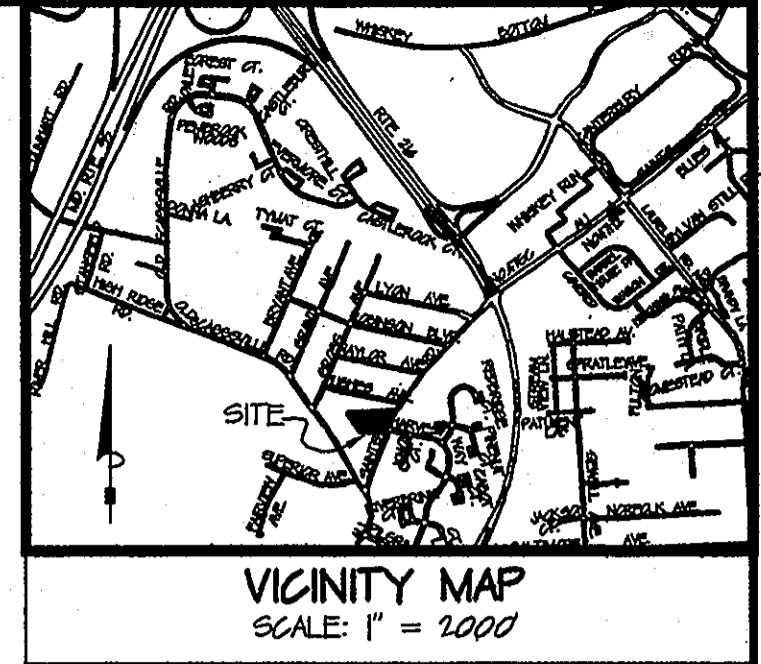
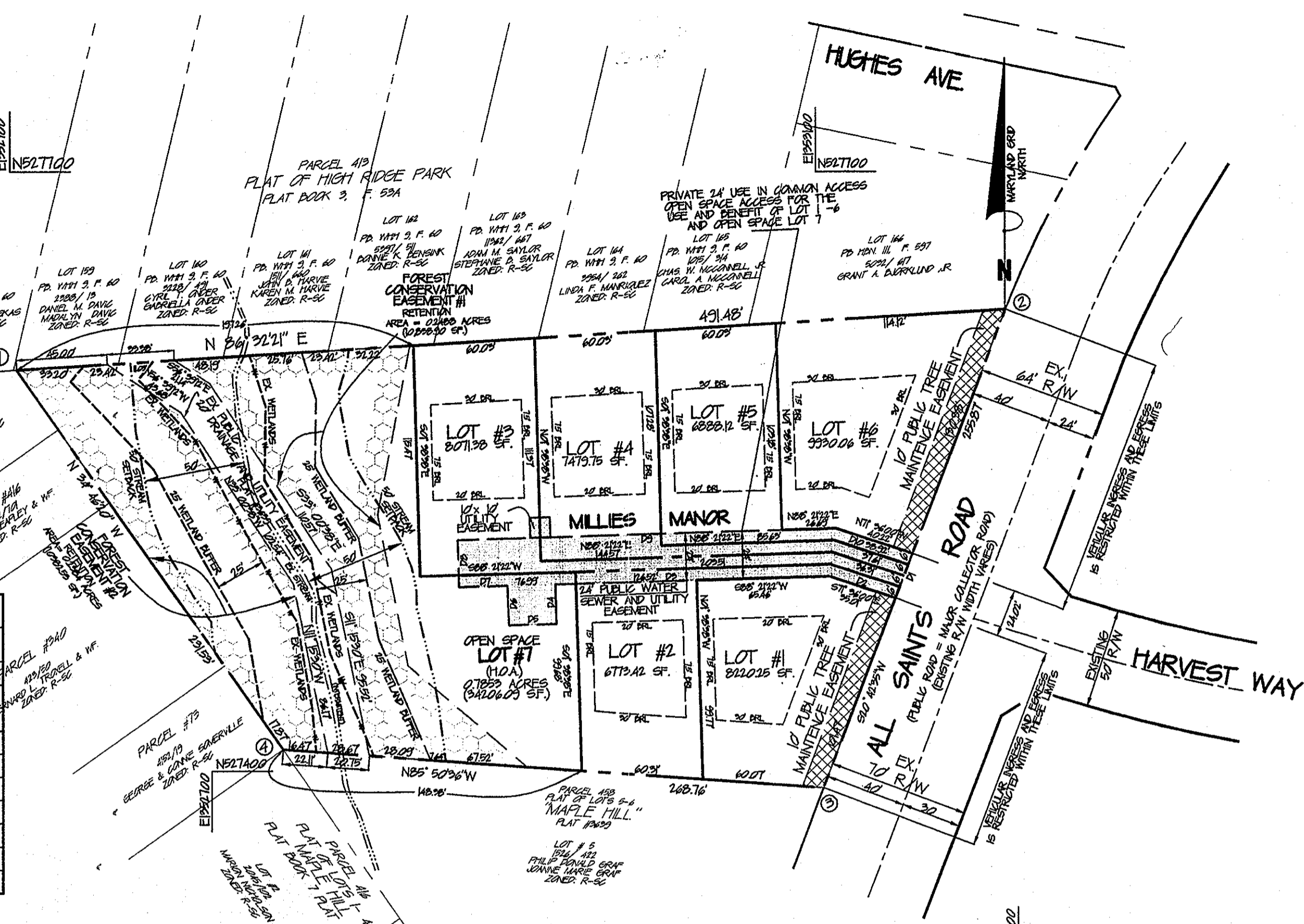


COORDINATE TABLE		
NO.	NORTH	EAST
1	517600.995	1951703.922
2	517600.585	1951939.943
3	517991.927	1951703.922
4	517102.809	1951895.967



LINE	DIRECTION	DISTANCE
D1	S10° 42' 35" W	24.01'
D2	N71° 36' 00" W	35.01'
D3	S88° 21' 22" W	135.74'
D4	S01° 38' 38" E	20.00'
D5	S88° 21' 22" W	24.00'
D6	N01° 38' 38" W	20.00'
D7	S88° 21' 22" W	24.00'
D8	N01° 38' 38" W	24.00'
D9	N88° 21' 22" E	187.98'
D10	S71° 36' 00" E	40.22'



- GENERAL NOTES:**
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PRACTICED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4782 AND NO. 4783.
 - THE SUBJECT PROPERTY IS ZONED R-26 PER 01/01/04 COMPREHENSIVE REZONING PLAN FOR THE "LOCAL LITE" ZONING AMENDMENTS EFFECTIVE 01/15/04.
 - DENOTES CONCRETE MONUMENT
 - DENOTES IRON PIPE OR REBAR W/ IDENTIFICATION CAPS
 - THIS PLAN IS BASED ON A FIELD RUN UNMOUNTED SURVEY PERFORMED ON OR ABOUT 6/12/01 BY CHARLES R. CROCKEN AND ASSOC., INC.
 - AREAS SHOWN ARE MORE OR LESS.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 (12) FEET SERVING MORE THAN ONE RESIDENCE.
 - SURFACE - 4 INCHES OF COMPACTED GYSER RUN BASE W/ TAR AND CHIP COATINGS (1/2" MIN.)
 - GEOMETRY - MAX 1% GRADE, MAX LOT GRADE CHANGE, AND MIN 45 TURNING RADII.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL-WEATHER USE.
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 10032 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAIN AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCE OF ANY LOT AND OPEN SPACE LOT 7 SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEED(S) FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY.
 - THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 10020 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 0.41 ACRES (17,622 SF) OF ON-SITE RETENTION FOR FOREST CONSERVATION SURETY IN THE AMOUNT OF \$20,000 (\$200) PROVIDED WITH THE DPW DEVELOPER'S AGREEMENT, (1-09-024, 01-16-09-0).
 - HOWARD COUNTY FILE NO. 022 FILE # 02-08-028, SF-04-00
 - NO GRADING, NO REMOVAL OF VEGETATIVE COVER TREES, NO PAVING AND NO NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR OTHER BUFFERS, AND THE FOREST CONSERVATION EASEMENT AREAS SHOWN ON THIS PLAN.
 - PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 10032 OF THE HOWARD COUNTY CODE.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10014 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,000.00 FOR (A) PERIMETER TREES AND (B) STREET TREES: (1) SHADE TREES TOTAL.
 - FOR FLAG OR PREFERRED LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PREFERRED AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PREFERRED LOT DRIVEWAY.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER GENERAL P.L. 15-2004 AND THE ZONING REGULATIONS AS AMENDED BY GENERAL P.L. CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
 - THE OPEN SPACE AREAS SHOWN HEREON ARE HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESERVATION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
 - DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
 - THE WETLANDS LOCATED WITHIN THE SITE ARE AS PER THE WETLAND REPORT PREPARED BY MAR-LEN ENVIRONMENTAL DATED: 04/20/04
 - STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL VOLUME 12 FOR DESIGNATED RAINFALL INTENSITIES AS SHOWN ON THE SUBDIVISION PLAN AND DRAINAGE FOR LOTS 2 & 3 BY DRAINAGE AREAS AS SHOWN ON THE REQUIRED SUPPLEMENTAL PLANS) SUBJECT TO APPROVAL OF A FINAL SITE DEVELOPMENT PLAN FOR LOTS 2&3 BY HOWARD COUNTY.
 - PEDESTRIAN AND PERIODIC MAINTENANCE AND EMERGENCY ACCESS TO OPEN SPACE LOT 2 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTIONS 10101(a)(1)(i) AND 10101(a)(2) OF THE SUBDIVISION REGULATIONS THROUGH THE CREATION OF A 24' USE IN COMMON ACCESS AND UTILITY EASEMENT, AS SHOWN ON THIS PLAN.
 - SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION OF A RESIDENTIAL DWELLING ON LOTS 1 THRU 6.
 - ARTICLES OF INCORPORATION FOR THE PRESERVE AT MAPLE HILL, LOTS 1-4 & OPEN SPACE LOT 7, A RESUBDIVISION OF MAPLE HILL, LOT # 6, FORDOWNERS ASSOCIATION, INC. TO BE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS PRIOR TO RECORDATION OF THIS PLAN (1-08-024) DATE: 02/26/2010. MD STATE CHAPTER NO. 12152.5-01-02

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA, SQ. FT.	REMAINING LOT AREA SQ. FT.
2	6773.42 SF.	629.91 SF.	6143.51 SF.
3	8071.98 SF.	1086.25 SF.	6985.73 SF.
4	7479.75 SF.	740.23 SF.	6739.52 SF.
5	6888.12 SF.	994.40 SF.	5893.72 SF.

DENSITY TABULATION CHART
 GROSS AREA OF SUBDIVISION TO BE RECORDED - 21549.07 SF. (0.4926 AC ±)
 AREA OF FLOOD PLAIN TO BE RECORDED - 0
 AREA OF STEEP SLOPES > 25% TO BE RECORDED - 419126 SF (0.956 AC ±)
 NET AREA OF SUBDIVISION TO BE RECORDED - 7137181 SF (17166 AC ±)
 NUMBER OF UNITS ALLOWED PER RES. ZONING (4 UNITS / NET ACRE ±) = 7
 NUMBER OF UNITS TO BE CREATED FOR THIS PLAN - 6

FINAL FLAT TABULATION
 TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED - 7
 BULDABLE: 6 LOTS
 OPEN SPACE: 1 LOT
 TOTAL AREA OF LOTS AND/OR PARCELS: 21549.07 SF. (0.4926 AC ±)
 TOTAL AREA OF BULDABLE: 47362.98 SF. (1.0879 ACRES)
 TOTAL AREA OF OPEN SPACE: 34206.09 SF (0.7899 ACRES)
 TOTAL AREA OF ROADWAY TO BE RECORDED = N/A
 TOTAL AREA OF SUBDIVISION TO BE RECORDED = 21549.07 SF. (0.4926 AC ±)

THE REQUIREMENTS 2-102, THE REAL PROPERTY ARTICLE ANNOTED CODE OF MARYLAND, 1980 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

BY: (REP) CHRISTOPHER BROWN
 HARMONY ALL SAINTS LLC.
 DATE: 02-02-2010

BY: LEONARD T. BOHAGER, SURVEYOR
 DATE: 02-02-2010

GENERAL NOTES CONT.

- PROTECTIVE COVENANTS AND RESTRICTIONS GOVERNING THE MAINTENANCE AND USE OF COMMONLY OWNED OPEN SPACE LOT 7 AND THE MAINTENANCE OF THE USE IN COMMON DRIVEWAY, RESERVATION OF FOREST CONSERVATION AREAS ARE TO BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAN.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 10020 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.
- FOREST CONSERVATION EASEMENT AREAS OF 10,000 SF OR GREATER THAT ARE DIVIDED BY EASEMENTS 30' WIDE OR LESS CAN BE RETAINED FOR CREDIT AND THE INDIVIDUAL "VALUES" ARE DO NOT HAVE TO MEET THE MINIMUM WIDTH REQUIREMENT OF 50'
- DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY
- TRASH AND RECYCLING WILL BE AT ALL SAINTS ROAD WITHIN 5' OF THE COUNTY ROADWAY
- OPEN SPACE FOR THIS SUBDIVISION HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 10014 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 PERCENT OF OPEN SPACE PROVIDED = 25% OR 5420.27 SF (0.1240 ACRES)
 PERCENT OF OPEN SPACE PROVIDED = 41% OR 8820.09 SF (0.2019 ACRES)
- THIS SITE WAS PREVIOUSLY THE LOCATION OF HISTORIC STRUCTURE 10-736 "THE THOMAS DAD HOUSE" WHICH HAS BEEN DEMOLISHED.
- THERE ARE NO BURIAL GROUNDS OR CEMETERY SITES LOCATED ON THE SITE SHOWN HEREON.
- THERE ARE NO FLOOD PLANS LOCATED ON THE SITE SHOWN HEREON.
- THERE ARE STEEP SLOPES, A STREAM, STREAM BUFFER, WETLANDS AND WETLAND BUFFER LOCATED ON OPEN SPACE LOT 7 ON THIS SITE.

DEVELOPER/OWNER:
 HARMONY ALL SAINTS LLC.
 (REP) CHRISTOPHER BROWN
 4223 COLUMBIA ROAD
 ELLICOTT CITY MD 21042-4057

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

BY: *B. Nuyam for P. Steen* 2/26/2010
 COUNTY HEALTH OFFICER DATE

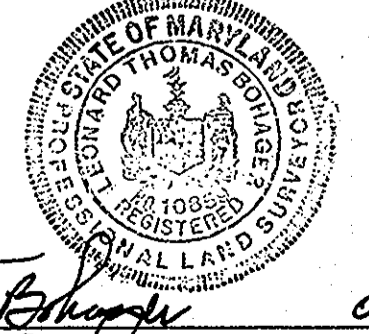
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

BY: *[Signature]* 2/2/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

BY: *Kurt Shandor* 3/08/10
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL FLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF ALL THE LANDS CONVEYED BY DEBORAH E. COHRINS TO HARMONY ALL SAINTS LLC., BY DEED DATED 09/21/2008 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2921, FOLIO 466, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED 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.



BY: *Leonard T. Bohager* 02-02-2010
 LEONARD T. BOHAGER REG # 10857 DATE

OWNER'S DEDICATION

HARMONY ALL SAINTS LLC., OWNER OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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, DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREETS 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, FLOOD PLAN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND OF ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND; (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HANDS THIS 5TH DAY OF JANUARY 2010

BY: *Christopher Brown* 1/5/2010
 HARMONY ALL SAINTS LLC. DATE

BY: *Charles R. Crocken* 1/5/2010
 WITNESS DATE

RECORDED AS FLAT 21020 ON 3/19/10
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

THE PRESERVE AT MAPLE HILL
 LOTS 1 THRU 6 AND
 OPEN SPACE LOT 7
 A RESUBDIVISION OF MAPLE HILL
 LOT #6 (PLAT #3639)
 6TH ELECTION DISTRICT
 TAX MAP 50 GRID 2 PARCEL 485
 ZONED "REC"

Prepared by:
 CHARLES R. CROCKEN AND ASSOCIATES, INC.
 Civil Engineering - Land Planning
 302 LEE AVE.
 SYKESVILLE, MARYLAND 21784
 Tel. (410) 543-2108
 Fax. (410) 543-2063

SCALE: 1" = 50' DATE: 01/23/08 SHEET 1 OF 1