

GENERAL NOTES

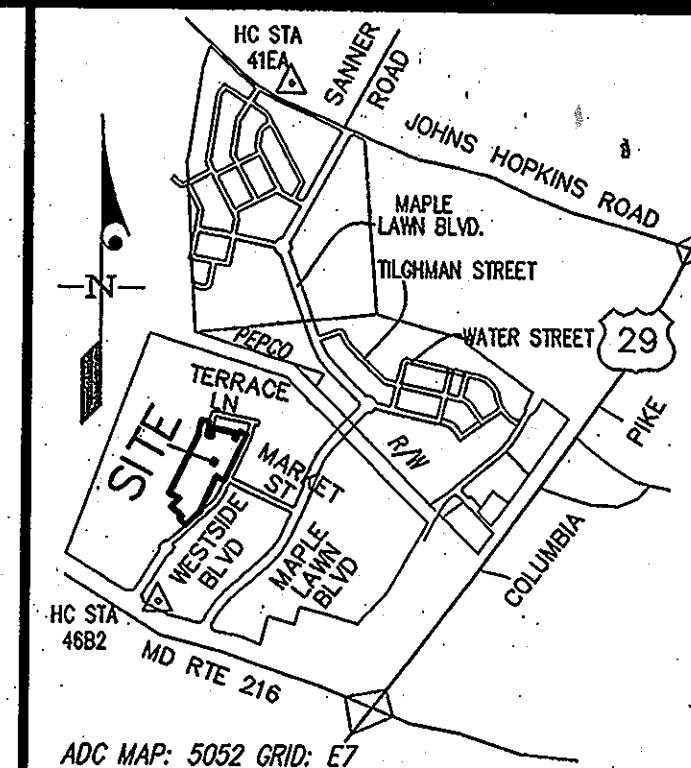
- IRON PINS SHOWN THUS: ϕ
- CONCRETE MONUMENTS SHOWN THUS: \square
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN AUGUST 2003.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE JULY 28, 2006 AND PER ZB-995M (APPROVAL DATE OF 2/8/01), UNDERLYING ZONING IS RR-DEO AND PER ZB-1039M APPROVED ON 03/20/06.
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 01-17, S-06-16, ZB-995M, ZB-1039M, PB-353, PB-378, P-02-12, P-07-18, F-07-37, P-11-01, P-12-01, F-08-54, F-08-55, F-08-105, F-09-16, F-09-97, F-10-06, F-10-79, F-11-47, F-12-21, WP-01-111, WP-02-54, WP-03-02, WP-05-12, WP-07-122, WP-08-04, SDP-06-67, SDP-07-43, SDP-08-56, SDP-08-58, SDP-08-114, SDP-08-60, AND SDP-10-02.
- 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.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 1/21/13 ON WHICH DATE DEVELOPER'S AGREEMENT # 24-4749-D WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWER WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMITS IF CAPACITY IS AVAILABLE AT THAT TIME.
- STORMWATER MANAGEMENT, BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS, WILL BE SATISFIED BY TWO EXISTING REGIONAL FACILITIES. THE FACILITIES WERE CONSTRUCTED UNDER F-05-112 AND F-08-55. THE EXISTING FACILITY ON OPEN SPACE LOT 3 WILL BE PUBLICLY OWNED AND MAINTAINED. THE EXISTING FACILITY ON OPEN SPACE LOT 2 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMERCIAL OWNERS ASSOCIATION. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN TWO PRIVATELY OWNED AND MAINTAINED FACILITIES, ONE ON OPEN SPACE LOT 68 AND THE OTHER ON PARCEL C-27. BOTH FACILITIES WILL BE INFILTRATION TRENCHES. THE FACILITY ON OPEN SPACE LOT 68 WAS CONSTRUCTED UNDER F-12-21 AND THE FACILITY ON PARCEL C-27 WILL BE CONSTRUCTED AS PART OF A FUTURE SITE DEVELOPMENT PLAN.
- 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 MDE 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.
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS. THE EXISTING CEMETERY ONCE LOCATED ON THE HESSEL PROPERTY WAS RELOCATED UNDER WP-05-12.
- 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, (DEPT. ID # D07370653). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. IS RECORDED IN LIBER 7419 AT FOLIO 292.

(GENERAL NOTES CONTINUE)

- 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 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.
- THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THE PARCELS SHOWN ON THIS RESUBDIVISION PLAT WAS PREVIOUSLY ADDRESSED UNDER F-08-54. 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.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THERE ARE NO RESIDENTIAL PARCELS WITHIN 250' OF MD ROUTE 216 (MINOR ARTERIAL) THEREFORE A NOISE STUDY IS NOT REQUIRED.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON JULY 2, 2007.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.

(GENERAL NOTES CONTINUE)

- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRES TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-17, PB CASE 353 AND ZB CASE NO. 995M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER AMENDED CSP, S-08-16 AND ZB CASE NO. 1039M FOR THE FORMER WESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM WESTSIDE BOULEVARD AND TERRACE LANE 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.
- A TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON FEBRUARY 20, 2007.
- 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 - 8 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.
- 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.
- THERE ARE NO MODERATE INCOME HOUSING UNITS WITHIN THE LIMITS OF THIS SUBMISSION.
- WP-01-111, WAIVER OF SECTIONS 16.119(F)(1) AND 16.120(C)(2), WAS APPROVED ON MAY 2, 2001.
- WP-02-54, WAIVER OF SECTIONS 16.115 AND 16.116(A)(1) AND (2), WAS APPROVED ON APRIL 2, 2002.
- WP-03-02, WAIVER OF SECTIONS 16.115(C)(2), 16.116(A)(1)(ii) AND 16.119(E)(5), WAS APPROVED ON OCTOBER 11, 2002.
- WP-05-12, WAIVER OF SECTIONS 16.1304 AND 16.1306, WAS APPROVED ON AUGUST 20, 2004.
- WP-07-122, WAIVER OF SECTION 16.146, WAS APPROVED ON JUNE 19, 2007.
- WP-08-04, WAIVER OF SECTION 16.121(E)(1), WAS APPROVED ON AUGUST 8, 2007.

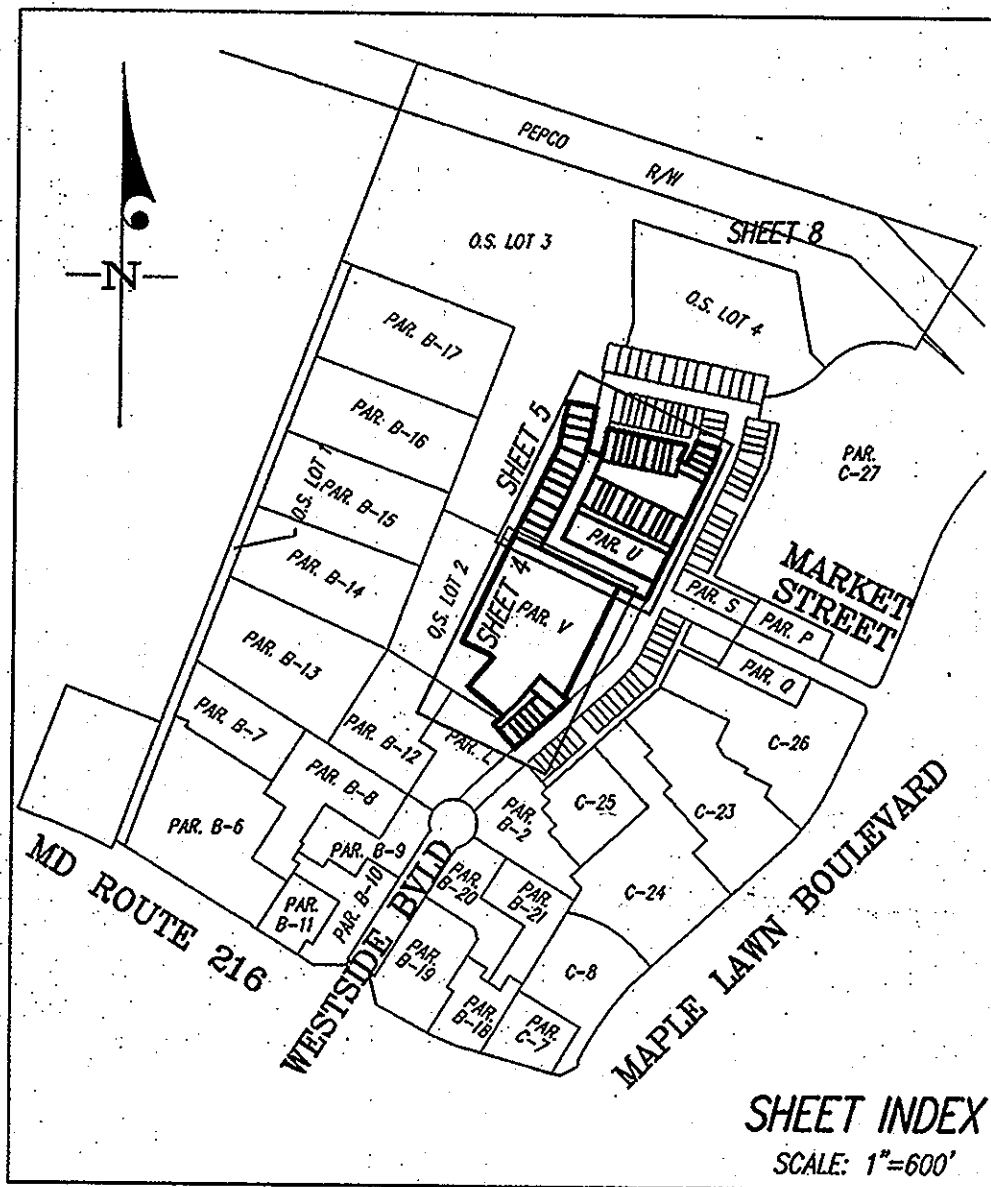


VICINITY MAP
SCALE: 1"=2000'

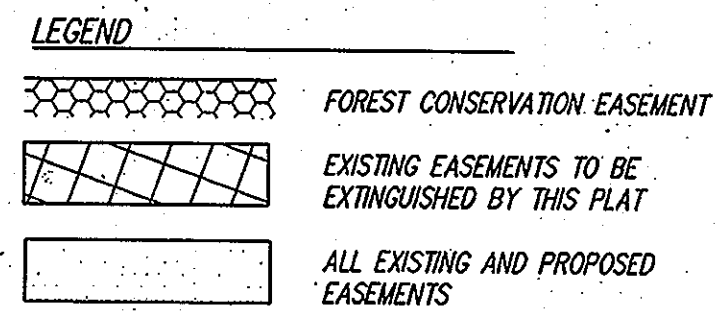
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT EDITION, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10954 (EXP. DATE: 07/03/2014)
DATE: 11/5/2012

MICHAEL I. GREENEBAUM, VICE PRESIDENT
DATE: 11/5/2012



OWNER
GREENEBAUM DEVELOPMENT, INC. (EXISTING NON-BUILDABLE BULK PARCEL T)
c/o GREENEBAUM & ROSE ASSOCIATES, INC.
1829 REISTERSTOWN ROAD SUITE 300
BALTIMORE, MD. 21208 PH: 410-484-8400



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE EXISTING NON-BUILDABLE BULK PARCEL "T" INTO NEW LOTS 72 THRU 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 & 117 AND NON-BUILDABLE BULK PARCELS 'U' & 'V', TO CREATE NEW VARIOUS PUBLIC EASEMENTS AS SHOWN AND NOTED ON SHEETS 4 & 5 AND ALSO TO EXTINGUISH AN EXISTING 31' X 34' PUBLIC TEMPORARY EASEMENT FOR TURN AROUND AND AN EXISTING 20' X 60' PUBLIC SEWER, WATER, STORM DRAIN & UTILITY EASEMENT WHICH WERE CREATED ON PLAT NO. 22050 NOTED AND SHOWN ON SHEET 5.

THE LIMIT OF THIS FINAL PLAT COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 9b (ALLOCATION YEAR 2014).

TABULATION OF FINAL PLAT - ALL SHEETS

| | |
|--|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 48 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 43 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 2.7783 AC. |
| 4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: | 2 |
| 5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: | 4.2919 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 COMMON OPEN AREA LOTS TO BE RECORDED: | 2 |
| 9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: | 0.2629 AC. |
| 10. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: | 1 |
| 11. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: | 0.6921 AC. |
| 12. TOTAL AREA OF COUNTY ROADWAYS TO BE RECORDED: | 0.9767 AC. |
| 13. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 9.0019 AC. |

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

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2/14/13

APPROVED: DIRECTOR
DATE: 3/04/13

OWNER'S DEDICATION
GREENEBAUM DEVELOPMENT, INC., A MARYLAND LIMITED LIABILITY COMPANY, BY MICHAEL I. GREENEBAUM, VICE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2ND DAY OF NOV., 2012

GREENEBAUM DEVELOPMENT, INC.
BY: MICHAEL I. GREENEBAUM, VICE PRESIDENT
ATTEST: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED TO GREENEBAUM DEVELOPMENT, INC. FROM GAR MAPLE LAWN (K), L.L.C. AND G & R WESSEL, L.L.C., BY A DEED DATED MARCH 1, 2011 AND RECORDED IN LIBER 13508 AT FOLIO 90 AND ALSO A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "T" AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, LOTS 1 THRU 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 THRU 71 AND NON-BUILDABLE BULK PARCELS 'Q' THRU 'T' AND WESTSIDE DISTRICT - AREA 1, OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE BULK PARCEL 'L' AND RECORDED AS PLAT NO. 22050; 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.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)
DATE: 11/5/2012

RECORDED AS PLAT NUMBER 22307 ON 3/8/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
LOTS 72 THRU 114, OPEN SPACE LOT 115,
COMMON OPEN AREA LOTS 116 & 117 AND
NON-BUILDABLE BULK PARCELS 'U' & 'V'
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'T',
WESTSIDE DISTRICT - AREA 2, PLAT NO. 22050)

ZONE: MXD-3 TM 41, GRID 21 & TM 46, GRID 3, PARCEL 116
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 5 OCTOBER 2012

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20868
TEL: 301-421-4024 BAL: 410-880-1820 CO/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: [Signature] CHECK BY: [Signature]

PLOTTED: 10/26/2012 8:49 AM, LAST SAVED: 10/26/2012 8:48 AM, PLOTTED BY: Paul Clark

**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 ENCRUCH 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 128.A.1 APPLIES:

- PORCHES MAY ENCRUCH 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 ENCRUCH 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 ENCRUCH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCRUCH 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 9'. MASONRY VENEERS MAY ENCRUCH 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'.
- 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.
- 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 128.A.1 APPLIES:

- PORCHES MAY ENCRUCH 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 ENCRUCH 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 9'.
- MASONRY VENEERS MAY ENCRUCH 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.

Lot Information

| Lot Type | Lots | Minimum Lot Size | Min. Lot Width at Front BRL |
|-----------|--------|--------------------|-----------------------------|
| Cottage | | 2,500 Square Feet | 32' |
| Manor | | 4,000 Square Feet | 48' |
| Villa | | 5,400 Square Feet | 54' |
| Estate | | 20,000 Square Feet | 120' * |
| Townhouse | 72-114 | | |

* except for lots identified on CSP which shall not be less than 100' at front BRL

OWNER

GREENEBAUM DEVELOPMENT, INC. (EXISTING NON-BUILDABLE BULK PARCEL T)
c/o GREENEBAUM & ROSE ASSOCIATES, INC.
1829 REISTERSTOWN ROAD SUITE 300
BALTIMORE, MD. 21208 PH: 410-484-8400

OWNER'S DEDICATION

GREENEBAUM DEVELOPMENT, INC., A MARYLAND LIMITED LIABILITY COMPANY, BY MICHAEL I. GREENEBAUM, VICE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2ND DAY OF NOV, 2012

GREENEBAUM DEVELOPMENT, INC.

BY: *Michael I. Greenebaum* c.p.
MICHAEL I. GREENEBAUM, VICE PRESIDENT

ATTEST: *Michael D. 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 RESUBDIVISION OF PART OF THE LAND CONVEYED TO GREENEBAUM DEVELOPMENT, INC. FROM GAR MAPLE LAWN (K), L.L.C. AND G & R/MESEL, LLC, BY A DEED DATED MARCH 1, 2011, AND RECORDED IN UBER 13508 AT FOLIO 90 AND ALSO A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "T" AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, LOTS 1 THRU 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 THRU 71 AND NON-BUILDABLE BULK PARCELS "Q" THRU "T" AND WESTSIDE DISTRICT - AREA 1, OPEN SPACE LOT 4, PARCEL "B-2" AND NON-BUILDABLE PARCEL "L" AND RECORDED AS PLAT NO. 22050; 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.



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

RECORDED AS PLAT NUMBER 22308 ON 3/8/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 3
LOTS 72 THRU 114, OPEN SPACE LOT 115,
COMMON OPEN AREA LOTS 116 & 117 AND
NON-BUILDABLE BULK PARCELS "U" & "V"
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "T",
WESTSIDE DISTRICT - AREA 2, PLAT NO. 22050)

ZONE: MXD-3 TM 41, GRID 21 & TM 46, GRID 3, PARCEL 116
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE SHEET 2 OF 5 OCTOBER 2012

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20868
TEL: 301-421-4024 BAL: 410-860-1820 DC/VA: 301-899-2524 FAX: 301-421-4188
DRAWN BY: *pw* CHECK BY: *del*

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 | ----- | 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) | 28.85 (29.4) | 0.00 | 0.00 | 1.91 | 0.00 | ----- | ----- | ----- | ----- | ----- | |
| n/a | F-09-97 | 0.00 | 0.00 | -11.23 | 0.00 | 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 | 16.80 | 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 | -0.31 | -0.68 | (0.0) | 0.00 (0.0) | 7.96 (0.0) | -0.32 (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 (45.0) | 4.11 | 0.00 | 0.00 | 0.99 | 71 | 0 | 4.3/AC. | ----- | ----- | |
| n/a | F-12-15 | 9.37 | 0.00 | 0.59 | 13.00 | 0.00 | (0.0) | 0.00 (0.0) | 0.00 (0.0) | -4.22 (0.0) | 0.00 (0.0) | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0 | ----- | ----- | ----- | |
| 9b | F-13-03 | 0.00 | 0.00 | -4.02 | 0.00 | -0.69 | (0.0) | 0.00 (0.0) | 4.02 (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) | 20.49 (60.1) | 0.00 (0.0) | 0.00 (0.0) | 13.59 (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 | | 96.48 | | (19.5) | | 71.40 (14.4) | 67.70 (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.) | 147.19 | 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 | 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 | 150.47 | 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 |
| 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) ② |
| 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 | 28.85 (29.4) | 4.76 (17.9) ③ |
| 7 | F-10-61 | 16.80 | 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) ④ |
| 8c | F-12-20 | 1.65 | 0.09 (5.5) | ----- |
| 8c | F-12-29 | 30.22 | 13.59 (45.0) | 1.29 (9.5) ③ |
| 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) ② |
| 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) ⑥ |
| 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.

Active Open Spaces Credited:

| 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. |
| ⑧ Business Area 2 (F-12-86) | OS 3 [3.74 ac.] | 3.74 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 | --- | --- | --- | 0.59 |
| Q | 0.63 | F-12-21 | --- | --- | --- | 0.63 |
| R | 0.25 | F-12-21 | --- | --- | --- | 0.25 |
| S | 0.44 | F-12-21 | --- | --- | --- | 0.44 |
| 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 | 3.56 | F-13-03 | --- | --- | --- | 3.56 |
| W | 75.79 | F-13-03 | --- | --- | --- | 75.79 |
| TOTAL | | | | 98.49 | | |

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: 11/15/2012

Michael I. Greenebaum
 GREENEBAUM DEVELOPMENT, INC.
 MICHAEL I. GREENEBAUM, VICE PRESIDENT
 DATE: 11-2-12

OWNER
 GREENEBAUM DEVELOPMENT, INC. (EXISTING NON-BUILDABLE BULK PARCEL T)
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD SUITE 300
 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.

B. Wilton
 COUNTY HEALTH OFFICER
 DATE: 11/13/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Chmura
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 2-14-13

Kurt DeLoach
 DIRECTOR
 DATE: 3/6/13

OWNER'S DEDICATION

GREENEBAUM DEVELOPMENT, INC., A MARYLAND LIMITED LIABILITY COMPANY, BY MICHAEL I. GREENEBAUM, VICE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2ND DAY OF NOV, 2012

GREENEBAUM DEVELOPMENT, INC.

Michael I. Greenebaum
 BY: MICHAEL I. GREENEBAUM, VICE PRESIDENT

ATTEST: *Michael B. 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 RESUBDIVISION OF PART OF THE LAND CONVEYED TO GREENEBAUM DEVELOPMENT, INC. FROM G&R MAPLE LAWN (K), L.L.C. AND G & R/WESSEL, L.L.C., BY A DEED DATED MARCH 1, 2011 AND RECORDED IN LIBER 13508 AT FOLIO 90 AND ALSO A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'T' AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, LOTS 1 THRU 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 THRU 71 AND NON-BUILDABLE BULK PARCELS 'Q' THRU 'T' AND WESTSIDE DISTRICT - AREA 1, OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE PARCEL 'L' AND RECORDED AS PLAT NO. 22050; ALL ACCORDING TO THE 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.

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)
 DATE: 11/15/2012



RECORDED AS PLAT NUMBER 22309 ON 3/8/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 3
 LOTS 72 THRU 114, OPEN SPACE LOT 115,
 COMMON OPEN AREA LOTS 116 & 117 AND
 NON-BUILDABLE BULK PARCELS 'U' & 'V'
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'T',
 WESTSIDE DISTRICT - AREA 2, PLAT NO. 22050)

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)

11/15/2012
 DATE

GREENEBAUM DEVELOPMENT, INC.

Michael I. Greenebaum
 MICHAEL I. GREENEBAUM, VICE PRESIDENT

11-2-12
 DATE

| COORDINATE TABLE FOR ALL SHEETS | | | | | |
|---------------------------------|--------------|----------------|-------|--------------|----------------|
| POINT | NORTHING | EASTING | POINT | NORTHING | EASTING |
| 1219 | 541,194.1576 | 1,339,069.3413 | 1497 | 541,364.5344 | 1,338,701.9613 |
| 1223 | 541,251.4449 | 1,338,730.2279 | 1498 | 541,382.2887 | 1,338,613.7570 |
| 1224 | 541,215.5690 | 1,338,721.4249 | 1499 | 541,243.0591 | 1,338,585.7320 |
| 1225 | 541,229.5122 | 1,338,673.4083 | 1500 | 540,621.7061 | 1,338,291.4535 |
| 1226 | 541,261.3114 | 1,338,681.2111 | 1501 | 540,583.1833 | 1,338,372.7922 |
| 1227 | 541,323.3549 | 1,338,693.6996 | 1502 | 540,571.0432 | 1,338,387.4079 |
| 1365 | 541,190.5511 | 1,338,983.5404 | 1503 | 540,479.5031 | 1,338,311.3723 |
| 1366 | 541,200.8239 | 1,338,961.8501 | 1504 | 540,388.3565 | 1,338,421.1048 |
| 1367 | 541,249.1893 | 1,338,984.7564 | 1592 | 540,813.5820 | 1,338,889.0971 |
| 1368 | 541,298.5153 | 1,338,739.7026 | 1615 | 540,946.6245 | 1,338,445.3379 |
| 1396 | 541,236.9016 | 1,339,086.5350 | 1681 | 540,895.4700 | 1,338,576.0183 |
| 1399 | 540,759.3561 | 1,338,863.4152 | 1717 | 541,149.9359 | 1,338,696.5357 |
| 1400 | 540,799.5911 | 1,338,778.4614 | 1718 | 540,949.6958 | 1,338,601.7001 |
| 1401 | 540,449.1024 | 1,338,612.4668 | 1719 | 540,908.1017 | 1,338,526.6766 |
| 1402 | 540,438.7716 | 1,338,624.9042 | 1720 | 541,171.3374 | 1,338,651.3475 |
| 1403 | 541,260.1410 | 1,339,016.4988 | 1732 | 540,404.7686 | 1,338,587.5879 |
| 1465 | 540,288.8992 | 1,338,460.4276 | 1733 | 540,473.9422 | 1,338,504.3090 |
| 1485 | 540,362.8153 | 1,338,393.0747 | 1736 | 540,512.4044 | 1,338,536.2567 |
| | | | 1742 | 540,886.7002 | 1,338,571.8648 |

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 8
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 6
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.2956 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 1
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 3.5619 AC.
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED: 1
- TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: 0.0877 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL AREA OF COUNTY ROADWAYS TO BE RECORDED: 0.1283 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.0735 AC.

OWNER

GREENEBAUM DEVELOPMENT, INC. (EXISTING NON-BUILDABLE BULK PARCEL T)
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.
 1829 REISTERSTOWN ROAD SUITE 300
 BALTIMORE, MD. 21208 PH: 410-484-8400

OWNER'S DEDICATION

GREENEBAUM DEVELOPMENT, INC., A MARYLAND LIMITED LIABILITY COMPANY, BY MICHAEL I. GREENEBAUM, VICE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2ND DAY OF NOV., 2012

GREENEBAUM DEVELOPMENT, INC.

BY: *Michael I. Greenebaum*
 MICHAEL I. GREENEBAUM, VICE PRESIDENT

ATTEST: *Mahesh Bhatt*

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 RESUBDIVISION OF PART OF THE LAND CONVEYED TO GREENEBAUM DEVELOPMENT, INC. FROM G&R MAPLE LAWN (K), L.L.C. AND G & R/WESSEL, LLC, BY A DEED DATED MARCH 1, 2011 AND RECORDED IN LIBER 13508 AT FOLIO 90 AND ALSO A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'T' AS SHOWN ON A RESUBDIVISION PLAT ENTITLED 'MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, LOTS 1 THRU 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 THRU 71 AND NON-BUILDABLE BULK PARCELS 'Q' THRU 'T' AND WESTSIDE DISTRICT - AREA 1, OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE BULK PARCELS 'U' & 'V' AND RECORDED AS PLAT NO. 22050; 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.

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



RECORDED AS PLAT NUMBER 22310 ON 2/8/13, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

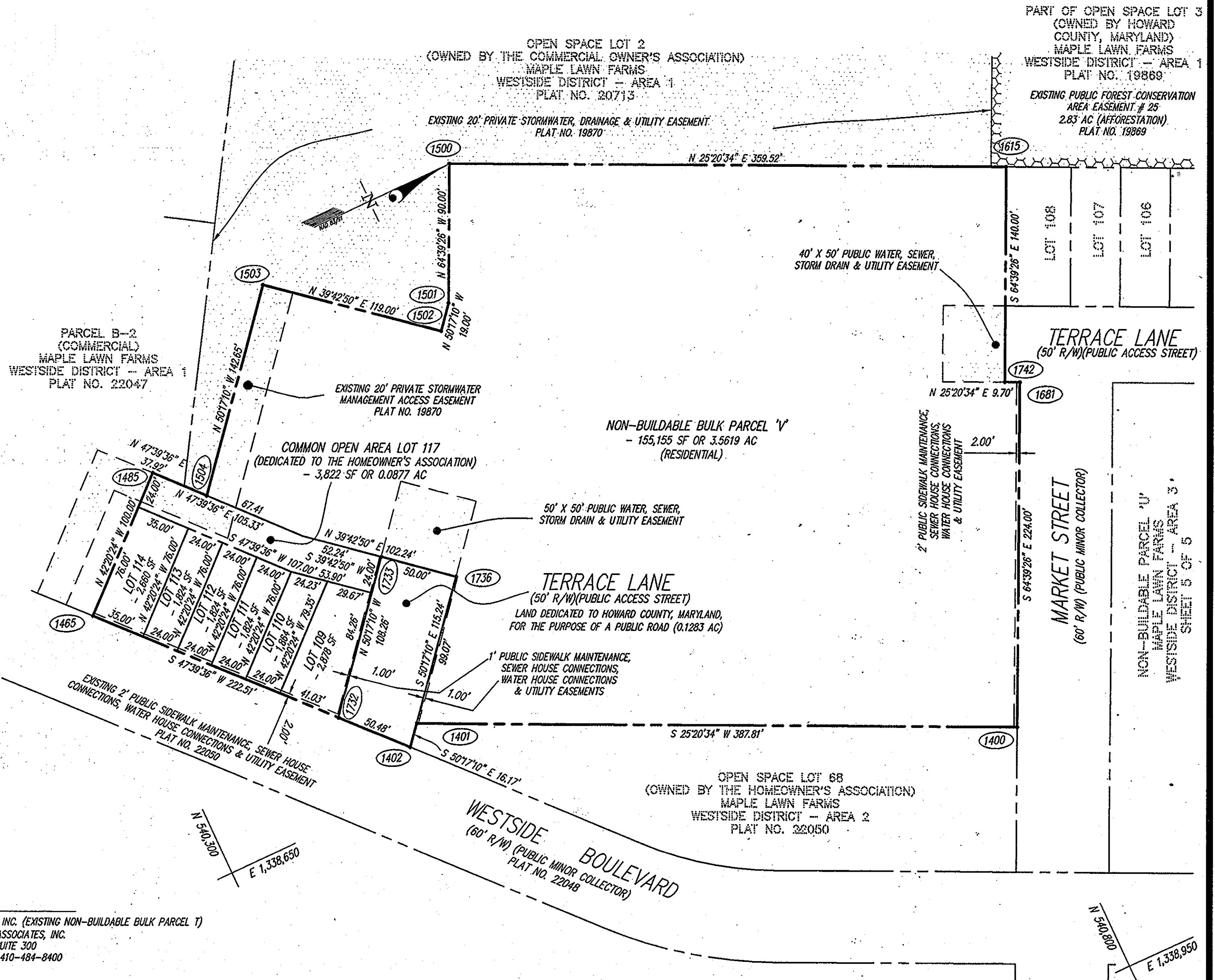
MAPLE LAWN FARMS

WESTSIDE DISTRICT - AREA 3
 LOTS 72 THRU 114, OPEN SPACE LOT 115,
 COMMON OPEN AREA LOTS 116 & 117 AND
 NON-BUILDABLE BULK PARCELS 'U' & 'V'
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'T',
 WESTSIDE DISTRICT - AREA 2, PLAT NO. 22050)

ZONE: MXD-3 TM 41, GRID 21 & TM 46, GRID 3, PARCEL 116
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 4 OF 5 OCTOBER 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: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: PWC CHECK BY: JBY



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)

11/5/2012
 DATE

GREENEBAUM DEVELOPMENT, INC.

Michael I. Greenebaum
 MICHAEL I. GREENEBAUM, VICE PRESIDENT
 DATE

OPEN SPACE LOT 2
 (OWNED BY THE COMMERCIAL
 OWNER'S ASSOCIATION)
 MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 PLAT NO. 20713

PART OF OPEN SPACE LOT 3 (OWNED BY HOWARD COUNTY, MARYLAND)
 MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 1
 PLAT NO. 19869
 EXISTING PUBLIC FOREST CONSERVATION AREA EASEMENT # 25
 2.83 AC (AFFORESTATION) PLAT NO. 19869

NON-BUILDABLE PARCEL 'V'
 MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 3
 SHEET 4 OF 5

OPEN SPACE LOT 68
 (OWNED BY THE
 HOMEOWNER'S ASSOCIATION)
 MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 2
 PLAT NO. 22050

TERRACE LANE
 (50' R/W) (PUBLIC ACCESS STREET)
 PLAT NO. 22050

TERRACE LANE
 (50' R/W) (PUBLIC ACCESS STREET)
 PLAT NO. 22050

EXISTING 1' PUBLIC SIDEWALK MAINTENANCE, SEWER
 HOUSE CONNECTIONS, WATER HOUSE CONNECTIONS
 & UTILITY EASEMENT PLAT NO. 22050.

EXISTING 31' X 34' PUBLIC TEMPORARY EASEMENT
 FOR TURN AROUND PLAT NO. 22050
 IS TO BE EXTINGUISHED BY THIS PLAT.

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 2
 PLAT NO. 22049

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-----------|---------|--------|---------|--------|---------------|----------|
| 1226-1225 | 390.00' | 32.75' | 16.39' | 32.74' | S 13°47'12" W | 4°48'42" |
| 1224-1223 | 440.00' | 36.95' | 18.49' | 36.94' | N 13°47'12" E | 4°48'42" |
| 1396-1219 | 385.00' | 46.10' | 23.08' | 46.07' | S 21°54'45" W | 6°51'38" |
| 1720-1225 | 390.00' | 62.28' | 31.21' | 62.22' | N 20°46'03" E | 9°09'01" |
| 1224-1717 | 440.00' | 70.27' | 35.21' | 70.19' | S 20°46'03" W | 9°09'01" |

TABULATION OF FINAL PLAT - THIS SHEET

| | |
|--|-------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 40 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 37 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 2,482.7 AC. |
| 4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: | 1 |
| 5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: | 0.7300 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 COMMON OPEN AREA LOTS TO BE RECORDED: | 1 |
| 9. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED: | 0.1752 AC. |
| 10. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: | 1 |
| 11. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: | 0.6921 AC. |
| 12. TOTAL AREA OF COUNTY ROADWAYS TO BE RECORDED: | 0.8484 AC. |
| 13. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 4,928.4 AC. |

EXISTING 20' X 60' PUBLIC SEWER, WATER,
 STORM DRAIN & UTILITY EASEMENT PLAT NO. 22050
 IS TO BE EXTINGUISHED BY THIS PLAT.

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

William M. Roseman
 COUNTY HEALTH OFFICER
 DATE: 2/28/13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 & ZONING

Chad Edwards
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 2-14-13

Keith DeLuca
 DIRECTOR
 DATE: 3/04/13

OWNER'S DEDICATION

GREENEBAUM DEVELOPMENT, INC., A MARYLAND LIMITED LIABILITY COMPANY, BY MICHAEL I. GREENEBAUM, VICE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 2ND DAY OF NOV., 2012

GREENEBAUM DEVELOPMENT, INC.
 BY: *Michael I. Greenebaum* V.P.
 MICHAEL I. GREENEBAUM, VICE PRESIDENT

ATTEST: *Michael I. Greenebaum*

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 RESUBDIVISION OF PART OF THE LAND CONVEYED TO GREENEBAUM DEVELOPMENT, INC. FROM G&R MAPLE LAWN (K), L.L.C. AND G & R/WESSEL, LLC, BY A DEED DATED MARCH 1, 2011 AND RECORDED IN LIBER 13508 AT FOLIO 90 AND ALSO A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'T' AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 2, LOTS 1 THRU 67, OPEN SPACE LOT 68, COMMON OPEN AREA LOTS 69 THRU 71 AND NON-BUILDABLE BULK PARCELS 'Q' THRU 'T' AND WESTSIDE DISTRICT - AREA 1, OPEN SPACE LOT 4, PARCEL 'B-2' AND NON-BUILDABLE BULK PARCEL 'L'" AND RECORDED AS PLAT NO. 22050; 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.

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

RECORDED AS PLAT NUMBER 22311 ON
 2/13/13, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 WESTSIDE DISTRICT - AREA 3
 LOTS 72 THRU 114, OPEN SPACE LOT 115,
 COMMON OPEN AREA LOTS 116 & 117 AND
 NON-BUILDABLE BULK PARCELS 'U' & 'V'
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'T',
 WESTSIDE DISTRICT - AREA 2, PLAT NO. 22050)

ZONE: MXD-3 TM 41, GRID 21 & TM 46, GRID 3, PARCEL 116
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 5 OF 5 OCTOBER 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 20888
 TEL: 301-421-4024 BALT. 410-850-1820 DC/VA 301-959-2524 FAX: 301-421-4188

DRAWN BY: *PWC* CHECK BY: *TL*

