

COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
001	566114.7854	1317301.0495	131	565198.3777	1317266.5586
002	566101.1917	1317896.9640	132	565235.3413	1317271.4363
003	566037.7536	1317884.0363	133	565271.8789	1317300.6089
004	565673.2697	1317929.5339	134	565313.4975	1317355.1303
005	565619.1539	1318031.6691	135	565389.3898	1317437.1176
006	565631.2092	1318352.4932	136	565515.5245	1317496.0916
007	565156.9704	1318370.3706	137	565433.5200	1317262.0300
008	565133.2171	1318099.3415	138	565346.5500	1317321.0300
009	564805.2161	1317045.6020	139	565301.7746	1317326.5884
100	565636.7221	1317174.9550	140	565277.6402	1317294.9718
101	565579.3278	1317199.2910	141	565219.5521	1317248.5926
102	565631.1937	1317325.8848	142	565176.5670	1317267.3458
103	565524.7503	1317328.3863	143	565142.0553	1317313.2832
104	565521.3626	1317447.6128	144	565119.9672	1317369.2905
105	565514.5677	1317504.0368	145	565108.1842	1317473.8077
106	565542.4313	1317506.5159	146	565027.4622	1317601.2995
107	565707.0224	1317511.9106	147	564988.3786	1317734.2708
111	565706.1955	1317560.5124	148	564945.1509	1317735.1957
112	565619.9949	1317632.8565	149	564921.1601	1317697.8893
120	564812.0956	1317524.2855	150	564879.9552	1317555.9463
121	564830.4273	1317522.8677	151	564803.5231	1317495.4522
122	564875.7732	1317558.7579	250	564607.4780	1317029.0911
123	564916.7450	1317699.8982	251	564668.1814	1317242.7658
124	564944.0898	1317742.4201	252	564768.9146	1317418.4332
125	564994.6396	1317741.3385	253	564822.5076	1317626.1822
126	565034.8212	1317604.6315	254	564654.9126	1318129.1337
127	565115.9277	1317476.5325	703	564565.4744	1316850.5880
128	565127.7982	1317371.2397	704	564604.1196	1316830.6105
129	565149.1008	1317317.2240	708	565639.3856	1317044.6596
130	565181.6974	1317273.8358			

CURVE DATA TABLE							
Curve	Number	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
254 - 253	C-1	478.03'	1012.09'	N69°16'31"W	473.60'	27°03'43"	243.56'
253 - 120	C-2	163.21'	430.00'	N86°19'13"E	162.23'	21°44'49"	82.60'
251 - 250	C-3	224.35'	460.00'	S74°08'26"W	222.13'	27°56'38"	114.45'
250 - 703	C-4	184.58'	465.74'	S76°45'31"W	183.38'	22°42'28"	93.52'
105 - 106	C-5	27.99'	250.00'	N05°05'04"E	27.97'	6°24'52"	14.01'
151 - 252	C-6	84.57'	430.00'	N65°48'12"E	84.44'	11°16'09"	42.42'

RESERVATION OF FOREST CONSERVATION EASEMENTS
 Developer reserves unto itself, its successors and assigns, the Forest Conservation Easement located in, on, over and through Buildable Preservation Parcel "A" and Non-Buildable Preservation Parcel "C", or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver a deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. Upon completion of the developer's obligations under the Forest Conservation Installation and Maintenance Agreement executed by the developer and the County, and the release of the Developer's surety posted with said agreement, the County shall accept the easements and record the deed(s) of Forest Conservation Easement in the Land Records of Howard County.

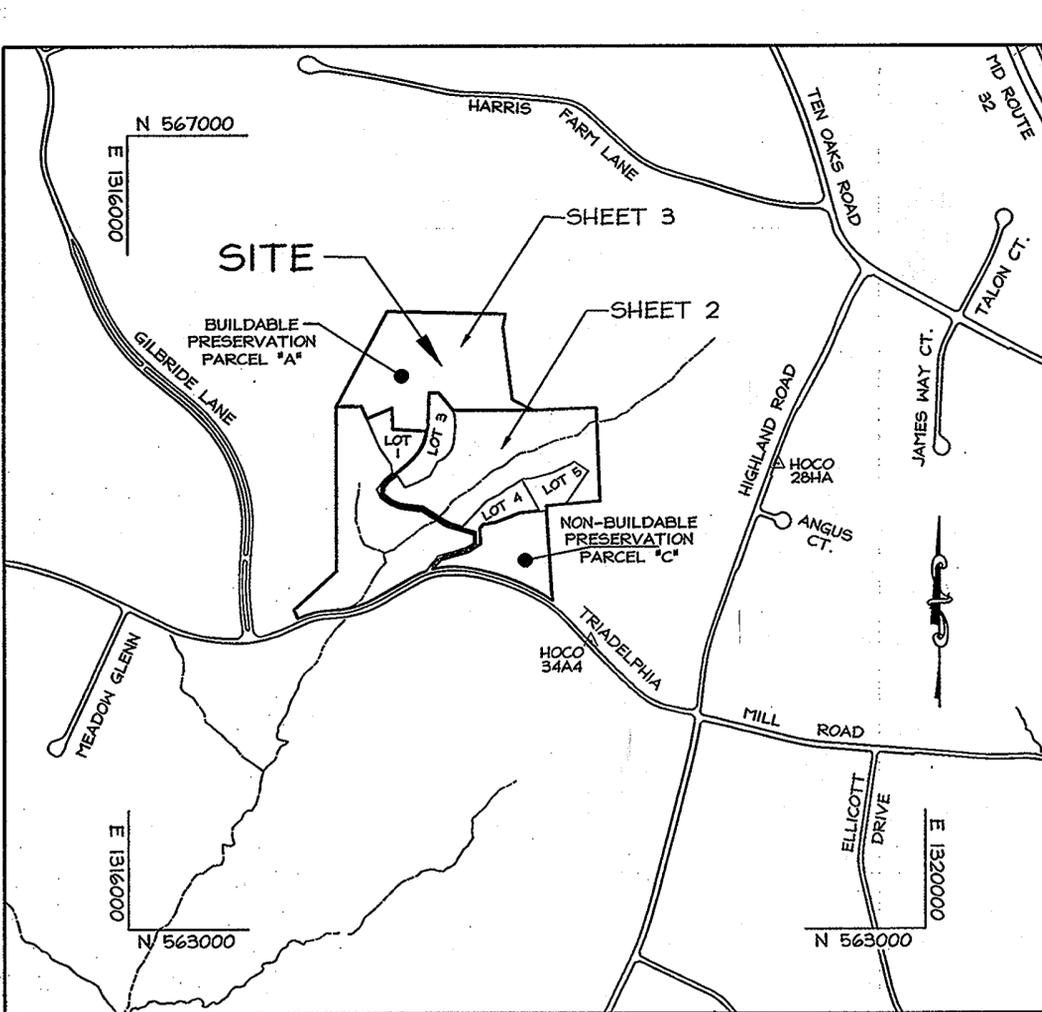
The requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting-of markers have been complied with.

D. Wayne Weller 2/21/13
 D. Wayne Weller Professional Land Surveyor
 MD Reg. No. 10685
Lyn de G. White 3-15-13
 Lyn de G. White, Lot 3 member
Robert B. White 3-13-13
 Robert B. White, member
 Hedgerow Farm, LLC
Louis M. Rehak, Jr. 3/13/13
 Louis M. Rehak, Jr., member
 Hedgerow Farm, LLC

AREA TABULATIONS (All Sheets):
 1. Total number of lots/parcels to be recorded: 5
 a) Buildable: 3
 b) Non-Buildable: 1 (Preservation Parcel)
 c) Open Space: 0
 d) Preservation Parcels: 1 (Buildable)
 2. Total area of lots/parcels to be recorded: 31.9572 Ac.±
 a) Buildable: 3.6026 Ac.±
 b) Non-Buildable: 2.9344 Ac.±
 c) Open Space: 0
 d) Preservation Parcels: 25.4202 Ac.±
 3. Total area of road right-of-way to be recorded: 0
 4. Total area of subdivision to be recorded: 31.9572 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.
B. Winton for Melissa Roseman 4/5/2013
 Howard County Health Officer Date 1999

APPROVED: Howard County Department of Planning and Zoning.
Chief, Development Engineering Division 4/22/13
Director 4/23/13



LOCATION MAP
 Scale: 1" = 600'

MINIMUM LOT SIZE TABULATION				
LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE	LENGTH
3*	1,5954 AC/ 66,802 SF	0.1592 AC/ 6,935 SF	1,3762 AC/ 59,947 SF	982'±
4	0.9591 AC/ 41,778 SF	0.0408 AC/ 1,777 SF	0.9183 AC/ 40,001 SF	339'±
5	1.1081 AC/ 48,204 SF	0.0853 AC/ 4,151 SF	1.0228 AC/ 44,118 SF	662'±
Buildable Preservation Parcel "A"	25.4202 AC/ 1,107,304 SF	0.2105 AC/ 9,169 SF	25.2097 AC/ 1,098,135 SF	1119'±

* SEE NOTE #27, SHEET 3. ALL PIPESTEMS MEET SECTION 16.120(b)(6)(ii)(a) OF THE SUBDIVISION REGULATIONS

DENSITY SUMMARY
 1. Gross Area: 33.1836 Ac ±
 2. Area of 100 Year Floodplain: 2.8081 Ac ±
 3. Area of Steep Slopes: 1.0437 Ac ±
 4. Net Area of Property: 29.3318 Ac ±
 5. By Right Density: 33.1836 Ac / 4.25 = 7.8 or 7 Units
 6. Proposed: 4 Cluster Lots
 1 Buildable Preservation Parcel
 1 Non-Buildable Preservation Parcel

STORMWATER MANAGEMENT PRACTICES			
LOT NO.	ADDRESS	PERMEABLE PAVEMENT (A-2)	DRYWELL (M-5)
3	13550 TRIADELPHIA MILL RD	N/A	N/A
4	13520 TRIADELPHIA MILL RD	YES	YES
5	13510 TRIADELPHIA MILL RD	YES	NO

SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Melissa J. Van Hise to Hedgerow Farm, LLC by deed dated December 30, 2009 and recorded among the Land Records of Howard County, Maryland in Liber 12245 Folio 274 and that it is a subdivision of all of the lands conveyed by Hedgerow Farm, LLC, a Maryland Limited Liability Company to Lyn de G. White by deed dated August 15, 2011 and recorded among the Land Records of Howard County, Maryland in Liber 13418 and Folio 402. The monuments are in place or will be in place prior to the acceptance of the streets subdivision by Howard County as shown, in accordance with the Code of Maryland, as amended.
D. Wayne Weller 2/21/13
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

GENERAL NOTES
 1.) The boundary shown hereon is based on a field run monumented Boundary Survey performed by Fitzroy Bertrand and Real Estate Surveyors, LLC, on or about July 29, 1999 and updated by NJR & Associates on May 5, 2005.
 2.) These Coordinates are based on NAD 83, Maryland State Plane Coordinate System, as projected from Howard County control stations.
 Sta. 28HA N 565347.937
 E 1319266.269
 Sta. 34AA N 564448.233
 E 1318324.805
 3.) Stone or Concrete Monument Found or set
 Pipe or Rebar Found or Set
 4.) Deed References: Liber 12245, Folio 274
 Plat Reference: Plat # 21590-21592
 5.) Subject property is zoned RR-DEO per 7/28/2006 Comprehensive Zoning Plan and the Camp Lite Zoning Amendments effective 7/28/2009.
 6.) BRL denotes Building Restriction Line.
 ESB denotes Environmental Setback
 7.) All areas shown on this plat are +/-, more or less.
 8.) 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.
 9.) Driveway(s) shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements and/or as allowed by Design Manual Waiver approved by the Department of Planning & Zoning on July 8, 2010: See Note 30 on sheet 3.
 a) Width - 12' (16 feet serving more than one residence).
 b) Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" min.).
 c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
 d) Structures (culverts/bridges) capable of supporting 25 gross tons (H25 loading).
 e) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
 f) Structure Clearances - minimum 12 feet.
 g) Maintenance sufficient to ensure all weather use.
 10.) The environmental features which currently exist onsite are floodplain, steep slopes, wetlands, wetland buffers, streams and their bank buffers. This project does not disturb any steep slopes which are greater than 20,000 square feet of on-site and off-site contiguous area. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or their required buffers, floodplain and forest conservation easement areas with the exception of the floodplain and buffer areas associated with the driveway and stone wall extensions approved with waiver petition WP 11-141.
 11.) The Wetland study for this property (Thaler Estates / F00-59) was originally conducted by I.F.D.S. dated September, 1999 and January, 2000. LDE Inc. delineated the wetland areas as part of Thaler Estates (F01-B1) dated August, 2005 and confirmed the limit of wetlands for this project on January, 2010.
 12.) 100 year floodplain areas shown per Plat #14436 (F00-59) and as redefined March, 2010. The floodplain study amendment was approved by the Department of Planning & Zoning, October 2010 (F 11-022).
 13.) Landscaping for Lot 1, 3 (former Lot 2-Plat# 21590 thru 21592) and Buildable Preservation Parcel "A" was addressed under F 11-022. Landscaping for Lots 4 and 5 is provided in accordance with a certified Landscape Plan on file with this plan. The Landscape Surety of \$9810.00 for the 12 shade trees, 36 flowering trees and 17 shrubs will be posted as part of the builders grading permit for lots 4 and 5.
 14.) A Letter of Exemption Application has been filed with the Maryland Department of the Environment for the repair work to the existing driveway stone wall extensions located within the 100 year floodplain and wetland buffer.
 15.) This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 effective October 2nd, 2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the building permit applications.
 16.) Stormwater management for Lots 4 & 5 is provided by use of Environmental Site Design by use of Alternative Surfaces - Permeable Surfaces, & Micro Scale Practices - Drywell.
 17.) These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. (COMAR 26.04.03) Improvements of any nature in this area are restricted until the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 18.) The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
 19.) There are existing dwellings and structures located on Buildable Preservation Parcel "A", Lot 1 and Lot 3 (formerly Lot 2) to remain. New buildings, extensions or additions to the existing dwellings and structures shall be constructed in accordance with the Zoning Regulations.
 20.) The property is listed in the Historic Sites Inventory as HO-171 known as 'Hedge Row' or 'Left Over'. The subdivision proposal was presented to the Historic District Commission on 3/4/10 and received advisory approval.
 21.) The Forest Conservation Easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easements; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
 Refer to Sheet 2 for additional General Notes:

MAP VICINITY MAP
 4933-6C Scale 1"=2000'

The purpose of this plat is to resubdivide Lot 2 and Non-Buildable Bulk Parcel "B" (Plat #21590-21592) into cluster Lots 3 - 5 and Non-Buildable Preservation Parcel "C", amend existing Forest Conservation Easement #8, #9 & #10 and add new Forest Conservation Easement #11.

OWNER'S CERTIFICATE
 We, Hedgerow Farm, LLC; A Maryland Limited Liability Company; By Robert B. White, member and Louis M. Rehak, Jr., member, and Lyn de G. White, 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 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 right-of-ways and the specific easement areas 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 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-ways.
 Witness my hand this 13th day of FEBRUARY 2013.
Lyn de G. White
 Lyn de G. White, Lot 3 member
Robert B. White
 Robert B. White, member
 Hedgerow Farm, LLC

RECORDED AS PLAT NUMBER 22366
 ON 5/13/13 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

HEDGEROW FARM
 LOTS 3-5, BUILDABLE PRESERVATION PARCEL "A"
 AND NON-BUILDABLE PRESERVATION PARCEL "C"
 A Resubdivision of Lot 2 & Non-Buildable Bulk Parcel "B"
 and Forest Conservation Easements on
 Buildable Preservation Parcel "A"
 Plat #21590-21592
 Tax Map 28 - Grid 20 - Parcel 64 - Zoned: RR-DEO
 5th Election District - Howard County, Maryland
 Scale: As Shown - Date: January 2013 - Sheet 1 of 3
 Previous Submittals: F00-58, F00-59, WP 00-65, F01-81, WP06-58,
 F 07-44, ECP10-015, WP 10-172, F11-022, ECP 11-020, WP 11-141
LDE INC.
 Engineers • Surveyors • Planners
 Historic Carriage House
 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784
 (410)795-6391 • (410)795-6392 • (410)795-9540 FAX • www.Landsurveyormd.com
 Job # 09-009.1ES

GENERAL NOTES con't.

22.) The Resubdivision of Non-Buildable Bulk Parcel "B" removes 1,6825 Acres of Retention Forest from Forest Conservation Easement #8 for the creation of Lots 4 & 5, expansion of Forest Conservation Easements #9 (0.4541 Acres), #10 (0.7117 Acres), Reconfiguration of #8 into #8A (3.7344 Acres) and #8B (1.7196 Acres) and the addition of New Retention Easement #11 (1.6464 Acres). The cumulative additions and adjustments to Easement Areas provides the required replacement for the 1,6825 Acres removed from Easement #8. This Plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by Retention of 12,9547 Acres of forest in easements #2, 4, 5, 7, 8A, 8B, 9, 10, 11 and Non-Easement Credit Areas located on Lot 2 (F00-59) and Lot 6 (F01-81) Thaler Estates, and 4.7876 Acres of Reforestation in Easements #1, 3 and 6 (F00-59). The Surety of \$21,450.00 for supplemental planting within easement #11 has been posted with the Developer Agreement.

23.) The owner certifies that to the best of his knowledge, there are no cemetery sites or burial grounds on the property to be subdivided.

24.) Three separate Maintenance Agreements will be required for the shared driveway. One agreement for Lots 1, 3, 4, 5 and Buildable Preservation Parcel "A", one agreement for Lot 1, 3 and Buildable Preservation Parcel "A" and one agreement for Lots 4 and 5. All maintenance agreements will be recorded concurrently with the plats. The shared driveways will be maintained by the Hedgerow Farm Home Owners Association.

25.) All wells have been drilled and completion reports submitted to the Health Department.

26.) Any changes to a Private sewage disposal easement shall require a revised percolation certification plat.

Refer to Sheet 3 for additional General Notes:

RESERVATION OF FOREST CONSERVATION EASEMENTS
 Developer reserves unto itself, its successors and assigns, the Forest Conservation Easement located in, on, over and through Buildable Preservation Parcel "A" and Non-Buildable Preservation Parcel "C", or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver a deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. Upon Completion of the developer's obligations under the Forest Conservation Installation and Maintenance Agreement executed by the developer and the County, and the release of the Developer's surety posted with said agreement, the County shall accept the easements and record the deed(s) of Forest Conservation Easement in the Land Records of Howard County.

EASEMENT HATCH LEGEND

- EXISTING FOREST CONSERVATION EASEMENT Plat # 14436 & 14337 To Be Abandoned or Amended
- EXISTING FOREST CONSERVATION EASEMENT Plat # 14436 & 14337 To Remain Unchanged.
- PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- EXISTING PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT - Plat #21591
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT - Plat # 21591
- PRIVATE SEWAGE DISPOSAL EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING PRIVATE SEWAGE DISPOSAL EASEMENT PLAT #21591

The requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

D. Wayne Weller 2/2/13 Date
 D. Wayne Weller, Professional Land Surveyor MD Reg. No. 17695
Lyn de G. White 3/13/13 Date
 Lyn de G. White, member Hedgerow Farm, LLC
Robert B. White 3/13/13 Date
 Robert B. White, member Hedgerow Farm, LLC
Louis M. Rehak, Jr. 3/13/13 Date
 Louis M. Rehak, Jr., member Hedgerow Farm, LLC

AREA TABULATIONS (This Sheet):

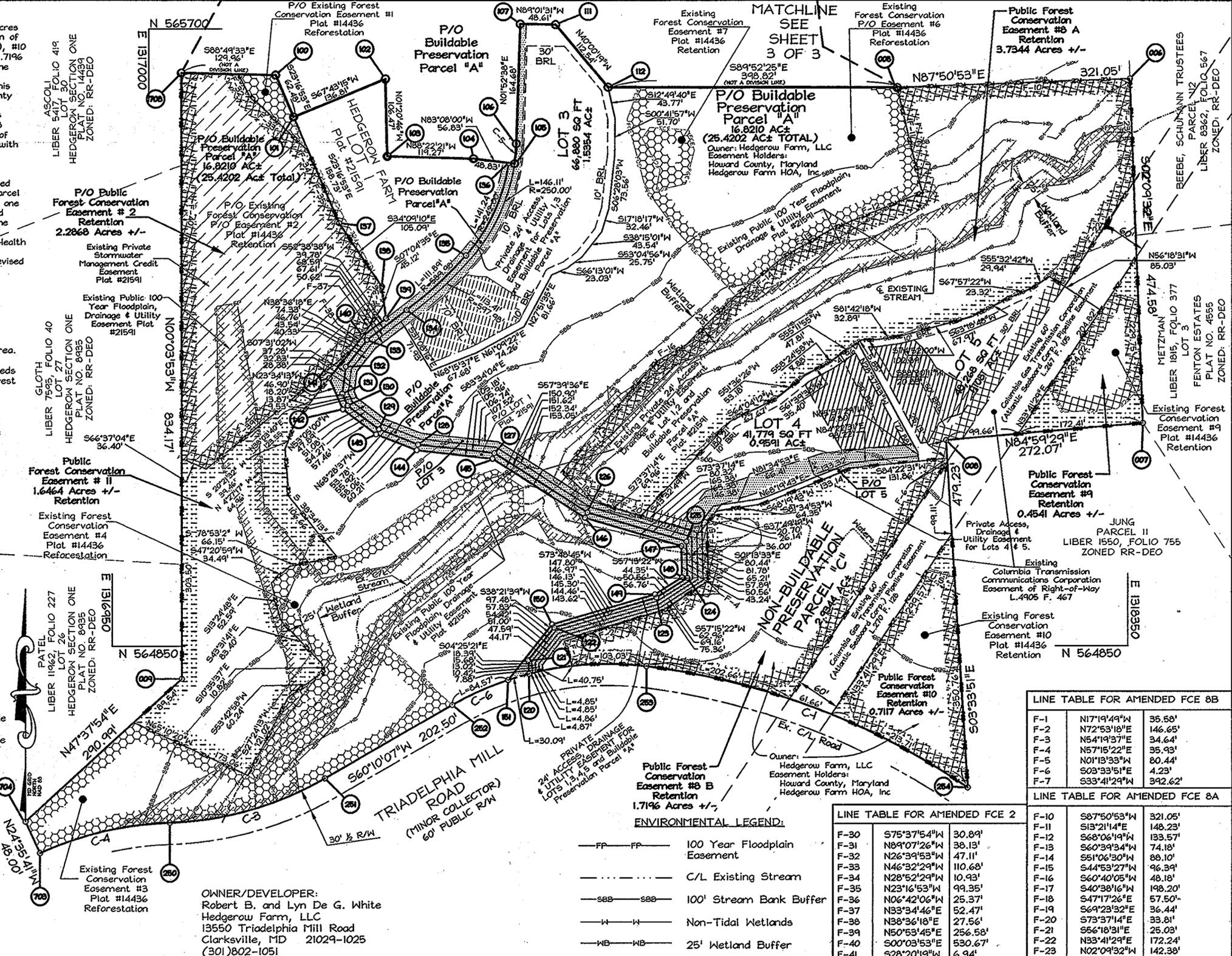
1. Total number of lots/parcels to be recorded: 5
 - a) Buildable: 3
 - b) Non-Buildable: 1 (Preservation Parcel)
 - c) Open Space: 0
 - d) Preservation Parcels: 1
2. Total area of lots/parcels to be recorded: 23.3580 Ac.±
 - a) Buildable: 3,6026 Ac.±
 - b) Non-Buildable: 2,4344 Ac.±
 - c) Open Space: 0
 - d) Preservation Parcels: 16.8210 Ac.±
3. Total area of road right-of-way to be recorded: 0
4. Total area of subdivision to be recorded: 23.3580 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.

B. W. Rosen 4/5/2013 Date
 B. W. Rosen, Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning.

Keith Seiden 4/23/13 Date
 Keith Seiden, Chief, Development Engineering Division
[Signature] 4/23/13 Date
 Director



SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Melissa J. Van Hise to Hedgerow Farm, LLC by deed dated December 30, 2009 and recorded among the Land Records of Howard County, Maryland in Liber 12245 Folio 274 and that it is a subdivision of all of the lands conveyed by Hedgerow Farm, LLC, a Maryland Limited Liability Company to Lyn de G. White by deed dated August 15, 2011 and recorded among the Land Records of Howard County, Maryland in Liber 13418 and Folio 462. All documents are in place or will be in place prior to the acceptance of this subdivision by Howard County as shown, in accordance with the Code of Maryland, as amended.

D. Wayne Weller 2/2/13 Date
 D. Wayne Weller, Professional Land Surveyor MD Reg. No. 17695

OWNER'S CERTIFICATE

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- (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 right-of-ways and the specific easement areas 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 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-ways.

Witness our hands this 13th day of FEBRUARY, 2013.

Lyn de G. White
 Lyn de G. White, Lot 3
 Hedgerow Farm, LLC

Robert B. White
 Robert B. White, member
 Hedgerow Farm, LLC

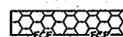
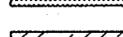
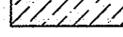
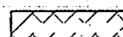
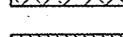
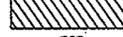
RECORDED AS PLAT NUMBER 20367
 ON 5/3/13 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

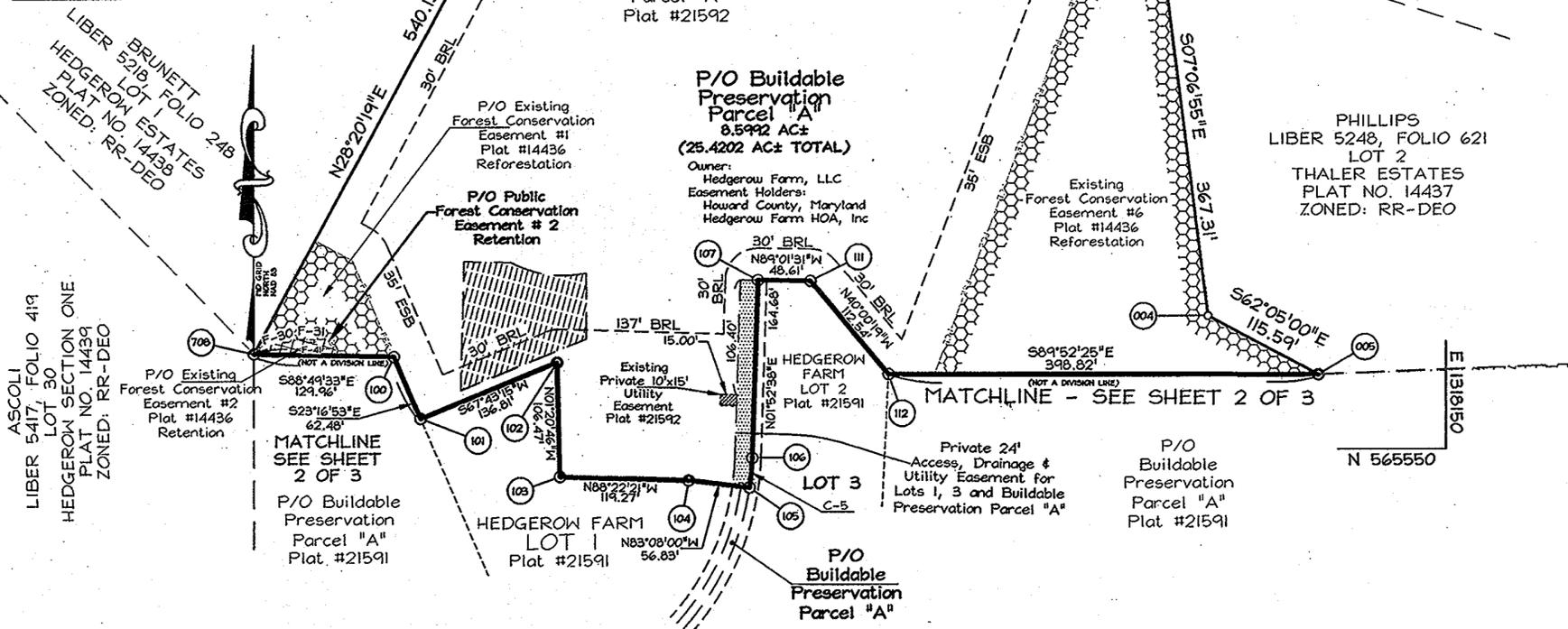
HEDGEROW FARM
 LOTS 3-5, BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "C"
 A Resubdivision of Lot 2 & Non-Buildable Bulk Parcel "B" and Forest Conservation Easements on Buildable Preservation Parcel "A"
 Plat #21590-21592

Tax Map 28 - Grid 20 - Parcel 64 - Zoned: RR-DEO
 5th Election District - Howard County, Maryland
 Scale: 1" = 100' - Date: January 2013 - Sheet 1 of 3
 Previous Submittals: F00-58, F00-59, WP 00-65, F01-81, WP06-58, F 07-44, EC10-015, WP 10-172, F11-022, ECP 11-020, WP 11-141

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-  PRIVATE SEWAGE DISPOSAL EASEMENT
-  PUBLIC FOREST CONSERVATION EASEMENT
-  EXISTING PRIVATE SEWAGE DISPOSAL EASEMENT PLAT #21592



GENERAL NOTES con't.

- 27.) In accordance with Section 105.E.1.c of the Howard County Zoning Regulations, the Health Department supports the recommendation to increase the maximum lot size of Lot 3 (previously approved as Lot 2/ F II-022) to a maximum of 60,000 square feet. (the 60,000 square feet maximum lot size does not include the pipestem).
- 28.) The Environmental Concept Plan (ECP10-015 & ECP11-020) review was based on ECP checklist requirements. Zoning Regulations and Subdivision and Land Development Regulations have been evaluated and approved under this final plan submission.
- 29.) Proposed activities within the environmental buffers were determined essential or necessary disturbance per Subsection 16.116.c of the Subdivision and Land Development Regulations as part of the approval of ECP 10-015.
- 30.) Under ECP 10-015, On July 8, 2010, the Development Engineering Division approved the request to waive Design Manual, Volume III, Section 2.6.B which requires that a 16' wide shared use driveway be provided and Section 4.3.1.a.2 which requires that when a residential driveway crosses a floodplain, a public access place must be provided; based on:
 1. the justification provided by LDE in their letter.
 2. a letter dated 12/15/09 from the Howard County Department of Fire and Rescue Services approving with conditions the use of the existing driveway for access to the proposed three lots.
 3. the granting of the requested waivers will not impact the County's infrastructure systems.
- 31.) The purpose of Buildable Preservation Parcel "A" is the preservation of the remaining property residue which will house the pool, barns and pastures of the historic properties, known as "Left Out", "Left Over" or "Hedgerow". The purpose of Non-Buildable Preservation Parcel "C" is the preservation of the remaining environmental features located within the project.
- 32.) This project is subject to WP-10-172 from the Howard County Subdivision and Land Development Regulations. On October 12, 2010, the Planning Director approved the request to waive Subsections 16.120(b)(4)(iii)(b), 16.132(a)(1)(iv) and 16.144(b) of the Howard County Code. Waiver approval allows environmental features to be located on lots less than 10 acres in size, waives the requirement that the developer provide road improvements and waives the requirement that a sketch plan or preliminary sketch plan be submitted for the subdivision referenced Waiver approval is subject to the following conditions:
 1. Petitioner shall redesignate Lot 2 of Hedgerow Farm, Lots 1 - 3 as "Buildable Preservation Parcel "A". Buildable Preservation Parcel "A" shall have an area sufficient to maintain the base density of the proposed subdivision given the two cluster lots proposed and to support Buildable Preservation Parcel "A" (minimum 10 Acres)
 2. Petitioner shall designate the remaining area of the subdivision not needed to support Buildable Lots 1 and 2 and Buildable Preservation Parcel "A" as Non-Buildable Bulk Parcel "B". At the time of the resubdivision of Non-Buildable Bulk Parcel "B" into two additional cluster lots located to the east side of Lot 3 (future lots 4 & 5 as depicted on waiver exhibit "Percolation Certification Plat, Hedgerow Farm, Lots 4 & 5"), the remaining area of Non-Buildable Bulk Parcel "B" shall be placed into a non-buildable preservation parcel and shall be designated as "Non-Buildable Preservation Parcel "C".
 3. Petitioner shall identify any and all areas of existing forest conservation easements which will no longer qualify toward satisfying the forest conservation obligations of Thaler Estates, Plat Nos. 14436 - 14437, (F 00-054). Any forest conservation deficit shall be corrected by the addition of new forest conservation easements or augmentation of existing easements.
 4. Petitioner shall obtain all Federal, State and local permits required for activities in regulated areas.
- 33.) Buildable Preservation Parcel "A" is encumbered by an easement agreement with HEDGEROW FARM Homeowners Association Inc. and Howard County, Maryland. This agreement prohibits further subdivision of this parcel, outlines the maintenance responsibilities of their owners and enumerates the uses permitted on the parcel. Buildable Preservation Parcel "A" will be owned by HEDGEROW FARM, LLC. (Liber 13246, folio 369)
- 34.) The Articles of Incorporation for the HEDGEROW FARM Home Owners Association, Inc., Identification No: D 13897244 has been accepted and approved by the State Department of Assessment and Taxation on January 4, 2011.
- 35.) The public 100 year floodplain, drainage & utility easement is owned and maintained by HEDGEROW FARM, LLC. In accordance with Section 16.115.b.2.ii of the subdivision regulations, the owner grants Howard County a perpetual easement for right of entry. Refer to Plats 21590-21592.
- 36.) This project is subject to WP-11-141 from the Howard County Subdivision and Land Development Regulations. On June 21, 2011, the Planning Director approved the request to waive Subsections 16.116(a)(2)(iii), 16.120(b)(4)(iii)(b), 16.120(e) of the Howard County Code. Waiver of these regulations will: a) allow grading, removal of vegetative cover and trees, and paving within the 100' streambank buffer for the proposed Lot 4 well box, dry well, roof leader, retaining wall, and minor grading and the use-in-common driveway to serve Lots 4 and 5; b) allow environmental features and buffers on lots less than 10 acres in size for Lots 4 and 5 and to reduce the 35' environmental setback from the 100' stream buffer on Lot 4; and, c) allow establishment of forest conservation easements at truncated easement corners less than 35' wide for proposed Forest Conservation Easement Area Numbers 8B(1), 9A, 9B, 10A, 10B, and 10C, respectively. Approval is subject to the following conditions:
 1. Petitioner shall submit a forest conservation plan as part of the final plan application for the resubdivision of F-11-022. The forest conservation plan shall reflect abandonment and augmentation of existing forest conservation easements and addition of proposed forest conservation easements. The plan shall include the addition of signage to forest conservation area perimeters resulting from augmentation and addition. Posting of forest conservation survey will be required prior to subdivision recordation.
 2. Approval of the waiver of subsections 16.116(a)(2)(iii) authorizes encroachments by the limit-of-disturbance into the 100' streambank buffer to construct the use-in-common driveway for Lots 4 and 5, the well box, dry well roof leader, retaining wall, and minor grading on Lot 4 as depicted on the waiver petition exhibit dated May 2011. No additional activities within the 100' streambank buffer are authorized by approval of this waiver.
 3. Petitioner shall submit, as part of the final plan application, a Lot 4 house orientation and location analysis to minimize proposed impacts within the 35' environmental setback. Impacts shall be no greater than those depicted on the waiver exhibit. Upon approval of the study by the Department of Planning and Zoning, the 35' environmental setback will be reduced to allow for construction of the house depicted in the approved analysis. The reduced setback shall be recorded on the plat submitted as part of the final plan.
 4. Petitioner shall submit, as part of the final plan application and forest conservation plan, a plan for mitigating impacts to vegetative cover and trees resulting from activities proposed within the 100' streambank buffer. The forest conservation survey for the proposed subdivision shall include posting of survey for the required mitigation.
- 37.) Non-Buildable Preservation Parcel "C" is encumbered by an easement agreement with HEDGEROW FARM Home Owners Association, Inc. and Howard County, Maryland. This agreement prohibits further subdivision of this parcel, outlines the maintenance responsibilities of their owners and enumerates the uses permitted on the parcel. Non-Buildable Preservation Parcel "C" will be owned by HEDGEROW FARM, LLC.

The requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

D. Wayne Weller 2/21/13
 D. Wayne Weller, Professional Land Surveyor
 MD Reg. No. 10085
Lyn De G. White 3/13/13
 Lyn De G. White, member
Robert B. White 3/13/13
 Robert B. White, member
Louis M. Rehak 3/13/13
 Louis M. Rehak, member
 Hedgerow Farm, LLC

RESERVATION OF FOREST CONSERVATION EASEMENTS

Developer reserves unto itself, its successors and assigns, the Forest Conservation Easement located in, on, over and through Buildable Preservation Parcel "A" and Non-Buildable Preservation Parcel "C", or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver a deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. Upon Completion of the developer's obligations under the Forest Conservation Installation and Maintenance Agreement executed by the developer and the County, and the release of the Developer's surety posted with said agreement, the County shall accept the easements and record the deed(s) of Forest Conservation Easement in the Land Records of Howard County.

OWNER/DEVELOPER:
 Robert B. and Lyn De G. White
 Hedgerow Farm, LLC
 13550 Triadelphia Mill Road
 Clarksville, MD 21029-1025
 (301)802-1051

AREA TABULATIONS (This Sheet):

1. Total number of lots/parcels to be recorded: P/O 1
 - a) Buildable: 0
 - b) Non-Buildable: 0
 - c) Open Spaces: 0
 - d) Preservation Parcels: P/O 1 (Buildable)
2. Total area of lots/parcels to be recorded: 8,599.2 Ac.±
 - a) Buildable: 0
 - b) Non-Buildable: 0
 - c) Open Spaces: 0
 - d) Preservation Parcels: 8,599.2 Ac.±
3. Total area of road right-of-way to be recorded: 0
4. Total area of subdivision to be recorded: 8,599.2 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.

B. W. ... 4/5/2013
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

... 4/23/13
 Chief, Development Engineering Division Date
... 4/23/13
 Director Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Melissa J. Van Hise to Hedgerow Farm, LLC by deed dated December 30, 2009 and recorded among the Land Records of Howard County, Maryland in Liber 12245 Folio 274 and that it is a subdivision of all of the lands conveyed by Hedgerow Farm, LLC, a Maryland Limited Liability Company to Lyn de G. White by deed dated August 15, 2011 and recorded among the Land Records of Howard County, Maryland in Liber 13418 and Folio 46. All monuments are in place or will be in place prior to the acceptance of the subdivision by Howard County as shown, in accordance with the laws of Maryland, as amended.

D. Wayne Weller 2/21/13
 D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10085 Date

OWNER'S CERTIFICATE

We, Hedgerow Farm, LLC; A Maryland Limited Liability Company; By Robert B. White, member and Louis M. Rehak, Jr., member, and Lyn de G. White, 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 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 right-of-ways and the specific easement areas 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 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-ways.

Witness our hands this 23rd day of FEBRUARY, 2013.
Robert B. White member
Louis M. Rehak, Jr. member
 Robert B. White, member
 Hedgerow Farm, LLC
 Witness
...
 Louis M. Rehak, Jr., member
 Hedgerow Farm, LLC

RECORDED AS PLAT NUMBER 22368
 ON: 5/13/13 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

HEDGEROW FARM
 LOTS 3-5, BUILDABLE PRESERVATION PARCEL "A"
 AND NON-BUILDABLE PRESERVATION PARCEL "C"
 A Resubdivision of Lot 2 & Non-Buildable Bulk Parcel "B"
 and Forest Conservation Easements on
 Buildable Preservation Parcel "A"
 Plat #21590-21592
 Tax Map 28 - Grid: 20 - Parcel 64 - Zoned: RR-DEO
 5th Election District - Howard County, Maryland
 Scale: 1" = 100' - Date: January 2013 - Sheet 3 of 3
 Previous Submittals: F00-58, F00-59, WP 00-65, F01-81, WP06-58,
 F-07-44, ECP10-015, WP 10-172, F11-022, ECP 11-020, WP 11-141

LDE INC. Job # 09-009.1ES
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