

COORDINATE LIST		
NO.	NORTH	EAST
1	527,601.3360	1,352,703.4820
2	527,616.7822	1,352,958.8803
3	527,505.4575	1,352,962.0740
4	527,509.6048	1,353,106.5857
5	527,487.7292	1,353,142.2793
6	527,492.1123	1,353,140.1557
7	527,503.5744	1,353,105.6992
8	527,499.9448	1,352,979.2261
9	527,400.3068	1,352,962.0657
10	527,411.0840	1,352,833.7780

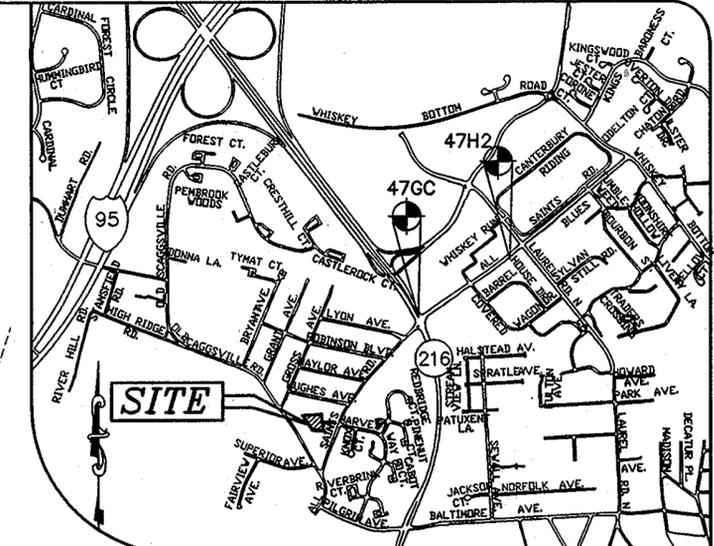
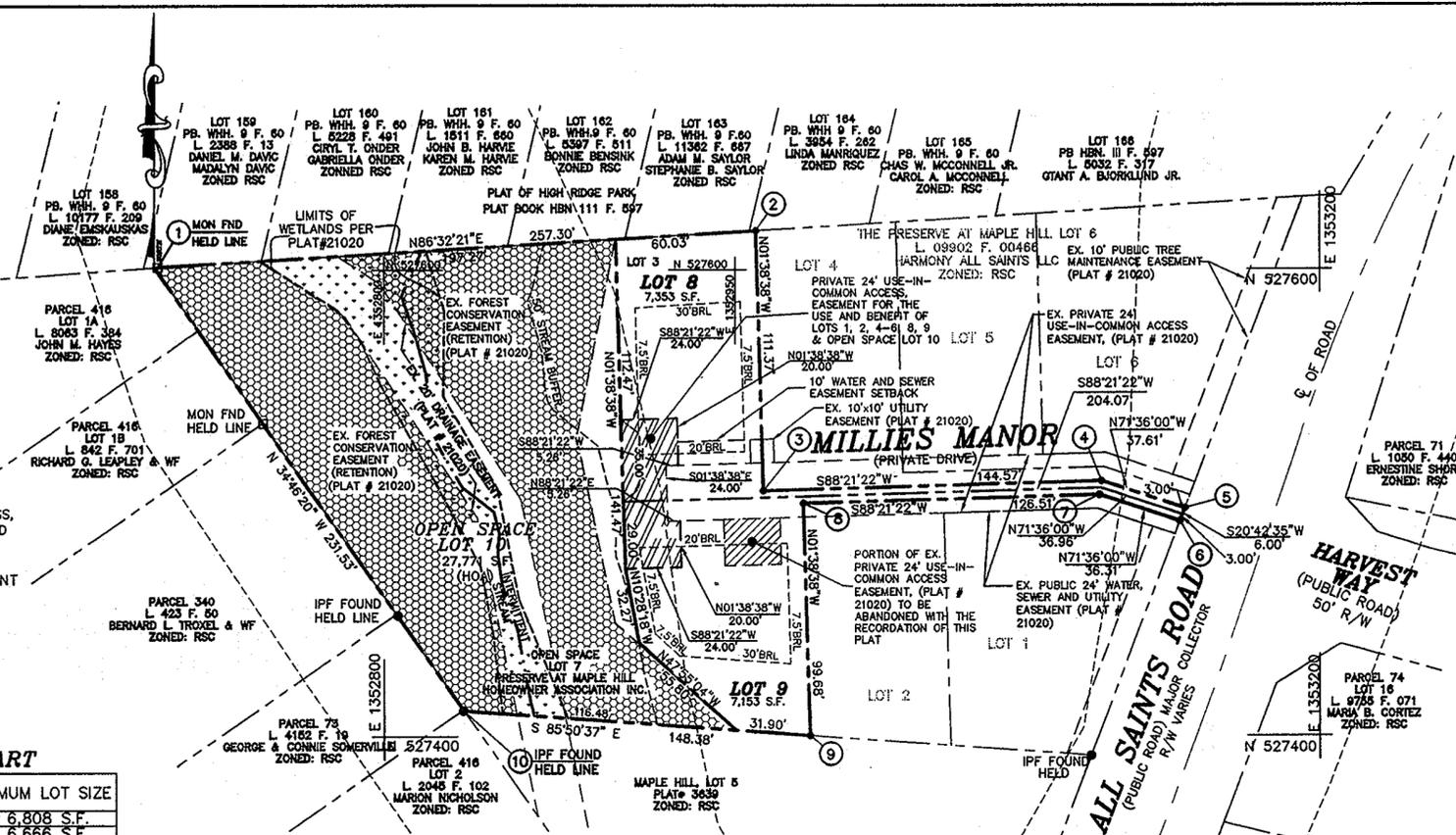
NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

LEGEND

- EXISTING PRIVATE 24' USE IN COMMON ACCESS, EASEMENT (PLAT # 21020) TO BE ABANDONED WITH THE RECORDATION OF THIS PLAT
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION), PLAT# 21020
- PRIVATE 24' USE IN COMMON ACCESS, EASEMENT FOR THE BENEFIT OF LOTS 1-9
- LIMITS OF WETLANDS PER PLAT#21020

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	7,353 S.F.	545 S.F.	6,808 S.F.
9	7,153 S.F.	490 S.F.	6,666 S.F.



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-SC AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
2. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2033 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SET-BACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING / GRADING PERMIT.
3. PROJECT BOUNDARY IS BASED ON PLAT#21020, "THE PRESERVE AT MAPLE HILL" ON OR ABOUT JANUARY 2012 BY MILDENBERG, BOENDER AND ASSOC., INC.
4. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS 47GC & 47H2
STA. No. 47GC N 528,939.7281, E 1,354,223.5536, ELEV. 234.998
STA. No. 47H2 N 529,706.4221, E 1,355,445.3364, ELEV. 225.653
5. ● DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
9. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
10. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD. THIS SITE WAS PREVIOUSLY THE LOCATION OF HISTORIC STRUCTURE HO-796, "THE THOMAS BOND HOUSE", WHICH HAS BEEN DEMOLISHED.
11. STORMWATER MANAGEMENT FOR LOT 9 IS PROVIDED VIA A RAIN GARDEN UNDER THIS PLAN AND AS PREVIOUSLY APPROVED UNDER THE SIMPLIFIED EOP.
12. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY. TRASH AND RECYCLING WILL BE AT ALL SAINTS ROAD WITHIN 5' OF THE COUNTY ROADWAY.
13. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

26. PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING THE MAINTENANCE AND USE OF THE COMMUNITY OWNED OPEN SPACE WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY ON JANUARY 28, 2010 AS LIBER 12364 FOLIO 301.
27. THERE ARE STEEP SLOPES, A STREAM, STREAM BUFFER, WETLANDS AND WETLAND BUFFER LOCATED WITHIN THE OPEN SPACE LOT ON THIS SITE.
28. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 8 AND 9.
29. PREVIOUS AND RELATED DPZ FILE NUMBERS: F-76-99, F-08-098, F-09-094.
30. THIS SITE WAS PREVIOUSLY THE LOCATION OF HISTORIC STRUCTURE HO-796 "THE THOMAS BOND HOUSE" WHICH HAS BEEN DEMOLISHED.
31. TRASH AND RECYCLING WILL BE AT ALL SAINTS ROAD WITHIN 5' OF THE COUNTY ROADWAY.
14. THIS DEVELOPMENT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. AN OBLIGATION OF 0.41 ACRES (19,602 SQ.FT.) OF ON-SITE FOREST RETENTION AND FOREST CONSERVATION SURETY WAS PROVIDED WITH THE DPW DEVELOPERS AGREEMENT F-09-094 / 24-4628-D AT THE TIME OF THE INITIAL SUBDIVISION OF THIS PROPERTY.
15. THIS DEVELOPMENT COMPLIES WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WAS POSTED WITH THE DPW DEVELOPERS AGREEMENT F-09-094/ 24-4628-D AT THE TIME OF THE INITIAL SUBDIVISION OF THIS PROPERTY. NO ADDITIONAL LANDSCAPING IS REQUIRED.
16. THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
17. OPEN SPACE REQUIREMENTS HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
OPEN SPACE PROVIDED FOR THE ENTIRE PROJECT= 20,342.52 S.F.= 25% OF THE GROSS AREA OF 81,569.07 S.F.
OPEN SPACE REQUIRED WITH F-09-096= 34,206.09 S.F. (42% OF THE GROSS AREA)
OPEN SPACE PROVIDED FOR THE ENTIRE PROJECT AFTER THIS RE-SUBDIVISION= 27,771 S.F. (34% OF THE GROSS AREA)
18. A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1, 2, 4-6, 8, 9 & OPEN SPACE LOT 10 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND WITH THIS PLAT.
19. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127- RESIDENTIAL INFILL DEVELOPMENT- OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
20. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE STREAMS OR THEIR BUFFER.
21. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
22. THIS PROJECT IS SUBJECT TO A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2 APPENDIX A, WHICH REQUIRES THAT "RESIDENTIAL AND USE-IN-COMMON DRIVEWAY ARE THOSE SERVING SINGLE-FAMILY HOUSES WITH NO MORE THAN (6) DWELLING UNITS" WAS APPROVED ON JANUARY 5, 2012.
23. 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.
24. NO GRADING, NO REMOVAL OF VEGETATIVE COVER OR TREES, NO PAVING AND NO NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR BUFFERS, AND THE FOREST CONSERVATION EASEMENT AREAS SHOWN ON THIS PLAT.
25. THE OPEN SPACE IS DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. ARTICLES OF INCORPORATION FOR THE PRESERVE AT MAPLE HILL HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS ON OCTOBER 2, 2009 - HOA STATE CHARTER D13256953.

PROPERTY OWNER

HARMONY ALL SAINTS LLC (LOT 3)
PRESERVE AT MAPLE HILL HOA, INC. (OPEN SPACE LOT 7)
4228 COLUMBIA ROAD
ELLCOTT CITY MD 21042
(410) 461-0833

OWNER'S STATEMENT

WE, HARMONY ALL SAINTS, LLC, & PRESERVE AT MAPLE HILL HOA, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 7 DAY OF August 2012.

Christopher Brown
CHRISTOPHER BROWN, MANAGING MEMBER
HARMONY ALL SAINTS LLC, PRESERVE AT MAPLE HILL HOA, INC.

Christopher Brown
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE PRESERVE AT MAPLE HILL LOTS 1 THRU 6 AND OPEN SPACE LOT 7 AS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT# 21020, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/13

Gary E. Lane
DATE



PURPOSE OF THIS PLAT IS TO CREATE ONE ADDITIONAL LOT BY SUBDIVIDING LOT 3 AND O/S LOT 7 INTO 2 RESIDENTIAL LOTS (LOT 8 AND 9) AND O/S LOT 10

RECORDED AS PLAT 20072 ON 9/14/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
THE PRESERVE AT MAPLE HILL
LOTS 8, 9 AND OPEN SPACE LOT 10
RESUBDIVISION OF LOT 3 AND
OPEN SPACE LOT 7 (PLAT # 21020)

TAX MAP 50
PARCEL NO. 540
GRID: 2

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: RSC

SCALE: 1"=50'
DATE: AUGUST 2012
DPZ FILE NOS: SP-08-014, F-08-098
F-09-094, SDP-10-62
F-76-99

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

6800 Deerpath Road, Suite 150, Elbridge, Maryland 21075
(410) 997-0296 Balt. (410) 997-0298 Faz.