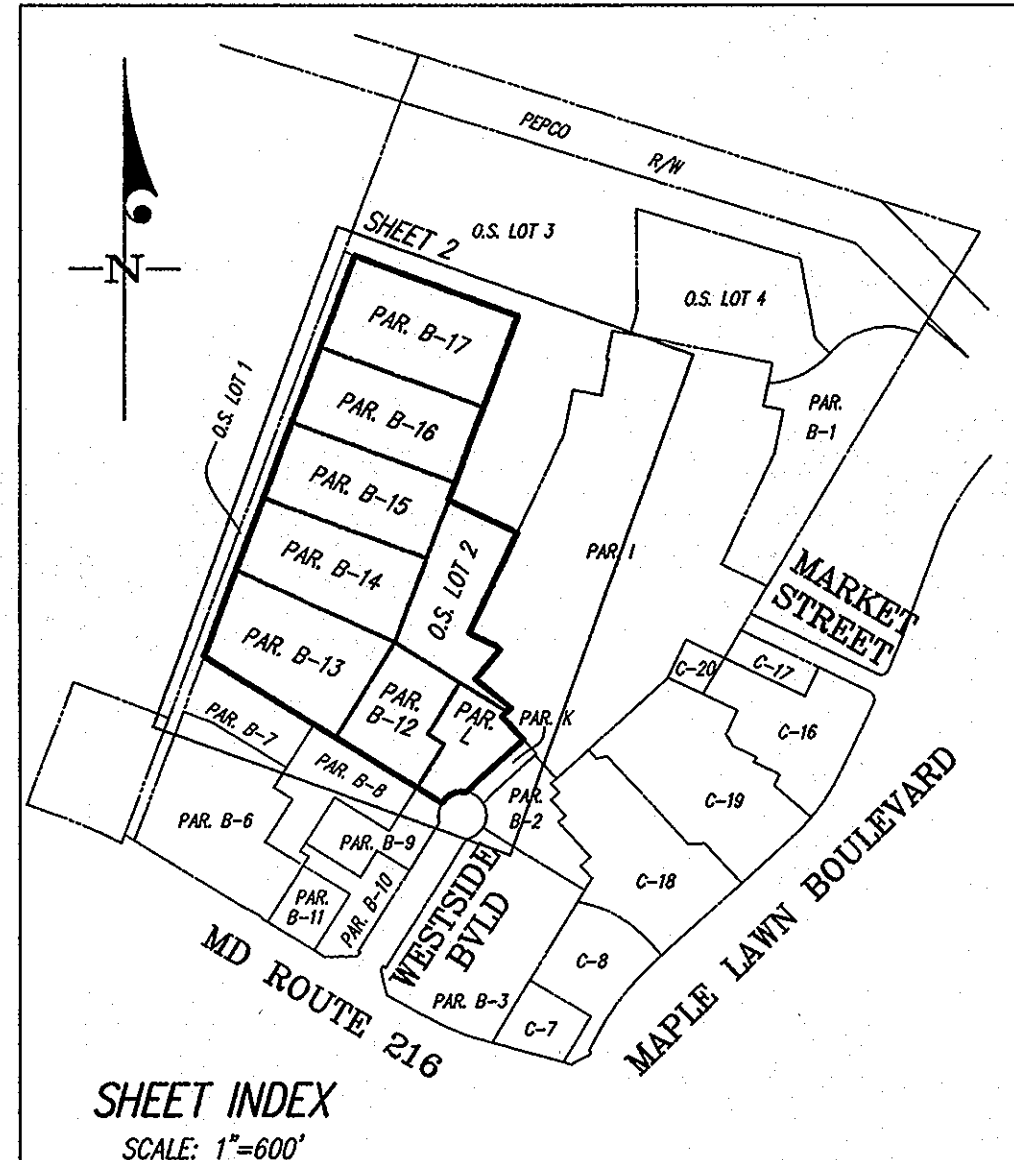
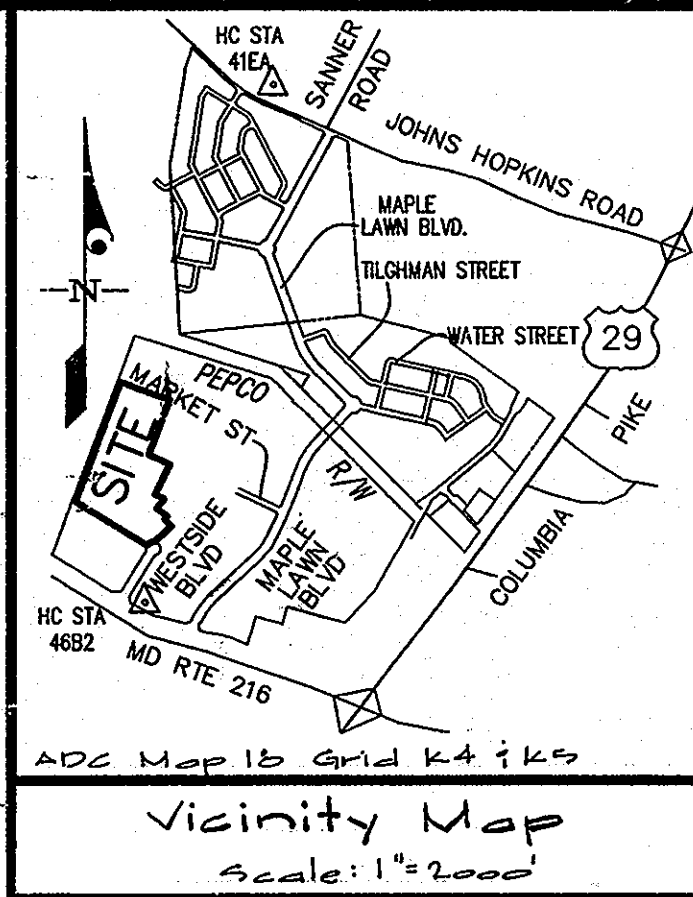
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN AUGUST 2003.
- PROPERTY IS ZONED MD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE JULY 28, 2006 AND PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO AND PER ZB-1039M APPROVED ON 03/20/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 01-17, S-06-16, ZB-995M, ZB-1039M, PB-353, PB-378, P-02-012, P-05-07, P-07-18, F-03-07, F-04-055, F-04-113, F-05-073, F-05-078, F-05-112, F-05-138, F-05-178, F-06-140, F-07-37, F-07-183, F-08-54, F-08-55, F-08-105, F-09-16, SDP-03-06, SDP-04-044, SDP-04-049, SDP-04-086, SDP-05-08, SDP-05-36, SDP-05-47, SDP-06-67, SDP-07-43, WP-01-111, WP-02-54, WP-03-02, WP-05-12, WP-07-122, WP-08-04, SDP-08-56, SDP-08-58, SDP-09-114 AND SDP-09-60.
- 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 8/17/09, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4624-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 WP-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(i)(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 BOTH QUALITY AND QUANTITY, FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY 2 REGIONAL FACILITIES BEING CONSTRUCTED UNDER F 08-55 & EXISTING FACILITIES CONSTRUCTED UNDER F 03-07 & F 05-112. THE EXISTING FACILITY ON OPEN SPACE LOT 2 WILL BE PRIVATELY OWNED & MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED & MAINTAINED FACILITIES ON PARCELS B-14 THROUGH B-17. THE FACILITIES WILL BE AN INFILTRATION TRENCH AND WILL BE CONSTRUCTED IN THE FUTURE WITH A SITE DEVELOPMENT PLAN.
- THE EXISTING CEMETERY ONCE LOCATED ON THE WESSEL'S PROPERTY WAS RELOCATED UNDER WP-05-12, WHICH WAS GRANTED AUGUST 20, 2004, ALLOWING THE FOLLOWING:
 - DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM 16.1304)
 - REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (WAIVER FROM SECTION 16.1306)
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- 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 # D07098148). AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATIONS, INC. IS RECORDED IN LIBER 7789 AT FOLIO 353.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRES 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 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 REGULATIONS PER COUNCIL BILL NO.45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- 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) AND S-06-16, PB-378, ZB-1039M AND WP-08-93 WHICH APPROVED AN EXTENSION OF THE APFO MILESTONE DATE FOR PHASE 7 OF THIS PROJECT.
- 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.
- 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)

- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL, AND THE MIF LANDSCAPE DESIGN CRITERIA PROVIDED UNDER F-08-54, SDP-08-56, SDP-08-58 AND SDP-08-114.
- THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THE PARCELS SHOWN ON THIS RESUBDIVISION PLAT WAS PREVIOUSLY ADDRESSED UNDER F-08-54. 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.
- 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(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(c)(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.
- FOR A SUMMARY OF MINIMUM SETBACKS FOR EMPLOYMENT/ COMMERCIAL LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA SEE THE PLAT NO. 19243.

(GENERAL NOTES CONTINUE)

- A TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON FEBRUARY 20, 2007.
- THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS 'B-12' THRU 'B-17' AND NON-BUILDABLE PARCEL 'L' IS COVERED BY SECTION 10.11. ACCESS AND PARKING EASEMENT IN "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7789 AT FOLIO 353, AMENDED BY LIBER 7900 AT FOLIO 607.
- PARCELS 'B-12' THRU 'B-17' AND NON-BUILDABLE PARCEL 'L' ARE LOCATED WITHIN A COMMERCIAL CENTER DEVELOPMENT THAT WILL HAVE SHARED ACCESS AND PARKING PER RECORDED AGREEMENT (SEE GENERAL NOTE 25) WITHOUT PUBLIC ROAD FRONTAGE IN ACCORDANCE WITH SECTION 16.120(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WAIVER REQUEST FROM SECTION 16.121(c)(1) - WHICH REQUIRES OPEN SPACE LOTS (OPEN SPACE LOTS 1 THRU 4) TO HAVE A MINIMUM OF 40 FEET FRONTAGE ONTO A PUBLIC ROAD FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-08-04, WHICH WAS GRANTED ON AUGUST 8, 2007, SUBJECT TO THE FOLLOWING CONDITIONS:
 - BOLLARD MARKERS OR SOME FORM OF PERMANENT SIGNAGE SHALL BE INSTALLED AT THE PUBLIC OR PRIVATE ROAD FRONTAGES TO IDENTIFY PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOTS 1 THRU 4 AND FOR OPEN SPACE LOTS 2 AND 4 AT THE SWM ACCESS EASEMENT TO IDENTIFY MAINTENANCE VEHICLE ACCESS TO THE SWM FACILITIES.
 - SUBJECT TO THE SRC COMMENTS ISSUED FOR PRELIMINARY PLAN, P-07-18.
 - THE MINIMUM PUBLIC ROAD FRONTAGE FOR COA OPEN SPACE LOT 2 SHALL BE INCREASED IN WIDTH FROM 19 FEET PRESENTLY PROPOSED ON THE WAIVER PLAN EXHIBIT TO A MINIMUM OF 20 FEET IN WIDTH.
 - A 20' WIDE MINIMUM UNRESTRICTED PUBLIC OR PRIVATE ROAD ACCESS MUST BE PROVIDED TO SERVE AS AN ENTRANCEWAY LEADING INTO HOA OPEN SPACE LOT 4 (FUTURE HOA RECREATIONAL BALL FIELDS) TO ACCOMMODATE PEDESTRIAN ACCESS AND PERIODIC ACCESS FOR MAINTENANCE AND EMERGENCY VEHICLES.
 - THE PROCESSING OF THIS WAIVER REQUEST FOR THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS FOR OPEN SPACE LOTS 1 THRU 4 AS SHOWN ON P-07-18 SHALL BE CONSIDERED AS A TEMPORARY DEFERRAL OF THE PUBLIC OR PRIVATE FRONTAGE REQUIREMENT UNTIL THE FINAL SUBDIVISION PLANS ARE SUBMITTED FOR THIS PROJECT.
- THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB995M.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY HILSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
- WAIVER REQUEST FROM SECTION 16.146 - REQUIREMENT FOR A PRELIMINARY PLAN PRIOR TO THE PLAT APPROVAL, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-07-122, WHICH WAS GRANTED ON JUNE 19, 2007 SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR THE FINAL PLAN, F-07-183 AND THE RED-LINE REVISION OF SDP-05-36.
 - COMPLIANCE WITH THE COMMENTS DATED JUNE 14, 2007 FROM DEVELOPMENT ENGINEERING DIVISION:
 - ADDED PARCEL C-20 TO PURPOSE NOTE.
 - APPROVED BECAUSE IT DOES NOT HAVE AN EFFECT ON STORMWATER MANAGEMENT, OR APPO.
 - THIS PLAN ONLY ALLOWS FOR THE CONSTRUCTION OF AN ADDITION OF A PARKING LOT.
- THE 65 dBA NOISE LINE REMAINS WITHIN THE ROUTE 216 AND WESTSIDE BOULEVARD RIGHTS OF WAY AS NOTED ON S-06-16.
- THERE ARE NO RESIDENTIAL PARCELS WITHIN 250' OF MD ROUTE 216 (MINOR ARTERIAL) THEREFORE NOT REQUIRING A NOISE STUDY.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON JULY 2, 2007.
- WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. APPROVED BY THE CORPS OF ENGINEERS JD 63787-3 ON 03/15/06. NOTICE OF INTENT TO ISSUE A PERMIT IS COVERED BY MDE TRACKING #01-NF-0344/200165421.
- NON-BUILDABLE PARCEL "L" WILL LATER BE DEVELOPED WITH "LIVE/WORK UNITS. IN THE FUTURE, NON-BUILDABLE DESIGNATION ON PARCEL "L" WILL BE ALTERED THROUGH THE RECORDED OF A REVISION PLAT WHEN HOUSING UNIT ALLOCATIONS ARE AVAILABLE. IF THE DEVELOPER ELECTS TO DEVELOP THE PARCEL IN A STANDARD COMMERCIAL MANNER, A REVISION PLAT WILL BE NEEDED TO ELIMINATE THE NON-BUILDABLE NOTATION.



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 24 July '09
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 DATE

Edward St. John, Manager
 EDWARD ST. JOHN, MANAGER
 DATE

Mark A. Bennett, President
 MARK A. BENNETT, PRESIDENT
 DATE

LEGEND:

	CENTERLINE STREAM
	STREAM BUFFER
	FLOODPLAIN EASEMENT
	FOREST CONSERVATION EASEMENT
	CENTERLINE
	EXISTING EASEMENTS TO BE ABANDONED

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OLD PARCEL 'B-5' AND NON-BUILDABLE PARCEL 'J' INTO NEW BUILDABLE PARCELS 'B-12' THROUGH 'B-17' AND NON-BUILDABLE PARCEL 'L', TO CREATE PUBLIC WATER & UTILITY EASEMENTS, PRIVATE STORMWATER MANAGEMENT MAINTENANCE EASEMENTS, PRIVATE RETAINING WALL MAINTENANCE EASEMENT, PRIVATE SIGN EASEMENT AND TO ABANDONED EXISTING PUBLIC SEWER & UTILITY EASEMENTS, PUBLIC WATER & UTILITY EASEMENT AND EXISTING PRIVATE STORMWATER MANAGEMENT MAINTENANCE EASEMENT AS SHOWN AND NOTED ON SHEET 2.

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	8
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	6
3. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	19.1985 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	1
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	1.4907 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2.8193 AC.
8. TOTAL AREA OF COUNTY ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	23.5085 AC.

OWNERS

MAPLE LAWN COMMERCIAL ASSOCIATION, INC. (OPEN SPACE LOT 2) c/o GREENBAUM & ROSE ASSOCIATES, INC. 1829 REISTERSTOWN ROAD SUITE 300, WOODHOLME CENTER BALTIMORE, MD. 21208 PH: 410-484-8400	MAPLE LAWN HOLDINGS, LLC (OLD PARCELS B-5 & J) c/o ST. JOHN PROPERTIES 2560 LORD BALTIMORE DRIVE BALTIMORE, MD. 21244 PH: 410-788-0100
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APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

B. Nixon for Peter Zilberman 7/31/09
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 8-10-09 DATE
 Director 8-10-09 DATE

OWNER'S DEDICATION

MAPLE LAWN HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY EDWARD ST. JOHN, MANAGER, AND MAPLE LAWN COMMERCIAL ASSOCIATION, INC., BY MARK A. BENNETT, PRESIDENT, OWNERS 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

BY: Edward St. John, Manager
 BY: Mark A. Bennett, President

ATTEST: [Signature] ATTEST: [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 RESUBDIVISION OF PART OF THE LAND CONVEYED TO MAPLE LAWN COMMERCIAL ASSOCIATION, INC. FROM G&R/WESSEL, L.L.C., BY A DEED DATED MARCH 25, 2008 AND RECORDED IN LIBER 11178 AT FOLIO 333 AND ALSO ALL OF THE LAND CONVEYED TO MAPLE LAWN HOLDINGS, LLC FROM G & R/WESSEL, LLC, BY A DEED DATED MAY 4, 2009 AND RECORDED IN LIBER 11711 AT FOLIO 24; ALSO BEING A RESUBDIVISION OF PARCEL 'B-5' AND NON-BUILDABLE PARCEL 'J' AND A REVISION TO OPEN SPACE LOT 2 AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PARCELS 'B-1' THRU 'B-5', OPEN SPACE LOTS 1 THRU 4 AND NON-BUILDABLE PARCELS 'J', 'I' AND 'K'" AND RECORDED IN PLAT NOS. 19868, 19869 & 19870, 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 24 July '09
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 DATE



RECORDED AS PLAT NUMBER 20712 ON 8/11/09, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 PARCELS 'B-12' THRU 'B-17', NON-BUILDABLE PARCEL 'L' AND OPEN SPACE LOT 2
 (A RESUBDIVISION OF PARCEL 'B-5' AND NON-BUILDABLE PARCEL 'J' AND A REVISION TO OPEN SPACE LOT 2, MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NOS. 19868 THRU 19870) TM 41, GRID 21 & TM 46, GRID 3, P/O PARCEL 116
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN SHEET 1 OF 2 JULY 2009

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: PNC CHECK BY: T09

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1464-1463	405.00'	52.80'	26.44'	52.77'	S 43°55'30" W	7°28'12"
1463-1476	75.00'	91.53'	52.44'	85.95'	S 66°50'03" W	69°55'23"

PRIVATE STORMWATER MANAGEMENT MAINTENANCE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	S 65°27'29" W	14.14'
E2	N 20°27'29" E	87.97'
E3	S 69°32'31" E	85.00'
E4	S 20°27'29" W	45.00'
E5	N 69°32'31" W	75.00'
E6	S 20°27'29" W	32.97'
E7	N 20°27'29" E	10.00'
E8	S 69°32'31" E	168.97'
E9	N 20°27'29" E	46.00'
E10	S 69°32'31" E	122.00'
E11	S 20°27'29" W	56.00'
E12	N 69°32'31" W	290.97'

20' PUBLIC WATER & UTILITY EASEMENT CENTERLINE TABLE		
LINE	BEARING	LENGTH
L1	N 20°27'05" E	4.14'
L2	N 24°32'31" W	60.70'
L3	N 20°27'29" E	449.72'
L4	N 20°27'29" E	436.14'
L5	N 65°27'29" E	53.54'
L6	S 69°32'31" E	7.11'
L7	S 69°32'31" E	431.05'

PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L8	N 20°31'27" E	56.11'
L9	N 69°32'23" W	6.91'
L10	N 20°27'37" E	10.00'
L11	S 69°32'23" E	26.92'
L12	S 20°31'27" W	63.53'
L13	N 76°52'25" W	20.17'

COORDINATE TABLE		
POINT	NORTHING	EASTING
1463	540124.24	1338284.83
1464	540162.25	1338321.43
1465	540288.90	1338460.43
1476	540090.43	1338205.81
1477	540550.54	1337465.82
1485	540362.82	1338393.07
1500	540621.71	1338291.45
1501	540583.18	1338372.79
1502	540571.04	1338387.41
1503	540479.50	1338311.37
1504	540388.36	1338421.10
1505	540937.92	1338441.22
1506	541039.08	1338227.63
1507	541615.64	1338442.72
1520	541805.43	1337933.97

PRIVATE RETAINING WALL MAINTENANCE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W1	N 58°21'37" W	28.28'
W2	N 76°50'34" E	20.07'
W3	S 13°09'26" E	19.93'

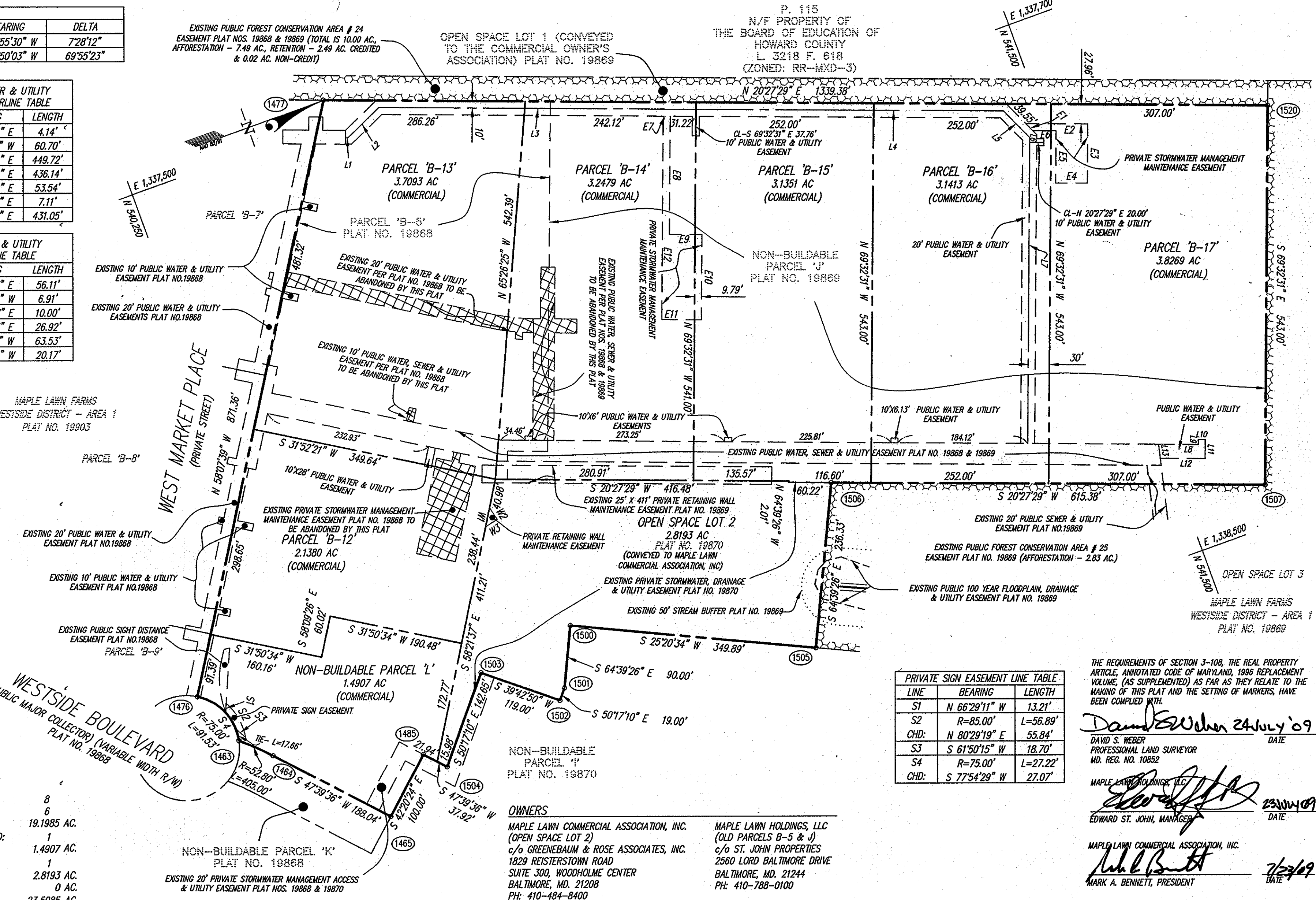
TABULATION OF FINAL PLAT - THIS SHEET	
1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	8
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	6
3. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	19,198.5 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	1
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	1,490.7 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2,819.3 AC.
8. TOTAL AREA OF COUNTY ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	23,508.5 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

Chief, Development Engineering Division

Director



OWNER'S DEDICATION

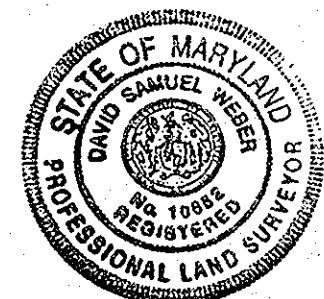
MAPLE LAWN HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY EDWARD ST. JOHN, MANAGER, AND MAPLE LAWN COMMERCIAL ASSOCIATION, INC., BY MARK A. BENNETT, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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
 MAPLE LAWN HOLDINGS, LLC BY: Edward St. John, Manager
 MAPLE LAWN COMMERCIAL ASSOCIATION, INC. BY: Mark A. Bennett, President
 ATTEST: [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 RESUBDIVISION OF PART OF THE LAND CONVEYED TO MAPLE LAWN COMMERCIAL ASSOCIATION, INC. FROM G&R/HESSEL, L.L.C., BY A DEED DATED MARCH 25, 2008 AND RECORDED IN LIBER 11178 AT FOLIO 333 AND ALSO ALL OF THE LAND CONVEYED TO MAPLE LAWN HOLDINGS, LLC FROM G & R/HESSEL, L.L.C. BY A DEED DATED MAY 4, 2009 AND RECORDED IN LIBER 11711 AT FOLIO 24; ALSO BEING A RESUBDIVISION OF PARCEL 'B-5' AND NON-BUILDABLE PARCEL 'J' AND A REVISION TO OPEN SPACE LOT 2 AS SHOWN ON PLATS OF SUBDIVISION ENTITLED 'MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PARCELS 'B-1' THRU 'B-5', OPEN SPACE LOTS 1 THRU 4 AND NON-BUILDABLE PARCELS 'I', 'J' AND 'K' AND RECORDED IN PLAT NOS. 19868, 19869 & 19870, 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
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 DATE: 24 July '09



PRIVATE SIGN EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
S1	N 66°29'11" W	13.21'
S2	R=85.00'	L=56.89'
CHD:	N 80°29'19" E	55.84'
S3	S 61°50'15" W	18.70'
S4	R=75.00'	L=27.22'
CHD:	S 77°54'29" W	27.07'

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 24 July '09
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

EDWARD ST. JOHN, MANAGER
 MAPLE LAWN HOLDINGS, LLC
 25 JULY 09
 DATE

MARK A. BENNETT, PRESIDENT
 MAPLE LAWN COMMERCIAL ASSOCIATION, INC.
 7/24/09
 DATE

RECORDED AS PLAT NUMBER 20713 ON 8/11/09, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 PARCELS 'B-12' THRU 'B-17', NON-BUILDABLE PARCEL 'L' AND OPEN SPACE LOT 2
 (A RESUBDIVISION OF PARCEL 'B-5' AND NON-BUILDABLE PARCEL 'J' AND A REVISION TO OPEN SPACE LOT 2, MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 1, PLAT NOS. 19868 THRU 19870)

TM 41, GRID 21 & TM 46, GRID 3, P/O PARCEL 116
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' SHEET 2 OF 2 JULY 2009

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-989-2324 FAX: 301-421-4188
 DRAWN BY: PWC CHECK BY: TW