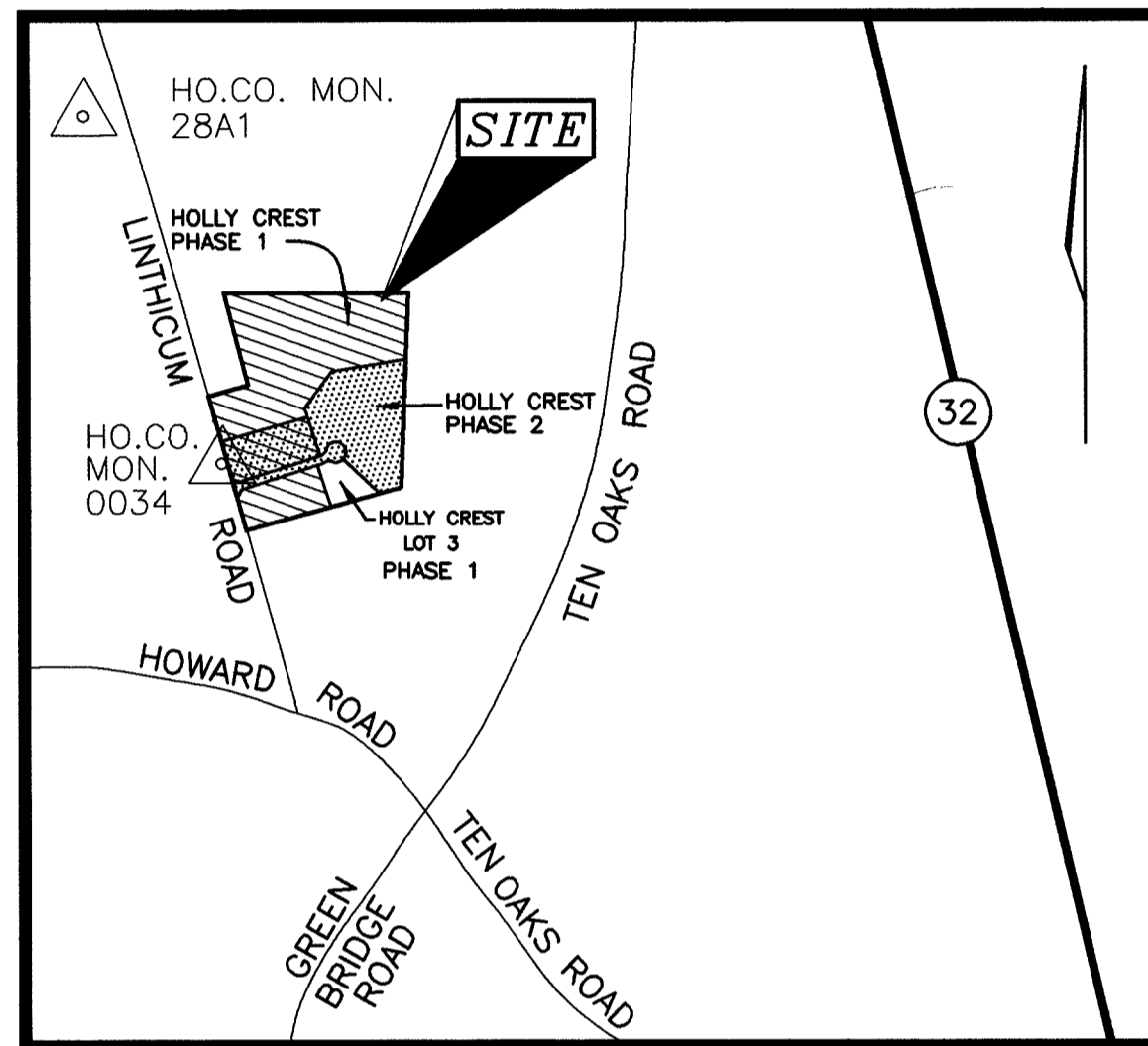


OWNERS OF LOTS 1-6 PLAT OF HOLLY CREST PHASE 1, PLAT NO. 13666, USE IS COMMON ACCESS EASEMENT HOLDERS		
LOT	OWNER	DEED REF.
LOT 1	ALLAN HOMES, INC. P.O. BOX 1058 COLUMBIA, MARYLAND 21044-0058	4973-301
LOT 2	ALLAN HOMES, INC. P.O. BOX 1058 COLUMBIA, MARYLAND 21044-0058	4841-587
LOT 3	JAY J. CINCOTTA CYNTHIA A. CINCOTTA 13808 HOLLY CREST LANE DAYTON, MARYLAND 21036-1003	4939-544
LOT 4	HOLLY CREST HOMEOWNERS ASSOCIATION 4609 LINTHICUM ROAD DAYTON, MARYLAND 21036-1003	4732-698
LOT 5	JOHN F. KING JULIE A. KING 13805 HOLLY CREST LANE DAYTON, MARYLAND 21036-1003	4948-046
LOT 6	KEVIN L. ANDERSON KATHERINE A. ANDERSON 7202 CARA COURT SYKESVILLE, MARYLAND 21784	4736-511

DENSITY RECEIVING CHART

DENSITY EXCHANGE:	HOLLY CREST PHASE 1, F99-39	HOLLY CREST PHASE 2
TOTAL AREA OF SUBDIVISION:	22.853±AC. + 3.480(F-98-04)=26.333AC.	22.853±AC. + 3.480(F-98-04)=26.333AC.
ALLOWED DENSITY UNITS:	26.333AC. @ D.U./4.25AC. = 6 D.U.	26.333AC. @ D.U./4.25AC. = 6 D.U.
MAXIMUM DEO DENSITY UNITS ALLOWED:	26.333AC. @ D.U./2.00AC. = 13 D.U.	26.333AC. @ D.U./2.00AC. = 13 D.U.
PROPOSED DENSITY UNITS:	9(4 FOR F-98-04* + 5 FOR F-99-39)	4 (4+9=13)
NUMBER OF DEO UNITS REQUIRED:	3 (9-6=3)	4 (13-9=4)
SENDING PARCEL INFORMATION:	3 D.U. FROM BUGLER PROPERTY, TAX MAP 6 PARCEL 92	4 D.U. FROM KEYES PROPERTY TM 14, PARCEL 180, GRID 1

* INCLUDES ONE D.U. FOR EX. HOUSE ON PRESERVATION PARCEL 'A' OF HOLLY CREST PHASE 1, F-99-39.
(3 DEO UNITS REQUIRED BY THE CREATION OF HOLLY CREST SECTION 1, F-99-39)
(4 DEO UNITS REQUIRED BY THE CREATION OF HOLLY CREST SECTION 2)



VICINITY MAP

SCALE: 1"=1000'

THE REQUIREMENTS OF THE SECTION 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.

WE, THE UNDERSIGNED, OWNERS OF LOTS 1-3, 5 AND 6 DO HEREBY CONNECT TO THIS FINAL SUBDIVISION PLAT AND ABANDON THE EXISTING USE IN COMMON ACCESS EASEMENT SERVING OUR LOTS.

Mark C. Martin 3/27/2000
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR #10884

John F. King 3/29/2000
JOHN F. KING DATE

Julie A. King 3/29/2000
HOLLY CREST HOA DATE

Julie A. King 3/29/2000
JULIE A. KING DATE

Allan Homes, Inc. 3/29/2000
ALLAN HOMES, INC. DATE

Jay J. Cincotta 3/30/2000
JAY J. CINCOTTA DATE

Kevin L. Anderson 3/29/2000
KEVIN L. ANDERSON DATE

Cynthia A. Cincotta 3/30/2000
CYNTHIA A. CINCOTTA DATE

Katherine A. Anderson 3/29/2000
KATHERINE A. ANDERSON DATE

AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED:	7
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	5.7674 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.3003 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.6399 AC
TOTAL AREA TO BE RECORDED:	7.7076 AC

AVOGEL & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS

3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

Dink Waters 4/18/00
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

George Rimm 4/24/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Rutter 5/14/00
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ALLAN HOMES, INC., HOLLY CREST HOMEOWNERS ASSOCIATION, INC., JOHN F. KING, JULIE A. KING, KEVIN L. ANDERSON, KATHERINE A. ANDERSON, OWNERS OF THE PROPERTY SHOWN HEREON,

HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS 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 THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF _____, 2000.

John F. King
JOHN F. KING
Julie A. King
JULIE A. KING
Allan Homes, Inc.
ALLAN HOMES, INC.

Kevin L. Anderson
KEVIN L. ANDERSON
Katherine A. Anderson
KATHERINE A. ANDERSON
WITNESS
David Rutter
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GREGORY J. CARPENTER AND RONDA J. CARPENTER TO: ALLAN HOMES, INC. BY DEED DATED DEC. 17, 1999, RECORDED IN LIBER 4973 FOLIO 301, JOHN F. KING AND JULIE A. KING BY DEED DATED NOV. 18, 1999, RECORDED IN LIBER 4948 FOLIO 46, KEVIN L. ANDERSON AND KATHERINE A. ANDERSON BY DEED DATED MAY 3, 1999, RECORDED IN LIBER 4736 FOLIO 511, HOLLY CREST HOMEOWNERS ASSOCIATION, INC., BY DEED DATED MAY 3, 1999, RECORDED IN LIBER 4732 FOLIO 698, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE AND BEING PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

GENERAL NOTES

- DEED REFERENCE: L.4466 / F.364, L. 4736 / F. 511
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RR-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY THE CLARK COMPANY AND VERIFIED BY VOGEL AND ASSOCIATES INC. ON OR ABOUT SEPTEMBER 3, 1998.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
0034 (N) 574,879.4730 (E) 1,315,192.3615
28A1 (N) 576,723.5507 (E) 1,314,261.7020
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/ CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 14 FEET
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
D) STRUCTURES (BRIDGES/CULVERTS) - 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 INSURE ALL WEATHER USE.
- STORM WATER MANAGEMENT OBLIGATIONS HAVE BEEN MET BY THE EXTENDED DETENTION FACILITY ON LOT 12.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- PRESERVATION PARCEL A HAS AN EXISTING HOUSE AND ACCESSORY STRUCTURES WHICH ARE TO REMAIN. LOTS 5 AND 6 HAVE EXISTING HOUSES WHICH ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE FOREST CONSERVATION EASEMENT PROVIDED IN HOLLY CREST, PHASE 1 (F 99-39), ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY 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. THE FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION WERE ADDRESSED DURING PHASE 1, F-99-39.
- REF: WP 98-111 (APPROVED JUNE 4, 1998) TO WAIVE SECTION 16.120(C)(2) AS WELL AS SECTION 16.144(F) FOR PHASE ONE ONLY, SUBJECT TO THE FOLLOWING:
THE OWNERS OF LOTS 1-3, 5, AND 6 OF HOLLY CREST, PHASE 1, MUST JOIN IN THE RESUBDIVISION OF NONBUILDABLE PARCEL B TO OBTAIN PUBLIC ROAD FRONTAGE, AND TO RELINQUISH THEIR USE-IN-COMMON ACCESS EASEMENT
- THE SIDE BUILDING RESTRICTION LINE FOR LOT 11 IS INCREASED TO 20' PER SECTION 16.121(e)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPER RIGHTS FOR ALL OF THE RESIDENTIAL LOTS INCLUDED ON THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED FROM THE KEYES PROPERTY, TAX MAP 14, GRID 1, PARCEL 180. THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT PER TWO ACRES.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF TAXATION ON NOVEMBER 19, 1998, RECEIPT NO. 683120. THE HOA COVENANTS ARE RECORDED IN L. 4732, F. 666. **Amendments to the Covenants are to be recorded concurrently with the plat.**
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, OVER AND THROUGH THE LOTS AND PARCELS SHOWN HEREON, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA AND ANY AND ALL CONVEYANCES OF AFORESAID LOTS OR PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PROPERTY IS NOT IN THE PLANNED SERVICE AREA FOR WATER OR SEWER. WATER AND SEWER SERVICE WILL BE PROVIDED BY PRIVATE WELL AND SEPTIC FIELDS.
- NO CEMETERIES EXIST ON THIS SITE.

26. Open Space Lot 12, previously Open Space Lot 4, Plat #13666, was conveyed to the Holly Crest H.O.A. by deed, recorded in Land Records of L. 4732, F. 678.

OWNERS

ALLAN HOMES
P.O. BOX 1058
COLUMBIA, MARYLAND 21044-0058

THE PURPOSE OF THIS PLAT IS TO:

- SUBDIVIDE BULK PARCEL B
- CREATE A 40 FOOT WIDE RIGHT OF WAY (HOLLY CREST LANE)
- AMEND OPEN SPACE LOT 4
- CREATE A 10' PUBLIC DRAINAGE, UTILITY AND TREE MAINTENANCE EASEMENT
- ABANDON THE 40 FT. USE IN COMMON EASEMENT SHOWN ON THE PLAT OF HOLLY CREST PHASE 1, RECORDED AS PLAT NO. 13666.

RECORDED AS PLAT NO. 14210 ON 5/19/2000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOLLY CREST PHASE 2, LOTS 5 & 6, 8-12

A RESUBDIVISION OF BULK PARCEL B AND OPEN SPACE LOT 4 AND REVISIONS TO LOTS 5 AND 6 SHOWN ON THE PLAT OF HOLLY CREST, PHASE 1, RECORDED AS PLAT NO. 13666
REF: S 98-10, WP 98-111, F 98-04, F 99-39, P99-09, F-00-53

ZONED: RR-DEO
TAX MAP NO:28 BLOCK:1 PARCEL NO:4
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MARCH 27, 2000

GRAPHIC SCALE
0 100 150 200 300

SCALE: 1"=100'
SHEET 1 OF 2
F 00-25