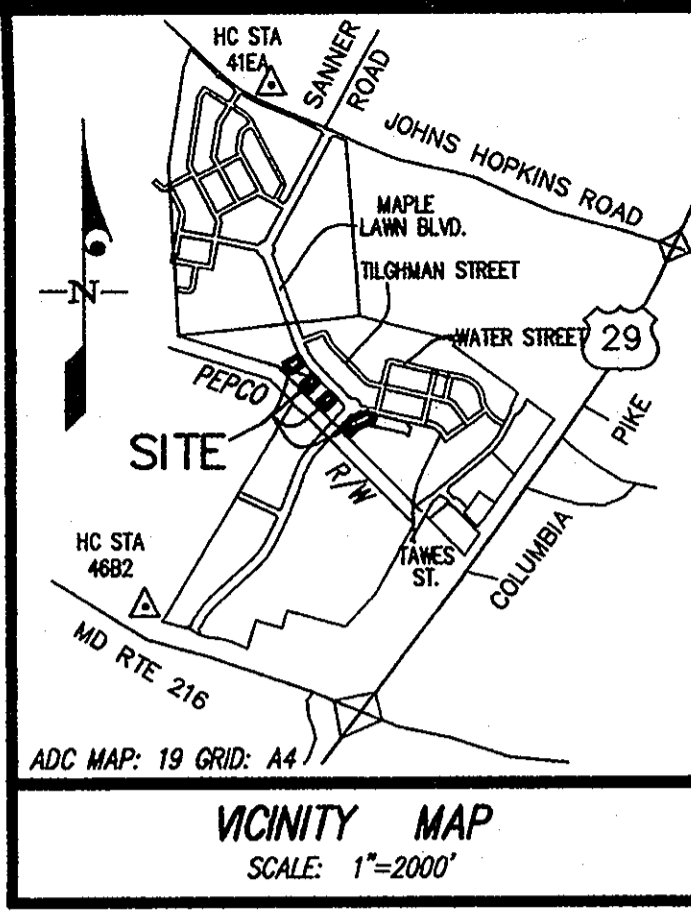
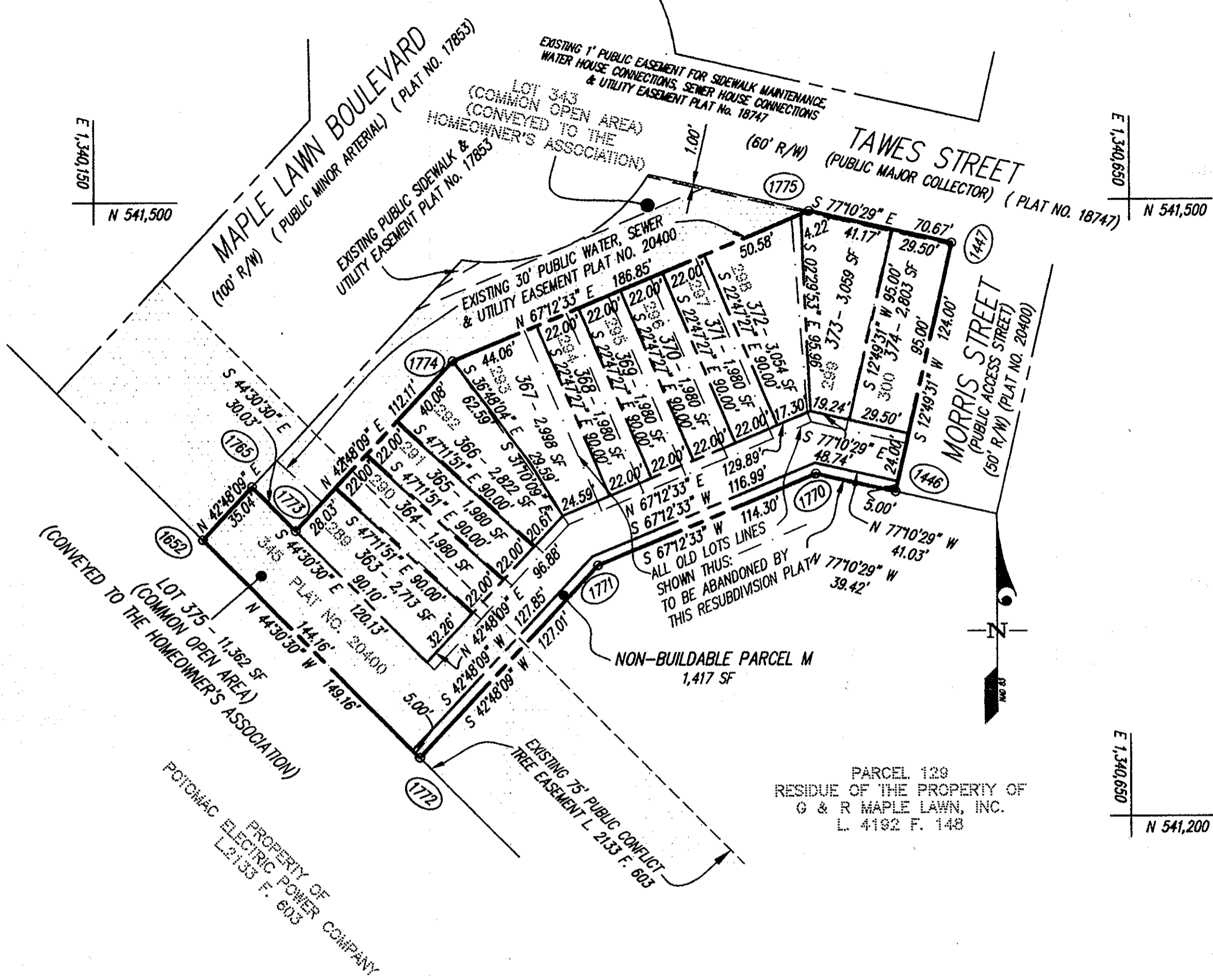


**GENERAL NOTES**

- IRON PINS SHOWN THUS: □
- CONCRETE MONUMENTS SHOWN THUS: ○
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEYS PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY, 1998, JULY, 1998 AND AUGUST, 2003.
- PROPERTY IS ZONED MIX-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. PER ZB-99SM (APPROVAL DATE OF 2/8/01), AND PER ZB-1039M (APPROVAL DATE OF 3-20-06).
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, S-06-16, ZB-99SM, PB-353, F-04-92, F-05-81, F-05-82, F-05-112, F-05-113, F-06-43, F-06-112, F-06-161, F-06-162, F-06-219, F-07-112, F-07-140, F-07-210, F-08-04, F-08-15, F-08-16, F-08-72, F-10-002, P-05-02, P-06-05, P-07-02, SDP-06-151, SDP-06-155, SDP-07-126, SDP-07-136, SDP-08-11, & SDP-08-12.
- 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 16.122B 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 DECEMBER 12, 2008, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4430-D WAS FILED AND ACCEPTED.
- 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 HP-01-111(4), WHICH WAS GRANTED ON MAY 2, 2001, ALLOWING THE FOLLOWING:
  - ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.119(1)(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.
- ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 5/13/03, RECEIPT # B-00515-1361. THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. IS RECORDED IN LIBER 7419 AT FOLIO 292.
- 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.
- THE 75' CONFLICT TREE EASEMENT SHOWN ON THESE PLANS GRANTS PEPCO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING CUT ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PEPCO R/W, AS PER LIBER 2305 FOLIO 33, LIBER 2133 FOLIO 603 AND LIBER 2352 FOLIO 575.
- 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-99SM. FOR A SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL LAND USE AREAS PER APPROVED POP AND CSP DEVELOPMENT CRITERIA SEE PLAT NO. 18745.
- 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 BUILDABLE LOTS.
- THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1202 WERE PREVIOUSLY ADDRESSED UNDER F-08-72.
- THERE ARE NO EXISTING DWELLINGS LOCATED ON THE SUBJECT LOTS AT THE TIME OF THIS PLAT RECORDATION.
- THE COUNTY REQUIRED THAT SECTION 16.19 BE INCLUDED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7419 AT FOLIO 292. NOTWITHSTANDING THE PROVISIONS OF SAID SECTION 16.19, THE COUNTY ACKNOWLEDGES AND CONFIRMS THAT THE TRANSFER OF PORTIONS OF THE COMMUNITY PROPERTY NECESSITATED BY THE ADJUSTMENT OF LOT LINES ON THIS SUBDIVISION PLAT IS AN ACCEPTABLE TRANSFER OF COMMUNITY PROPERTY.



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** 19 OCT 2009  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852  
MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

**Eugene W. Jager** 10/19/09  
EUGENE W. JAGER, PRESIDENT

**Charles E. Jager, Jr.** 10/19/09  
CHARLES E. JAGER, JR., VICE-PRESIDENT

**Stewart J. Greenbaum** 10/19/09  
STEWART J. GREENBAUM, PRESIDENT

**Mark A. Bennett** 10/19/09  
MARK A. BENNETT, PRESIDENT

**TABULATION OF FINAL PLAT -**

	THIS SHEET	ALL SHEETS
1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	14	30
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	12	28
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.6734 AC.	1.4566 AC.
4. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	1	1
5. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.2608 AC.	0.2608 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	1	1
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.0325 AC.	0.0325 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.9667 AC.	1.7499 AC.

**OWNERS**

MAPLE LAWN FARMS I, LLC, (LOTS 351-354), MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. (OLD COMMON OPEN AREA LOT 345) AND G & R MAPLE LAWN, INC. (LOTS 266-269, 278-281, AND OLD LOTS 289-300)

c/o GREENBAUM & ROSE ASSOCIATES, INC.  
1829 REISTERSTOWN ROAD SUITE 300,  
WOODHOLME CENTER  
BALTIMORE, MD. 21208  
PH: 410-484-8400

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OLD LOTS 289 THRU 300 AND COMMON OPEN AREA LOT 345 INTO NEW LOTS 363 THRU 374, COMMON OPEN AREA LOT 375 AND NON-BUILDABLE PARCEL M AND TO CREATE PRIVATE USE IN COMMON EASEMENTS ON LOTS 242-245, 266-269, 278-281 AND 351-354. BECAUSE OF NEW HOUSE TYPES WHICH WOULD NOT FIT ON THE OLD LOTS AND NON-BUILDABLE PARCEL M WILL BE RESUBDIVIDED AND ADDED TO THE FUTURE HILLSIDE DISTRICT - AREA 5.

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

*William R. Oster* 11/23/09  
COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*William R. Oster* 11/16/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kurt Shalvick* 11-24-09  
DIRECTOR

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC. MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE-PRESIDENT, G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENBAUM, PRESIDENT AND MARK A. BENNETT, PRESIDENT, 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 11 DAY OF OCTOBER, 2009

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC. MANAGING MEMBER

G & R MAPLE LAWN, INC.  
BY: Stewart J. Greenbaum, President

MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.  
BY: Mark A. Bennett, President

ATTEST: *David S. Weber*

**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, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 30, 2003 AND RECORDED IN LIBER 7161 AT FOLIO 102, PART OF THE LAND CONVEYED BY WILLARD H. MARLOW, 7/4 MARLOW FARM TO G & R MAPLE LAWN, INC., BY A DEED DATED JANUARY 29, 1998 AND RECORDED IN LIBER 4192 AT FOLIO 148, PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS I, LLC, MAPLE LAWN FARMS, INC., G & R MAPLE LAWN, INC. AND G & R WESSSEL, LLC BY A DEED DATED NOVEMBER 28, 2009 AND RECORDED IN LIBER 11467 AT FOLIO 292, AND PART OF THE LAND CONVEYED BY MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED AUGUST 12, 2009 AND RECORDED IN LIBER 12048 AT FOLIO 196 AND ALSO A RESUBDIVISION OF LOTS 289 THRU 300 AND COMMON OPEN AREA LOT 345 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, LOTS 241 THRU 340, OPEN SPACE LOT 341, AND COMMON OPEN AREA LOTS 342 THRU 347" AND RECORDED AS PLAT NO. 20399 AND A REVISION TO LOTS 242 THRU 245, LOTS 266 THRU 269 AND LOTS 278 THRU 281 AS SHOWN ON SAID PLAT NO. 20399 AND A REVISION TO LOTS 351 THRU 354 AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, LOTS 350 THRU 351 AND COMMON OPEN AREA LOT 362" AND RECORDED AS PLAT NO. 20704; 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** 19 OCT '09  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER **20854** ON **11/19/09**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
HILLSIDE DISTRICT - AREA 4  
LOTS 363 THRU 374, COMMON OPEN AREA LOT 375 AND NON-BUILDABLE PARCEL M

(A RESUBDIVISION OF LOTS 289 THRU 300 AND COMMON OPEN AREA LOT 345, MAPLE LAWN FARMS, HILLSIDE DISTRICT-AREA 4, PLAT NO. 20400 AND REVISION TO LOTS 242-245, 266-269 & 278-281, MAPLE LAWN FARMS, HILLSIDE DISTRICT- AREA 4, PLAT NOS. 20398 & 20399 AND LOTS 351-354, MAPLE LAWN FARMS, HILLSIDE DISTRICT-AREA 4, PLAT NO. 20704)

5TH ELECTION DISTRICT  
SCALE: 1"=50'  
SHEET 1 OF 2  
OCTOBER 2009

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 200 - BIRTONVILLE OFFICE PARK  
BIRTONVILLE, MARYLAND 20898  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-986-2024 FAX: 301-421-4186  
DRAWN BY: *PWC* CHECK BY: *SW*

