

GENERAL NOTES

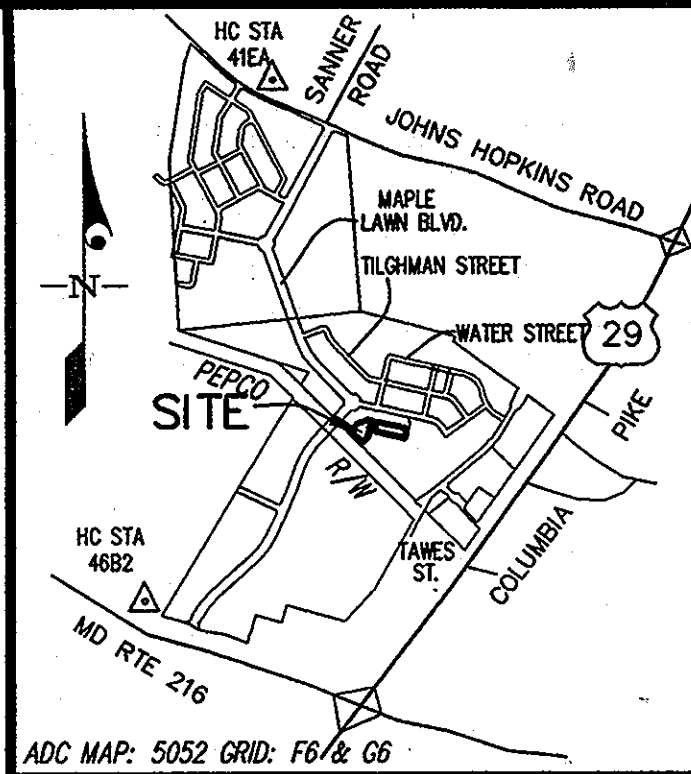
- IRON PINS SHOWN THUS: [Symbol]
- CONCRETE MONUMENTS SHOWN THUS: [Symbol]
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEYS PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY, 1998, JULY, 1998 AND AUGUST, 2003.
- PROPERTY IS ZONED MD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06, PER ZB-995M (APPROVAL DATE OF 2/9/01), AND PER ZB-1039M (APPROVAL DATE OF 3-20-06). SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, S-06-16, ZB-995M, PB-353, WP-01-111, WP-03-02, WP-03-120, WP-05-121, WP-06-92, 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-09-72, F-10-02, F-10-33, F-10-46, F-10-61, 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 ADE TRACKING NO. 01-NI-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 18.122B 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 5, 2010, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4686-0 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:
A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.119(a)(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, 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:
A. 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.
B. 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.
C. 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. THE PRELIMINARY PLAN WAS APPROVED PRIOR TO MAY 4, 2010. THE ASSOCIATED SITE PLAN DEVELOPMENT PLAN WILL BE APPROVED PRIOR TO MAY 4, 2013, AND THE ASSOCIATED STORMWATER MANAGEMENT FACILITIES ARE CONSTRUCTED OR WILL BE CONSTRUCTED PRIOR TO MAY 4, 2017.
- 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 282.
- 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.
- INTERNAL LOT LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA AND REQUIRED SURETY WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE. PERIMETER LANDSCAPING FOR AREA 5 WAS PROVIDED UNDER F-10-061.
- 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.
- 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:
a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.).
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
f) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

(GENERAL NOTES CONTINUE)

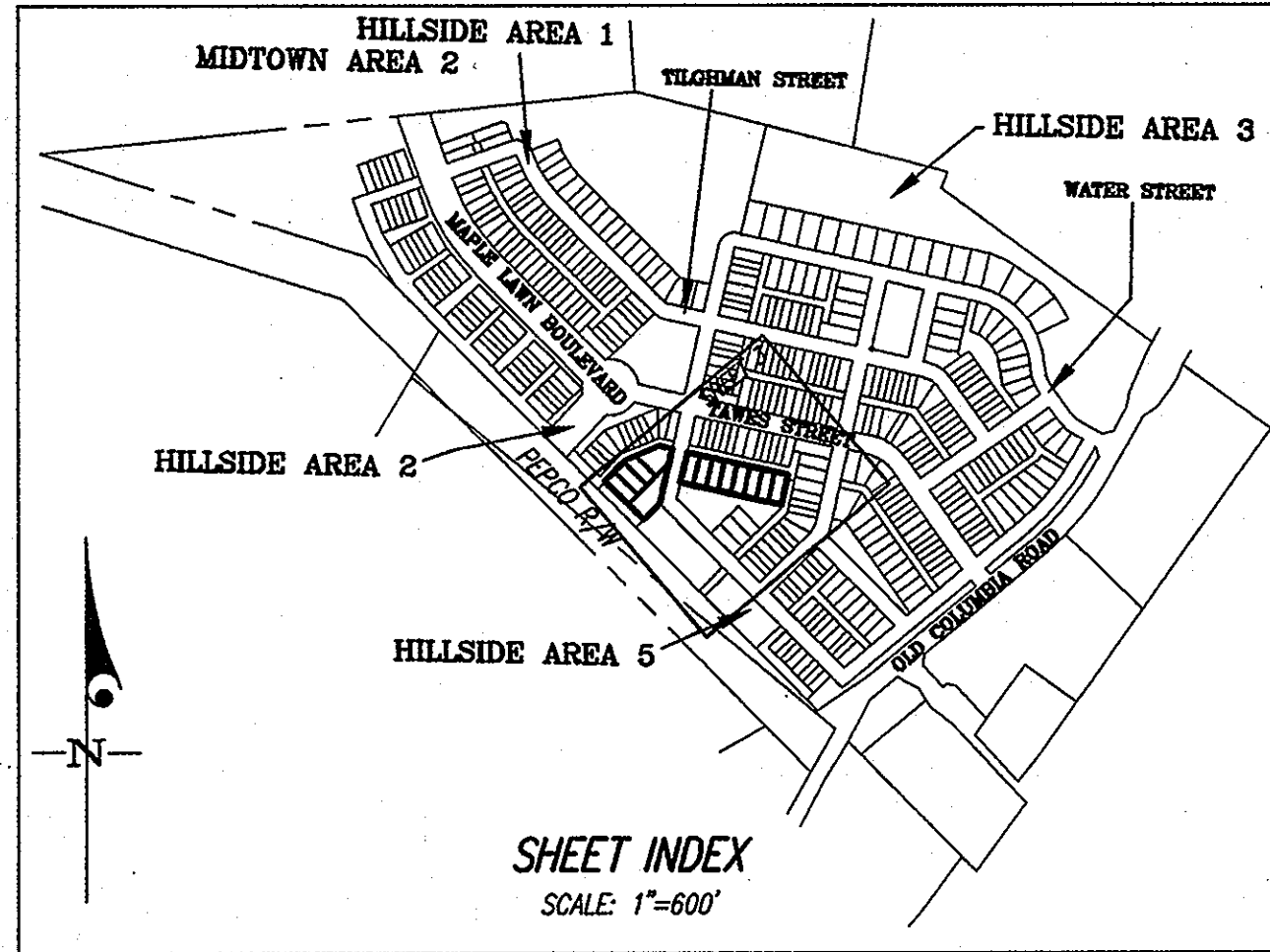
- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS 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 POP 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)(i) - 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 16.138 & 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, 2008. SUBJECT TO THE FOLLOWING CONDITIONS:
A. COMPLIANCE WITH THE SRC AGENCIES COMMENTS FOR FINAL PLAN, F-06-161.
B. 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.



VICINITY MAP
SCALE: 1"=2000'

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 16 FEB 2011
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852
G & R MAPLE LAWN, INC.
Stewart J. Greenbaum 2/17/11
STEWART J. GREENBAUM, PRESIDENT



TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	13
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	12
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.1846 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.2011 AC.
6. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0 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:	0
11. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.3857 AC.

OWNER
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

THE PURPOSE OF THIS RESUBDIVISION IS TO SUBDIVIDE NON-BUILDABLE BULK PARCELS 'N' AND 'O' INTO BUILDABLE LOTS 497 THRU 508 AND OPEN SPACE LOT 509 AND TO CREATE A PUBLIC EMERGENCY VEHICULAR ACCESS EASEMENT ON LOT 508.

THE LIMIT OF THIS FINAL PLAT COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 8 (ALLOCATION YEAR 2013).

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

By: Peter Beileman 4/6/2011
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

By: [Signature] 3/22/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

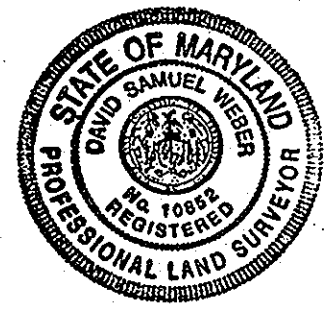
By: [Signature] 4/11/11
DIRECTOR DATE

OWNER'S DEDICATION
G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBAUM, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF FEB, 2011
G & R MAPLE LAWN, INC.
BY: Stewart J. Greenbaum
STEWART J. GREENEBAUM, 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 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 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 PARCELS 'N' AND 'O' AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 5, LOTS 376 THRU 489, OPEN SPACE LOTS 486 & 487, COMMON OPEN AREA LOTS 488 THRU 489, BUILDABLE PARCELS 'D-1' & 'D-2' AND NON-BUILDABLE PARCELS 'N' & 'O' (A RESUBDIVISION OF NON-BUILDABLE PARCEL M, MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, PLAT NO. 20856) AND RECORDED AS PLAT NO. 21412; 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 16 FEB 2011
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 21582 ON 4/15/2011, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
HILLSIDE DISTRICT - AREA 5
LOTS 497 THRU 508 AND
OPEN SPACE LOT 509
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'N' & 'O', MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 5, PLAT NO. 21412)

5TH ELECTION DISTRICT
SCALE: AS SHOWN SHEET 1 OF 3
TM 41, GRID 22, P/O PARCEL 129
HOWARD COUNTY, MARYLAND
FEBRUARY 2011

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: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4166
DRAWN BY: PWC CHECK BY: TSC

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 (0.0)	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	-----	16	-----	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	F-10-61	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.	-----	-----
8a	F-11-27	0.00	-1.18	0.00	0.00	-0.20	(0.0)	1.18 (0.0)	0.00 (0.0)	0.00 (0.0)	0.20 (0.0)	0.00	0.00	0.00	-----	12	-----	10.2/AC.	-----	-----	-----
TOTALS		328.36			20.12		(6.1)	32.72 (10.0)	55.72 (17.0)	100.33 (30.6)	119.47 (36.4)			38.20	7.85	188	493	5.7/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	5.7 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	8.6 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	2.1 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	119.47	217.1	TOTAL	1340
			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, 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 16 FEB 2011
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 G & R MAPLE LAWN, INC.
 Stewart J. Greenebaum 2/16/11
 STEWART J. GREENEBaum, PRESIDENT
 DATE

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 (0.00)	-----
6b	F-08-54/F-08-55	90.60	26.65 (29.4)	4.76 (17.9) ③
7	F-10-61	16.60	0.94 (5.7)	-----
8a	F-11-27	0.00	0.20 (0.0)	-----
TOTAL		328.36	119.47 (36.4)	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	F-10-61	0.03	NON-BUILD. PAR. 'O' & ALLEY	-----
N	0.75	F-10-61	THIS PLAN	0.75	S.F.D. LOTS	-----
O	0.63	F-10-61	THIS PLAN	0.75	S.F.D. & OPEN SPACE LOTS	-----
TOTAL	39.86					20.12

LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL
Cottage	447-508	2500 Square Feet	32'

OWNER
 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

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
 3/23/11
 Director
 4/11/11

OWNER'S DEDICATION

G & R MAPLE LAWN, INC., A MARYLAND CORPORATION, BY STEWART J. GREENEBaum, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF FEB. 2011

G & R MAPLE LAWN, INC.

BY: Stewart J. Greenebaum
 STEWART J. GREENEBaum, 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 SUBDIVISION OF PART OF THE LAND CONVEYED BY WILLARD H. MARLOW, 1/0 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 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 PARCELS 'N' AND 'O' AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "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 PARCELS 'N' & 'O' (A RESUBDIVISION OF NON-BUILDABLE PARCEL M, MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 4, PLAT NO. 20856) AND RECORDED AS PLAT NO. 21412; 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 16 FEB 2011
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 21551 ON 4/5/2011, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 HILLSIDE DISTRICT - AREA 5
 LOTS 497 THRU 508 AND
 OPEN SPACE LOT 509

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'N' & 'O', MAPLE LAWN FARMS, HILLSIDE DISTRICT - AREA 5; PLAT NO. 21412)

TM 41, GRID 22, P/O PARCEL 129
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: NONE SHEET 2 OF 3 FEBRUARY 2011

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: 301-888-2524 FAX: 301-421-4188
 DRAWN BY: [Signature] CHECK BY: [Signature]

