General Notes:

- 1. 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.
- 2. Coordinates are based on Maryland Coordinate System NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 40IA and 0079 (Meters X 3.2808333333 = Feet; Feet X 0.3048006096 = Meters) N 541725.7952 No. 0079 N 540070.9966
- 3. This plat is based on a field-run monumented boundary survey performed on or about April 11, 2006 by DeMario Design Consultants, Inc.
- 4. All areas shown on this plat are more or less.
- 5. 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 12 feet (16 feet serving more than one residence) b) Surface - 6 inches of compacted crusher run base with tar and chip coating
 - c) Geometry Maximum 14% grade, maximum 10% grade change and minimum 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
 - a) Maintenance sufficient to ensure 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.
- 7. 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, floodolain and forest conservation easement areas.
- 8. For flag or pipestem lots, refuse collection, snow removal and road maintenance are to be provided to the junction of the flag or pipestern and road right-of-way line and not onto the pipestern lot driveway.
- 9. Stormwater management for this development will be provided by the following means: Recharge volume (Rev) will be provided through the use of the grass channel credit, the disconnection of non-rooftop run-off credit and the disconnection of rooftop runoff credit. The water quality (WQv) will be provided through a micro-pool extended detention pond, the disconnection of rooftop run-off credit(through grading on lots 2-3 and 7-8 and rain gardens on lots 4 and 6), and the natural area conservation credit. Channel protection volume (Cpv) will be provided through the micro-pool extended detention pond. Overbank flood protection volume and extreme flood protection volume are not required. The pond will be a jointly maintained facility (Howard County & HOA).
- 10. Landscaping for Lots 2 through 9 & Preservation Parcels A through C is provided in accordance with a certified Landscape Plan included with the road construction plan set in accordance with Section 16.124 of the Howard County Code and the Landscape
- 11. There are no known cemeteries on this site.
- 12. BRL denotes Building Restriction Line.
- 13. 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 lats 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.
- 14. O Denotes iron pipe found

15. The 24' private easement for ingress, egress & utilities for existing Lot 1 is to be extinguished with this subdivision and replaced by the public right of way for Holly Manor Way.

16. 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.

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

Howard County Health Officer 🤫

APPROVED:

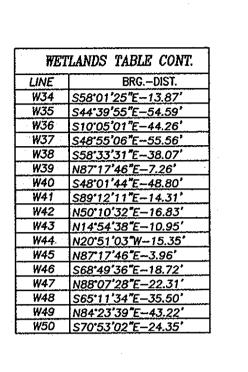
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

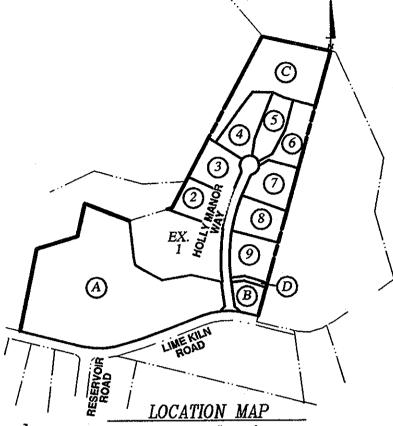
Chief, Development Engineering Division 🕊 🕻 Date

OLLY HOUSE MEADOWS

PHASE TWO

LOTS 2-9, NON-BUILDABLE PRESERVATION PARCELS A, B, C & PARCEL D

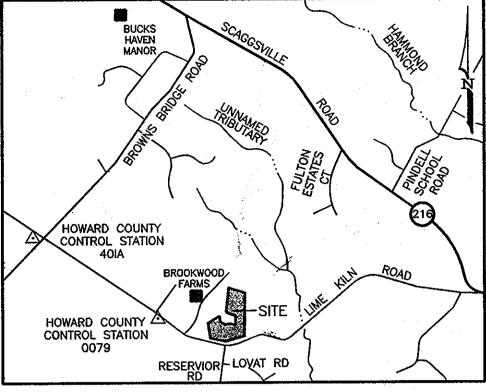




General Notes Continued:

- 26. 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:

 1. The road pavement width shall meet the standard 22'
 - requirement 2. A public 5' street easement shall be located within the 45'
 - right-of-way section. 3. All street trees shall be located in accordance with memorandum from Mr. Jim Irvin, dated October 31, 2006.
- 27. 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 of Records of Howard County, Maryland in Liber 11001, Folio 288.
- 28. 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.



VICINITY MAP

SCALE: 1" = 2000'

WETLANDS TABLE					
LINE	BRGDIST.				
W1	S56*29'46"E2.98'				
W2	N80'58'44"E-131.50'				
W3	N25'10'35"E-96.04'				
W4	N47°00'35"E-19.30'				
₩5	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	N66'40'16"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	N65*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	506*03'22"W-40.92'				
W29	S33°17'11"W-131.46'				
W30	S73*13'20"E-54.74"				
W31	\$81*43'52"E-77.36'				
W32	N73*07'59"E-125.76'				
W33	N49*52'23"E-46.98"				

No. North East 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 468 539522.4089 1329058.5749 469 539519.6483 1329225.9346 471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329883.3991 533 540445.6292 1329883.3991 534 540425.2179 1329883.3991 538 540445.6292 1329848.	0001 02211000 100210		
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 468 539522.4089 1329058.5749 469 539519.6483 1329225.9346 471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329895.0403 532 540326.5637 1329883.1839 533 540445.6292 1329883.3991 538 540445.6292 1329883.3991 538 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539856.2897 1329775.6504 566 53983.9898	No.	North	East
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 468 539522.4089 1329058.5749 469 539519.6483 1329225.9346 471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329895.0403 532 540326.5637 1329849.1840 534 540425.2179 1329883.3991 533 540445.6292 1329883.3991 533 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539730.5239 1329775.6504 566 53983.9898 1329775.6504 567 539868.4182	8	541140.9318	1329996.0375
460 540268.9002 1329073.1336 461 540177.9513 1329303.4356 462 540244.1882 1329524.9113 463 541062.2477 1330351.2266 468 539522.4089 1329058.5749 469 539519.6483 1329225.9346 471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329895.0403 532 540326.5637 1329849.1840 533 540445.6292 1329883.3991 538 540445.6292 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 132976.0426 554 539728.4903 1329848.0070 564 540132.1947 1329775.6504 566 53983.9898	458	540034.1584	1328822.5391
461 540177.9513 1329303.4356 462 540244.1882 1329524.9113 463 541062.2477 1330351.2266 468 539522.4089 1329058.5749 469 539519.6483 1329225.9346 471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329885.0403 533 540445.2279 1329883.3991 538 540445.6292 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329746.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329775.6504 568 539893.9898	459	540097.5390	1329034.4644
462 540244.1882 1329524.9113 463 541062.2477 1330351.2266 468 539522.4089 1329058.5749 469 539519.6483 1329225.9346 471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329885.0403 533 540445.6292 1329883.3991 534 540425.2179 1329883.1839 539 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329775.6504 566 539704.0957 1329775.6504 568 539893.9898	460	540268.9002	1329073.1336
463 541062.2477 1330351.2266 468 539522.4089 1329058.5749 469 539519.6483 1329225.9346 471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329895.0403 533 540445.2279 1329883.3991 534 540425.2179 1329883.1839 539 540445.6292 1329883.1839 539 540419.0559 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329775.6504 566 539730.5239 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329333.4143 571 539983.3702	461	540177.9513	1329303.4356
468 539522.4089 1329058.5749 469 539519.6483 1329225.9346 471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329849.1840 533 540346.4937 1329849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539728.4903 1329785.5826 565 539856.2897 1329775.6504 566 539730.5239 1329775.6504 567 539868.4182 1329333.4143 571 539983.3702 1329333.4143 573 540236.8442	462	540244.1882	1329524.9113
469 539519.6483 1329225.9346 471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329849.1840 534 540445.6292 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329844.3255 533 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329775.6504 566 539730.5239 1329775.6504 568 539893.9898 1329624.2664 569 539845.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442	463	541062.2477	1330351.2266
471 539678.7036 1329670.5508 472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329895.0403 533 540346.4937 1329849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329775.6504 566 539730.5239 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329333.4143 571 539985.8581 1329330.3899 573 540236.8442	468	539522.4089	1329058.5749
472 539693.6167 1329911.1729 473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329895.0403 533 540346.4937 1329849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329775.6504 566 539730.5239 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329333.4143 571 539983.3702 1329333.4989 573 540236.8442 1329500.3552 580 539857.5060	469	539519.6483	1329225.9346
473 539678.4297 1329970.0781 474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329895.0403 533 540346.4937 13298849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329775.6504 566 539704.0957 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329333.4143 571 539983.3702 1329333.4989 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122	471	539678.7036	1329670.5508
474 539604.6291 1328733.9817 498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329895.0403 533 540346.4937 1329849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 13293775.6504 569 539868.4182 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122	472	539693.6167	1329911.1729
498 539608.0648 1329491.6841 530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329895.0403 533 540346.4937 1329849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 533 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329775.5826 566 539704.0957 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329333.4143 571 539983.3702 1329333.4143 571 539983.3702 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	473	539678.4297	1329970.0781
530 539862.2326 1329830.1884 531 540405.2879 1329929.2553 532 540326.5637 1329895.0403 533 540346.4937 1329849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 533 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 13297775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329333.4143 571 539983.3702 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	474	539604.6291	1328733.9817
531 540405.2879 1329929.2553 532 540326.5637 1329895.0403 533 540346.4937 1329849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 533 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 13293775.6504 569 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	498	539608.0648	1329491.6841
532 540326.5637 1329895.0403 533 540346.4937 1329849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 533 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329472.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	530	539862.2326	1329830.1884
533 540346.4937 1329849.1840 534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 533 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329333.4143 571 539945.8581 1329333.4143 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	531	540405.2879	1329929.2553
534 540425.2179 1329883.3991 538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329777.6504 568 539893.9898 1329624.2664 569 539868.4182 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	532	540326.5637	1329895.0403
538 540445.6292 1329883.1839 539 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329797.2943 567 539893.9898 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329372.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	533	540346.4937	1329849.1840
539 540419.0559 1329944.3255 553 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329797.2943 567 539893.9898 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 13293772.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	534	540425.2179	1329883.3991
553 539700.9686 1329876.0426 554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329797.2943 567 539704.0957 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 13293772.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	538	540445.6292	1329883.1839
554 539728.4903 1329848.0070 564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329797.2943 567 539704.0957 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329472.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	539	540419.0559	1329944.3255
564 540132.1947 1329790.5742 565 539856.2897 1329785.5826 566 539730.5239 1329797.2943 567 539704.0957 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329472.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	553	539700.9686	1329876.0426
565 539856.2897 1329785.5826 566 539730.5239 1329797.2943 567 539704.0957 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329472.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	554	539728.4903	1329848.0070
566 539730.5239 1329797.2943 567 539704.0957 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329472.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	564	540132.1947	1329790.5742
567 539704.0957 1329775.6504 568 539893.9898 1329624.2664 569 539868.4182 1329472.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	565	539856.2897	
568 539893.9898 1329624.2664 569 539868.4182 1329472.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	566	539730.5239	
569 539868.4182 1329472.0000 570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	567	539704.0957	1329775.6504
570 539945.8581 1329333.4143 571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	568	539893.9898	1329624.2664
571 539983.3702 1329324.9389 573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	569	539868.4182	1329472.0000
573 540236.8442 1329500.3552 580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	570	539945.8581	1329333.4143
580 539857.5060 1329780.3783 581 539918.0122 1329380.4405	571	539983.3702	1329324.9389
581 539918.0122 1329380.4405	573	540236.8442	1329500.3552
	580	539857.5060	1329780.3783
<i>582</i> 540133.9176 1329785.7961	581	539918.0122	1329380.4405
	582	540133.9176	1329785.7961

Coordinate Table

Coordinates are based on the Maryland Coordinate

General Notes Continued:

- 17. The forest conservation obligations for the entire site and SP-07-002 were addressed with
- 18. An obviously not critical floodplain study was performed with F-07-012 by DeMario
- 19. This plat is subject to WP-07-042 which was granted on December 19, 2006 for the

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

1. 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.

2. 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).

3. 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.

- 20. This property is not within the metropolitan district.
- 21. 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 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.
- 24. Parcel "D" shall be conveyed without consideration to the current owner of Tax Map 45, Grid 6, Parcel 23 immediately following recordation of this plat.
- 25. This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code. Financial surety for the required landscaping in the amount of \$21,000.00 must be posted as part of the developer's agreement (55 shade trees, 30 evergreen trees).

DENSITY EXCHANGE CHART PHASE II TOTAL AREA OF SUBDIVISION 24.438 AC. ALLOWED DENSITY UNITS NET ACREAGE OF SUBDIVISION 22.748 AC. MAXIMUM DENSITY UNITS 17 PROPOSED DENSITY UNITS NUMBER OF DEO UNITS REQUIRED 4 SENDING PARCEL INFORMATION: 3 DEO UNITS FROM MBW 1 DEO UNIT FROM THE HOOVER PROPERTY TAX MAP 2, GRID 17, PARCEL 184, RE-08-004-S-1 23. Previous Planning and Zoning file numbers: F-07-012, SP-07-002, WP-07-042, F-04-52, PROPERTIES, LLC TAX MAP 7, GRID 12. PARCEL 102 RE-08-004-S-2 PLAT # 19821 PLAT # 19820 RECEIVING PARCEL FOR HOLLY HOUSE MEADOWS IS RECORDED AS PLAT #

The requirements of Section 3-108, The Real Property Article,

this plat and the setting of markers have been complied with.

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

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

completion of the Developers Obligations under the Forest Conservation installation

and record the deed(s) of easement in the Land Records of Howard County.

Annotated Code of Maryland, 1988 Replacement Volume,

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

(as supplemented) as far as they relate to the making of

OWNER/DEVELOPER

AREA OF STEEP SLOPES
NET PROPERTY AREA:

PERMITTED BASE DENSITY:

DENSITY PER DEO OPTION: PROPOSED LOT YIELD:

ON-SITE FLOODPLAIN:

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

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

DESIGN CONSULTANTS

0.30 AC±

9 LOTS

22.748 AC±

192 East Main-Street Westminster, MD 21157 Phone: (410) 386-0560 Fax: (410) 386-0564 DDC@demariodesign.us

GINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS **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 Scale: 1=000
Zoning: RR-DEO
Previous Planning and Zoning File numbers - SP-07-002, F-07-012

05127.6 | JAI | JLM

Sheet OI λ F-08-090

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

(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**

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

Maryland Registration No. 11039

OK TKM

