

GENERAL NOTES

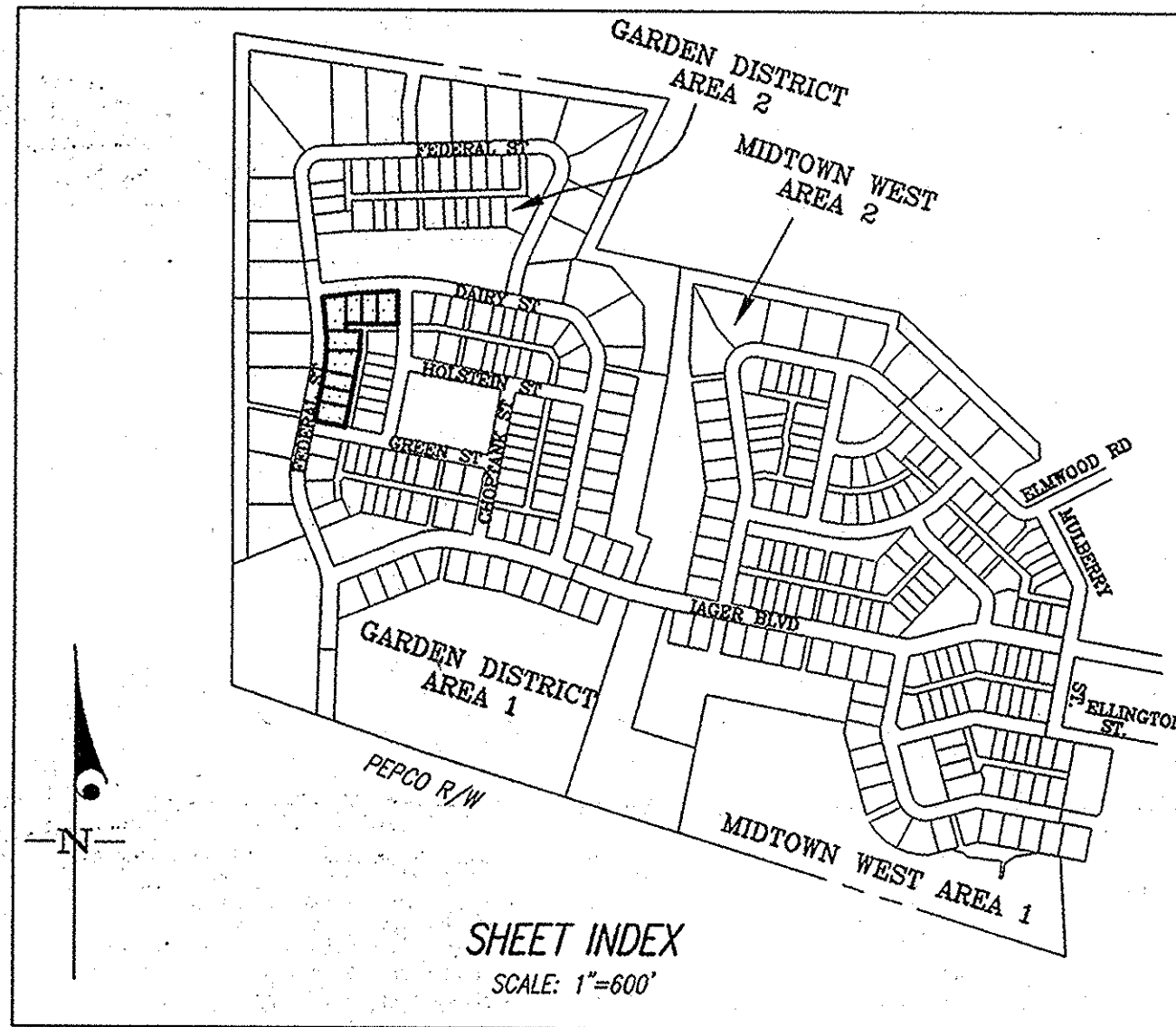
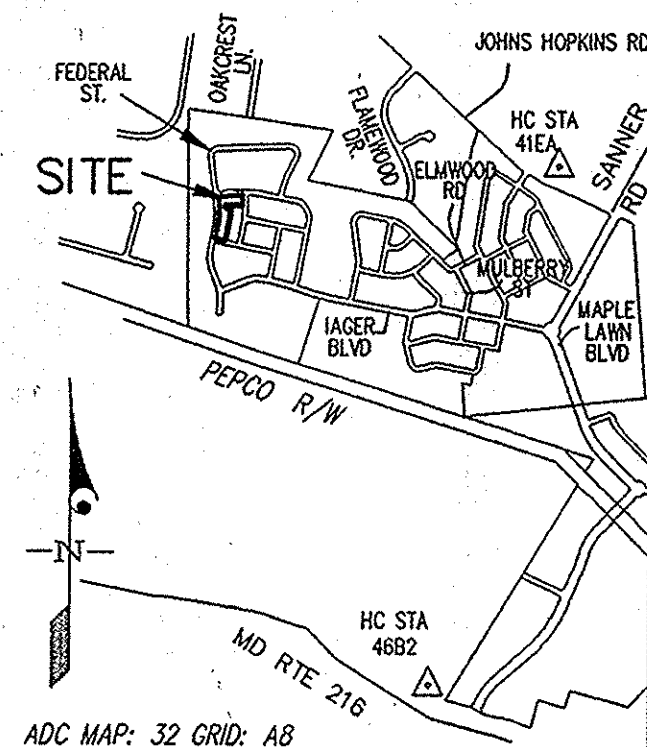
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN NOVEMBER 2010.
- PROPERTY IS ZONED MXD-3 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-29-06. PER ZB-995M (APPROVAL DATE OF 2/8/01), AND PER ZB-1039M (APPROVAL DATE OF 3-20-08).
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S 01-17, S-06-16, ZB-995M, ZB-1039M, PB-353, PB-378, F-12-23, F-12-30, WP-03-120, F-13-07, F-13-08, F-14-033, P-14-01, WP-01-111, F-14-033 & F-14-118.
- WETLANDS DELINEATION SHOWN PER AN INSPECTION PERFORMED BY EXPLORATION RESEARCH, INC., APPROVED BY THE CORPS OF ENGINEERS J0-63787-3 ON JUNE 10, 2013. PERMIT IS COVERED BY MDC TRACKING NO. 10-NI-0269/201061068.
- 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 539,987.2280 E 1,337,218.4840.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE AUGUST 15, 2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4789-D AND AUGUST 15, 2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4788-D.
- ON JULY 28, 2003, WP 03-120 WAS GRANTED, ALLOWING THE FOLLOWING:
INSTALLATION OF A TEMPORARY STREAM CROSSING FOR THE PURPOSE OF EARTH MOVING OPERATIONS.
- WAIVER REQUEST FROM SECTION 16.115(c)(2) - WHICH PROHIBITS CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, IMPROVING PAVING, OR PLACEMENT OF STRUCTURES WITHIN THE 100 YEAR FLOOD PLAIN, UNLESS AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING; SECTION 16.116(a)(2)(iv) - WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET OF A PERENNIAL STREAM IN A RESIDENTIAL ZONING DISTRICT AND SECTION 16.119(e)(5) - WHICH REQUIRES THE TRUNCATION OF PUBLIC RIGHT OF WAY LINES ON CORNER LOTS AT AN INTERSECTION BY STRAIGHT LINES JOINING POINTS 25 FEET BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT, WERE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING UNDER THE CONDITIONS OF WP-03-02, WHICH WAS GRANTED ON OCTOBER 11, 2002 SUBJECT TO THE FOLLOWING CONDITIONS:
A. THE GRADING DISTURBANCE WITHIN THE STREAM BUFFER AND FLOOD PLAIN AREAS SHALL BE THE MINIMUM NECESSARY TO ACCOMMODATE THE SIDE SLOPES FOR CONSTRUCTION OF THE PROPOSED DUKE STREET.
B. ALL GRADING DISTURBANCES WITHIN THE 100 YEAR FLOOD PLAIN AND 75' STREAM BUFFER ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT AND NATURAL RESOURCES.
C. TRUNCATED RIGHT OF WAY CORNERS SHALL APPLY TO THE RESIDENTIAL LAND USE LOTS AND TO OTHER LOTS OR PARCELS ELSEWHERE, FOR THE OPEN SPACE OR COMMERCIAL LAND USE AREAS FOR THIS PROJECT WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (TND) GOALS AND OBJECTIVES SUBJECT TO HAVING ADEQUATE INTERSECTION SIGHT DISTANCE AS DETERMINED BY THE DPZ, DEVELOPMENT ENGINEERING DIVISION.
- STORMWATER MANAGEMENT, FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS WILL BE SATISFIED TWO REGIONAL FACILITIES CONSTRUCTED UNDER F-13-008. THE FACILITIES WILL BE P-3 PONDS WITH EXTENDED DETENTION. THEY WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE. THE RECHARGE REQUIREMENTS FOR THIS AREA WILL BE PROVIDED IN PRIVATELY OWNED AND MAINTAINED FACILITIES TO BE LOCATED WITHIN OPEN SPACE LOTS 109 AND 110. THE TWO P-3 PONDS WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN BEFORE BEING CONVERTED.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2011.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 507 ACRE 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 THE AMENDED CSP, S-06-16 AND ZB CASE NO. 1039M FOR THE FORMER WESSEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003.

(GENERAL NOTES CONTINUE)

- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, PB-353, S-06-16 AND PB-378.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-995M & ZB-1039M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DPZ APFO RE-PHASING LETTER DATED JULY 8, 2008.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER WP-02-54, WP-03-02 AND WP-03-120.
- 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 FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WAS PREVIOUSLY ADDRESSED UNDER F-13-008. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- A NOISE STUDY WAS PREPARED BY WILDMAN & ASSOCIATES FOR S-01-17, WHICH WAS SIGNED BY THE PLANNING BOARD ON AUGUST 8, 2001, AND UPDATED BY WILSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 AND APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007.
- 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.

(GENERAL NOTES CONTINUE)

- THE LIMITS OF THIS SUBMISSION DOES NOT INCLUDE MODERATE INCOME HOUSING UNITS.
- 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.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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.



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

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	9
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	9
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.4676 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.4676 AC.

THE LIMIT OF THIS FINAL PLAT COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE XII (ALLOCATION YEAR 2017).

THE PURPOSE OF THIS PLAT IS RESUBDIVIDE NON-BUILDABLE BULK PARCEL Z INTO LOTS 163-171.

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

William M. Maurer 3/9/2015
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Phil Edman 3-23-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Schindler 4-06-15
 DIRECTOR DATE

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE PRESIDENT, 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.

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 17 DAY OF FEB. 2015

MAPLE LAWN FARMS I, LLC
 BY: *Eugene W. Iager*
 EUGENE W. IAGER, PRESIDENT

Charles E. Iager, Jr.
 CHARLES E. IAGER, JR., VICE-PRESIDENT

WITNESS: *William M. Maurer*

WITNESS: *Phil Edman*

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 NON-BUILDABLE BULK PARCEL Z AS SHOWN A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT - AREA 1, LOTS 1-98, OPEN SPACE LOTS 99-110, COMMON OPEN AREA LOTS 111-114 AND NON-BUILDABLE BULK PARCELS X, Y, & Z" AND RECORDED AS PLAT NO. 23000, AND BEING PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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, Jr. 02/18/2015
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2018)

RECORDED AS PLAT NUMBER 23364 ON 4/10/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 3

LOTS 163-171

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL Z, MAPLE LAWN FARMS, GARDEN DISTRICT - AREA 1, PLAT NO. 23000)

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCEL 110
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN SHEET 1 OF 4 JANUARY 2015

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: 410-580-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: *PLW* CHECK BY: *VEW*

S:\Survey Drawings\14001\PLATS\14001_GARDEN RPL 01.dwg, PLOTTED:12/29/2014 1:21 PM, LAST SAVED:12/29/2014 11:44 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 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 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	164, 165, 169, 170	4,000 Square Feet	48'
Villa	163, 166-168, 171	5,400 Square Feet	54'
Estate		20,000 Square Feet	120' *

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

OWNER

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

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

Paul Clark
COUNTY HEALTH OFFICER
DATE: 3/9/2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING

Chris Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3-23-15

Kevin A. Smith
DIRECTOR
DATE: 4-06-15

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. JAGER, PRESIDENT AND CHARLES E. JAGER, JR., VICE PRESIDENT, 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 TO 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 17 DAY OF FEB. 2015

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

BY: *Eugene W. Jager*
EUGENE W. JAGER, PRESIDENT

WITNESS: *Michael Smith*

BY: *Charles E. Jager, Jr.*
CHARLES E. JAGER, JR., VICE-PRESIDENT

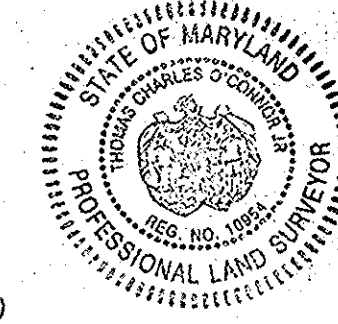
WITNESS: *Michael Smith*

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 NON-BUILDABLE BULK PARCEL Z AS SHOWN A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT - AREA 1, LOTS 1-98, OPEN SPACE LOTS 99-110, COMMON OPEN AREA LOTS 111-114 AND NON-BUILDABLE BULK PARCELS X, Y, & Z" AND RECORDED AS PLAT NO. 23000, AND BEING PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.

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Thomas C. O'Connor, Jr.
PROFESSIONAL LAND SURVEYOR
DATE: 02/18/2015
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)



RECORDED AS PLAT NUMBER 23305 ON
4/10/15, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

**MAPLE LAWN FARMS
GARDEN DISTRICT - AREA 3**

LOTS 163-171

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL Z, MAPLE LAWN FARMS, GARDEN DISTRICT - AREA 1, PLAT NO. 23000)

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCEL 110
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE SHEET 2 OF 4 JANUARY 2015

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-850-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: *ONE* CHECK BY: *ONE*

S:\Survey Drawings\14001\PLATS\14001 GARDEN RPL 02.dwg, PLOTTED: 12/29/2014 1:22 PM, LAST SAVED: 12/29/2014 1:17 PM, PLOTTED BY: Paul Clark

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)														
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	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	0.48	0.00	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				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	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			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	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							
n/a	F-10-46	0.00	0.03	0.00	0.00	0.00	(0.0)	0.00 (0.0)	-0.03 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.00	0.00							
7	F-10-61	16.60	1.15	0.00	0.00	0.20	(8.1)	5.86 (35.3)	8.45 (50.9)	0.00 (0.0)	0.94 (5.7)	1.18	2.45	0.00	1.45	39	111	6.7/AC.	13.1/AC.		
8a	F-11-27	0.00	-1.18	0.00	0.00	-0.20	(0.0)	1.18 (0.0)	0.00 (0.0)	0.00 (0.0)	0.20 (0.0)	0.00	0.00	0.00	0.00	12	0	10.2/AC.			
8b	F-12-21	0.00	0.00	-7.32	-0.32	-0.68	(0.0)	0.00 (0.0)	7.96 (0.0)	-0.31 (0.0)	0.67 (0.0)	0.00	2.93	0.32	1.29		67	8.4/AC.			
8c	F-12-20	1.65	0.00	0.00	0.00	0.00	(0.0)	1.56 (94.5)	0.00 (0.0)	0.00 (0.0)	0.09 (5.5)	0.00	0.00	0.00	1.00	10		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	0.99	71		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							
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	0.26		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	0.97	85		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							
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							
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	0.20		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	1.37	98		3.8/AC.				
11c	F-14-118	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	0.50	45		2.4/AC.				
11b	F-14-69	0.00	0.00	-1.81	0.00	0.00	(0.0)	0.00 (0.0)	1.81 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.27		35		18.3/AC.				
12	F-15-40	0.00	-1.47	0.00	0.00	0.00	(0.0)	0.00 (0.0)	1.47 (0.0)	0.00 (0.0)	0.00 (0.0)	0.00	0.27		35		18.3/AC.				
TOTALS		494.93		14.82		(3.00)	117.97 (23.84)	73.90 (14.93)	107.51 (21.72)	180.73 (36.52)	59.26		13.50	506	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	1340 (PER 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	539 (40.15%)
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.)	184 (13.73%)
OVERALL EMPLOYMENT F.A.R.		0.35	EMPLOYMENT	122.01	122.0	SINGLE FAMILY ATTACHED	618 (46.12%)
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.

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)	4.78 (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) ⊙
9c	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-14-15	0.00	0.00 (0.0)	0.00 (0.0)
10c	F-14-33	0.00	23.86 (0.0)	7.94 (33.3) ⊙
11c	F-14-118	0.00	5.02 (0.0)	0.00 (0.0)
11b	F-14-69	0.00	0.00 (0.0)	0.00 (0.0)
TOTALS		494.93	180.72 (36.5)	29.82 (16.5)

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

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

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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.

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WITNESS OUR HANDS THIS 17 DAY OF FEB. 2015

MAPLE LAWN FARMS I, LLC
 BY: MAPLE LAWN FARMS, INC. (MANAGING MEMBER)
 BY: Eugene W. Iager, President
 CHARLES E. IAGER, JR., VICE-PRESIDENT

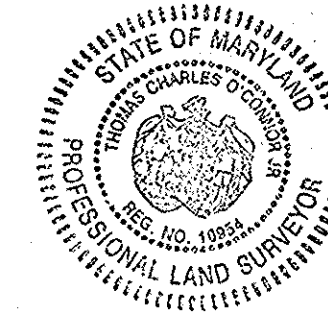
WITNESS: Andrew B. Burt

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 NON-BUILDABLE BULK PARCEL Z AS SHOWN A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT - AREA 1, LOTS 1-98, OPEN SPACE LOTS 99-110, COMMON OPEN AREA LOTS 111-114 AND NON-BUILDABLE BULK PARCELS X, Y, & Z" AND RECORDED AS PLAT NO. 23000, AND BEING PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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.

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THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)
 DATE: 02/18/2015



RECORDED AS PLAT NUMBER 23306 ON 4/16/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS GARDEN DISTRICT - AREA 3

LOTS 163-171

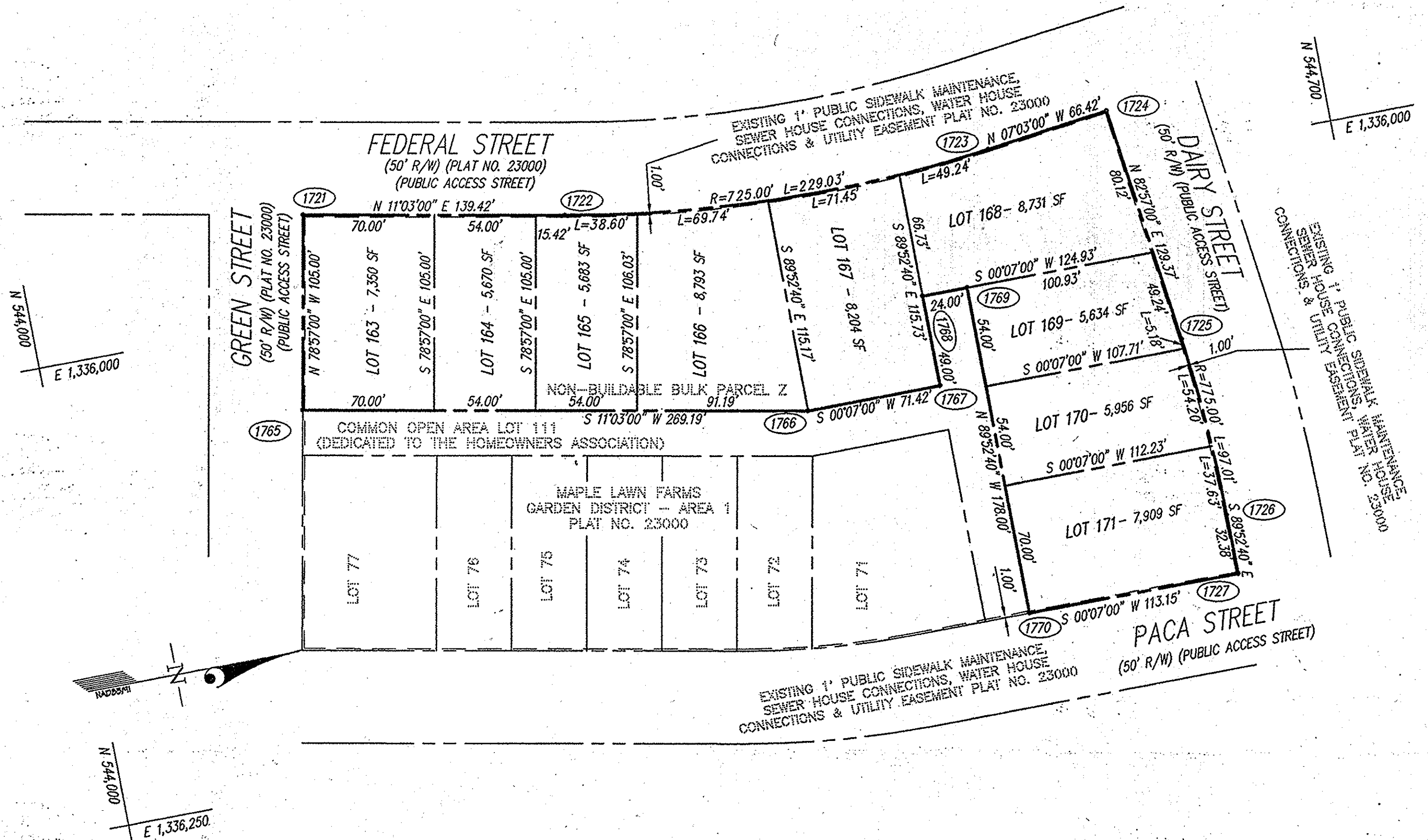
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL Z, MAPLE LAWN FARMS, GARDEN DISTRICT - AREA 1, PLAT NO. 23000)

ZONE: MXD-3 TM 41, GRID 14 & 21, P/O PARCEL 110
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NONE SHEET 3 OF 4 JANUARY 2015

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 DC/VA: 301-983-2524 FAX: 301-421-4188
 DRAWN BY: PNC CHECK BY: JEW

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1722-1723	725.00'	229.03'	115.48'	228.08'	N 02°00'00" E	18°06'00"
1725-1726	775.00'	97.01'	48.57'	96.95'	N 86°32'10" E	7°10'20"

COORDINATE TABLE		
POINT	NORTHING	EASTING
1721	544,153.37	1,335,945.59
1722	544,290.20	1,335,972.31
1723	544,518.14	1,335,980.27
1724	544,584.07	1,335,972.12
1725	544,600.94	1,336,100.51
1726	544,606.80	1,336,197.28
1727	544,606.73	1,336,229.66
1765	544,133.24	1,336,048.64
1766	544,397.44	1,336,100.24
1767	544,469.86	1,336,100.38
1768	544,469.97	1,336,051.38
1769	544,493.97	1,336,051.43
1770	544,493.59	1,336,229.43



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	9
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	9
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.4676 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
9. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
10. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
11. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.4676 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: MAPLE LAWN FARMS I, LLC

APPROVED: MAPLE LAWN FARMS I, LLC

APPROVED: MAPLE LAWN FARMS I, LLC

OWNER'S DEDICATION

MAPLE LAWN FARMS I, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MAPLE LAWN FARMS, INC., MANAGING MEMBER, BY EUGENE W. IAGER, PRESIDENT AND CHARLES E. IAGER, JR., VICE PRESIDENT, 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.

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 17 DAY OF FEB. 2015

BY: Eugene W. Iager, President
 BY: Charles E. Iager, Jr., Vice-President
 WITNESS: [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 NON-BUILDABLE BULK PARCEL Z AS SHOWN A RESUBDIVISION PLAT ENTITLED "MAPLE LAWN FARMS, GARDEN DISTRICT - AREA 1, LOTS 1-98, OPEN SPACE LOTS 99-110, COMMON OPEN AREA LOTS 111-114 AND NON-BUILDABLE BULK PARCELS X, Y, & Z" AND RECORDED AS PLAT NO. 23000, AND BEING PART OF THE LAND CONVEYED BY MAPLE LAWN FARMS, INC. TO MAPLE LAWN FARMS I, LLC, BY A DEED DATED APRIL 5, 2012 AND RECORDED IN LIBER 13908 AT FOLIO 8; BOTH 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, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)

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

RECORDED AS PLAT NUMBER 23307 ON 4/10/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MAPLE LAWN FARMS
 GARDEN DISTRICT - AREA 3
 LOTS 163-171
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL Z, MAPLE LAWN FARMS, GARDEN DISTRICT - AREA 1, PLAT NO. 23000)

ZONE: MXD-3
 5TH ELECTION DISTRICT
 SCALE: 1"=50'

TM 41, GRID 14 & 21, P/O PARCEL 110
 HOWARD COUNTY, MARYLAND
 SHEET 4 OF 4
 JANUARY 2015

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 DRAWN BY: [Signature] CHECK BY: [Signature]