

GENERAL NOTES

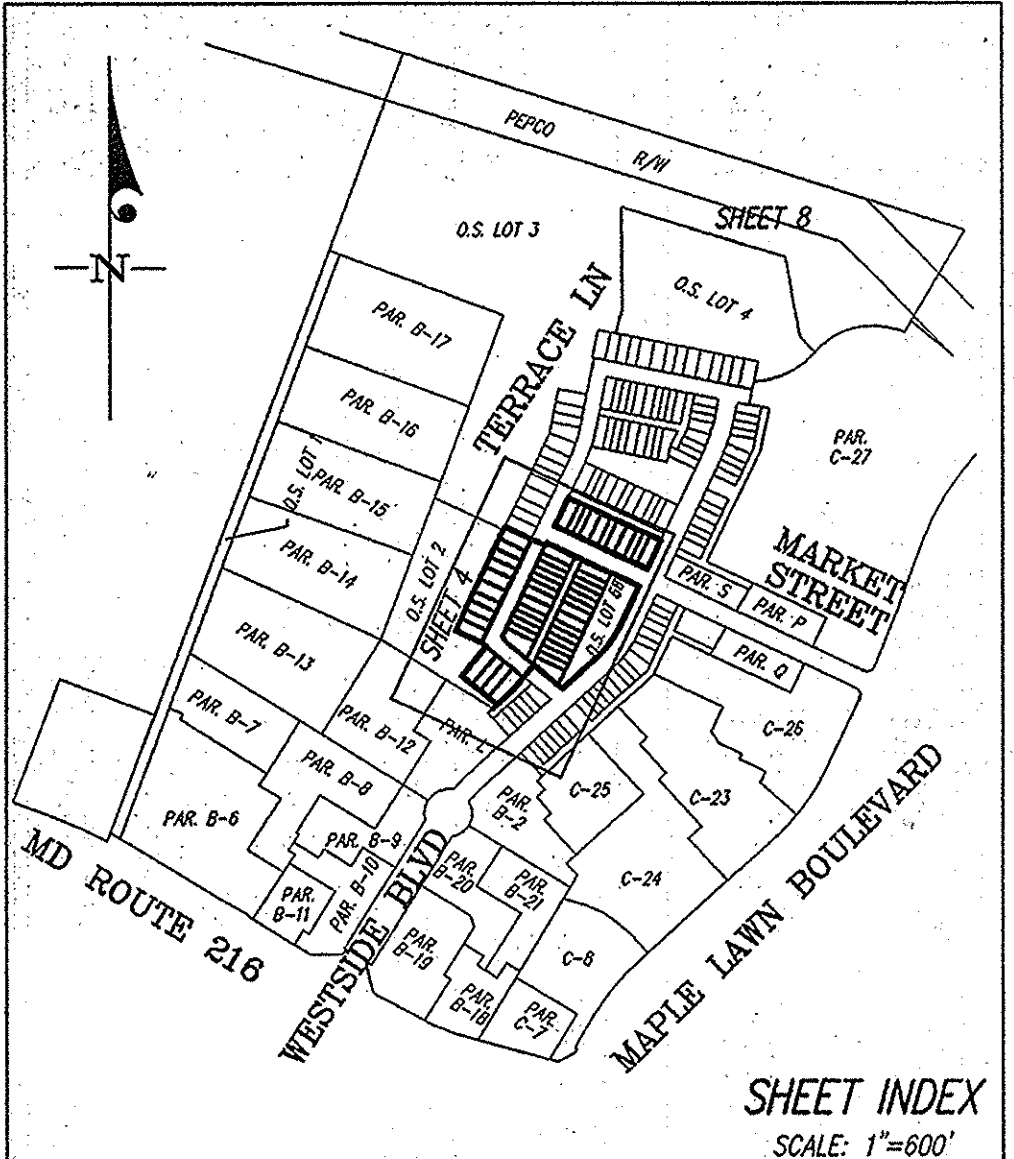
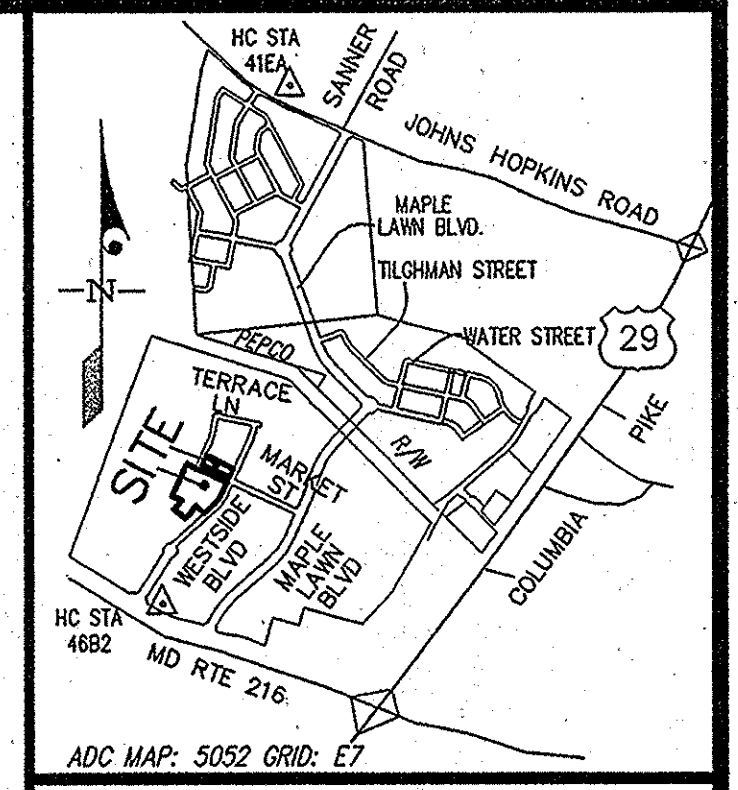
(GENERAL NOTES CONTINUE)

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- IRON PINS SHOWN THUS:  $\otimes$
- CONCRETE MONUMENTS SHOWN THUS:  $\square$
- THIS PLAN 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, 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-09-60, SDP-10-02, F-12-86 & F-13-03.
- 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 4/29/14, ON WHICH DATE DEVELOPER'S AGREEMENT # 24-4780-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 MDC 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 EXISTING CEMETERY ONCE LOCATED ON THE VESSEL'S PROPERTY WAS RELOCATED UNDER WP-05-12, WHICH WAS GRANTED AUGUST 20, 2004, ALLOWING THE FOLLOWING:
  - DEVELOPMENT OR SUBDIVISION IN A CEMETERY (WAIVER FROM 16.1304)
  - REMOVAL OF HUMAN REMAINS FROM A CEMETERY PRIOR TO DEVELOPMENT (WAIVER FROM SECTION 16.1306)
- 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 # D07370853). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. IS RECORDED IN LIBER 7419 AT FOLIO 292.

- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD 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 PHASE 10B OF THIS PROJECT WAS PREVIOUSLY SATISFIED UNDER P-12-002, F-13-007 & F-13-008. NO FOREST CONSERVATION SURETY IS NEEDED FOR 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.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THERE ARE NO RESIDENTIAL PARCELS WITHIN 250' OF MD ROUTE 216 (MINOR ARTERIAL) THEREFORE NOT REQUIRING A NOISE STUDY.
- 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.

- 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-06-16 AND ZB CASE NO. 1039M FOR THE FORMER VESSEL 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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.
- 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.



**OWNER**  
 GREENEBAUM DEVELOPMENT, INC. (OLD NON-BUILDABLE PARCELS U & V)  
 & MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. (OPEN SPACE LOT 68)  
 c/o GREENEBAUM & ROSE ASSOCIATES, INC.  
 1829 REISTERSTOWN ROAD SUITE 300  
 BALTIMORE, MD. 21208 PH: 410-484-8400

**TABULATION OF FINAL PLAT - ALL SHEETS**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	55
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	53
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3,5282 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 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:	0.1977 AC.
10. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
11. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.6702 AC.
12. TOTAL AREA OF COUNTY ROADWAYS TO BE RECORDED:	0.5660 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.9621 AC.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE EXISTING NON-BUILDABLE PARCELS U & V INTO NEW LOTS 118 THRU 170 AND COMMON OPEN AREA LOT 171, TO CREATE NEW VARIOUS PUBLIC EASEMENTS AND TO CREATE PRIVATE USE-IN-COMMON EASEMENTS AS SHOWN AND NOTED ON SHEET 4 AND ALSO TO EXTINGUISH EXISTING 40' X 50' PUBLIC SEWER, WATER, STORM DRAIN & UTILITY EASEMENT AND EXISTING 50' X 50' PUBLIC SEWER, WATER, STORM DRAIN & UTILITY EASEMENT WHICH WERE CREATED ON PLAT NO. 22050 NOTED AND SHOWN ON SHEET 4.

THE LIMIT OF THIS FINAL PLAT COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 10b (ALLOCATION YEAR 2015).

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

*Wilton for Maure Roseman* 5/12/2014  
 COUNTY HEALTH OFFICER

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

*Paul Edlich* 4-30-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kurt Schickel* 5-13-14  
 DIRECTOR

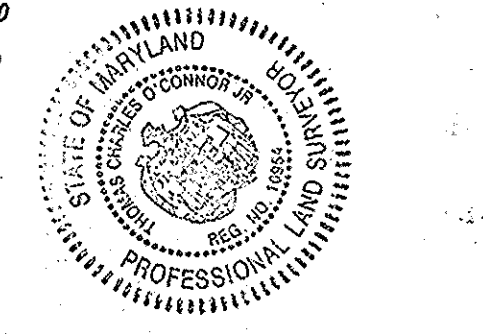
**OWNER'S DEDICATION**  
 GREENEBAUM DEVELOPMENT, INC., A MARYLAND CORPORATION, BY MICHAEL I. GREENEBAUM, PRESIDENT AND MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., BY MARK A. BENNETT, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION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

WITNESS OUR HANDS THIS 5<sup>TH</sup> DAY OF FEB. 2014  
 GREENEBAUM DEVELOPMENT, INC. BY: *Michael I. Greenebaum*  
 MICHAEL I. GREENEBAUM, PRESIDENT  
 MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. BY: *Mark A. Bennett*  
 MARK A. BENNETT, PRESIDENT  
 ATTEST: *Susan M. Corona*  
 ATTEST: *Susan M. Corona*

**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/VESSEL, LLC, BY A DEED DATED MARCH 1, 2011 AND RECORDED IN LIBER 13508 AT FOLIO 90 AND PART OF THE LAND CONVEYED TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. FROM GREENEBAUM DEVELOPMENT, INC., BY A DEED DATED FEBRUARY 21, 2012 AND RECORDED IN LIBER 14238 AT FOLIO 297 AND ALSO A RESUBDIVISION OF NON-BUILDABLE PARCELS 'U' & 'V' AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 3, LOTS 72 THRU 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 & 117 AND NON-BUILDABLE PARCELS 'U' THRU 'V' AND RECORDED AS PLAT NOS. 22310 & 22311 AND ALSO A REVISION TO OPEN SPACE LOT 68 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 PARCELS 'U' THRU 'V' 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.  
 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* 2/6/2014  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP DATE: 07/03/2014)



RECORDED AS PLAT NUMBER 20810 ON 5/12/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
 WESTSIDE DISTRICT - AREA 4  
 LOTS 118 THRU 170, COMMON OPEN AREA LOT 171 AND OPEN SPACE LOT 68  
 (A RESUBDIVISION OF NON-BUILDABLE PARCELS 'U' & 'V', WESTSIDE DISTRICT - AREA 3, PLAT NOS. 22310 & 22311 AND A REVISION TO OPEN SPACE LOT 68, WEST SIDE DISTRICT AREA 2, PLAT NO. 22050)

ZONE: MXD-3 TM 46, GRID 3, PARCEL 116  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN SHEET 1 OF 4 FEBRUARY 2014  
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20869  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
 DRAWN BY: *PWU* CHECK BY: *PWU*

L:\CAOD\DRAWINGS\03067\2002\PLANS BY GLW\PLATS\2002\PHASE 10B RPL-1.dwg, PLOTTED: 2/4/2014 6:45 AM, LAST SAVED: 2/4/2014 6:44 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 ENCR OACH 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 ENCR OACH 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 ENCR OACH 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 ENCR OACH TO WITHIN 1' FROM THE SIDE PROPERTY LINE FOR COTTAGES, MANORS, AND VILLAS; TO WITHIN 12' FOR ESTATES.
- STOOPS AND STEPS MAY ENCR OACH 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 ENCR OACH 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		Minimum Front, Side and Rear Setback from Maple Lawn Blvd
			To Principal Structure	To Rear Garage (Attached or Detached) or to Accessory Structure	
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 ENCR OACH 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 ENCR OACH 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 ENCR OACH 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	118-170		

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

**OWNER**

GREENEBAUM DEVELOPMENT, INC. (OLD NON-BUILDABLE PARCELS U & V)  
& MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. (OPEN SPACE LOT 68)  
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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

*Paul Edwards*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 4-30-14

*Kurt Sheindel*  
DIRECTOR  
DATE: 5-13-14

**OWNER'S DEDICATION**

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

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.

WITNESS OUR HANDS THIS 5<sup>TH</sup> DAY OF FEB. 2014

GREENEBAUM DEVELOPMENT, INC.

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

ATTEST: *Susan M. Cooney*

MAPLE LAWN HOMEOWNERS ASSOCIATION, INC.

BY: *Mark A. Bennett*  
MARK A. BENNETT, PRESIDENT

ATTEST: *Susan M. Cooney*

**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 VESSEL, LLC, BY A DEED DATED MARCH 1, 2011 AND RECORDED IN LIBER 13508 AT FOLIO 90 AND PART OF THE LAND CONVEYED TO MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. FROM GREENEBAUM DEVELOPMENT, INC., BY A DEED DATED FEBRUARY 21, 2012 AND RECORDED IN LIBER 14238 AT FOLIO 297 AND ALSO A RESUBDIVISION OF NON-BUILDABLE PARCELS 'U' & 'V' AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, WESTSIDE DISTRICT - AREA 3, LOTS 72 THRU 114, OPEN SPACE LOT 115, COMMON OPEN AREA LOTS 116 & 117 AND NON-BUILDABLE PARCELS 'U' THRU 'V'" AND RECORDED AS PLAT NOS. 22310 & 22311 AND ALSO A REVISION TO OPEN SPACE LOT 68 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 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.

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*  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2014)  
DATE: 2/6/2014



RECORDED AS PLAT NUMBER 22817 ON  
5/16/14, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS**  
WESTSIDE DISTRICT - AREA 4  
LOTS 118 THRU 170, COMMON OPEN AREA LOT 171  
AND OPEN SPACE LOT 68

(A RESUBDIVISION OF NON-BUILDABLE PARCELS 'U' & 'V', WESTSIDE DISTRICT - AREA 3, PLAT NOS. 22310 & 22311 AND A REVISION TO OPEN SPACE LOT 68, WEST SIDE DISTRICT AREA 2, PLAT NO. 22050)

ZONE: MXD-3 TM 46, GRID 3, PARCEL 116  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE SHEET 2 OF 4 FEBRUARY 2014

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-580-1820 DC/VA: 301-589-2524 FAX: 301-421-4186  
DRAWN BY: *pwc* CHECK BY: *rdl*

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	0.00	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	1.55	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	190	5.8/AC.	15.5/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	-----	60	-----	8.2/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	-----	15	-----	12.0/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)	9.65 (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	16.95	13.04	1.37	(34.6)	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	-----	-----	-----	-----	-----	-----
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 (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	13.01	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.	-----	-----	-----
9c	F-13-08	75.79	46.90	0.00	0.00	28.89	(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	-----	-----	-----	-----	-----	-----
10b	F-14-15	0.00	0.00	-4.32	0.00	0.00	(0.0)	0.00 (0.0)	4.32 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.57	0.00	0.20	0	53	-----	12.3/AC.	-----	-----
10c	F-14-33	0.00	-26.12	0.00	0.00	-23.86	(0.0)	26.12 (0.0)	0.00 (0.0)	0.00 (0.0)	23.86 (0.0)	7.43	0.00	0.00	1.37	98	0	3.8/AC.	-----	-----	-----
11c	P-14-01	0.00	-18.98	0.00	0.00	-5.02	(0.0)	18.98 (0.0)	0.00 (0.0)	0.00 (0.0)	5.02 (0.0)	2.02	0.00	0.00	0.50	45	0	2.4/AC.	-----	-----	-----
11b	F-14-009	0.00	0.00	-1.91	0.00	0.00	(0.0)	0.00 (0.0)	1.91 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00	0.27	0	35	-----	18.3/AC.	-----	-----
TOTALS		494.93		16.31		(3.29)	116.49 (23.54)	73.90 (14.93)	107.51 (21.72)	180.73 (36.52)	59.26	13.50	497	13.50	497	802	4.3/AC.	10.9/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.	4.3 UNITS/AC.	2.8 UNITS/AC.	SINGLE FAMILY DETACHED (S.F.D.)	118.29	192.6	SINGLE FAMILY DETACHED	507 (37.8%)
OVERALL NUMBER OF O.R. UNITS / GROSS ACRE OF O.R.	10.9 UNITS/AC.	14.0 UNITS/AC.	OTHER RESIDENTIAL (O.R.)	73.90	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	2.6 UNITS/AC.	2.2 UNITS/AC.	OPEN SPACE	180.73	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.

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, ROAD R/W AND C.O.A. (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	F-14-AA	0.59	-----	-----
Q	0.63	F-12-21	F-14-AA	0.63	-----	-----
R	0.25	F-12-21	F-14-AA	0.25	-----	-----
S	0.44	F-12-21	F-14-AA	0.44	-----	-----
T	9.00	F-12-21	F-13-03	9.00	NON-BUILD. PAR. 'U' & 'V', S.F. LOTS, ROAD R/W AND C.O.A. LOTS	-----
C-27	13.01	F-12-15	-----	-----	-----	13.01
U	0.73	F-13-03	-----	0.73	S.F. LOTS	-----
V	3.59	F-13-03	-----	3.59	S.F. LOTS, ROAD R/W AND C.O.A. LOTS	-----
W	75.79	F-13-08	F-14-33	75.79	NON-BUILD. PAR. 'X' THRU 'Z', S.F. LOTS, O.S. LOTS, ROAD R/W AND C.O.A. LOTS	-----
X	0.33	F-14-33	-----	0.00	-----	0.33
Y	24.00	F-14-33	P-14-07	24.00	-----	-----
Z	1.47	F-14-33	-----	0.00	-----	1.47
TOTAL	16.30					

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 (37.2)Ⓚ
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)
10b	F-14-015	0.00	0.00 (0.0)	0.00 (0.0)
10c	F-14-033	0.00	23.86 (0.0)	9.55 (40.0)Ⓚ
11c	P-14-001	0.00	5.02 (0.0)	0.00 (0.0)
11b	F-14-009	0.00	0.00 (0.0)	0.00 (0.0)
TOTALS		494.93	180.72 (36.5)	31.43 (17.4)

\* 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 Hillside Area 3 (F-06-161)	OS 213 [1.00 ac.] OS 214 [0.61 ac.]	1.61 ac.
④ Westside Area 1 (F-08-54)	OS 4 (Recreational Field) [4.76 ac.]	4.76 ac.
⑤ Westside Area 2 (F-12-21)	OS 68 [0.67 ac.]	0.67 ac.
⑥ Midtown West Area 1 (F-12-29)	OS 84 [0.66 ac.] OS 85 [0.63 ac.]	1.29 ac.
⑦ Westside Area 3 (F-13-03)	OS 115 [0.69 ac.]	0.69 ac.
⑧ Midtown West Area 2 (F-13-07)	OS 179 [0.73 ac.] OS 180 [0.74 ac.] OS 182 [3.58 ac.]	5.05 ac.
⑨ Garden District Area 1 (F-13-03)	OS 99 [0.90 ac.] OS 101 [1.75 ac.] OS 104 [2.85 ac.] OS 107 [2.44 ac.]	9.55 ac.
TOTAL		31.43 ac.

OWNER  
 GREENEBAUM DEVELOPMENT, INC. (OLD NON-BUILDABLE PARCELS U & V)  
 & MAPLE LAWN HOMEOWNERS ASSOCIATION, INC. (OPEN SPACE LOT 68)  
 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

430.14 DATE  
 5-13-14 DATE

OWNER'S DEDICATION  
 GREENEBAUM DEVELOPMENT, INC., A MARYLAND CORPORATION, BY MICHAEL I. GREENEBAUM, PRESIDENT AND MAPLE LAWN HOMEOWNERS ASSOCIATION, INC., BY MARK A. BENNETT, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT



CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1218-1217	230.00'	89.59'	45.37'	89.02'	S 36°30'05" W	22°19'02"
1745-1746	25.00'	33.00'	19.40'	30.66'	S 12°28'18" E	75°37'44"

COORDINATE TABLE		
POINT	NORTHING	EASTING
1217	540,547.160	1,338,743.855
1218	540,618.720	1,338,796.808
1399	540,759.356	1,338,863.415
1402	540,438.772	1,338,624.904
1500	540,621.706	1,338,291.454
1501	540,583.183	1,338,372.792
1502	540,571.043	1,338,387.408
1503	540,479.503	1,338,311.372
1504	540,388.357	1,338,421.105
1592	540,813.582	1,338,889.097
1638	540,903.958	1,338,931.900
1639	541,040.072	1,338,644.503
1664	540,433.760	1,338,470.933
1681	540,895.470	1,338,576.018
1718	540,949.696	1,338,601.700
1719	540,908.102	1,338,526.677
1733	540,473.942	1,338,504.309
1736	540,512.404	1,338,536.257
1742	540,886.700	1,338,571.865

