

GENERAL NOTES

- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- 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 AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. 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, F-06-161 & SDP-08-87.
- 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 NOVEMBER 6, 2006, 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. 19362.
- 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 (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
 - GEOMETRY - MAXIMUM 14% 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.
 - 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 PUBLIC CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.124(b)(1)(vii) BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

16.1202

POINT	NORTHING	EASTING
1225	541725.61	1340969.92
1226	541818.24	1340991.01
1229	541735.37	1340927.02
1230	541828.00	1340948.10
1233	541747.80	1340872.41
1234	541840.43	1340893.50
1237	541757.57	1340829.51
1238	541850.20	1340850.60
1289	541593.15	1340763.36
1319	541436.37	1341024.07
1320	541529.00	1341045.15
1327	541455.91	1340938.26
1328	541548.54	1340959.35
1331	541468.78	1340881.71
1332	541561.41	1340902.80
1358	541500.52	1340742.28

OWNERS

MAPLE LAWN FARMS I, LLC & G & R MAPLE LAWN, INC.
 c/o GREENBAUM & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD
 SUITE 300, WOODHOLME CENTER
 BALTIMORE, MD. 21208
 PH: 410-484-8400

CONTRACT PURCHASER

NVR, INC.
 6085 MARSHALEE DRIVE
 SUITE 130
 ELKCRIDGE, MD 21075
 PH: 410-379-5956

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|---|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 14 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 14 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 0.6957 AC. |
| 4. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0 AC. |
| 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 0.6957 AC. |

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

Michelle J. Davis
 COUNTY HEALTH OFFICER
 DATE: 6/9/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

William J. DeWitt
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6/18/09

Cindy Hamilton
 DIRECTOR
 DATE: 7/2/09

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE-PRESIDENT AND G & R MAPLE LAWN, INC., BY STEWART J. GREENBAUM, PRESIDENT, OWNERS AND NVR, INC., BY TIMOTHY C. NAUGHTON, VICE PRESIDENT, CONTRACT PURCHASER 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 10 DAY OF JUNE, 2009

MAPLE LAWN FARMS I, LLC
 BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER
 G & R MAPLE LAWN, INC.
 BY: STEWART J. GREENBAUM, PRESIDENT
 NVR, INC.
 BY: TIMOTHY C. NAUGHTON, VICE PRESIDENT
 ATTEST: *[Signature]*
 CHARLES E. IAGER, JR., VICE-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 REVISION TO PART OF THE LAND CONVEYED BY WILLARD H. MARLOW FARM TO G & R MAPLE LAWN, INC., BY A DEED DATED JANUARY 29, 1998 AND RECORDED IN LIBER 4192 AT FOLIO 148 AND PART OF THE LAND BY MAPLE LAWN FARMS, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, ALSO BEING A REVISION TO LOTS 140, 141, 144, 145, 169-172 & 175-180 AS SHOWN ON PLATS OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 3, LOTS 109 THRU 212, OPEN SPACE LOTS 213 THRU 218 AND COMMON OPEN AREA LOTS 219 THRU 221" AND RECORDED AS PLAT Nos. 18747 AND 18749, 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 AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

David S. Weber
 DAVID S. WEBER
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 11 JUNE 2009
 DATE



RECORDED AS PLAT NUMBER 2010 ON 7/10/09, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 3
 LOTS 140, 141, 144, 145, 169-172 & 175-180
 (A REVISION TO LOTS 140, 141, 144, 145, 169-172 & 175-180,
 MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 3, PLAT Nos. 18747 AND 18749)
 TM 41, GRID 22, PARCEL 505
 HOWARD COUNTY, MARYLAND
 5TH ELECTION DISTRICT
 SCALE: 1"=50'
 SHEET 1 OF 1
 JUNE 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 20868
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VAC: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: *PWC* CHECK BY: *TCW*

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUING, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

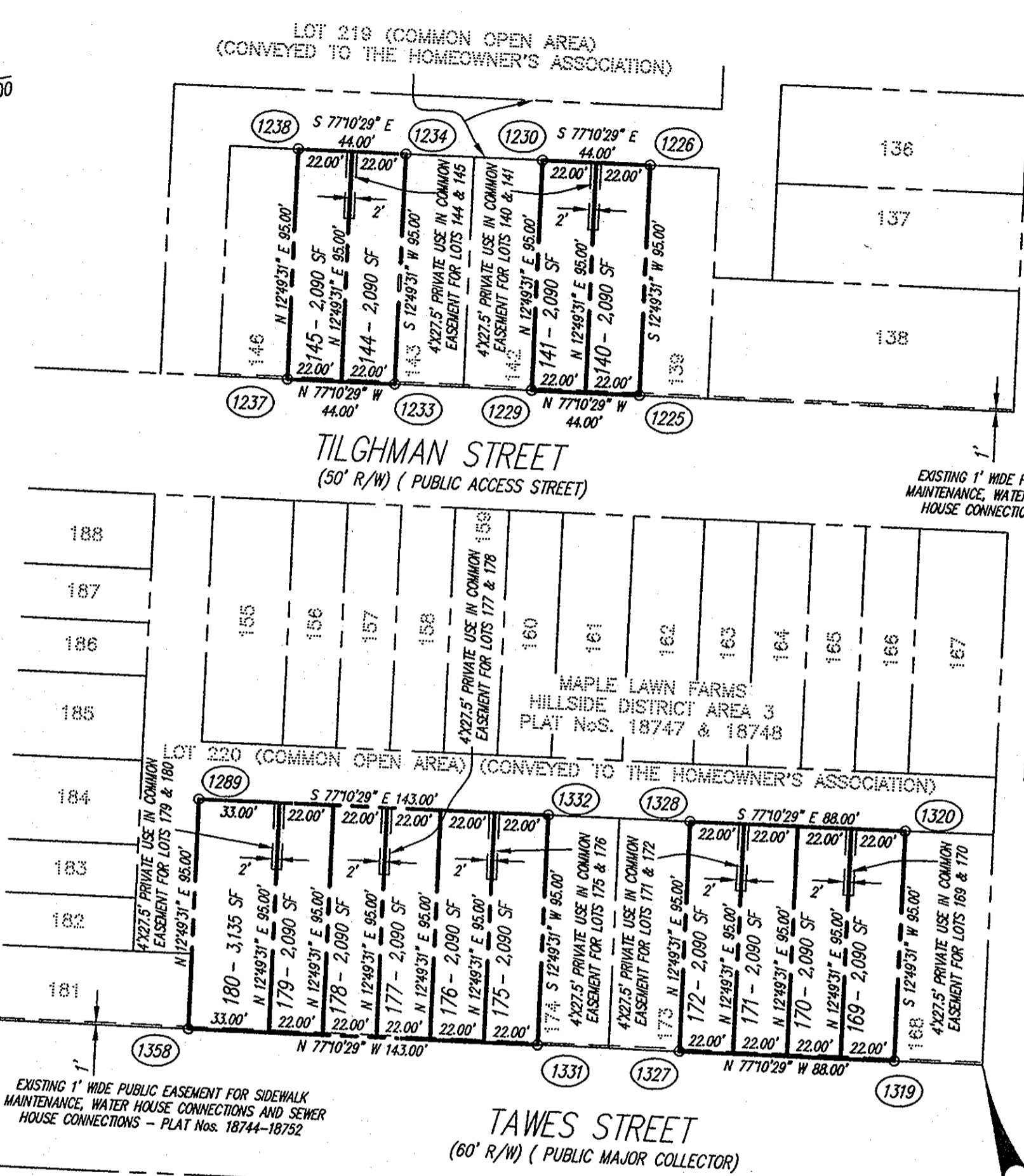
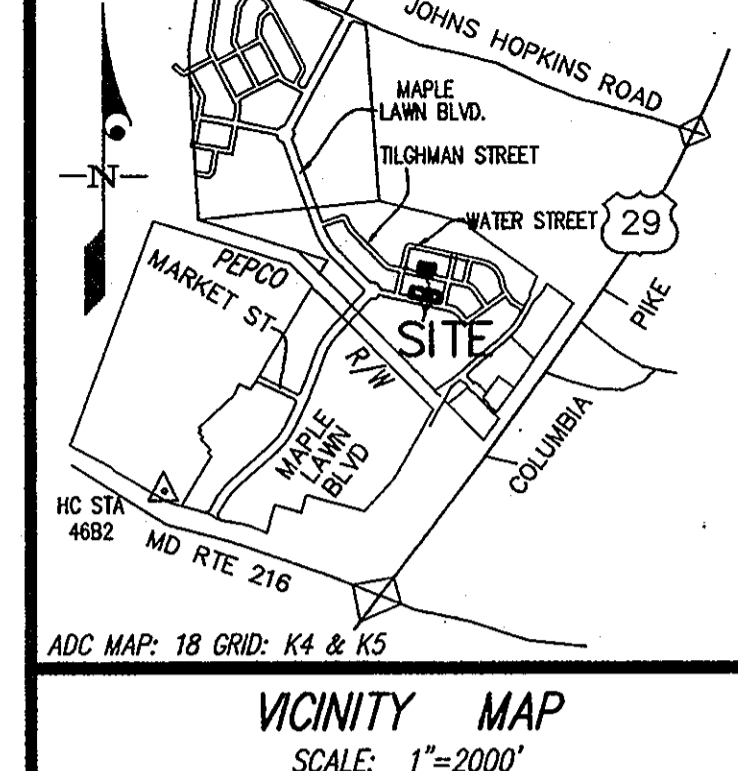
David S. Weber 11 JUNE 2009
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 MAPLE LAWN FARMS I, LLC
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

BY: *Eugene W. Iager* 6/14/09
 EUGENE W. IAGER, PRESIDENT
 BY: *Charles E. Iager, Jr.* 6/14/09
 CHARLES E. IAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.
 BY: *Stewart J. Greenbaum* 6/14/09
 STEWART J. GREENBAUM, PRESIDENT

NVR, INC.
 BY: *Timothy C. Naughton* 6/10/09
 TIMOTHY C. NAUGHTON, VICE PRESIDENT

THE PURPOSE OF THIS REVISION PLAT IS TO CREATE PRIVATE USE IN COMMON EASEMENTS ON LOTS 140, 141, 144, 145, 169-172 & 175-180.



L:\CADD\DRAWINGS\04001\09013\PLATS\09013 REVISION PLT-1.dwg, PLOTTED: 6/9/2009 7:53 AM, LAST SAVED: 6/9/2009 7:52 AM, PLOTTED BY: Paul Clark