

**GENERAL NOTES**

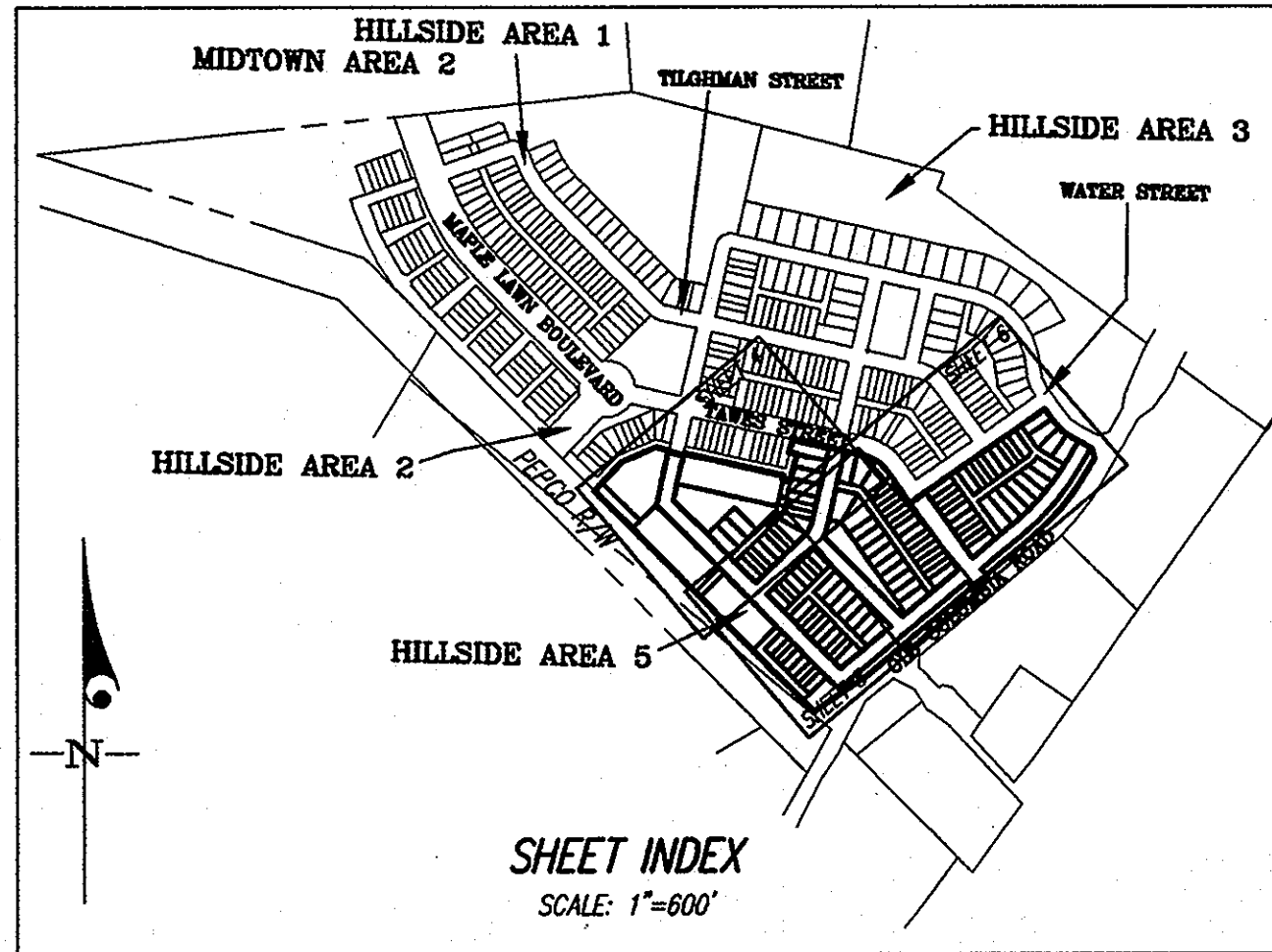
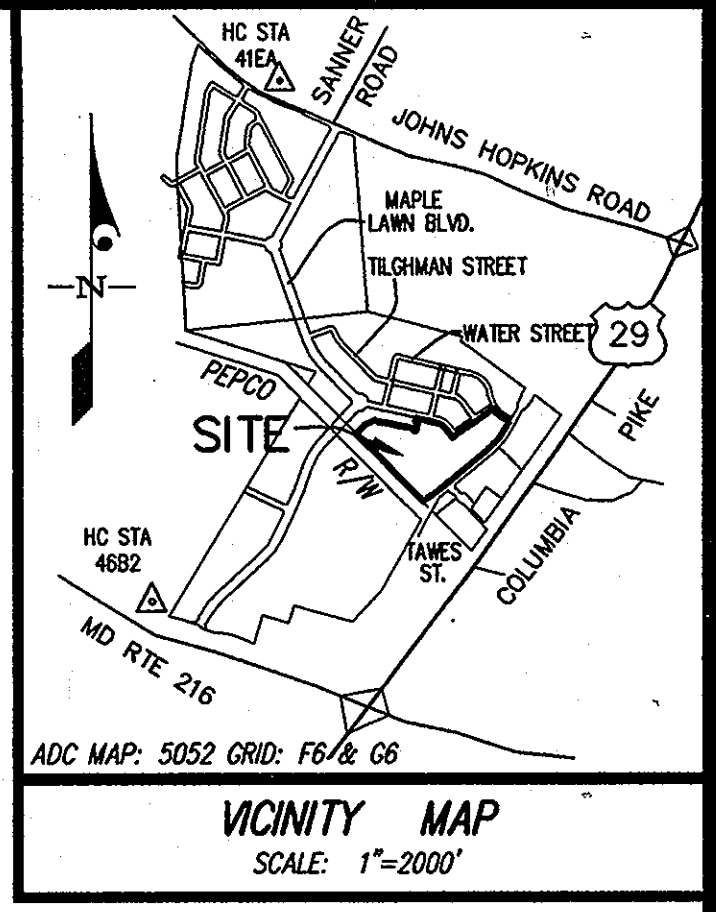
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEYS PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY, 1998, JULY, 1998 AND AUGUST, 2003.
- PROPERTY IS ZONED MD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06, PER ZB-995M (APPROVAL DATE OF 2/8/01), AND PER ZB-1035M (APPROVAL DATE OF 3-20-06).
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, S-06-16, ZB-995M, PB-353, WP-01-111, WP-03-02, WP-03-120, WP-05-121, WP-06-82, WP-08-93, 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-10-02, F-10-33, F-10-46, P-05-02, P-06-05, P-07-02, P-08-12, P-10-03, SDP-06-151, SDP-06-155, SDP-07-126, SDP-07-136, SDP-08-11, & SDP-08-12.
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS JD-63787-3 ON MAY 14, 1998. PERMIT IS COVERED BY MDE TRACKING NO. 01-WF-0344/200165421.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA - N 544,825.8090 E 1,339,217.4440 AND No. 46B2 - N 539,987.7280 E 1,337,218.4840.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.1229 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 11/5/10 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4646-D WAS FILED AND ACCEPTED.
- ON JULY 29, 2003, WP 03-120 WAS GRANTED, ALLOWING THE FOLLOWING: INSTALLATION OF A TEMPORARY STREAM CROSSING FOR THE PURPOSE OF EARTH MOVING OPERATIONS.
- 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(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.
- WAIVER REQUEST FROM SECTION 16.115(c)(2) - WHICH PROHIBITS CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, IMPROVING PAVING, OR PLACEMENT OF STRUCTURES WITHIN THE 100 YEAR FLOOD PLAIN, UNLESS AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING, SECTION 16.116(g)(2)(ii) - 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(a)(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.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED BY TWO EXISTING REGIONAL FACILITIES CONSTRUCTED UNDER F-05-81 AND F-06-161. THE EXISTING FACILITIES ON OPEN SPACE LOT 60 AND OPEN SPACE LOT 215 WILL BE PUBLICLY OWNED AND MAINTAINED. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON OPEN SPACE LOT 214. THE EXISTING RECHARGE FACILITY IS AN INFILTRATION TRENCH WHICH WAS CONSTRUCTED UNDER F-06-161.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON JULY 2, 2007.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. 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.
- 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.

**(GENERAL NOTES CONTINUE)**

- 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, S-06-16 AND PB-378.
- 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 NO. 378 (S-06-16).
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR ALL RESIDENTIAL LOTS PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER WP-02-54, WP-03-02 AND WP-03-120.
- 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 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.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING IN THE AMOUNT OF \$16,200 WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT WITH THIS PLAN. INTERNAL LOT LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA AND REQUIRED SURETY WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 7 OF THIS PROJECT WERE PROVIDED UNDER F-06-161. NO FOREST CONSERVATION SURETY IS NECESSARY WITH THIS SUBMISSION. 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.

**(GENERAL NOTES CONTINUE)**

- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001.
- 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 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.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE 65 DBA CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- OPEN SPACE REQUIREMENTS:
  - MINIMUM OPEN SPACE REQUIREMENT FOR PROJECT IS 35%
  - TOTAL OPEN SPACE REQUIRED: 5.81 ACRES ± (35%)
  - TOTAL OPEN SPACE PROVIDED: 0.94 ACRES ± (5.7%)
  - RECREATIONAL OPEN SPACE REQUIRED: 0.09 ACRES (10%)
  - RECREATIONAL OPEN SPACE PROVIDED: 0.00 ACRES (0.0%)
  - EXCESS OPEN SPACE AREA FROM PREVIOUS PHASES IS BEING USED TO FULFILL THE MINIMUM OPEN SPACE REQUIREMENTS FOR THIS PHASE.
- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FUNDING TEST EVALUATION RESTRICTIONS ENUNCIATED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PDP HAVE BEEN CONSTRUCTED.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- WP-06-92 - WAIVER REQUEST FROM SECTION 16.132(a)(2)(ii) - WHICH REQUIRES CONSTRUCTION OF ROAD IMPROVEMENTS FOR THE ENTIRE LENGTH AND THE FULL DESIGNATED PAVEMENT OF OLD COLUMBIA ROAD WHERE A DEVELOPER OWNS LAND ON BOTH SIDES OF A LOCAL OR MINOR COLLECTOR ROAD FOR A MAJOR SUBDIVISION, FROM SECTION 16.134(a)(1) - WHICH REQUIRES THE CONSTRUCTION OF SIDEWALKS ALONG THE PROJECT FRONTAGE ON AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD IN A MAJOR SUBDIVISION, AND FROM SECTION 16.136 & 16.124(e) - WHICH REQUIRES THE INSTALLATION OF STREET TREES IN ACCORDANCE WITH THE LANDSCAPE MANUAL ALONG BOTH SIDES OF AN EXISTING PUBLIC ROAD, OLD COLUMBIA ROAD WHERE ROAD IMPROVEMENTS ARE REQUIRED, WAS APPROVED ON APRIL 19, 2006. SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH THE SRC AGENCIES COMMENTS FOR FINAL PLAN, F-06-161.
  - THE PROPOSED ROAD IMPROVEMENTS (RESURFACING AND RE-STRIPING) AND STREET TREES ON THE WEST SIDE OF OLD COLUMBIA ROAD SHALL BE PROVIDED AS SHOWN ON F-06-161.
- 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 2133 FOLIO 603.
- FINANCIAL SURETY FOR THE STREET TREES BEING PROVIDED BY THESE FINAL PLANS WILL BE POSTED AS PART OF DPW DEVELOPER'S AGREEMENT.
- Stormwater management is provided in accordance with the 2000 Maryland Stormwater Design Manual Vol. I and II. It was determined that this project met the criteria outlined in the MDE Stormwater Management Regulations Guidance for Implementation for acceptance of the 2000 Design Criteria and granted a waiver. This plan received Preliminary approval P-10-03 on Sept. 22, 2009 and Final approval F-10-01 on April 7, 2009. This plan is also subject to the expiration of this waiver unless all stormwater management is constructed by May 4, 2017.



**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	125
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	110
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	7.2031 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.9380 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	2
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	1.2773 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	1.3857 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	9
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	2.1863 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	3.6327 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	16.6231 AC.

**OWNERS**  
 MAPLE LAWN FARMS I, LLC, AND 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

**OWNER'S DEDICATION**

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC. MANAGING MEMBER, BY EUGENIE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE PRESIDENT AND G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENBAUM, 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 14 DAY OF OCT. 2010

BY: Eugenie W. Iager  
 EUGENIE W. IAGER, PRESIDENT  
 BY: Charles E. Iager, Jr.  
 CHARLES E. IAGER, JR., VICE-PRESIDENT

BY: Stewart J. Greenbaum  
 STEWART J. GREENBAUM, PRESIDENT  
 ATTEST: M.H.B.

**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 HILLARD H. MARLOW, 1/6 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, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, AND PART OF THE LAND CONVEYED BY MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., TO G & R MAPLE LAWN, INC., BY A DEED DATED FEBRUARY 19, 2010 AND RECORDED IN LIBER 12348 AT FOLIO 515, ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL M AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, LOTS 363 THRU 374, COMMON OPEN AREA LOT 375 AND NON-BUILDABLE PARCEL M" AND RECORDED AS PLAT NO. 20856; 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.



BY: David S. Weber  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852  
 DATE: 14 OCT 2010

THE PURPOSE OF THIS RESUBDIVISION IS TO SUBDIVIDE NON-BUILDABLE PARCEL 'M' INTO PARTS OF NON-BUILDABLE BULK PARCEL 'O' AND COMMON OPEN AREA LOT 494.

THE LIMITS OF THIS FINAL PLAT COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 7 (ALLOCATION YEAR 2012).

RECORDED AS PLAT NUMBER 21409 ON 10/14/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
 HILLSIDE DISTRICT - AREA 5  
 LOTS 376 THRU 485, OPEN SPACE LOTS 486 & 487, COMMON OPEN AREA LOTS 488 THRU 496, BUILDABLE PARCELS 'D-1' & 'D-2' AND NON-BUILDABLE BULK PARCELS 'N' & 'O' (A RESUBDIVISION OF NON-BUILDABLE PARCEL M, MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, PLAT NO. 20856)  
 TM 41, GRID 22, P/O PARCELS 129 & 474  
 HOWARD COUNTY, MARYLAND  
 5TH ELECTION DISTRICT  
 SCALE: AS SHOWN SHEET 1 OF 6 OCTOBER 2010

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
 DRAWN BY: PWC CHECK BY: TS



**SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL  
LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA (S-06-16)**

THE FOLLOWING MINIMUM STRUCTURE SETBACKS SHALL APPLY FOR STRUCTURES FROM THE PROJECT BOUNDARY:

- 50-FOOT MINIMUM OPEN SPACE BUFFER ADJACENT TO EXISTING RESIDENTIAL COMMUNITIES.
- 100-FOOT MINIMUM SETBACK FOR RESIDENTIAL UNITS FROM JOHNS HOPKINS ROAD.
- 300-FOOT MINIMUM SETBACK FOR RESIDENTIAL BUILDINGS FROM MARYLAND ROUTE 216.

**STRUCTURE SETBACKS**

The minimum required setbacks for SINGLE FAMILY DETACHED structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure
Cottage	10'	4' except for garage which may be 0'	20'	3'
Manor	12'	6' except for garage which may be 0'	20'	3'
Villa	12'	6' except for garage which may be 0'	20'	3'
Estate	20'	20' except for garage which may be 10'	20'	20'

- A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENDOACH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
- HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN.
- OTHER DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE A MINIMUM OF 30' APART.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

**EXCEPTIONS TO SETBACK REQUIREMENTS**  
EXCEPT FOR THE FOLLOWING, SECTION 12B.1 APPLIES:

- PORCHES MAY ENDOACH INTO THE FRONT YARD TO WITHIN 2' FROM THE FRONT PROPERTY LINE OR RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. PORCHES MAY ENDOACH INTO THE SIDE YARD OF CORNER LOTS TO WITHIN 2' FROM THE RIGHT-OF-WAY FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES. WHERE A SIDE YARD ABUTS AN OPEN SPACE OR PASSAGE, PORCHES MAY ENDOACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENDOACH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 8'. MASONRY VENEERS MAY ENDOACH A MAXIMUM OF SIX INCHES INTO ANY REQUIRED SETBACK.

**ACCESS**

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

**BUILDING HEIGHT**

- MAXIMUM BUILDING HEIGHT ON ALL LOTS SHALL BE 38' TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

**COVERAGE**

- LOT COVERAGE FOR ESTATE LOTS SHALL NOT EXCEED 50 PERCENT, INCLUDING PRINCIPAL AND ACCESSORY STRUCTURES BUT NOT INCLUDING SIDEWALKS, PAVED PARKING AREAS, DRIVEWAYS, PORCHES, STOOPS, STEPS, DECKS, PATIOS, IN-GROUND POOLS, LANDSCAPING AND SIMILAR STRUCTURES.

**PARKING**

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED DWELLING UNIT. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. VISITOR PARKING AND OVERFLOW PARKING MAY BE ACCOMMODATED AS ON-STREET PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.1 (SHARED PARKING).

**STRUCTURE SETBACKS**

The minimum required setbacks for OTHER RESIDENTIAL structures shall be as follows:

Lot Type	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback		
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure	Minimum Front, Side and Rear Setback from Maple Lawn Blvd
Single-Family Attached	0'	0'	20'	3'	20'
Live-Work	0'	0'	20'	3'	20'
Semi-detached	10'	4' except for garage which may be 0'	20'	3'	20'
Two-Family	10'	4' except for garage which may be 0'	20'	3'	20'
Apartment	10'	10' except for garage which may be 0'	20'	3'	20'

- HABITABLE SPACE AND/OR OPEN/ENCLOSED DECKS MAY BE BUILT OVER ATTACHED GARAGES. IN THOSE CASES, THE GARAGE SETBACKS SHALL GOVERN. WHERE THE REAR LOT LINE IS CONTIGUOUS TO GREEN OPEN SPACE, THE REAR PRINCIPLE STRUCTURE SETBACK MAY BE REDUCED TO 10' AND THE REAR SETBACK FOR DECKS MAY BE REDUCED TO 3'.
- OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
- FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
- BETWEEN APARTMENT BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK, 50' FRONT TO BACK AND 15' FOR ALL OTHER CONDITIONS. BETWEEN SINGLE-FAMILY ATTACHED BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6" (OR AS REQUIRED BY THE BUILDING CODE) FOR ALL OTHER CONDITIONS.
- IN THE HILLSIDE DISTRICT, THE FRONT AND SIDE SETBACKS FROM MAPLE LAWN BOULEVARD MAY BE REDUCED TO 5'. ON PARCEL A-1 IN MIDTOWN, THE FRONT SETBACK FOR APARTMENTS, ALONG MAPLE LAWN BOULEVARD MAY BE REDUCED TO 10'.
- STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY HOWARD COUNTY PLANNING BOARD.

**EXCEPTIONS TO SETBACK REQUIREMENTS:**

- EXCEPT FOR THE FOLLOWING, SECTION 12B.1 APPLIES:
- PORCHES MAY ENDOACH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES.
- STOOPS AND STEPS MAY ENDOACH INTO THE FRONT YARD TO WITHIN 1' FROM THE FRONT PROPERTY LINE FOR ALL OTHER RESIDENTIAL TYPES. FOR ALL OTHER RESIDENTIAL TYPES.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES. AN ARCHWAY OR PIERS DEFINING A LEAD WALK MAY BE UP TO 8'.
- MASONRY VENEERS MAY ENDOACH A MAXIMUM OF 6" INTO ANY REQUIRED SETBACK AREA.

**ACCESS**

- PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS OR OTHER ACCEPTABLE LEGAL PROVISIONS.

**BUILDING HEIGHT**

- MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 50' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-WORK UNITS AND APARTMENTS. IN EACH CASE TO THE MIDPOINT OF THE ROOF HEIGHT MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING, EXCEPT AS OTHERWISE APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

**COVERAGE**

- NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.

**PARKING**

- NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT. NO LESS THAN ONE AND ONE-HALF PARKING SPACES SHALL BE PROVIDED FOR EACH APARTMENT UNIT. SUCH SPACES MAY CONSIST OF GARAGE, DRIVEWAY AND/OR SIMILAR OFF-STREET PARKING SPACES. NO LESS THAN ONE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSORY DWELLING UNIT. SUCH PARKING SHALL BE PROVIDED IN PROXIMITY TO SUCH DWELLING UNIT AND MAY BE INCLUDED AS PART OF A COMMON PARKING AREA PROVIDED FOR RESIDENTS, TENANTS, AND GUESTS. PRINCIPAL STRUCTURES SHALL BE NO CLOSER THAN 15' TO THE CURB OF COMMON PARKING AREAS WITH HEAD-IN OR ANGLED PARKING, AND NO CLOSER THAN 10' TO THE CURB FOR PARALLEL PARKING, UNLESS SUFFICIENT LANDSCAPING IS PROVIDED TO JUSTIFY A REDUCTION IN THE SETBACK, PER THE HOWARD COUNTY LANDSCAPE MANUAL. LIVE-WORK UNITS ARE EXEMPT FROM THIS SETBACK REQUIREMENT. VISITOR PARKING AND OVERFLOW PARKING MAY ALSO BE ACCOMMODATED AS ON STREET AND PARALLEL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS IN AND/OR ADJACENT TO PUBLICLY MAINTAINED ROADWAYS, ADJACENT TO PUBLIC OR PRIVATE SERVICE DRIVES OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS OR SERVICE DRIVES.
- REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTION 133.E.1 (SHARED PARKING).

**HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS**

- IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM. IN THE EVENT THE UNITS ARE WITHDRAWN FROM SUCH A HOUSING PROGRAM, THE OWNER OF THE FACILITY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF PLANNING AND ZONING AND SHALL CONSTRUCT, PRIOR TO FURTHER OCCUPANCY OF THE WITHDRAWN UNITS, SUCH ADDITIONAL PARKING SPACES AS ARE NECESSARY TO PROVIDE ONE AND ONE-HALF PARKING SPACE FOR EACH DWELLING UNIT WITHDRAWN. IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM. IN THE EVENT THE UNITS ARE WITHDRAWN FROM SUCH A HOUSING PROGRAM, THE OWNER OF THE FACILITY SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF PLANNING AND ZONING AND SHALL CONSTRUCT, PRIOR TO FURTHER OCCUPANCY OF THE WITHDRAWN UNITS, SUCH ADDITIONAL PARKING SPACES AS ARE NECESSARY TO PROVIDE ONE AND ONE-HALF PARKING SPACE FOR EACH DWELLING UNIT WITHDRAWN.

**COORDINATE TABLE FOR ALL SHEETS**

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1142	541334.38	1341885.87	1835	541396.29	1340929.82	1968	541095.54	1341666.20
1143	541368.38	1341876.16	1912	541363.50	1340537.76	1969	540980.33	1341528.29
1144	541401.58	1341816.39	1913	541372.61	1340497.75	1970	540961.14	1341544.32
1145	541453.00	1341759.10	1914	541327.29	1340389.90	1971	540922.68	1341498.27
1156	541358.78	1341094.60	1915	541233.49	1340303.02	1972	540941.86	1341482.25
1167	541493.83	1341730.25	1953	541203.53	1340552.62	1973	540601.25	1341074.54
1441	541192.07	1341303.09	1954	540938.21	1340813.42	1974	541187.98	1340497.80
1442	541296.61	1341229.24	1955	541097.83	1340975.81	1975	540902.55	1340848.48
1443	541344.38	1341157.87	1956	541122.39	1340989.51	1976	541047.66	1340996.10
1445	541347.53	1340585.40	1957	541369.88	1341045.85	1977	540799.47	1341240.06
1446	541358.63	1340536.65	1958	541111.29	1341038.26	1978	540666.32	1341080.68
1702	541076.35	1341682.23	1959	541085.84	1341028.68	2004	541298.56	1341865.97
1708	540642.54	1341162.96	1960	540831.63	1341278.56	2082	541138.08	1341044.36
1710	540528.69	1340995.83	1961	540978.30	1341454.11	2083	541128.96	1341084.44
1805	541355.34	1340920.50	1962	541226.69	1341352.10	2084	540840.00	1341288.57
1806	541350.01	1340943.90	1963	541016.89	1341500.31	2174	540968.32	1340713.71
1807	541260.31	1340923.48	1964	541130.84	1341636.70	2175	540893.32	1340637.40
1808	541265.64	1340900.07	1965	541333.04	1341803.91	2184	541005.96	1340746.83
1809	541280.26	1340903.40	1966	541390.72	1341835.95	2203	541140.74	1340993.69
1810	541352.40	1340586.51	1967	541310.70	1341844.12			

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* 14 OCT 2010  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Iager* 10/14/10  
EUGENE W. IAGER, PRESIDENT

*Charles E. Iager, Jr.* 10/14/10  
CHARLES E. IAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.  
*Stewart J. Greenbaum* 10/14/10  
STEWART J. GREENBAUM, PRESIDENT

**OWNERS**  
MAPLE LAWN FARMS I, LLC, AND 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

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

*William B. Peter* 12/13/10  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mona E. Suttler* 11/24/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kate Schindler* 12/16/10  
DIRECTOR

**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., A MARYLAND CORPORATION, BY STEWART J. GREENBAUM, 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 14 DAY OF OCT. 2010

MAPLE LAWN FARMS I, LLC  
BY: *Eugene W. Iager*  
EUGENE W. IAGER, PRESIDENT  
BY: *Charles E. Iager, Jr.*  
CHARLES E. IAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.  
BY: *Stewart J. Greenbaum*  
STEWART J. GREENBAUM, PRESIDENT  
ATTEST: *Paul D. Smith*

**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 WILLARD H. MARLOW, 1/3 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, INC. TO MAPLE LAWN FARMS I, LLC BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, AND PART OF THE LAND CONVEYED BY MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. TO G & R MAPLE LAWN, INC. BY A DEED DATED FEBRUARY 19, 2010 AND RECORDED IN LIBER 12348 AT FOLIO 515, ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL M AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, LOTS 363 THRU 374, COMMON OPEN AREA LOT 375 AND NON-BUILDABLE PARCEL M" AND RECORDED AS PLAT NO. 20856; 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* 14 OCT 2010  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 2141 ON  
*Radio*, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS  
HILLSIDE DISTRICT - AREA 5**

LOTS 376 THRU 485, OPEN SPACE LOTS 486 & 487, COMMON  
OPEN AREA LOTS 488 THRU 496, BUILDABLE PARCELS 'D-1' &  
'D-2' AND NON-BUILDABLE BULK PARCELS 'N' & 'O'  
(A RESUBDIVISION OF NON-BUILDABLE PARCEL M, MAPLE LAWN FARMS,  
HILLSIDE DISTRICT - AREA 4, PLAT NO. 20856)  
TM 41, GRID 22, P/O PARCELS 129 & 474  
HOWARD COUNTY, MARYLAND

5TH ELECTION DISTRICT  
SCALE: AS SHOWN SHEET 2 OF 6 OCTOBER 2010

**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: 410-820-1820 DC/VA: 301-989-2524 FAX: 301-421-4166  
DRAWN BY: *JWG* CHECK BY: *787*

**OVERALL TRACKING CHART**

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	NON-BUILDABLE					S.F.D. AC. (%)	O.R. AC. (%)	EMP. AC. (%)	O.S. AC. (%)	PUB. RD.			PRIV. RD. ACREAGE	SFD UNITS	O.R. UNITS (APT./S.F.A.)	S.F.D. DENSITY	O.R. DENSITY	EMP. BLDG. AREA	EMP. F.A.R.
			SF	OR	EMP	OS	%					SF	OR	EMP							
1	F-03-07	51.98	0.00	0.00	0.00	0.00	(0.0)	-----	-----	30.83 (59.3)	21.15 (40.7)	0.00	0.00	4.35	-----	-----	-----	-----	-----	-----	-----
2	F-03-90	37.43	0.52	0.43	0.24	0.00	(3.2)	10.84 (29.0)	8.09 (21.6)	1.56 (4.2)	15.75 (42.1)	3.72	3.74	1.56	1.68	55	65	5.1/AC.	8.0/AC.	-----	-----
3	F-04-92	58.80	-0.52	-0.43	2.71	0.00	(3.0)	7.11 (12.1)	12.28 (20.9)	14.80 (25.2)	22.85 (38.9)	2.52	0.46	0.00	1.00	41	79	5.8/AC.	6.4/AC.	-----	-----
4a	F-05-81/F-05-82	15.47	0.00	1.48	-1.69	0.00	-(1.4)	0.00 (0.0)	7.29 (47.1)	1.69 (10.9)	6.70 (43.3)	0.00	3.40	1.69	0.46	-----	59	-----	8.1/AC.	-----	-----
4b	F-05-139/F-07-06	3.12	0.00	0.00	-1.26	0.00	-(40.4)	0.00 (0.0)	0.00 (0.0)	3.15 (101.0)	1.23 (39.4)	0.00	0.00	2.04	-----	-----	-----	-----	-----	-----	-----
4c	F-05-112/F-05-113	3.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.95 (31.7)	2.05 (68.3)	0.00 (0.0)	0.00	0.95	2.05	-----	-----	-----	-----	-----	-----	-----
5a	F-06-43	0.00	0.00	-1.25	0.00	0.00	(0.0)	0.00 (0.0)	1.25 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	12.8/AC.	-----	-----	-----
5b	F-06-161	33.26	0.00	-0.23	0.00	0.00	-(0.7)	7.73 (23.2)	7.26 (21.8)	0.00 (0.0)	18.50 (55.6)	2.22	3.16	0.00	0.88	41	63	5.3/AC.	8.7/AC.	-----	-----
6a	F-08-72	15.05	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	9.55 (63.5)	0.00 (0.0)	5.50 (36.5)	0.00	0.80	0.00	2.18	-----	100	-----	10.5/AC.	-----	-----
n/a	F-07-37	0.00	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.63 (0.0)	-0.63 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	-----
n/a	F-07-183	3.05	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	3.05 (100.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	-----
6b	F-08-54 / F-08-55	90.60	0.00	18.31	13.04	0.00	(34.6)	0.00 (0.0)	0.00 (0.0)	32.60 (36.0)	26.65 (29.4)	0.00	0.00	1.91	-----	-----	-----	-----	-----	-----	-----
n/a	F-09-97	0.00	0.00	0.00	-11.23	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	11.23 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	-----
n/a	F-10-46	0.00	0.03	0.00	0.00	0.00	(0.0)	0.00 (0.0)	-0.03 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----	-----
7	THIS PLAN	16.60	1.15	0.00	0.00	0.20	(8.1)	5.86 (35.3)	8.45 (50.9)	0.00 (0.0)	0.94 (5.7)	1.18	2.45	0.00	1.45	39	111	6.7/AC.	13.1/AC.	-----	-----
TOTALS		328.36		21.50		(6.5)	31.54	9.6	55.72 (17.0)	100.33 (30.6)	119.27 (36.3)		38.20		7.65	176	493	5.6/AC.	8.8/AC.	0.00	0.00

OVERALL DENSITY TABULATION	PROPOSED	ALLOWED	LAND USE ACREAGES*	PROPOSED	ALLOWED	MAX. RES. UNITS ALLOWED	S-06-16
OVERALL S.F.D./GROSS ACRE	5.6 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	32.72	192.6	SINGLE FAMILY DETACHED	507 (37.8%)
OVERALL O.R./GROSS ACRE	8.8 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	74.03	73.6	APARTMENTS (O.R.)	210 (15.7%)
OVERALL EMPLOYMENT F.A.R.		0.35	EMPLOYMENT	102.14	122.0	SINGLE FAMILY ATTACHED	623 (46.5%)
OVERALL S.F.D./O.R. DENSITY	2.0 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	119.47	217.1	TOTAL	1340
TOTALS			TOTALS	328.36	605.3		

\*LAND ACREAGES INCLUDE NON-BUILDABLE AREAS

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* 14 OCT 2010  
DATE

DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Iager* 10/14/10  
DATE

EUGENE W. IAGER, PRESIDENT  
*Charles E. Iager, Jr.* 10/14/10  
DATE

G & R MAPLE LAWN, INC.  
*Stewart J. Greenbaum* 10/13/10  
DATE

STEWART J. GREENBAUM, PRESIDENT

**OVERALL OPEN SPACE TRACKING CHART**

PHASE NO.	FILE REF. NO.	GROSS ACREAGE	O.S. AC. (%)	ACTIVE O.S. AC. (%) *
1	F-03-07	51.98	21.15 (40.7)	-----
2	F-03-90	37.43	15.75 (42.1)	7.52 (47.7) ①
3	F-04-92	58.80	22.85 (38.9)	-----
4a	F-05-81 / 82	15.47	6.70 (43.3)	0.29 (4.3) ②
4b	F-05-139 / F-07-06	3.12	1.23 (39.4)	-----
4c	F-05-112/113	3.00	0.00 (0.0)	-----
5a	F-06-43	0.00	0.00 (0.0)	-----
5b	F-06-161	33.26	18.50 (55.6)	1.61 (8.7)
6a	F-08-72	15.05	5.50 (36.5)	-----
n/a	F-07-183	3.05	0.00 (0.0)	-----
6b	F-08-54/F-08-55	90.60	26.65 (29.4)	4.76 (17.9) ③
7	THIS PLAN	16.60	0.94 (5.7)	-----
TOTAL		328.36	119.27 (36.3)	14.18 (11.9)

\* The percent of active open space is based upon the total open space provided. 10% RECREATIONAL OPEN SPACE IS REQUIRED.

- ① 7.52 ACRES = Community Center (OS 125 - 5.01 Ac.), OS 126 (0.55 Ac.), and OS 230 (1.96 Ac.)
- ② 0.29 ACRES = Pathways
- ③ 4.76 ACRES = OS Lot 4 (4.76 Ac.)

**NON-BUILDABLE TRACKING CHART**

PARCEL	TOTAL NON-BUILDABLE PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO:	AREA REMAINING
A	0.52	F-03-90	F-04-92	0.52	O.R. LOTS	-----
B	0.43	F-03-90	F-04-92	0.43	S.F.D. LOTS	-----
C	0.24	F-03-90	F-05-139	0.24	R/W (EMP.)	-----
D	1.02	F-04-92	F-05-139	1.02	R/W (EMP.)	-----
E	1.69	F-04-92	F-05-82	1.69	R/W (EMP.)	-----
F	1.38	F-05-81	F-06-43	1.38	O.R. LOTS/NON-BLD. PAR. 'H'	-----
G	0.10	F-05-81	F-06-43	0.10	O.R. LOTS	-----
H	0.23	F-06-43	F-06-161	0.23	O.R. LOTS	-----
I	18.31	F-08-54	-----	-----	-----	18.31
J	12.72	F-08-54	F-09-97	12.72	EMPLOYMENT	-----
K	0.32	F-08-54	-----	-----	-----	0.32
L	1.49	F-09-97	-----	-----	-----	1.49
M	0.03	F-10-46	THIS PLAN	0.03	NON-BUILD. PAR. 'O' & ALLEY	-----
N	0.75	THIS PLAN	-----	-----	-----	0.75
O	0.63	THIS PLAN	-----	-----	-----	0.63
TOTAL	39.86					21.50

**LOT INFORMATION**

LOT TYPE	LOTS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL
Cottage	376-386, 406-408, 424-441, 454-462, 475-477	2500 Square Feet	32'
Townhouse	387-405, 404-423, 442-458, 463-474, 478-485	-----	-----

**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., A MARYLAND CORPORATION, BY STEWART J. GREENBAUM, 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 14 DAY OF Oct. 2010

MAPLE LAWN FARMS I, LLC  
BY: MAPLE LAWN FARMS, INC., MANAGING MEMBER  
BY: *Eugene W. Iager*  
EUGENE W. IAGER, PRESIDENT  
BY: *Charles E. Iager, Jr.*  
CHARLES E. IAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.  
BY: *Stewart J. Greenbaum*  
STEWART J. GREENBAUM, PRESIDENT  
ATTEST: *Mark A. Bennett*

**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 WILLARD H. MARLOW, 1/6 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, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, AND PART OF THE LAND CONVEYED BY MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., TO G & R MAPLE LAWN, INC., BY A DEED DATED FEBRUARY 19, 2010 AND RECORDED IN LIBER 12348 AT FOLIO 515, ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL M AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, LOTS 363 THRU 374, COMMON OPEN AREA LOT 375 AND NON-BUILDABLE PARCEL M" AND RECORDED AS PLAT NO. 20856; 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* 14 OCT 2010  
DATE  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 21411 ON 10/14/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**

HILLSIDE DISTRICT - AREA 5  
LOTS 376 THRU 485, OPEN SPACE LOTS 486 & 487, COMMON OPEN AREA LOTS 488 THRU 496, BUILDABLE PARCELS 'D-1' & 'D-2' AND NON-BUILDABLE BULK PARCELS 'N' & 'O' (A RESUBDIVISION OF NON-BUILDABLE PARCEL M, MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, PLAT NO. 20856)  
TM 41, GRID 22, P/O PARCELS 129 & 474  
5TH ELECTION DISTRICT  
SCALE: NONE SHEET 3 OF 6 OCTOBER 2010

**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 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188  
DRAWN BY: *mc* CHECK BY: *mc*

L:\CAD\DRAWINGS\04001\07001\PLATS\07001-PH7-RP3.dwg PLOTTED: 10/13/2010 9:21 AM, LAST SAVED: 10/13/2010 9:20 AM, PLOTTED BY: Paul Clerk



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1956-1955	50.00'	28.51'	14.65'	28.12'	S 29°09'30" W	32°40'00"

THE REQUIREMENTS OF SECTION 3-10B, 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* 14 OCT 2010  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

*Eugene W. Jager* 10/14/10  
EUGENE W. JAGER, PRESIDENT

*Charles E. Jager, Jr.* 10/14/10  
CHARLES E. JAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.  
*Stewart J. Greenebaum* 10/14/10  
STEWART J. GREENEBaum, PRESIDENT

ALL OLD PARCEL LINES SHOWN THUS TO BE ABANDONED BY THIS RESUBDIVISION PLAT NON-BUILDABLE PARCEL M PLAT NO. 20856

LOT 494 (COMMON OPEN AREA) - 5,944 SF (TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)

LOT 493 (COMMON OPEN AREA) - 2,568 SF (TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)

NON-BUILDABLE BULK PARCEL 'O' - 27,861 SF (NON-BUILDABLE UNTIL FUTURE SUBDIVISION PLANS ARE APPROVED)

PARCEL D-2 - 30,388 SF (IT IS PROPOSED THAT 11 2x2 SPACED TOWNSHIPS WILL BE WITHIN THE LINES OF PARCEL D-2 FOR A TOTAL OF 22 OTHER RESIDENTIAL UNITS)

LOT 491 (COMMON OPEN AREA) - 7,539 SF (TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION)

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	26
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	19
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.3550 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.5747 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0.6976 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	1.3857 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	3
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.3685 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.7857 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.1672 AC.

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

*William P. Brillemson* 12/13/10  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mona S. Butler* 11/24/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Keith Shalhoub* 11/16/10  
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 AND G & R MAPLE LAWN, INC. A MARYLAND CORPORATION, BY STEWART J. GREENEBaum, 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 14 DAY OF OCT. 2010

MAPLE LAWN FARMS I, LLC  
BY: *Eugene W. Jager*  
EUGENE W. JAGER, PRESIDENT  
BY: *Charles E. Jager, Jr.*  
CHARLES E. JAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.  
BY: *Stewart J. Greenebaum*  
STEWART J. GREENEBaum, PRESIDENT  
ATTEST: *Mona S. Butler*

**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 WILLARD H. MARLOW, 1/6 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, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, AND PART OF THE LAND CONVEYED BY MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. TO G & R MAPLE LAWN, INC. BY A DEED DATED FEBRUARY 19, 2010 AND RECORDED IN LIBER 12348 AT FOLIO 515, ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL M AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, LOTS 363 THRU 374, COMMON OPEN AREA LOT 375 AND NON-BUILDABLE PARCEL M" AND RECORDED AS PLAT NO. 20856; 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* 14 OCT 2010  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 21412 ON 12/16/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS HILLSIDE DISTRICT - AREA 5**

LOTS 376 THRU 485, OPEN SPACE LOTS 486 & 487, COMMON OPEN AREA LOTS 488 THRU 496, BUILDABLE PARCELS 'D-1' & 'D-2' AND NON-BUILDABLE BULK PARCELS 'N' & 'O' (A RESUBDIVISION OF NON-BUILDABLE PARCEL M, MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, PLAT NO. 20856)  
TM 41, GRID 22, P/O PARCELS 129 & 474  
HOWARD COUNTY, MARYLAND

5TH ELECTION DISTRICT  
SCALE: 1"=50'  
SHEET 4 OF 6  
OCTOBER 2010

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 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4168  
DRAWN BY: *DLG* CHECK BY: *DLG*

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* 14 OCT 2010  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

MAPLE LAWN FARMS I, LLC  
 MAPLE LAWN FARMS, INC. (MANAGING MEMBER)

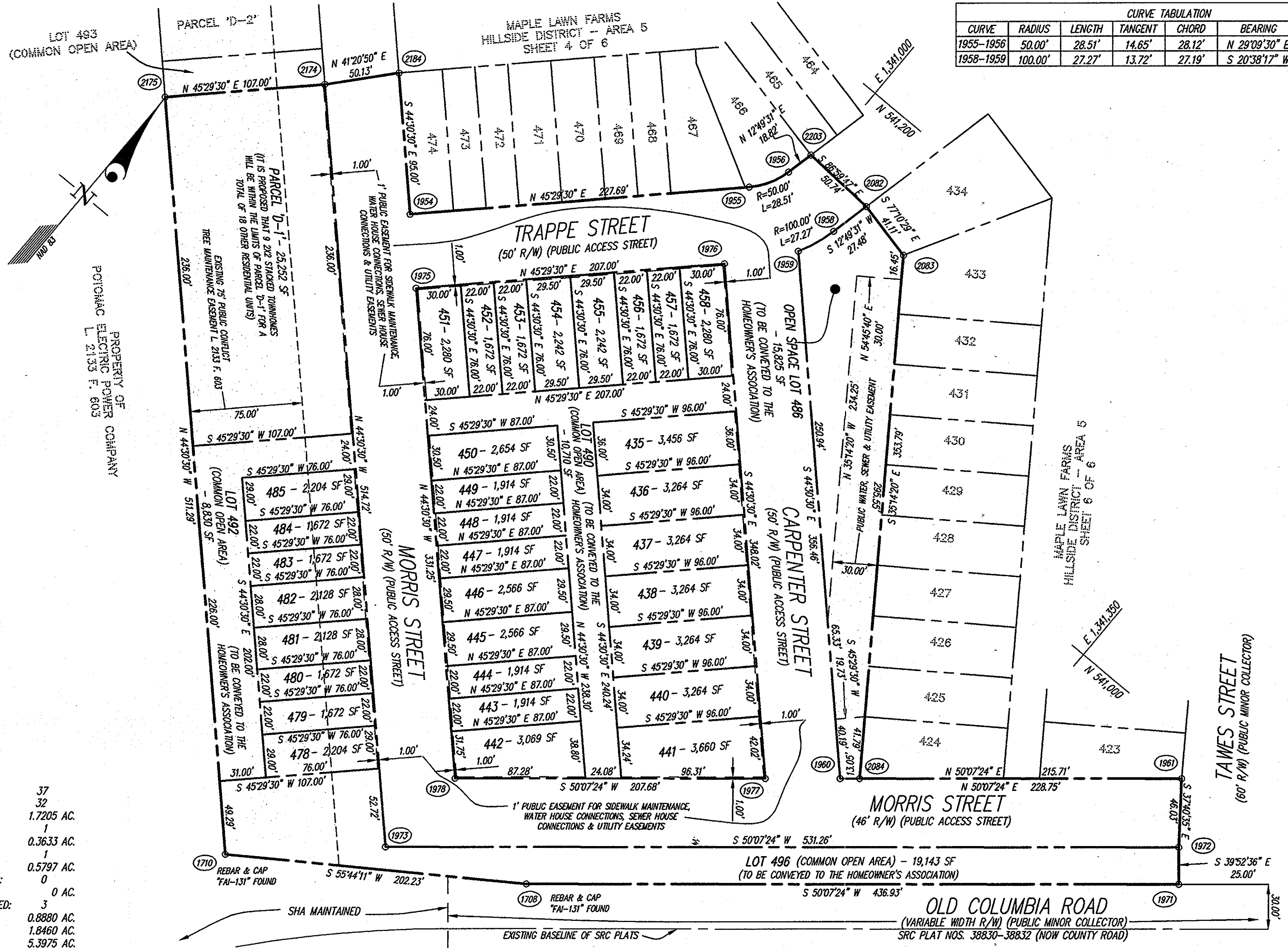
*Eugene W. Jager* 10/14/10  
 EUGENE W. JAGER, PRESIDENT

*Charles E. Jager, Jr.* 10/14/10  
 CHARLES E. JAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.  
*Stewart J. Greenebaum* 10/14/10  
 STEWART J. GREENEBAUM, PRESIDENT

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

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1955-1956	50.00'	28.51'	14.65'	28.12'	N 29°09'30" E	32°40'00"
1958-1959	100.00'	27.27'	13.72'	27.19'	S 20°38'17" W	15°37'33"



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	37
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	32
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.7205 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.3633 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0.5797 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	3
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0.8880 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.8460 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.3975 AC.

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

*B. Wilson for Peter Billewson* 12/13/10  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mona E. Butler* 11/24/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Walter D. Schultz* 12/16/10  
 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 AND G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, 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 14 DAY OF OCT., 2010

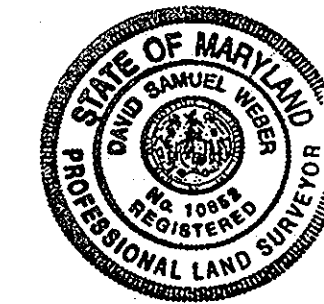
MAPLE LAWN FARMS I, LLC  
 BY: *Eugene W. Jager*  
 EUGENE W. JAGER, PRESIDENT  
 BY: *Charles E. Jager, Jr.*  
 CHARLES E. JAGER, JR., VICE-PRESIDENT

G & R MAPLE LAWN, INC.  
 BY: *Stewart J. Greenebaum*  
 STEWART J. GREENEBAUM, PRESIDENT  
 ATTEST: *Paul H. Bennett*

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 HILLARD H. MARLOW, 1/6 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, INC., TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED MARCH 21, 2005 AND RECORDED IN LIBER 9074 AT FOLIO 90, AND PART OF THE LAND CONVEYED BY MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., TO G & R MAPLE LAWN, INC. BY A DEED DATED FEBRUARY 19, 2010 AND RECORDED IN LIBER 12348 AT FOLIO 515, ALSO BEING A RESUBDIVISION OF NON-BUILDABLE PARCEL M AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, LOTS 363 THRU 374, COMMON OPEN AREA LOT 375 AND NON-BUILDABLE PARCEL M" AND RECORDED AS PLAT NO. 20856; 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* 14 OCT. 2010  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 21413 ON 12/21/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS  
 HILLSIDE DISTRICT - AREA 5  
 LOTS 376 THRU 485, OPEN SPACE LOTS 486 & 487, COMMON OPEN AREA LOTS 488 THRU 496, BUILDABLE PARCELS 'D-1' & 'D-2' AND NON-BUILDABLE BULK PARCELS 'N' & 'O' (A RESUBDIVISION OF NON-BUILDABLE PARCEL M, MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, PLAT NO. 20856)  
 TM 41, GRID 22, P/O PARCELS 129 & 474  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 5 OF 6 OCTOBER 2010

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 BALT. 410-850-1820 DC/VA 301-939-2524 FAX: 301-421-4186  
 DRAWN BY: *AWC* CHECK BY: *AWC*



