

General Notes:

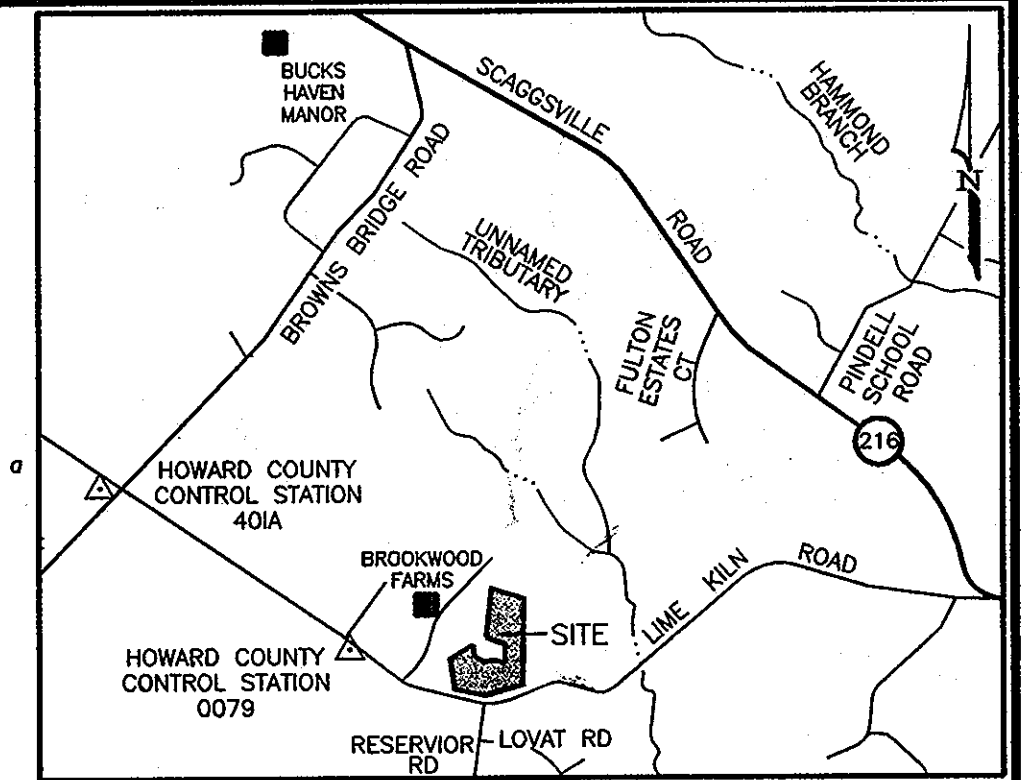
- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7/28/06.
- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 401A and 0079 (Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters)
No. 401A N 541725.7952 E 1325516.814 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 (16 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 ensure all weather use.

HOLLY HOUSE MEADOWS

PHASE TWO

LOTS 2-9, NON-BUILDABLE PRESERVATION

PARCELS A, B, C & PARCEL D



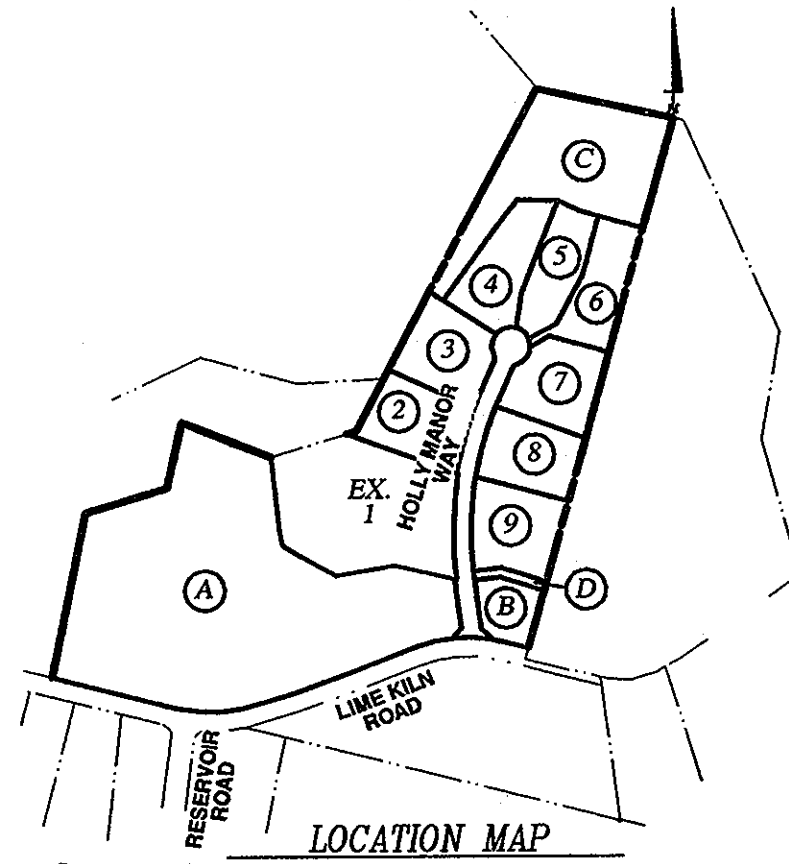
VICINITY MAP

SCALE: 1" = 2000'

General Notes Continued:

- These plans are subject to a design manual waiver to appendix 'A' and detail R-1.01 of the design manual volume III and IV, to permit a 45' right-of-way between stations 1+80 to 4+50. The waiver was approved on April 3, 2008 subject to the following:
 - The road pavement width shall meet the standard 22' requirement
 - A public 5' street easement shall be located within the 45' right-of-way section.
 - All street trees shall be located in accordance with memorandum from Mr. Jim Irvin, dated October 31, 2006.
- The Articles of Incorporation have been filed with the State Department of Assessments and Taxation with incorporation number D-12249488 dated 11-28-2007. The covenants for Holly House Meadows were recorded in the Land Records of Howard County, Maryland in Liber 11001, Folio 288.
- The area shown as 100 year floodplain (schematic) represents the area from the spillway of the existing pond to the "Existing 100 year floodplain, Drainage and Utility Easement (Plat No. 19338), as requested by the Howard Soil Conservation District.

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-38.07'
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'



LOCATION MAP
SCALE: 1"=500'

General Notes Continued:

- The forest conservation obligations for the entire site and SP-07-002 were addressed with F-07-012.
- An obviously not critical floodplain study was performed with F-07-012 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 16.12(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.
- This property is not within the metropolitan district.
- The lots shown hereon comply with the minimum lot width and lot area as required by the Maryland State Department of the Environment.
- The intended use of Non-Buildable Preservation Parcel 'A' is the preservation of existing environmental features, the protection of existing wetlands, streams and their buffers and the provision of stormwater management facilities and will be privately owned, with the homeowners association and Howard County, Maryland being the easement holders. The intended use of Non-Buildable Preservation Parcel 'B' is reforestation credit and screening of the proposed development from Lime Kiln Road and will be privately owned, with the homeowners association and Howard County, Maryland being the easement holders. The intended use of Non-Buildable Preservation Parcel 'C' is the preservation of existing environmental features, the protection (in easement) of existing forest habitat and will be privately owned by one of the adjacent lot owners (Lots 3-6), with the homeowners association and Howard County, Maryland being the easement holders.

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, 11/7/08
Date

Holly House Development, LLC
Owner, 11-17-08
Date

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 lots 2 - 9 and Non-Buildable Bulk Parcels A, B & C 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.

DENSITY EXCHANGE CHART PHASE II	
TOTAL AREA OF SUBDIVISION	24.438 AC.
ALLOWED DENSITY UNITS	5
NET ACREAGE OF SUBDIVISION	22.748 AC.
MAXIMUM DENSITY UNITS	11
PROPOSED DENSITY UNITS	8
NUMBER OF DEO UNITS REQUIRED	4
SENDING PARCEL INFORMATION:	
3 DEO UNITS FROM THE HOOVER PROPERTIES, LLC TAX MAP 7, GRID 12, PARCEL 102, RE-08-004-S-1	1 DEO UNIT FROM THE HOOVER PROPERTY TAX MAP 2, GRID 17, PARCEL 184, RE-08-004-S-1
RE-08-004-S-2 PLAT # 19821	PLAT # 19820
RECEIVING PARCEL FOR HOLLY HOUSE MEADOWS IS RECORDED AS PLAT # 19819, RE-08-004.	

DENSITY TABULATION PHASE II	
A) TOTAL GROSS PROPERTY AREA:	24.438 AC±
B) AREA OF ON-SITE FLOODPLAIN:	1.39 AC±
C) AREA OF STEEP SLOPES:	0.30 AC±
D) NET PROPERTY AREA:	22.748 AC±
E) PERMITTED BASE DENSITY:	5
F) DENSITY PER DEO OPTION:	11
G) PROPOSED LOT YIELD:	9 LOTS

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

Lot Tabulation	
TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 11	
Buildable Lots - 8	
Non-Buildable Preservation Parcels - 3	
TOTAL AREA OF LOTS AND/OR PARCELS - 22.565 Ac.	
Buildable - 8.688 Ac.	
Non-Buildable Preservation Parcels - 13.877 Ac.	
TOTAL AREA OF PARCEL D - 0.105 Ac.	
TOTAL AREA OF ROADWAY TO BE RECORDED - 1.009 Ac.	
TOTAL AREA OF SUBDIVISION TO BE RECORDED - 23.679 Ac.	

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
B. Nixon for Peter Brilemen 12/16/08
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 12/19/08
Chief, Development Engineering Division Date
Cindy Harris for 12/22/08
Director Date

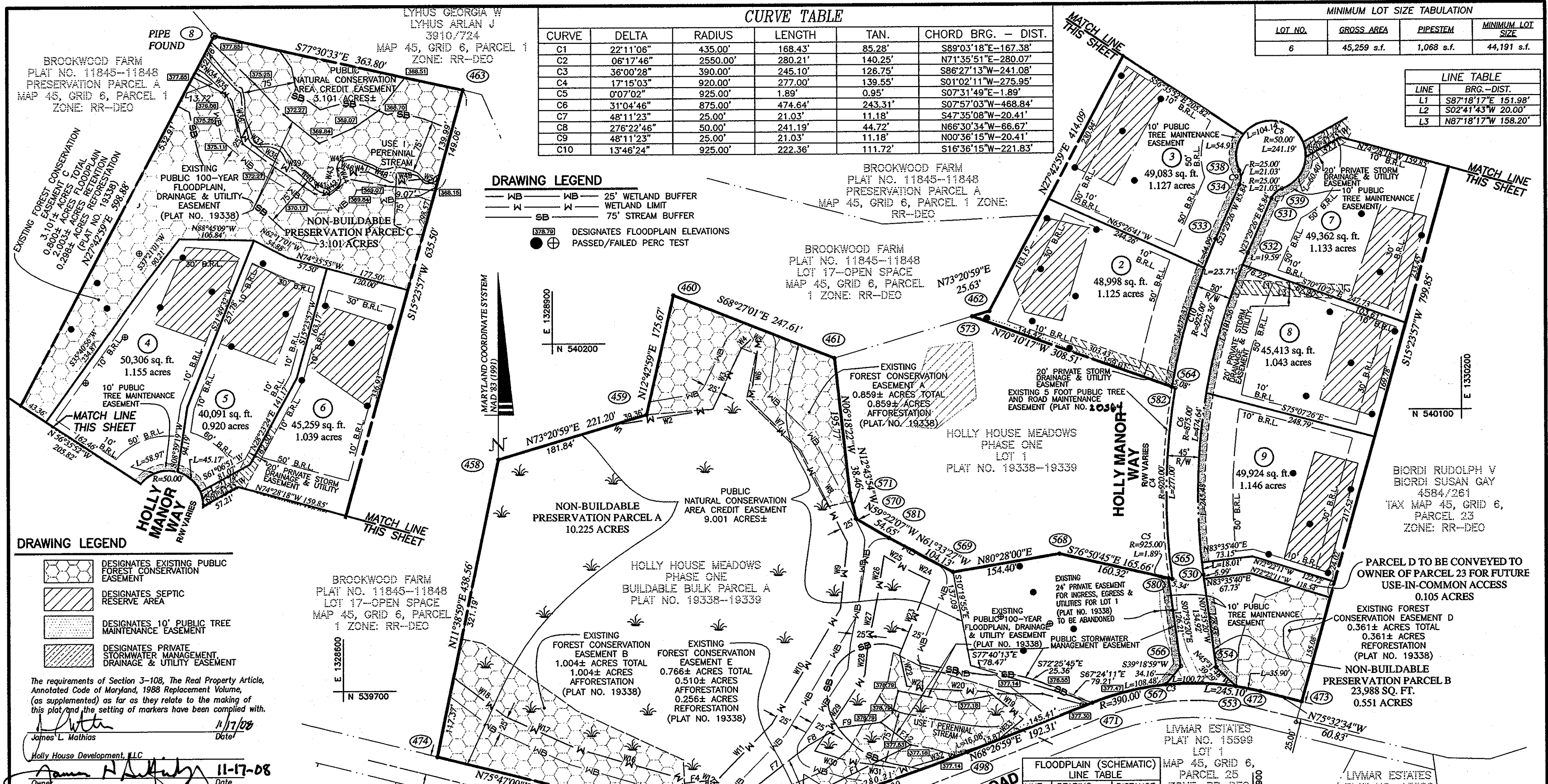
Owner's Dedication
We, Holly House Development, LLC, a Maryland limited liability corporation by James H. Selfridge, Managing Member, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of 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 17th day of November, 2008.
Holly House Development, LLC
By: *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 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.
[Signature] 11/7/08
James L. Mathias, Professional Land Surveyor
Maryland Registration No. 11039 Date

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE BULK PARCEL A INTO LOTS 2-9, NON-BUILDABLE PRESERVATION PARCELS A, B, C AND PARCEL D.
RECORDED AS PLAT NUMBER **20377** ON **12/24/08**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street
Westminster, MD 21157
Phone: (410) 386-0560
Fax: (410) 386-0564
DDC@demariodesign.us

HOLLY HOUSE MEADOWS
PHASE TWO
LOTS 2 - 9, NON-BUILDABLE PRESERVATION
PARCELS A, B, C & PARCEL D
(A RESUBDIVISION OF BUILDABLE BULK PARCEL A CREATED BY PLAT #19338)
Election District No. 5 Howard County, Maryland
Tax Map 45 Grid 6 Parcel 24
Scale: 1"=500' November 12, 2008
Zoning: RR-DEO
Previous Planning and Zoning File numbers - SP-07-002, F-04-052
05127.6 JAI JLM Sheet 1 of 2
F-08-090



CURVE	DELTA	RADIUS	LENGTH	TAN.	CHORD BRG. - DIST.
C1	22°11'08"	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'
C5	0°07'02"	925.00'	1.89'	0.95'	S07°31'49"E-1.89'
C6	31°04'46"	875.00'	474.64'	243.31'	S07°57'03"W-468.84'
C7	48°11'23"	25.00'	21.03'	11.18'	S47°35'08"W-20.41'
C8	27°22'46"	50.00'	241.19'	44.72'	N66°30'34"W-66.67'
C9	48°11'23"	25.00'	21.03'	11.18'	N00°36'15"W-20.41'
C10	13°46'24"	925.00'	222.36'	111.72'	S16°36'15"W-221.83'

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
6	45,259 s.f.	1,068 s.f.	44,191 s.f.

LINE	BRG.-DIST.
L1	S87°18'17"E 151.98'
L2	S02°41'43"W 20.00'
L3	N87°18'17"W 158.20'

DRAWING LEGEND

- WB 25' WETLAND BUFFER
- W WETLAND LIMIT
- SB 75' STREAM BUFFER
- DESIGNATES FLOODPLAIN ELEVATIONS PASSED/FAILED PERC TEST

DRAWING LEGEND

- DESIGNATES EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- DESIGNATES SEPTIC RESERVE AREA
- DESIGNATES 10' PUBLIC TREE MAINTENANCE EASEMENT
- DESIGNATES PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

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 11/17/08 Date
 Holly House Development, LLC

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 11
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TOTAL AREA OF PARCEL D - 0.105 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED - 1.009 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED - 23.679 Ac.

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

B. Nijon for Peter Beilensen 12/16/08 Date
 Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 12/19/08 Date

Director 12/22/08 Date

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- 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 herein;
- 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 17th day of November, 2008.
 Holly House Development, LLC

By: *James H. Selfridge*
 James H. Selfridge, Managing Member

OWNER/DEVELOPER
 Holly House Development, LLC
 c/o Mr. Jim Selfridge
 14045 Gared Drive
 Glenwood, MD 21738
 410-539-8930

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 11/17/08 Date
 James L. Mathias, Professional Land Surveyor
 Maryland Registration No. 11039

LINE	BEARING	DISTANCE
F1	S63°19'00"W	133.20'
F2	S57°03'38"W	67.77'
F3	N02°29'30"W	48.11'
F4	N84°32'16"E	34.19'
F5	S00°19'19"E	31.24'
F6	N76°47'19"E	58.35'
F7	N51°41'10"E	109.25'
F8	N59°58'56"E	52.46'
F9	N82°59'15"E	59.64'
F10	S52°03'16"E	53.85'
F11	2550.00'	8.87'

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE BULK PARCEL A INTO LOTS 2-9, NON-BUILDABLE PRESERVATION PARCELS A, B, C AND PARCEL D.

RECORDED AS PLAT NUMBER 20378 ON 12/24/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario
 DESIGN CONSULTANTS
 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS

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HOLLY HOUSE MEADOWS
 PHASE TWO
 LOTS 2-9, NON-BUILDABLE PRESERVATION PARCELS A, B, C & PARCEL D
 (A RESUBDIVISION OF BUILDABLE BULK PARCEL A CREATED BY PLAT #19338)

Election District No. 5 Howard County, Maryland
 Tax Map 45 Grid 6 Parcel 24
 Scale: 1"=100' November 12, 2008
 Zoning: RR-DEO
 Previous Planning and Zoning File numbers - SP-07-002, P-07-012

05127.6 JAI JLM Sheet 2 of 2
 F-08-090