

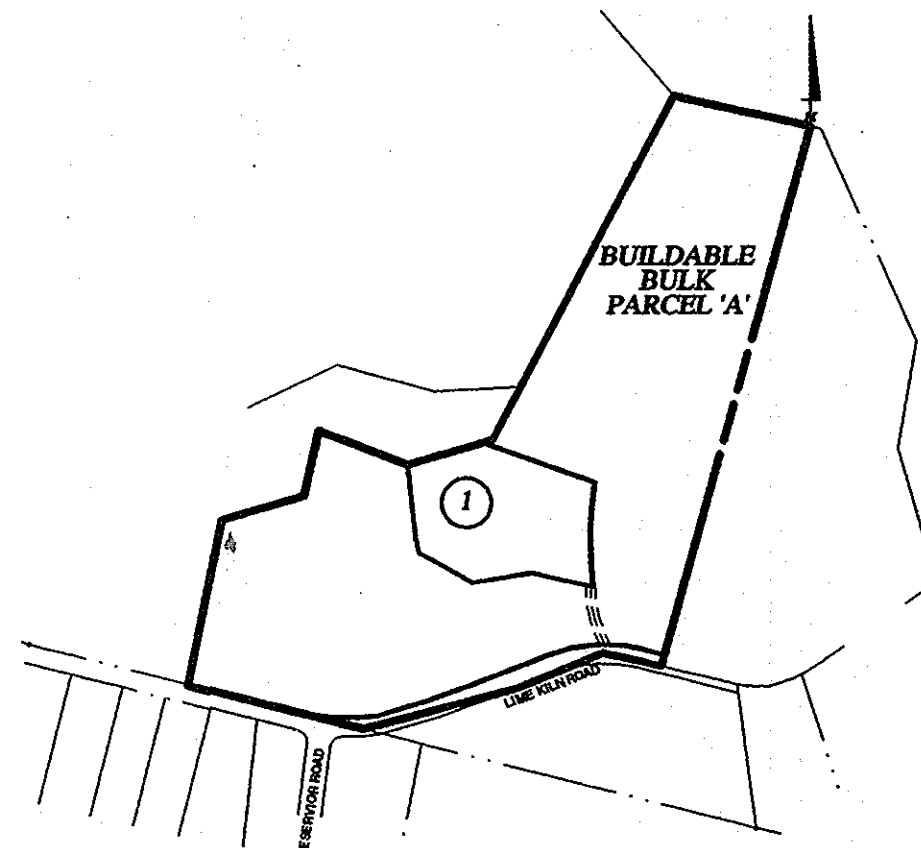
General Notes:

- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7/28/06.
- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 401A and 0079
(Meters X 3.2808333333 = Feet; Feet X 0.3048006096 = Meters)
No. 401A N 541725.7952 E 1325316.814 No. 0079 N 540070.9966 E 1327702.7611
- This plat is based on a field-run monumented boundary survey performed on or about April 11, 2006 by DeMario Design Consultants, Inc.
- All areas shown on this plat are more or less.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (14 feet serving more than one residence)
 - Surface - 6 inches of compacted crusher run base with tar and chip coating (min 1-1/2").
 - Geometry - Maximum 14% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet
 - Maintenance - sufficient to insure all weather use.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- There is an existing dwelling and structures located on Lot 1 to remain. No new building, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulations require.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are to be provided to the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway.
- This site is exempt from stormwater management because there is less than 5000 square feet of proposed impervious, with all other disturbance consisting of grass-to-grass.
- All required landscaping shall be deferred to the Preliminary Equivalent Sketch Plan (SP-07-002).
- There are no known cemeteries on this site.
- BRL denotes Building Restriction Line.
- This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003, and the Zoning Regulations as amended by CB-75-2003. Development or construction on these lots must comply with the setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.
- Denotes iron pipe found
- The 24' private easement for ingress, egress & utilities for Lot 1 is to be extinguished upon further subdivision of Buildable Bulk Parcel 'A' and replaced by a future public right of way that will serve Lot 1 and all future lots in the subdivision.
- A fee-in-lieu of open space in the amount of \$1,500.00 for Buildable Bulk Parcel A was paid prior to recordation of this plat.
- The property is listed in the Historic Sites Inventory as HO-419, Holly House Farm. The plan was reviewed by the Historic District Commission in July, 2006.

HOLLY HOUSE MEADOWS

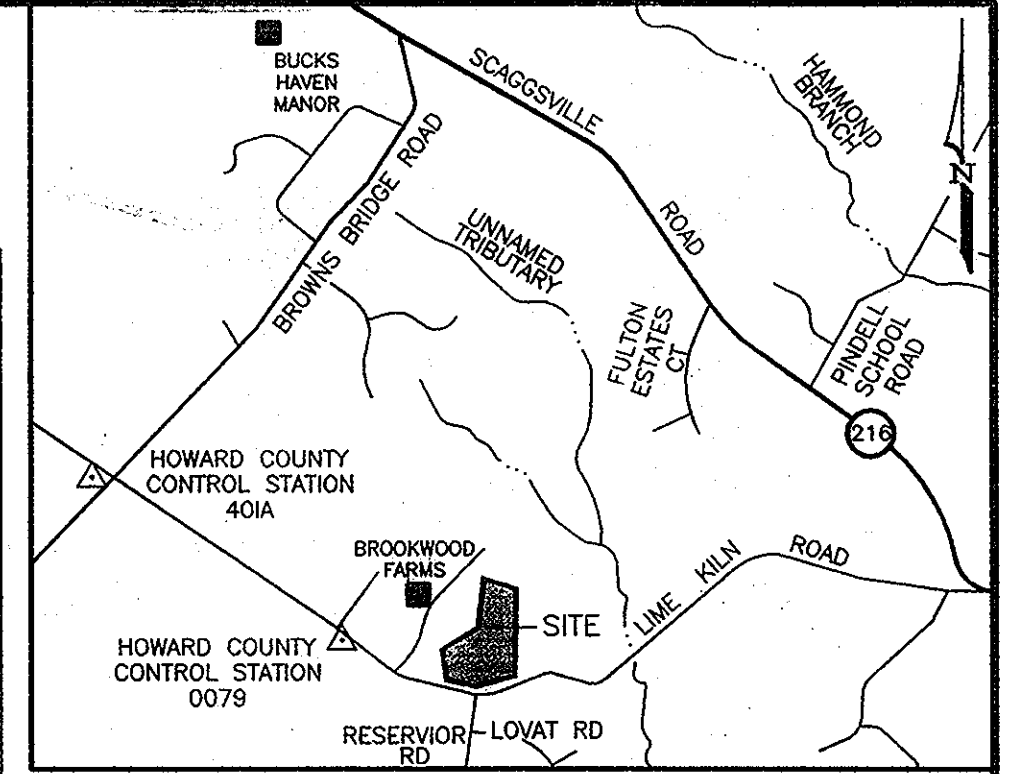
PHASE ONE

LOT 1 & BUILDABLE BULK PARCEL A



LOCATION MAP
SCALE: 1"=500'

LINE	BRG.-DIST.
FC1	N85°21'10"E-94.96'
FC2	N25°00'08"E-96.84'
FC3	S88°27'01"E-22.64'
FC4	S11°37'30"W-67.81'
FC5	S45°35'45"E-104.74'
FC6	S26°53'53"E-91.16'
FC7	N77°16'06"E-35.00'
FC8	N15°27'14"W-35.00'
FC9	N67°14'21"E-66.67'
FC10	N48°53'43"E-47.13'
FC11	N29°32'04"E-113.95'
FC12	N10°55'28"E-41.43'
FC13	S63°04'15"E-41.51'
FC14	S72°25'08"E-129.15'
FC15	S73°26'42"E-27.38'
FC16	S50°55'13"E-49.86'



VICINITY MAP
SCALE: 1" = 2000'

LINE	BRG. - DIST.
L1	N24°51'19"W - 31.42'
L2	N00°29'21"E - 16.06'
CURVE	RADIUS LENGTH
E1	R=250.00' L=110.59'

LINE	BRG.-DIST.
W1	S56°29'46"E-3.05'
W2	N80°58'44"E-131.50'
W3	N25°10'35"E-96.04'
W4	N47°00'35"E-19.30'
W5	S52°00'05"E-12.80'
W6	S07°34'02"W-81.81'
W7	S45°10'40"E-100.72'
W8	S26°25'04"E-148.33'
W9	S05°55'32"W-96.75'
W10	S30°46'12"W-193.24'
W11	S44°03'07"W-122.35'
W12	N86°40'16"W-10.20'
W13	S01°54'19"W-38.18'
W14	N89°34'09"W-12.02'
W15	N29°44'18"W-51.01'
W16	N73°34'02"W-151.79'
W17	N85°13'22"W-111.85'
W18	N52°20'15"W-93.63'
W19	N50°55'13"W-62.66'
W20	N86°48'17"W-89.41'
W21	N81°51'00"W-28.30'
W22	N12°19'13"W-47.29'
W23	N22°01'25"E-114.61'
W24	N63°30'08"W-34.16'
W25	N59°33'40"W-40.01'
W26	S08°48'59"W-53.26'
W27	S11°08'55"W-79.68'
W28	S06°03'22"W-40.92'
W29	S33°17'11"W-131.46'
W30	S73°13'20"E-54.74'
W31	S81°43'52"E-77.36'
W32	N73°07'59"E-125.76'
W33	N49°52'23"E-46.98'

No.	North	East
2	539599.6473	1328732.9545
8	541140.9318	1329996.0375
458	540034.1584	1328822.5391
459	540097.5390	1329034.4644
460	540268.9002	1329073.1336
461	540177.9513	1329303.4356
462	540244.1882	1329524.9113
463	541062.2477	1330351.2266
464	539648.5512	1329961.8486
465	539683.3489	1329812.1087
466	539591.0497	1329586.3199
467	539483.6554	1329189.6860
468	539522.4089	1329058.5749
469	539519.6483	1329225.9346
498	539608.0648	1329491.6841
471	539678.7036	1329670.5508
472	539693.6167	1329911.1729
473	539678.4297	1329970.0781
474	539604.6291	1328733.9817

Coordinates are based on the Maryland Coordinate System NAD '83 (1991) and are designated thus: (99)

OWNER

Holly House Development, LLC
c/o Mr. Jim Selfridge
14045 Gared Drive
Glenwood, MD 21738

DEVELOPER

Selfridge Builders, Inc.
c/o Mr. Jim Selfridge
14045 Gared Drive
Glenwood, MD 21738
410-539-8930

General Notes Continued:

- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by placing 6.951 Acres of forest into an easement (6.091 acres onsite, 0.86 acres offsite). A total of 2.00 Acres ± of forest retention and 4.15 Acres ± of afforestation/reforestation are proposed for this plan. The required surety amount for the retention acreage is \$17,424.00 (\$0.20/s.f.), and the required surety for the onsite afforestation/reforestation is \$71,656.20 (\$0.50/s.f.). The total amount of required Forest Conservation surety is \$89,080.20. The forest conservation obligations for the entire site and SP-07-002 are being addressed with F-07-012.
- An obviously not critical floodplain study was performed with this plat by DeMario Design Consultants, Inc.
- This plat is subject to WP-07-042 which was granted on December 19, 2006 for the following section:
Section 16.120(c)(2) which requires all lots preservation parcels or bulk parcels for single family detached dwellings to have minimum lot frontages on approved streets within a public right-of-way which provides access to the property, subject to the following conditions:
 - On the associated final plat (F-07-012), the developer shall create a 24' wide private easement for ingress and egress for Lot 1 and Buildable Bulk Parcel A and for utilities for Lot 1. Within this shared access, a Use-In-Common driveway (meeting Design Manual standards) shall be constructed.
 - The Developer shall be responsible for the preparation of a Use-In-Common driveway maintenance agreement. This document will be recorded with the associated final plat (F-07-012).
 - The Use-In-Common shall be extinguished once the new public road (to be created as per SP-07-002) is constructed and dedicated to the County.
- F-07-012 will be recorded after SP-07-002 is considered technically complete. The Forest Conservation Easements recorded with F-07-012 will satisfy the Forest Conservation ordinance requirements for both plans.
- This plat is subject to Administrative Adjustment AA Case No. 07-010 which was granted on April 25, 2007 to reduce the 30 foot side setback to 24.6 feet for an existing pool house accessory building, subject to the following conditions:
 - The petitioner shall comply with all applicable Federal, State and County laws and regulations
 - The granted Administrative Adjustment shall apply solely to the existing pool house accessory building as depicted on the Administrative Adjustment plan submitted by the petitioner and not to any other structure, addition, building or use.
 - The subdivision plan and the record plat shall note this Administrative Adjustment case.
 - This decision and order shall be maintained in the owners' property records and shall be transferred to any succeeding owner of the property.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and Forest Conservation (Designated as "Forest Conservation Area"), located in, on, over and through lot 1 and Buildable Bulk Parcel A, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds 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 the case of the Forest Conservation Easement(s), upon completion of the Developers Obligations under the Forest Conservation installation and maintenance agreement executed by the Developer and the County, and the release of Developers 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.

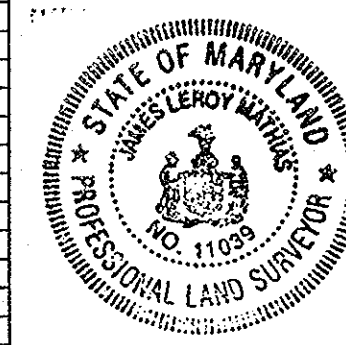
The requirements of Section 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.
James L. Mathias 6/7/07 Date
Holly House Development, LLC
Owner James H. Selfridge 6/8/07 Date

100 YEAR FLOODPLAIN TABLE

LINE	BRG.-DIST.
F1	N72°42'26"W-37.69'
F2	N80°10'25"W-30.79'
F3	N52°03'16"W-53.85'
F4	N49°30'44"E-22.00'
F5	N14°40'55"E-32.00'
F6	S78°39'28"E-83.59'
F7	N79°14'38"E-82.48'
F8	S89°39'06"E-63.15'
F9	S74°37'17"E-58.23'
F10	N81°24'06"E-15.33'
F11	S46°09'33"E-86.53'
F12	S43°08'25"E-61.08'
F13	S50°57'52"E-65.01'
F14	N65°56'08"E-55.01'
F15	N55°04'55"E-42.56'
F16	N38°41'39"E-59.69'
F17	S61°46'30"E-55.09'
F18	S23°22'36"E-31.91'
F19	S13°58'45"E-41.71'
F20	S53°39'04"E-58.38'
F21	S56°19'52"E-67.53'
F22	S79°09'10"E-10.60'
F23	N81°17'49"E-12.59'
F24	N50°00'36"E-32.91'
F25	S79°25'27"E-53.25'
F26	S84°04'04"E-71.76'

WETLANDS TABLE CONT.

LINE	BRG.-DIST.
W34	S58°01'25"E-13.87'
W35	S44°39'55"E-54.59'
W36	S10°05'01"E-44.26'
W37	S48°55'06"E-55.56'
W38	S58°33'31"E-39.07'
W39	N87°17'46"E-7.26'
W40	S48°01'44"E-48.80'
W41	S89°12'11"E-14.31'
W42	N50°10'32"E-16.83'
W43	N14°54'38"E-10.95'
W44	N20°51'03"W-15.35'
W45	N87°17'46"E-3.96'
W46	S68°49'36"E-18.72'
W47	N88°07'28"E-22.31'
W48	S65°11'34"E-35.50'
W49	N84°23'39"E-43.22'
W50	S70°53'02"E-24.35'



THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 AROUND THE EXISTING HOUSE AND BUILDABLE BULK PARCEL A, TO DEDICATE PUBLIC ROAD AND CREATE FOREST CONSERVATION EASEMENTS.

RECORDED AS PLAT NUMBER 19338 ON 8/17/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

Lot Tabulation	
TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 2	
Buildable Lots - 1	
Non-Buildable Preservation Parcels - 0	
Buildable Bulk Parcels - 1	
TOTAL AREA OF LOTS AND/OR PARCELS - 26.945 Ac.	
Buildable - 26.945 Ac.	
Non-Buildable Preservation Parcels - 0 Ac.	
Non-Buildable Bulk Parcels - 0 Ac.	
TOTAL AREA OF ROADWAY TO BE RECORDED - 0.759 Ac.	
TOTAL AREA OF SUBDIVISION TO BE RECORDED - 27.704 Ac.	

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

BW Chapman Peter Bidewen, MD 8/3/07
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 8/15/07 Date

Director 8/15/07 Date

Owner's Dedication

We, Holly House Development, LLC, a Maryland limited liability corporation by James H. Selfridge, Managing Member, 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 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 spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, 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-way.

Witness our hands this 8th day of June 2007.
Holly House Development, LLC

By: James H. Selfridge, Managing Member
Witness

Surveyor's Certificate

I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown hereon is correct, that it is a subdivision of part of the lands conveyed by Johannes Welsh, to Holly House Development, LLC, a Maryland limited liability company, by deed dated January 6, 2006 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 9821, Folio 469, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended. Monumentation is in accordance with the Howard County Subdivision Regulations.

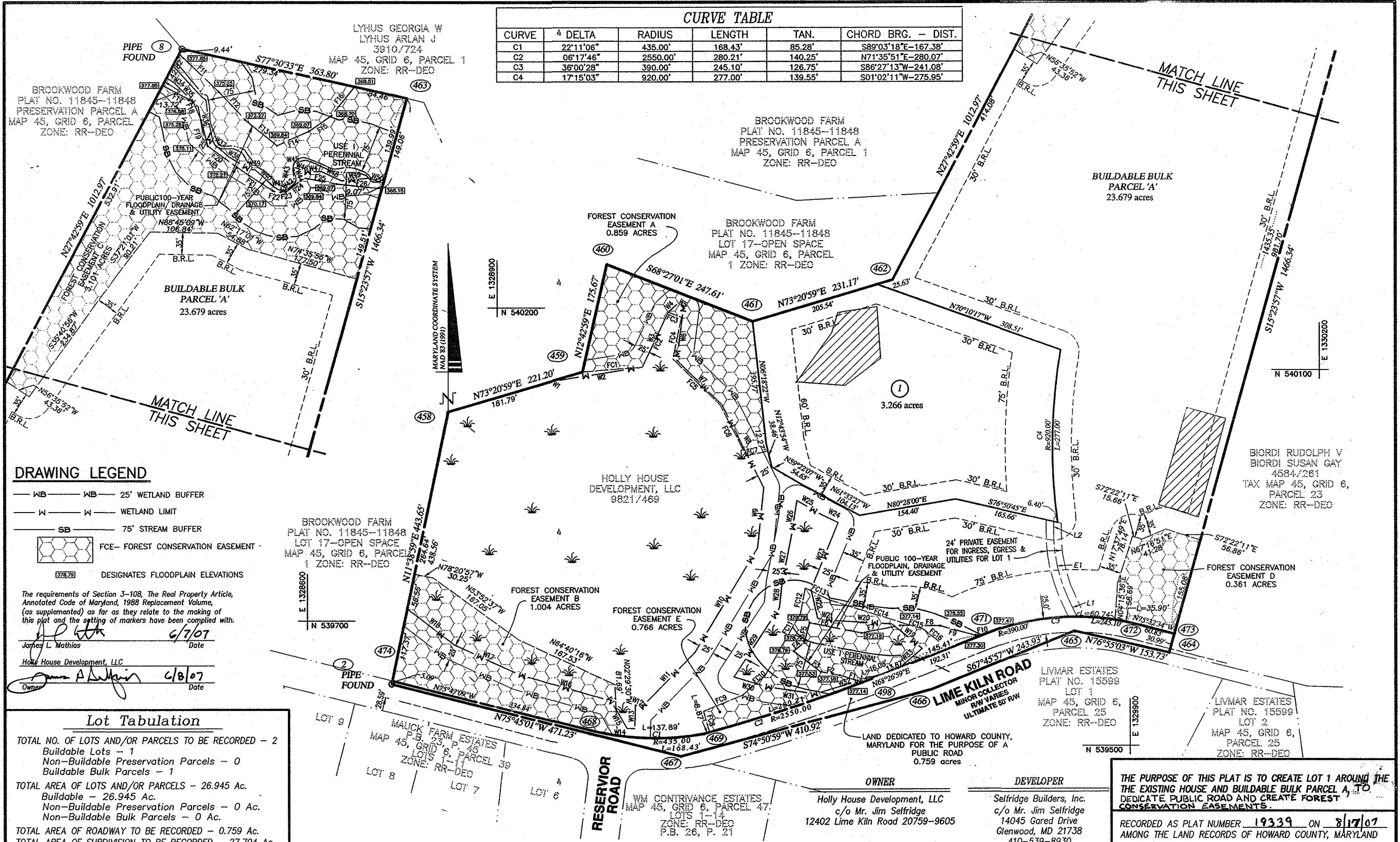
James L. Mathias, Professional Land Surveyor
Maryland Registration No. 11039 6/7/07 Date

The Old Firehouse Building
66 East Main Street, Suite 200
Westminster, MD 21157
Phone: (410) 388-0660
Fax: (410) 388-0664
DDC@demandesign.us

HOLLY HOUSE MEADOWS
PHASE ONE
LOT 1 & BUILDABLE BULK PARCEL A

Election District No. 5 Howard County, Maryland
Tax Map 45 Grid 6 Parcel 24
Scale: 1"=500' June 6, 2007
Zoning: RR-DEO

CURVE TABLE					
CURVE	Δ DELTA	RADIUS	LENGTH	TAN.	CHORD BRG. - DIST.
C1	22°11'06"	435.00'	168.43'	85.28'	S89°03'18"E-167.38'
C2	06°17'46"	2550.00'	280.21'	140.25'	N71°35'51"E-280.07'
C3	36°00'28"	390.00'	245.10'	126.75'	S86°27'13"W-241.08'
C4	17°15'03"	920.00'	277.00'	139.55'	S01°02'11"W-275.95'



DRAWING LEGEND

- WB — WB — 25' WETLAND BUFFER
- W — W — WETLAND LIMIT
- SB — 75' STREAM BUFFER
- FCE — FOREST CONSERVATION EASEMENT
- DESIGNATES FLOODPLAIN ELEVATIONS

The requirements of 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.

James L. Mathias 6/7/07 Date
James A. Selfridge 6/8/07 Date
 Owner
 Holly House Development, LLC

Lot Tabulation

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 2
 Buildable Lots - 1
 Non-Buildable Preservation Parcels - 0
 Buildable Bulk Parcels - 1

TOTAL AREA OF LOTS AND/OR PARCELS - 26.945 Ac.
 Buildable - 26.945 Ac.
 Non-Buildable Preservation Parcels - 0 Ac.
 Non-Buildable Bulk Parcels - 0 Ac.

TOTAL AREA OF ROADWAY TO BE RECORDED - 0.759 Ac.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED - 27.704 Ac.

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

Walter Peter Beilenson, MD 8/3/07 Date
 Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 8/13/07 Date
 Chief, Development Engineering Division

Joseph ... 8/15/07 Date
 Director

Owner's Dedication

We, Holly House Development, LLC, a Maryland limited liability corporation by James H. Selfridge, Managing Member, 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,

- 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;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 8th day of June 2007.
 Holly House Development, LLC

James H. Selfridge
 James H. Selfridge, Managing Member

Surveyor's Certificate

I hereby certify to the best of my professional knowledge and belief that the plat of subdivision shown hereon is correct, that it is a subdivision of part of the lands conveyed by Johannes Welsch, to Holly House Development, LLC, a Maryland limited liability company, by deed dated January 6, 2006 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 9821, Folio 489, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended. Monumentation is in accordance with the Howard County Subdivision Regulations.

James L. Mathias 6/7/07 Date
 James L. Mathias, Professional Surveyor
 Maryland Registration No. 11039

THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1 AROUND THE EXISTING HOUSE AND BUILDABLE BULK PARCEL A, TO DEDICATE PUBLIC ROAD AND CREATE FOREST CONSERVATION EASEMENTS.

RECORDED AS PLAT NUMBER 19339 ON 8/17/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario Design Consultants, Inc.
 The Old Firehouse Building
 66 East Main Street, Suite 200
 Westminster, MD 21157
 Phone: (410) 388-0580
 Fax: (410) 388-0584
 DDC@demariodesign.us

HOLLY HOUSE MEADOWS
 PHASE ONE
 LOT 1 & BUILDABLE BULK PARCEL A

Election District No. 5 Howard County, Maryland
 Tax Map 45 Grid 6 Parcel 24
 Scale: 1"=100' June 6, 2007
 Zoning: RR-DEO