



General Notes:

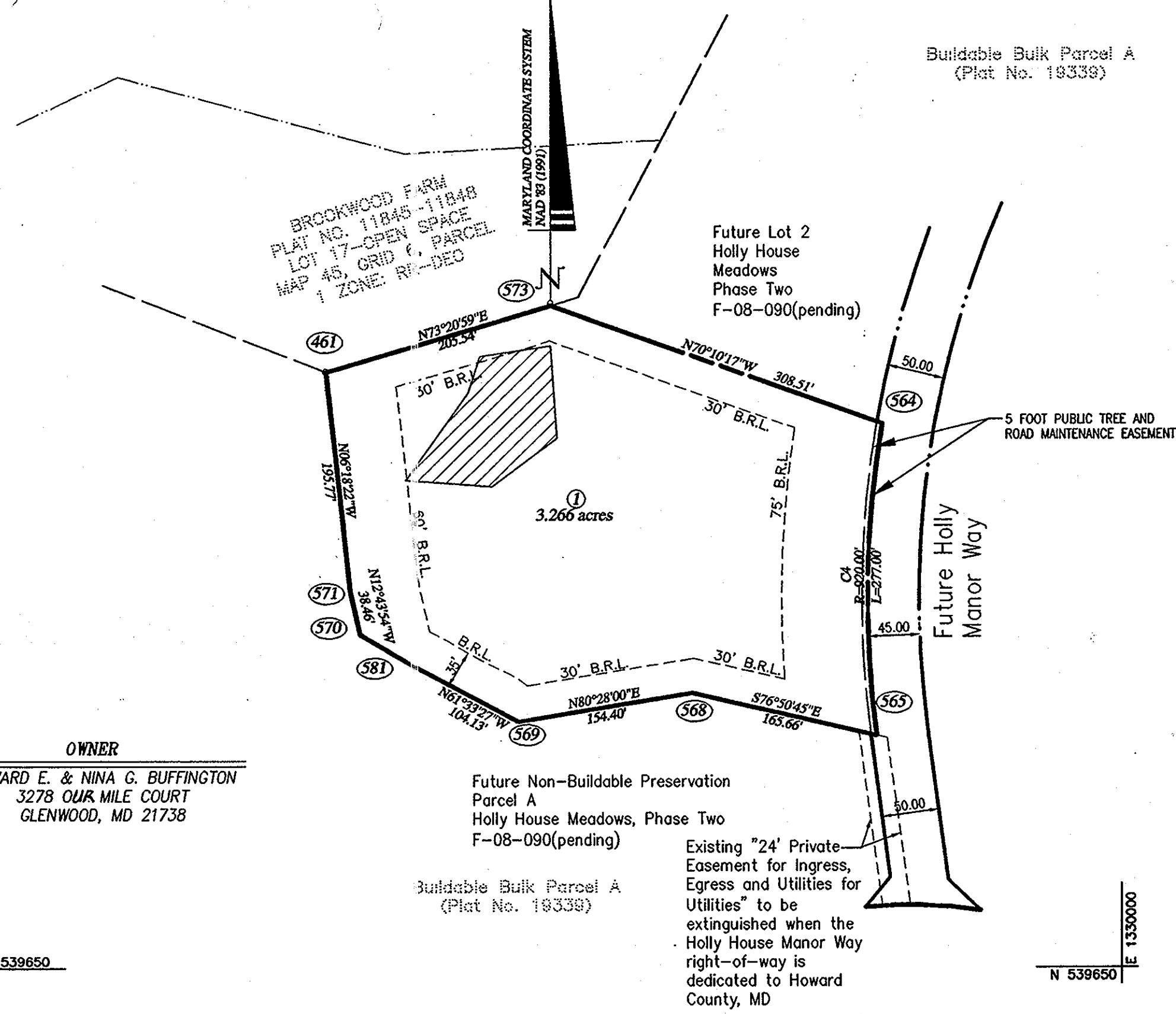
- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7/28/06.
- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 401A and 0079
(Meters X 3.2808333333 = 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.
-  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/structure on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulation requirements.
- Landscaping for Lot 1 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- 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 insure all weather use.
- There are no known cemeteries on this site.
- BRL denotes Building Restriction Line.
-  Denotes iron pipe found
- The 24' private easement for ingress, egress & utilities for existing Lot 1 is to be extinguished with F-08-090 (pending) and replaced by the public right of way for Holly Manor Way.
- 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.
- The forest conservation obligations were addressed with F-07-012.
- 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.
- This property is not within the metropolitan district.
- Previous Planning and Zoning file numbers: F-07-012, SP-07-002, WP-07-042, F-08-090

E 1329000
N 540550

E 1330000
N 540550

E 1329000
N 539650

E 1330000
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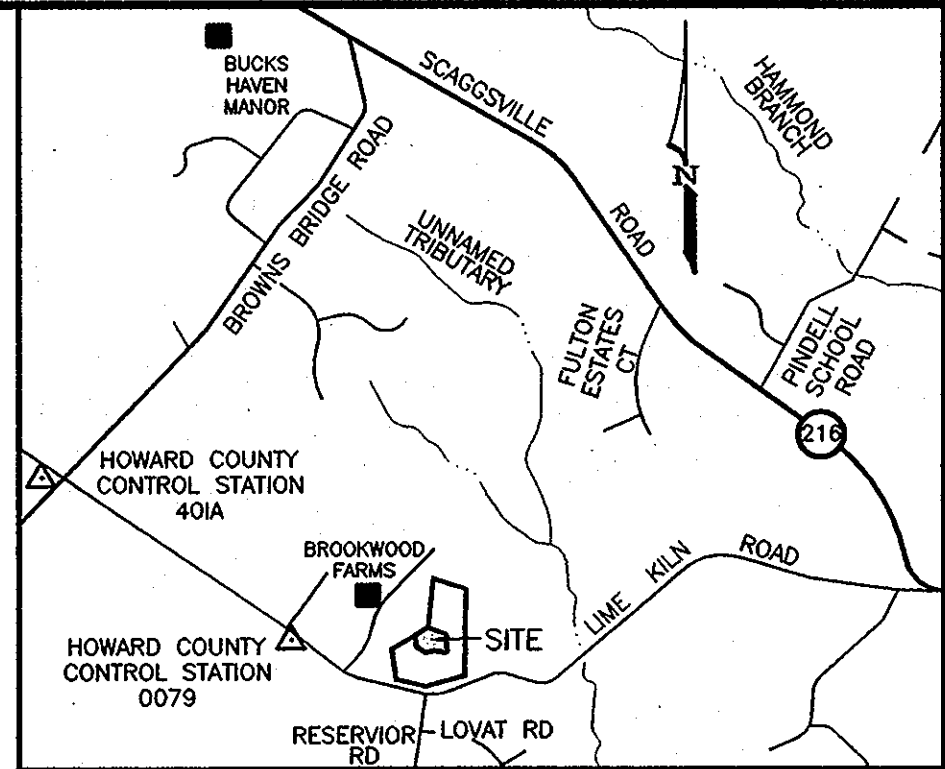


OWNER
EDWARD E. & NINA G. BUFFINGTON
3278 OUR MILE COURT
GLENWOOD, MD 21738

Future Non-Buildable Preservation
Parcel A
Holly House Meadows, Phase Two
F-08-090(pending)

Existing "24' Private Easement for Ingress, Egress and Utilities" to be extinguished when the Holly House Manor Way right-of-way is dedicated to Howard County, MD

- 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.
- 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.



HOWARD COUNTY ADC MAP 18 BLOCK E5
VICINITY MAP
SCALE: 1" = 2000'

Coordinate Table		
No.	North	East
461	540177.9513	1329303.4356
564	540132.1947	1329790.5742
565	539856.2897	1329785.5826
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

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

581	539918.0122	1329380.4405
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Recorded as Plat No. 20364 on 12/17/08 among the Land Records of Howard County, Maryland.

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 9-10-08
Date
Edward E. Buffington 9-22-08
Date

THE PURPOSE OF THIS PLAT OF CORRECTION IS TO ADD A 5 FOOT PUBLIC TREE AND ROAD MAINTENANCE EASEMENT ALONG THE FRONTAGE OF LOT 1 (AS PREVIOUSLY RECORDED ON PLAT Nos. 19338 AND 19339)

Area Tabulation Chart	
a. Total number of lots and/or parcels to be recorded-	1
• Buildable -	1
• Non-Buildable -	0
• Open Space -	0
• Preservation Parcels -	0
b. Total Area of lots and/or parcels -	3.226 Ac.
• Buildable -	3.226 Ac.
• Non-Buildable -	0
• Open Space -	0
• Preservation Parcels -	0
c. Total area of roadway to be recorded including widening strips -	0
d. Total area of subdivision table recorded -	3.226 Ac.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mike Johnson 12/11/08
Chief, Development Engineering Division Date
Cindy Hamilton 12/12/08
Director Date

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
Bridgette Oster Beilenson 12/9/2008
Howard County Health Officer Date

Owner's Dedication

We, Edward E. Buffington and Nina G. Buffington, owners of the property shown and described hereon, hereby adopt this plat; of correction and in consideration of 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 roads and street rights-of-way and the specific easement areas shown hereon;
- 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 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;
- 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 right-of-ways.

Witness our hands this 10th day of SEPTEMBER, 2008.

Edward E. Buffington Edward E. Buffington
Nina G. Buffington Nina G. Buffington

Surveyor's Certificate

I hereby certify that the final plat shown hereon is correct, that it is a all of the lands conveyed by Holly House Development, LLC, a Maryland Limited Liability Company to Edward E. Buffington and Nina G. Buffington, husband and wife, by deed dated December 14, 2007 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 11022, Folio 421. All monuments are in place in accordance with the Annotated Code of Maryland, as amended.



James L. Mathias 9-10-08
James L. Mathias, Professional Land Surveyor Date
Maryland Registration No. 11039

DeMario Design Consultants, Inc.
192 East Main Street
Westminster, MD 21157
Phone: (410) 386-0580
Fax: (410) 386-0564
DDC@demariodesign.us

PLAT OF CORRECTION
HOLLY HOUSE MEADOWS PHASE ONE
LOT 1
Election District No. 5 Howard County, Maryland
Tax Map 45 Grid 6 Parcel 24
Scale: 1"=100' June 11, 2008
Zoning: RR-DEO
Previous Planning and Zoning File numbers -
SP-07-002, F-07-012, WP-07-042, F-08-090
05127.6 LJC JLM Sheet 1 of 1

F-09-052