

DENSITY EXCHANGE CHART

	INITIAL EXCHANGE	SECOND EXCHANGE
SENDING PARCEL INFORMATION	A.E. MULLINIX ROAD PROPERTY, L. 8169 / F. 526, L. 9256 / F. 193, DPZ FILE NO. F-06-044. TAX MAP NO. 7, GRID 22, PARCEL 323, 517	A.E. MULLINIX ROAD PROPERTY, L. 8169 / F. 526, L. 9256 / F. 193, DPZ FILE NO. F-06-044. TAX MAP NO. 7, GRID 22, PARCEL 323, 517
TOTAL PARCEL COMPUTED ACREAGE	23.419 ACRES	23.419 ACRES
PRESERVATION PARCEL ACREAGE	20.004 ACRES	6.725 ACRES
CEO UNITS CREATED (1:4.25)	20.004 AC. - 6.029 AC. (AREA TO SUPPORT 2 LOTS = 8.50 - 2.471 AC. (AREA OF 2 LOTS) - 4.25 AC. (AREA RESERVED FOR EXISTING OR FUTURE HOUSE ON BUIDABLE PRESERVATION PARCEL) = 9.725 AC.	20.004 AC. - 6.029 AC. (AREA TO SUPPORT 2 LOTS = 8.50 - 2.471 AC. (AREA OF 2 LOTS) - 4.25 AC. (AREA RESERVED FOR EXISTING OR FUTURE HOUSE ON BUIDABLE PRESERVATION PARCEL) = 9.725 AC.
CEO UNITS SENT (1:4.25)	0	0
DEO UNITS CREATED (1:3)	3	3
DEO UNITS SENT (1:3)	1	2
ACREAGE OF REMAINING EASEMENT	6.725 ACRES	0.725 ACRES
RECEIVING PARCEL INFORMATION	WALNUT CREEK, SP-06-07, F-07-76, TAX MAP NO. 28, GRID NOS. 4, 5, 10-12, 17 & 18, PARCEL 48 (RE-07-02)	SCHOOLEY MILL FARM, SP-07-014, TAX MAP NO. 40, GRID NOS. 10 & 11, PARCEL NOS. 115 & 149 (RE-07-01)

COORDINATE TABLE

POINT	NORTHING	EASTING
100	603109.2930	128661.9554
101	603029.9277	128667.5469
102	602913.1044	128649.9219
103	602536.9560	128669.8920
104	602667.8599	128679.9984
105	602777.2587	128679.9984
106	602826.1642	128682.5986
107	603011.4335	128719.9911
108	603106.3881	1287161.3230
109	603167.5100	1287128.1836
110	603287.9998	1287007.5723
111	603385.1896	1287088.2551
112	603498.9329	1287212.5266
113	603427.6123	1287276.8389
114	603181.1113	1287143.5597
115	603107.2515	1287183.6054
116	602997.7820	1287134.8053
117	602811.6345	1286842.0221
118	602771.3594	1286815.9984
119	602660.9277	1286815.9984
120	602524.6399	1286708.6201
200	603482.8528	1286629.7900
201	603257.1343	1286299.1204
203	602830.7402	1286357.7626
205	602399.0829	1286869.2672
206	602707.6650	1286474.4440
207	602730.1560	1286446.6120
304	603177.7010	1287879.3400
306	603440.7010	1287429.0340
309	603576.3380	1287198.2250
310	603226.4360	1286960.4660
311	603322.2840	1286918.7690
312	603103.9900	1286802.1220
501	603031.5370	1286404.2170

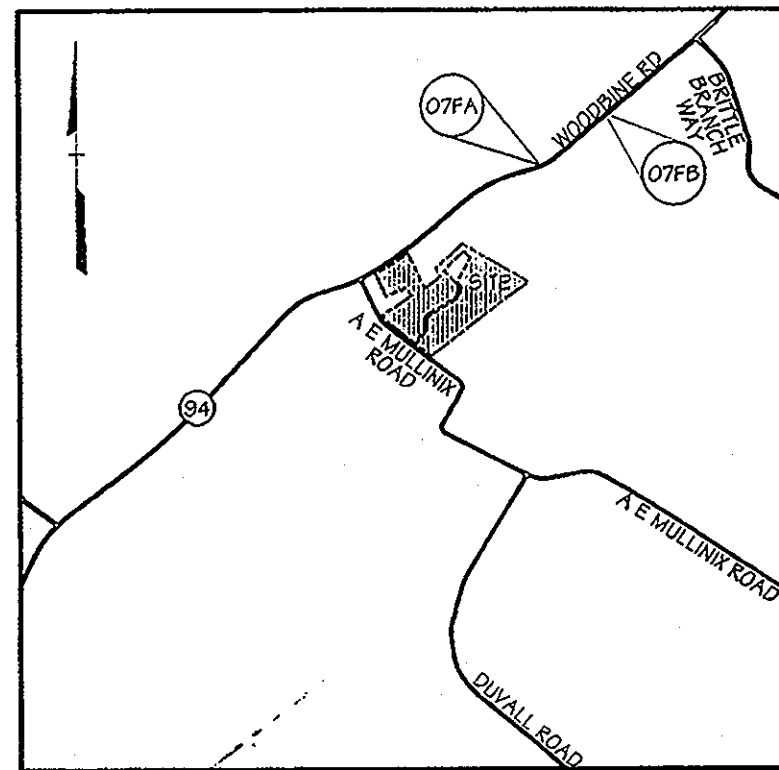
THE REQUIREMENTS OF S 3-108, THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 2004 REPLACEMENT VOLUME. (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Martin
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

5-27-09
Date

Chris Rachuba
KDDC Land Company L.L.C.
Chris Rachuba (President)

5-26-09
Date



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 3, BLOCK C12

GENERAL NOTES:

- COORDINATES ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83 (1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 07FA AND 07FB.
STATION NORTH EAST
07FA 604392.216 FT. 1286044.192 FT.
07FB 603463.426 FT. 1286326.120 FT.
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2005 BY DAFT-MCCUNE-WALKER, INC.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- Ø DENOTES IRON PIPE OR REBAR AND CAP FOUND.
■ DENOTES CONCRETE MONUMENT FOUND.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- DRIVEWAYS 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 (1 1/2" MIN).
GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 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.
- 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/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS 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 DEVELOPER'S OBLIGATIONS 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.
- THE FOREST CONSERVATION FOR THIS PROJECT WAS ADDRESSED UNDER F-06-044.
- THERE ARE NO KNOWN CEMETERIES ON THIS SITE.
- THE LANDSCAPING FOR THIS PROJECT WAS ADDRESSED UNDER F-06-044.
- SWM QUANTITY IS NOT REQUIRED FOR THIS PROJECT BASED ON 1 YEAR PEAK FLOW BEING LESS THAN 2.0 c.f.s. SWM QUALITY WILL BE ADDRESSED BY ROOFTOP RUNOFF AND DISCONNECTION AND NON-ROOFTOP RUNOFF. THESE DISCONNECTIONS MEET DESIGN CRITERIA FOR WQ AND RW.
- 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. IF PUBLIC WATER AND SEWER ARE PROVIDED TO THE SITE, ABANDONMENT OF THE WELL AND SEPTIC SYSTEMS MUST BE COORDINATED THROUGH THE HEALTH DEPARTMENT. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL MAKE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT AND ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN L. 10677 / F. 628. THE PROPERTY IS SUBJECT TO SECTION 15.514 (b) OF THE AGRICULTURAL LAND PRESERVATION PROGRAM.
- NO WETLANDS EXIST ON SITE BASED ON A FIELD INVESTIGATION PERFORMED BY DAFT-MCCUNE-WALKER, INC. ON AUGUST 2005.
- THERE IS AN EXISTING STRUCTURE ON PRESERVATION PARCEL 'A' TO REMAIN. NO NEW BUILDINGS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRE.
- THIS PARCEL IS SUBJECT TO SUBTITLE 5 OF THE HOWARD COUNTY CODE.
- THIS SUBDIVISION IS EXEMPT FROM OPEN SPACE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.121 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (RC-DEO CLUSTER SUBDIVISION).
- THE 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A FLOODPLAIN STUDY FOR THE CHASE AT STONEY BROOK (F-05-170), AS PREPARED BY BENCHMARK ENGINEERING, INC.
- THE EXISTING WELL ON PRESERVATION PARCEL 'A' TO REMAIN. ALL WELLS TO BE DRILLED PRIOR TO FINAL RECORD PLAT SIGNATURE.
- USING THE DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 2 OF THE RESIDENTIAL LOTS SHOWN ON THE SUBDIVISION PLAN FOR SCHOOLEY MILL FARM (F-09-043) HAVE BEEN TRANSFERRED FROM A.E. MULLINIX ROAD PROPERTY.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN, AND FCE AREAS.
- TRASH AND RECYCLING COLLECTION WILL BE AT A.E. MULLINIX ROAD WITHIN 5 FEET OF THE COUNTY ROADWAY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°00'00" E	110.43'
L2	N 32°52'06" E	47.95'
L3	N 24°01'40" E	119.85'
L4	N 28°27'57" W	84.02'
L5	S 28°27'57" E	69.53'
L6	S 24°01'40" W	103.96'
L7	S 32°52'06" W	58.23'
L8	S 00°00'00" E	109.40'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C3	21°00'46"	368.00'	134.96'	N 41°27'19" W	134.21'	68.25'
C4	05°17'15"	4340.00'	400.51'	N 55°40'56" E	400.36'	200.40'

DMW
DAFT MCCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

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

William P. Peter Beilenson 6/15/2009
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 6/17/09
Chief, Development Engineering Division Date

Cindy Harris 6/24/09
Director Date

TABULATION OF FINAL PLAT	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	0
NON BUILDABLE PRESERVATION PARCEL	0
BUILDABLE PRESERVATION PARCEL	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	20.004 AC.±
BUILDABLE	0.000 AC.±
NON BUILDABLE PRESERVATION PARCEL	0.000 AC.±
BUILDABLE PRESERVATION PARCEL	20.004 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	20.004 AC.±

OWNER/DEVELOPER
KDDC LAND COMPANY L.L.C.
946-A MARIMICH COURT
ELDERSBURG, MD 21784

OWNER'S DEDICATION

We, KDDC LAND COMPANY L.L.C., a Maryland Limited Liability Company, by Chris Rachuba, President, owner of the property shown and described hereon, hereby adopt this Amended Plat; and in consideration of the approval of this Plat by the Department of Planning and Zoning, establish the preservation easement to be considered a Sending Parcel for Transfer of Development Rights.

Witness our hands this 21 day of MAY 2009

Chris Rachuba 5-26-09
KDDC Land Company L.L.C. Date
Chris Rachuba (President) Attest: *Priscilla ...* 5/27/09 Date



SURVEYOR'S CERTIFICATE

I hereby certify that the final plat of easement shown hereon is correct, that it defines a Preservation easement of 20.004 acres on part of the land conveyed by Stephen M. Borrer and Sheila L. Borrer, his wife, to KDDC Land Company, LLC by Deed Dated February 27, 2004 and recorded among the Land Records of Howard County, Maryland in Liber 8169 at Folio 526 and the Lands Conveyed by James William Brown and Kristen Diane Wagner to Patrick J. Arnone and Robin M. Arnone by deed dated March 30, 2005 and recorded among the Land Records of Howard County Maryland in Liber 9256 at Folio 193 and that all monuments are in place in accordance with the Annotated Code of Maryland, as now amended.

Michael D. Martin 5-27-09
Michael D. Martin, Professional Land Surveyor Date
Maryland Registration No. 21234

PURPOSE NOTE

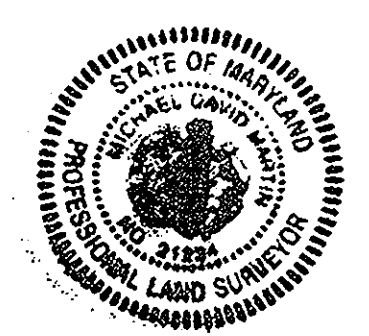
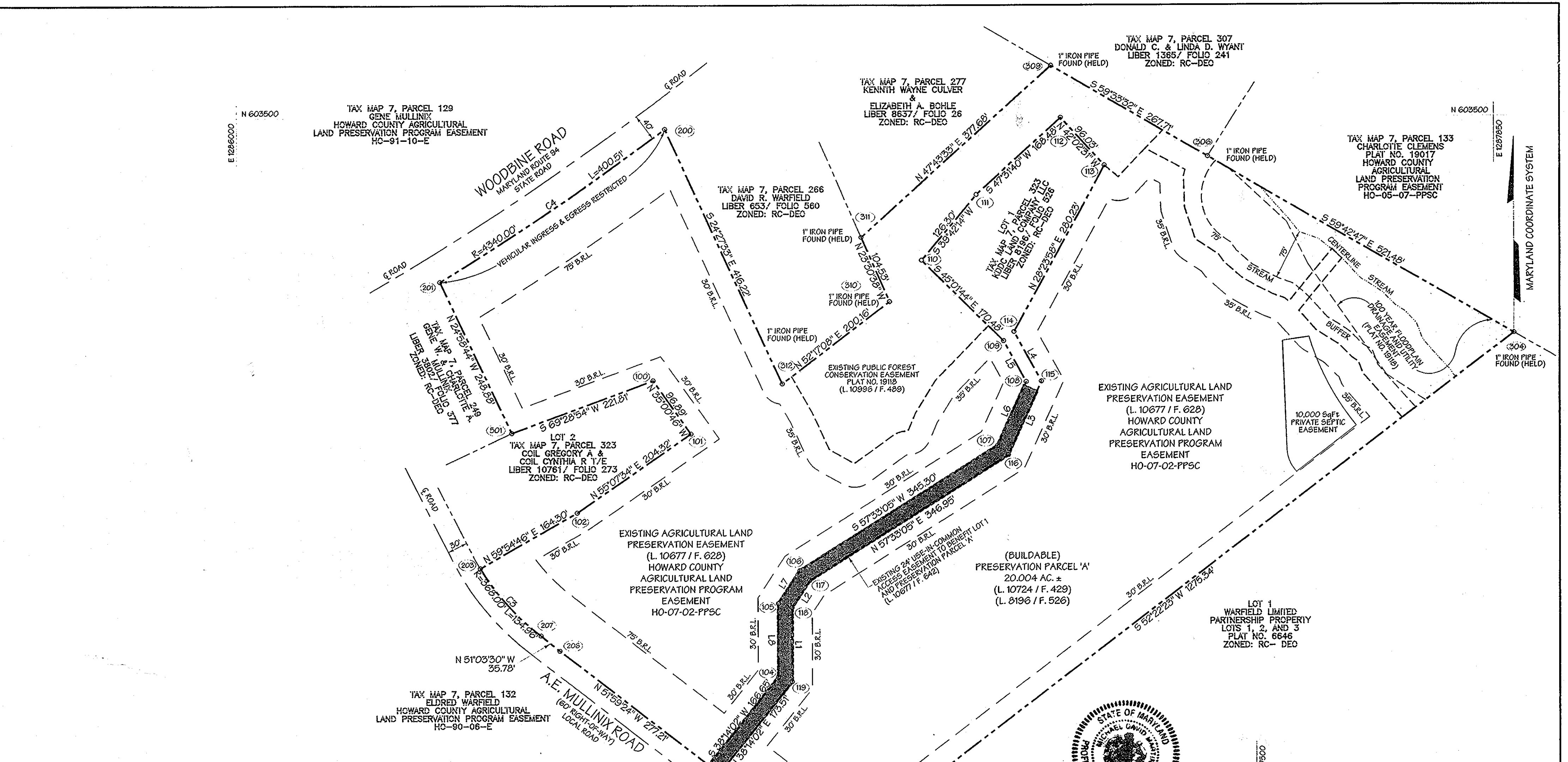
THE PURPOSE OF THIS PLAT OF REVISION IS TO RECORD THE TRANSFER OF 2 DEO UNITS FROM THE PRESERVATION EASEMENT ESTABLISHED BY RECORDATION OF THE ORIGINAL PLAT OF EASEMENT ENTITLED "A.E. MULLINIX ROAD PROPERTY LOTS 1, 2, AND PRESERVATION PARCEL 'A'", AND RECORDED AS PLAT NUMBER 1917 & 1918, AND RECORDATION OF A DEED OF AGRICULTURAL PRESERVATION EASEMENT DATED MARCH 5, 2007, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 10677, FOLIO 628 ON MAY 10, 2007. THE 2 DEO UNITS WILL BE SENT TO SCHOOLEY MILL FARM (F-09-043).

RECORDED AS PLAT No. 20627 ON 03/30/09
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION AND AMENDED PLAT OF EASEMENT
DENSITY SENDING PARCEL
**A.E. MULLINIX ROAD
PROPERTY**

BUILDABLE PRESERVATION PARCEL 'A'
TAX MAP NO. 7, GRID 22, PARCEL NO. 323
ZONED: RC-DEO
4TH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
MAY 22, 2009

SCALE: N.T.S.
SHEET 1 OF 2



DMW
DAFT MCCUNE WALKER INC
 200 EAST PENNSYLVANIA TOWSON, MD 21286
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
 A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
 ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

TABULATION OF FINAL PLAT	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1001
BUILDABLE	1
NON BUILDABLE PRESERVATION PARCEL	0
BUILDABLE PRESERVATION PARCEL	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	20.004 AC±
BUILDABLE	0.000 AC±
NON BUILDABLE PRESERVATION PARCEL	0.000 AC±
BUILDABLE PRESERVATION PARCEL	20.004 AC±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	20.004 AC±

OWNER/DEVELOPER
 KDDC LAND COMPANY L.L.C.
 946-A MARIMICH COURT
 ELDERSBURG, MD 21784

PURPOSE NOTE
 THE PURPOSE OF THIS PLAT OF REVISION IS TO RECORD THE TRANSFER OF 2 DEO UNITS FROM THE PRESERVATION EASEMENT ESTABLISHED BY RECORDATION OF THE ORIGINAL PLAT OF EASEMENT ENTITLED "A.E. MULLINIX ROAD PROPERTY LOTS 1, 2, AND PRESERVATION PARCEL 'A'", AND RECORDED AS PLAT NUMBER 1917 & 1918, AND RECORDATION OF A DEED OF AGRICULTURAL PRESERVATION EASEMENT DATED MARCH 5, 2007, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 10677, FOLIO 628 ON MAY 10, 2007. THE 2 DEO UNITS WILL BE SENT TO SCHOOLEY MILL FARM (F-09-043).

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

B. Nelson for *Peter Beilenson* 6/15/2009
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Rachuba 6/17/09
 Chief, Development Engineering Division Date

Cindy Hammett 6/24/09
 Director Date

OWNER'S DEDICATION

We, KDDC LAND COMPANY L.L.C., a Maryland Limited Liability Company, by Chris Rachuba, President, owner of the property shown and described hereon, hereby adopt this Amended Plat; and in consideration of the approval of this Plat by the Department of Planning and Zoning, establish the preservation easement to be considered a Sending Parcel for Transfer of Development Rights.

Witness our hands this 27 day of MAY 2009

Chris Rachuba 5-26-09
 KDDC Land Company L.L.C. Date
 Chris Rachuba (President) Attest: *Penny Hendrix* 5/27/09 Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat of easement shown hereon is correct, that it defines a Preservation easement of 20.004 acres on part of the land conveyed by Stephen M. Borrer and Sheila L. Borrer, his wife, to KDDC Land Company, LLC by Deed Dated February 27, 2004 and recorded among the Land Records of Howard County, Maryland in Liber 8169 at Folio 526 and the Lands Conveyed by James William Brown and Kristen Diane Wagner to Patrick J. Arnone and Robin M. Arnone by deed dated March 30, 2005 and recorded among the Land Records of Howard County Maryland in Liber 9256 at Folio 193 and that all monuments are in place in accordance with the Annotated Code of Maryland, as now amended.

Michael D. Martin 5-27-09
 Michael D. Martin, Professional Land Surveyor Date
 Maryland Registration No. 21234

RECORDED AS PLAT No. 20628 ON 6/30/09
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION AND AMENDED PLAT OF EASEMENT
DENSITY SENDING PARCEL
A.E. MULLINIX ROAD
PROPERTY

BUILDABLE PRESERVATION PARCEL 'A'
 TAX MAP NO. 7, GRID 22, PARCEL NO. 323
 ZONED: RC-DEO
 4TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 MAY 22, 2009

100' 0 100' 200'
 SCALE: 1"=100'
 SHEET 2 OF 2