

GENERAL NOTES

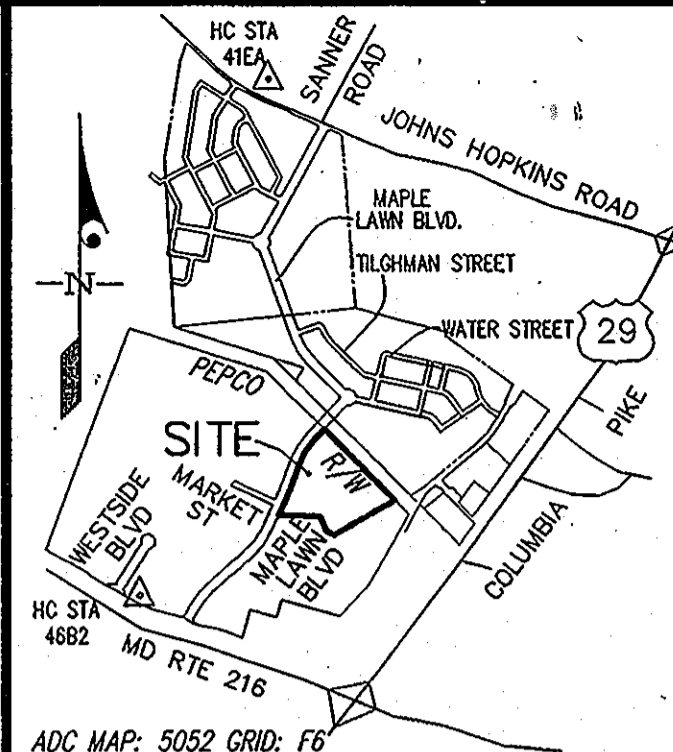
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN SEPTEMBER, 1997 AND AUGUST, 2003.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE JULY 28, 2006 AND PER ZB-995M (APPROVAL DATE OF 2/8/01) AND PER ZB-1039M (APPROVAL MARCH 20, 2006), UNDERLYING ZONING IS RR-DEO.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-01-17, ZB-995M, PB-353, WP-01-111, WP-02-54, P-02-12, F-03-07, F-03-90, F-04-55, F-04-113, F-05-78, F-05-112, F-05-178, F-06-140, S-06-16, PB-378, ZB-1039M, F-07-37, F-07-183, F-08-54, F-10-06, F-11-85, SDP-12-59, WP-12-180, P-12-02, F-13-07 & F-13-08.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41EA, 41EB, 41GA AND No. 46B2.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 08/22/2012, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4746-D WAS FILED AND ACCEPTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND 100 YEAR FLOODPLAIN AREAS EXCEPT AS PERMITTED UNDER WP-02-54, WHICH WAS GRANTED ON APRIL 2, 2002, ALLOWING THE FOLLOWING:
 - DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND
 - GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.
- VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 216 AND ALONG PROPOSED MAPLE LAWN BOULEVARD EXTENSION THROUGH THE SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-01-111, WHICH WAS GRANTED ON MAY 2, 2001 ALLOWING THE FOLLOWING:
 - ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16.119(f)(1), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND
 - RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.120(c)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
- STORMWATER MANAGEMENT FOR PARCELS 'C-28' AND 'C-29' HAS BEEN PROVIDED IN A REGIONAL FACILITY APPROVED AND CONSTRUCTED UNDER F-05-112. THE RECHARGE REQUIREMENTS WILL BE MET IN PRIVATE FACILITIES LOCATED ON THE PARCELS.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE IDE STORMWATER MANAGEMENT REGULATIONS; GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE ADJUSTMENT PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- ARTICLES OF INCORPORATION FOR THE MAPLE LAWN FARMS COMMERCIAL OWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON OCTOBER 10, 2002, (DEPT. ID # D07D98148), AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC. IS RECORDED IN LIBER 7789 AT FOLIO 353.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM MAPLE LAWN BOULEVARD, MD. ROUTE 216, MARKET STREET AND THE PROJECT BOUNDARY WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353 AND ZB-995M AND S-06-16, PB-378 AND ZB-1039M.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-995M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17), S-06-16, PB-378 AND ZB-1039M.

(GENERAL NOTES CONTINUE)

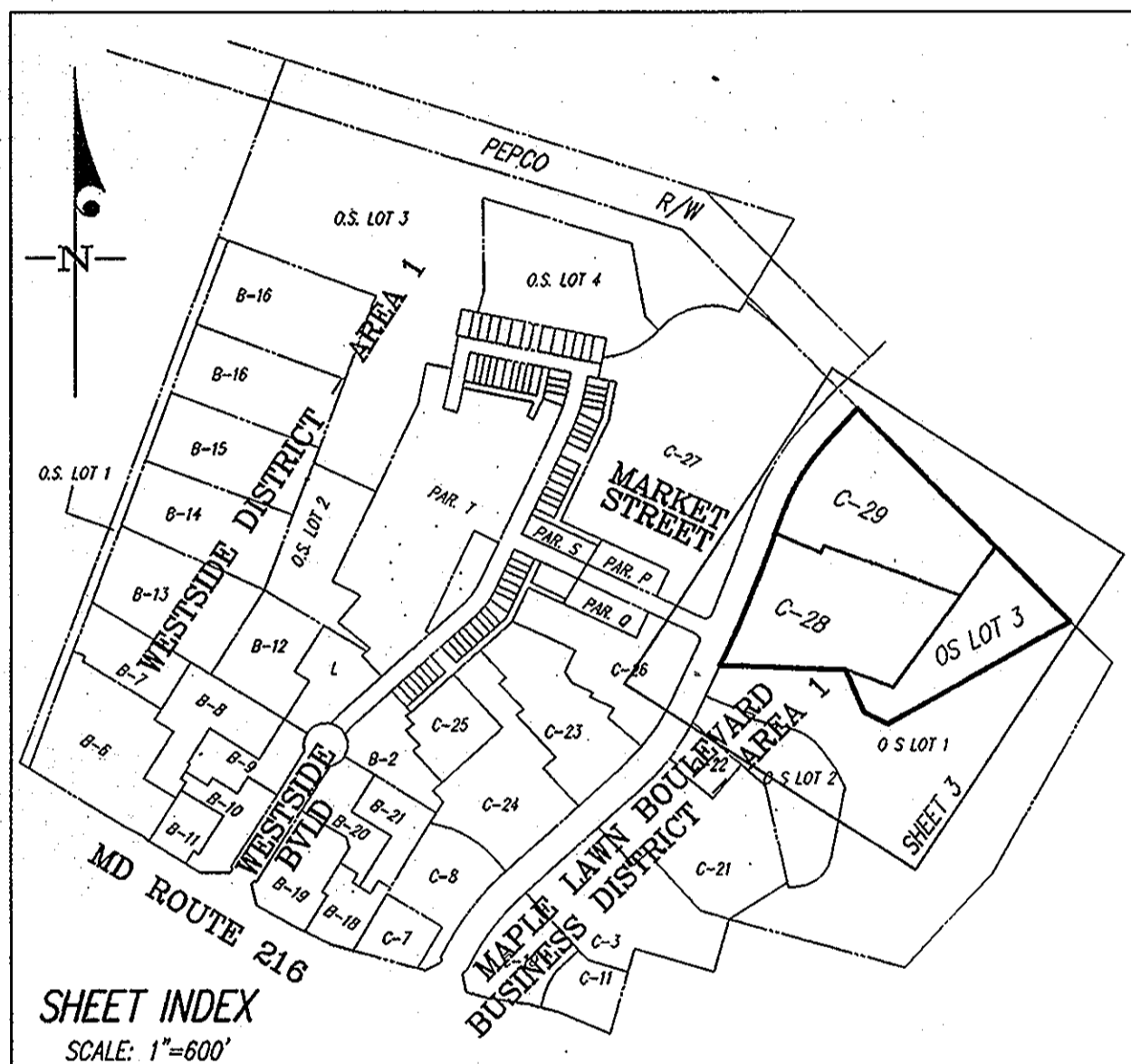
- PERIMETER LANDSCAPING FOR NON-RESIDENTIAL PARCELS WILL BE PROVIDED AND SHOWN ON SITE DEVELOPMENT PLANS FOR THIS PROJECT IN ACCORDANCE WITH THE APPROVED LANDSCAPE DESIGN CRITERIA. ALL BUFFERING AND LANDSCAPING REQUIREMENTS/FEATURES WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA. THE FULFILLMENT OF THE REQUIRED LANDSCAPING FOR PARCEL C-28 IS UNDER SDP-12-59.
- THE PUBLIC WATER MAIN WITHIN THE PUBLIC WATER & UTILITY EASEMENT SHOWN ON THESE PARCELS IS CONSTRUCTED UNDER CONTRACT # 24-4746-D.
- SIDEWALKS AND TREES LOCATED WITHIN THE RIGHTS OF WAY FOR MAPLE LAWN BOULEVARD AND MARKET STREET WILL BE INSTALLED IN CONJUNCTION WITH ADJACENT SITE DEVELOPMENT PLANS. MAINTENANCE OF SIDEWALKS AND TREES WITHIN THE RIGHTS OF WAY WILL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNERS ASSOCIATION.
- FOR A SUMMARY OF MINIMUM SETBACKS FOR EMPLOYMENT/COMMERCIAL LAND USE AREAS PER APPROVED PDP AND CSP CRITERION, SEE PLAT NO. 19243.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

(GENERAL NOTES CONTINUE)

- 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 2385 FOLIO 458.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001.
- THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT HAVE BEEN SATISFIED BY P-12-002, F-13-07 AND F-13-08.
- NO SCENIC ROADS ABUT THE SITE.
- THERE ARE NO WETLANDS OR FLOODPLAIN WITH IN THESE PLAT BOUNDARIES.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES, OR HISTORIC STRUCTURES WITHIN THESE PLAT BOUNDARIES.



VICINITY MAP
SCALE: 1"=2000'



SHEET INDEX
SCALE: 1"=600'

OWNER
 MAPLE LAWN CC STATUTORY TRUST
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD
 SUITE 300, WOODHOLME CENTER
 BALTIMORE, MD. 21208
 PH: 410-484-8400

OWNER'S DEDICATION

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST, BY EDWARD A. ST. JOHN, GENERAL MANAGER, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

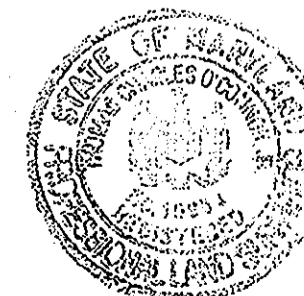
WITNESS OUR HANDS THIS 7 DAY OF AUGUST 2012

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST
 BY: MAPLE LAWN CORPORATE CENTER, LLC, TRUSTEE
 BY: MAPLE LAWN OFFICE REALTY, LLC, MANAGER
 BY: EDWARD ST. JOHN, L.L.C., MANAGER

BY: EDWARD A. ST. JOHN, GENERAL MANAGER

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 TO MAPLE LAWN CC STATUTORY TRUST FROM G&R/MAPLE LAWN (K), L.L.C. AND G&R/WESSEL, LLC, BY A DEED DATED MARCH 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13130 AT FOLIO 329; 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.



08-08-2012
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)

LEGEND:

- WETLAND LIMITS
- 25' WETLAND BUFFER
- FOREST CONSERVATION EASEMENT
- PUBLIC EASEMENT
- PRIVATE EASEMENT

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.

08-08-2012
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10954 (EXP. DATE: 07/03/2014)

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST
 BY: MAPLE LAWN CORPORATE CENTER, LLC, TRUSTEE
 BY: MAPLE LAWN OFFICE REALTY, LLC, MANAGER
 BY: EDWARD ST. JOHN, L.L.C., MANAGER

8/7/12
 EDWARD A. ST. JOHN, GENERAL MANAGER

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	3
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	2
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	11.7232 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3.7353 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	15.4585 AC.

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

8/22/12
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

8/21/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

8/22/12
 DIRECTOR

RECORDED AS PLAT NUMBER 22052 ON 8/24/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 BUSINESS DISTRICT - AREA 2

PARCELS 'C-28' AND 'C-29' AND OPEN SPACE LOT 3
 (A SUBDIVISION OF THE RESIDUE OF PARCEL 124)

5TH ELECTION DISTRICT
 SCALE: AS SHOWN SHEET 1 OF 3

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: PWC CHECK BY: [initials]

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	0.00	-----	-----	-----	-----	-----	-----
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	0.00	-----	-----	-----	-----	-----	-----
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	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	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	0.00	-----	-----	-----	-----	-----	-----
6b	F-08-54 / F-08-55	90.60	0.00	18.31	13.04	0.00	(34.8)	0.00 (0.0)	0.00 (0.0)	32.60 (36.0)	26.65 (29.4)	0.00	0.00	1.91	0.00	-----	-----	-----	-----	-----	-----
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	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	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	0.00	12	0	10.2/AC.	-----	-----	-----
8b	F-12-21	0.00	0.00	-7.32	-0.32	-0.68	(0.0)	0.00 (0.0)	7.96 (0.0)	-0.31 (0.0)	0.67 (0.0)	0.00	2.93	0.32	1.29	-----	67	-----	8.4/AC.	-----	-----
8c	F-12-20	1.65	0.00	0.00	0.00	0.00	(0.0)	1.56 (94.5)	0.00 (0.0)	0.00 (0.0)	0.09 (5.5)	0.00	0.00	0.00	0.00	10	0	6.4/AC.	-----	-----	-----
8c	F-12-29	30.22	0.00	0.00	0.00	0.00	(0.0)	16.63 (55.0)	0.00 (0.0)	0.00 (0.0)	13.59 (44.9)	4.11	0.00	0.00	0.99	71	0	4.3/AC.	-----	-----	-----
n/a	F-12-15	9.37	0.00	0.59	13.01	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	-4.23 (0.0)	0.00 (0.0)	0.00	0.00	0.00	0.00	0	0	-----	-----	-----	-----
9b	F-13-03	0.00	0.00	-3.99	0.00	-0.69	(0.0)	0.00 (0.0)	3.99 (0.0)	0.00 (0.0)	0.69 (0.0)	0.00	0.97	0.00	0.26	0	43	-----	10.8/AC.	-----	-----
9c	F-13-07	34.08	0.00	0.00	0.00	0.00	(0.0)	20.48 (60.1)	0.00 (0.0)	0.00 (0.0)	13.60 (39.9)	4.73	0.00	0.00	0.97	85	0	4.2/AC.	-----	-----	-----
9d	F-13-08	75.79	75.79	0.00	0.00	0.00	(100.0)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	0.00	0	0	-----	-----	-----	-----
n/a	F-12-86	15.46	0.00	0.00	0.00	0.00	(0.0)	0.00 (0.0)	0.00 (0.0)	11.72 (75.8)	3.74 (24.2)	0.00	0.00	0.00	0.00	-----	-----	-----	-----	-----	-----
TOTALS		494.93		96.51		(19.5)		71.39 (14.4)	67.67 (13.7)	107.51 (21.7)	151.85 (30.7)	51.26		11.16	465	603	6.5/AC.	8.9/AC.	0.00	0.00	

OVERALL DENSITY TABULATION	PROPOSED	ALLOWED	LAND USE ACREAGES *	PROPOSED	ALLOWED	MAX. RES. UNITS ALLOWED	S-06-16
OVERALL NUMBER OF S.F.D. UNITS / GROSS ACRE OF S.F.D.	6.5 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	147.18	192.6	SINGLE FAMILY DETACHED	507 (37.8%)
OVERALL NUMBER OF O.R. UNITS / GROSS ACRE OF O.R.	8.9 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	75.26	73.6	APARTMENTS (O.R.)	210 (15.7%)
OVERALL EMPLOYMENT F.A.R.		0.35	EMPLOYMENT	122.01	122.0	SINGLE FAMILY ATTACHED	623 (46.5%)
OVERALL S.F.D./O.R. DENSITY PER OVERALL GROSS ACRE	2.2 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	150.48	217.1	TOTAL	1340
			TOTALS	494.93	605.3		

* LAND ACREAGES INCLUDE NON-BUILDABLE AREAS
 ** INDICATES TOTAL NUMBER OF UNITS ALLOWED AT "BUILD OUT" PER THE COMPREHENSIVE SKETCH PLAN.

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) ⓐ
3	F-04-92	58.80	22.85 (38.9)	-----
4a	F-05-81 / F-05-82	15.47	6.70 (43.3)	0.29 (4.3) ⓑ
4b	F-05-139	3.12	1.23 (39.4)	-----
4c	F-05-112 / F-05-113	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) ⓐ
7	F-10-61	16.60	0.94 (5.7)	-----
8a	F-11-27	0.00	0.20 (0.0)	-----
8b	F-12-21	0.00	0.67 (0.0)	0.67 (100) ⓐ
8c	F-12-20	1.65	0.09 (5.5)	-----
8c	F-12-29	30.22	13.59 (45.0)	1.29 (9.5) ⓐ
n/a	F-12-15	9.37	0.00 (0.0)	0.00 (0.0)
9b	F-13-03	0.00	0.69 (0.0)	0.69 (100)
9c	F-13-07	34.08	13.59 (39.9)	5.05 (37.1)
9d	F-13-08	75.79	0.00 (0.0)	0.00 (0.0)
n/a	F-12-86	15.46	3.74 (24.2)	0.00 (0.0)
TOTAL		494.93	151.84 (30.7)	21.87 (14.4)

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

Area	Area used	Total
① Midtown Area 1 (F-03-90)	OS 125 (community center) [5.01 ac], OS 126 [0.55 ac], OS 123(230) [1.96 ac.]	7.52 ac.
② Hillside Area 1 (F-05-81/F-05-82)	Pathways	0.29 ac.
③ Westside Area 1 (F-08-54)	OS 4 (Recreational Field) [4.76 ac.]	4.76 ac.
④ Westside Area 2 (F-12-21)	OS 68 [0.67 ac.]	0.67 ac.
⑤ Midtown West Area 1 (F-12-29)	OS 84 [0.66 ac.], OS 85 [0.63 ac.]	1.29 ac.
⑥ Westside Area 3 (F-13-03)	OS 115 [0.69 ac.]	0.69 ac.
⑦ Midtown West Area 2 (F-13-07)	OS 179 [0.73 ac.], OS 180 [0.74 ac.], OS 182 [3.58]	5.05 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. 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 (PH. 5A)	1.38	O.R. LOTS/NON-BLD. PAR. 'H'	-----
G	0.10	F-05-81	F-06-43 (PH. 5A)	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	F-12-21	18.31	O.R. LOTS, NON-BLD. PAR. 'Q'-'T', O.S. LOT, C.O.A.'s & R/W (O.R.)	-----
J	12.72	F-08-54	F-09-97	12.72	-----	-----
K	0.32	F-08-54	-----	0.32	R/W (EMP.)	-----
L	1.49	F-09-97	-----	-----	-----	1.49
M	0.03	F-10-46	F-10-61	0.03	NON-BUILD. PAR. 'O' & PRIV. ALLEY	-----
N	0.75	F-10-61	F-11-27	0.75	S.F. LOTS	-----
O	0.63	F-10-61	F-11-27	0.63	S.F. LOTS	-----
P	0.59	F-12-15	-----	-----	-----	0.25
Q	0.63	F-12-21	-----	-----	-----	0.63
R	0.25	F-12-21	-----	-----	-----	0.44
S	0.44	F-12-21	-----	-----	-----	0.59
T	9.00	F-12-21	F-13-03	9.00	-----	-----
C-27	13.01	F-12-15	-----	-----	-----	13.01
U	0.73	F-13-03	-----	-----	-----	0.73
V	3.59	F-13-08	-----	-----	-----	3.59
W	75.79	F-13-08	-----	-----	-----	75.79
TOTAL				96.52		

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.

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10954 (EXP. DATE: 07/03/2014)
 DATE: 08-08-2012

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST
 BY: MAPLE LAWN CORPORATE CENTER, LLC, TRUSTEE
 BY: MAPLE LAWN OFFICE REALTY, LLC, MANAGER
 BY: EDWARD ST. JOHN, L.L.C., MANAGER
Edward A. St. John
 EDWARD A. ST. JOHN, GENERAL MANAGER
 DATE: 8/7/12

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

Peter Zsileman
 COUNTY HEALTH OFFICER
 DATE: 8/24/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kevin Stalder
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 8/22/12

OWNER'S DEDICATION

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST, BY EDWARD A. ST. JOHN, GENERAL MANAGER, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
 WITNESS OUR HANDS THIS 7 DAY OF AUGUST 2012

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST
 BY: MAPLE LAWN CORPORATE CENTER, LLC, TRUSTEE
 BY: MAPLE LAWN OFFICE REALTY, LLC, MANAGER
 BY: EDWARD ST. JOHN, L.L.C., MANAGER
Edward A. St. John
 EDWARD A. ST. JOHN, GENERAL MANAGER
 ATTEST: *Kevin Stalder*

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 TO MAPLE LAWN CC STATUTORY TRUST FROM G&R/MAPLE LAWN (K), L.L.C. AND G&R/WESSEL, LLC, BY A DEED DATED MARCH 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 13130 AT FOLIO 329; 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.

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)
 DATE: 08-08-2012



RECORDED AS PLAT NUMBER 22053 ON 8/24/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS BUSINESS DISTRICT - AREA 2

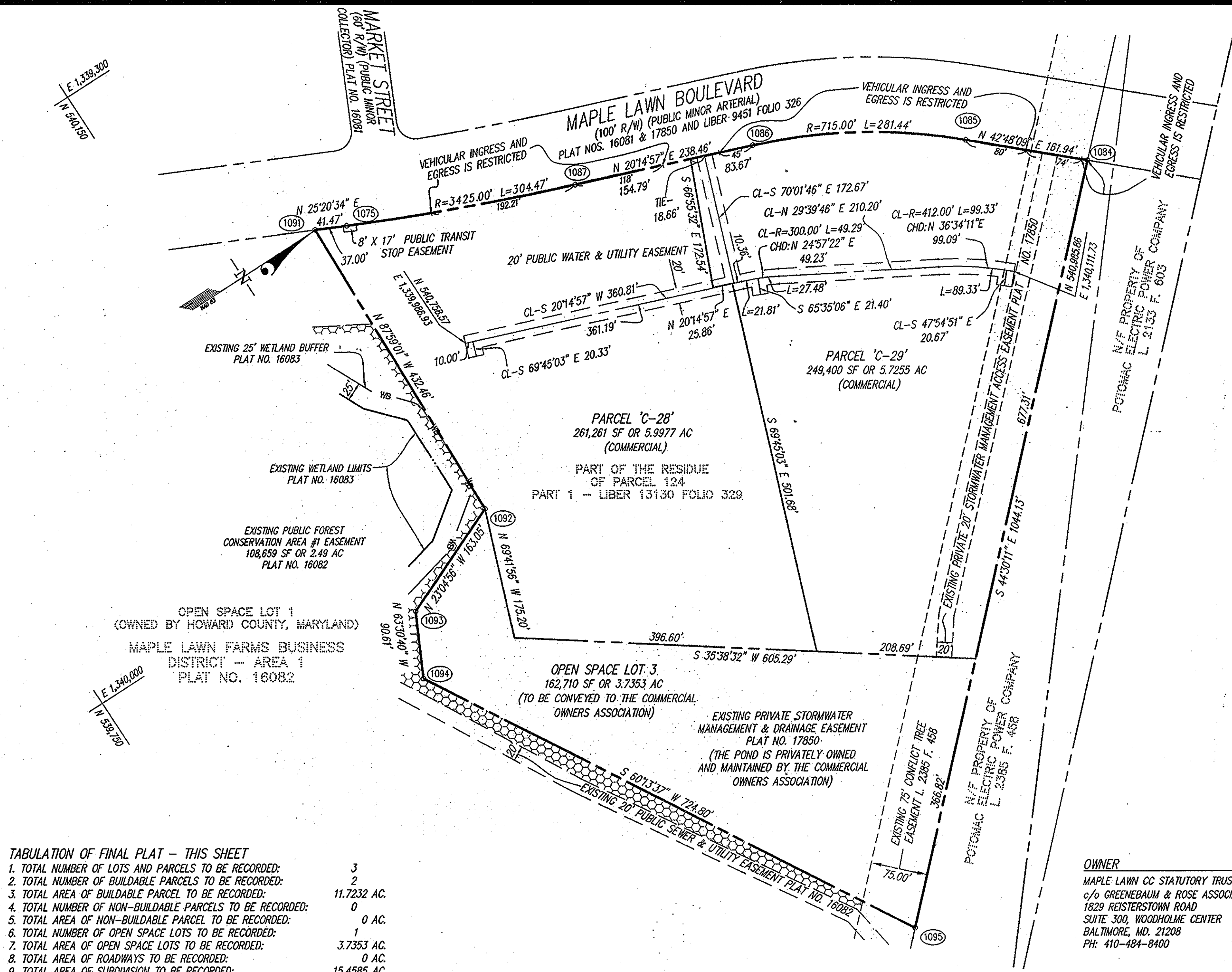
PARCELS 'C-28' AND 'C-29' AND OPEN SPACE LOT 3
 (A SUBDIVISION OF THE RESIDUE OF PARCEL 124)

TM 46, GRID 4 P/O PARCEL 124 HOWARD COUNTY, MARYLAND
 5TH ELECTION DISTRICT SCALE: NONE SHEET 2 OF 3 AUGUST 2012

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: 301-389-2574 FAX: 301-4

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1075-1087	3425.00'	304.47'	152.34'	304.37'	N 22°47'45" E	5°05'36"
1086-1085	715.00'	281.44'	142.57'	279.63'	N 31°31'33" E	22°33'11"

COORDINATE TABLE		
POINT	NORTHING	EASTING
1075	540,364.4852	1,339,643.0948
1084	541,225.9756	1,340,099.8028
1085	541,107.1588	1,339,989.7682
1086	540,868.8008	1,339,843.5544
1087	540,645.0826	1,339,761.0238
1091	540,327.0040	1,339,625.3433
1092	540,311.7882	1,340,057.5367
1093	540,161.7880	1,340,121.4624
1094	540,121.3731	1,340,202.5610
1095	540,481.2835	1,340,831.6846



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	3
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	2
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	11.7232 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3.7353 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	15.4585 AC.

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.

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10954 (EXP. DATE: 07/03/2014)
 DATE: 08-08-2012

MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST
 BY: MAPLE LAWN CORPORATE CENTER, LLC, TRUSTEE
 BY: MAPLE LAWN OFFICE REALTY, LLC, MANAGER
 BY: EDWARD ST. JOHN, L.L.C., MANAGER
Edward A. St. John
 EDWARD A. ST. JOHN, GENERAL MANAGER
 DATE: 8/7/12

OWNER
 MAPLE LAWN CC STATUTORY TRUST
 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.
William P. Bilen
 COUNTY HEALTH OFFICER
 DATE: 8/22/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kevin S. DeLoach
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 8/22/12

OWNER'S DEDICATION
 MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST, BY EDWARD A. ST. JOHN, GENERAL MANAGER, 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 7 DAY OF AUGUST 2012
 MAPLE LAWN CC STATUTORY TRUST, A MARYLAND STATUTORY TRUST
 BY: MAPLE LAWN CORPORATE CENTER, LLC, TRUSTEE
 BY: MAPLE LAWN OFFICE REALTY, LLC, MANAGER
 BY: EDWARD ST. JOHN, L.L.C., MANAGER
Edward A. St. John
 EDWARD A. ST. JOHN, GENERAL MANAGER
 ATTEST: *William P. Bilen*

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 TO MAPLE LAWN CC STATUTORY TRUST FROM G&R/MAPLE LAWN (K), L.L.C. AND G&R/WESSEL, LLC, BY A DEED DATED MARCH 10, 2011 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13130 AT FOLIO 329; 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.
Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)
 DATE: 08-08-2012

RECORDED AS PLAT NUMBER 22054 ON 8/24/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 BUSINESS DISTRICT - AREA 2

PARCELS 'C-28' AND 'C-29' AND OPEN SPACE LOT 3
 (A SUBDIVISION OF THE RESIDUE OF PARCEL 124)

5TH ELECTION DISTRICT
 SCALE: 1"=100'
 SHEET 3 OF 3
 TM 46, GRID 4 P/O PARCEL 124
 HOWARD COUNTY, MARYLAND
 AUGUST 2012

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20868
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-888-2324 FAX: 301-421-4186
 DRAWN BY: PML CHECK BY: TOS

S:\Survey Drawings\11095\PLATS\11095-ST JOHN-2 PLAT-3.dwg PLOTTED: 8/2/2012 11:05 AM, LAST SAVED: 8/2/2012 11:04 AM, PLOTTED BY: Paul Clark