

**GENERAL NOTES**

- ☐ DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
  - DENOTES STONE FOUND.
  - DENOTES IRON PIPE FOUND AND HELD.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 09AA AND NO. 09AB.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2001 BY BENCHMARK ENGINEERING, INC.
- SUBJECT PROPERTY ZONED RC-DEO PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- PREVIOUS DEPT. OF PLANNING AND ZONING FILE NOS: F-02-088 (LOT 1) AND HOWARD COUNTY LAND PRESERVATION EASEMENT #HO-86-06E
- ▨ THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MIN. REQUIREMENTS:

  - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
  - GEOMETRY - MAX.15% GRADE, MAX.10% GRADE CHANGE AND MIN. 45' RADIUS.
  - STRUCTURES(CULVERTS/BRIDGES) - 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- AGRICULTURAL LAND PRESERVATION NOTES:

  - THIS PLAT IS SUBJECT TO SECTION 15.514 OF THE AGRICULTURAL LAND PRESERVATION ACT.
  - LOT 2 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E(6) OF THE ZONING REGULATIONS AND WILL BE RELEASED FROM THE AGRICULTURAL LAND PRESERVATION PROGRAM PER SECTION 15.514 OF THE AGRICULTURAL LAND PRESERVATION ACT.
  - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(vi) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE SUBDIVISION IS SUBJECT TO SECTION 15.514 OF THE AGRICULTURAL LAND PRESERVATION ACT.
  - LANDSCAPING IS NOT REQUIRED ON THE SOUTHERN, EASTERN OR NORTHERN EDGES OF THIS LOT BECAUSE THESE ARE INTERNAL LOT LINES WITHIN THE FARMS INTERIOR. THE WESTERN EDGE OF THE LOT WILL RETAIN A 20' LANDSCAPE EDGE TO FULFILL THE REQUIREMENTS OF SECTION 16.124 AND THE LANDSCAPE MANUAL.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THIS SUBDIVISION IS SUBJECT TO A DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN LIBER 1561 AT FOLIO 739 AND AN AMENDMENT TO DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN LIBER 3587 AT FOLIO 0215.
- ALL DISTANCES SHOWN ARE BASED UPON SURFACE MEASUREMENTS AND NOT REDUCED TO NAD '83 GRID MEASUREMENTS.
- THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFER, STREAMS, STREAM BUFFERS OR FLOODPLAIN ON LOT 2 OR ITS ACCESS.
- THERE ARE NO EXISTING STRUCTURES ON/OR WITHIN 60' OF LOT 2. THERE ARE EXISTING STRUCTURES ON THE RESIDUE PARCEL TO REMAIN. NO BUILDINGS EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- THIS SUBDIVISION IS SUBJECT TO THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- CEMETERY SITE 9-2 AND HO-173 ARE LOCATED WITHIN THE BOUNDARY OF PARCEL 12. THESE SITES ARE NOT IMPACTED BY THE CREATION OF LOT 2.
- LOTS SHOWN ON THIS PLAT COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
- A WAIVER REQUEST TO WAIVE SECTION 2.5.2.H OF HOWARD COUNTY DESIGN MANUAL III, ROADS AND BRIDGES, WAS APPROVED ON APRIL 5, 2002, WAIVING THE USE OF INTERSECTION SIGHT DISTANCE AND PERMITTING THE USE STOPPING SIGHT DISTANCE FOR THE EXISTING RESIDENTIAL DRIVEWAY ENTERING UNDERWOOD ROAD. THIS WAIVER WAS PROCESSED UNDER THE SUBDIVISION CREATING LOT 1 (F-02-088).
- THE PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT CROSSING PARCEL 12 IS FOR THE BENEFIT AND USE OF LOT 1, LOT 2 AND PARCEL 12. A MAINTENANCE AGREEMENT FOR THIS SHARED DRIVEWAY HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6537 AT FOLIO 0403. THE MAINTENANCE AGREEMENT FOR THE 30' PRIVATE INGRESS/EGRESS, DRAINAGE AND MAINTENANCE EASEMENT, FOR THE BENEFIT OF LOT 2, HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- UPON THE ADDITION OF A FIFTH RESIDENTIAL USER TO THE USE-IN-COMMON DRIVEWAY INDICATED ON THIS PLAT, IT MUST BE DEMONSTRATED THAT THE SHARED DRIVEWAY MEETS THE PRIVATE ACCESS PLACE STANDARDS MANDATED BY THE DESIGN MANUAL AND THE LANDSCAPE MANUAL. THE DEVELOPER OF THE FIFTH LOT MUST SUBMIT AS-BUILT DRAWINGS DEMONSTRATING COMPLIANCE AND PROPOSING, IF NECESSARY, ANY IMPROVEMENTS REQUIRED TO MEET THOSE STANDARDS (I.E., TRASH PAD, LANDSCAPE TREES, ETC.) THE DEVELOPER WILL NEED TO POST SURETY FOR ANY IMPROVEMENTS NEEDED TO FULFILL PRIVATE ACCESS PLACE STANDARDS.
- STORMWATER MANAGEMENT FOR THIS LOT IS COMPLETED BY ROOFTOP DISCONNECTION AND NON-ROOFTOP DISCONNECTION. A SUPPLEMENTAL PLAN SHOWING THE LOCATIONS AND SLOPES OF DISCONNECTIONS AND DOWN SPOUTS IS HELD BY HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING.

1.5" IRON PIPE FOUND BEING THE END OF THE SIXTH OR N 19°30' E 52 PERCH LINE OF THE SECONDLY DESCRIBED PARCEL IN DEED DATED SEPTEMBER 25, 1873 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AT LIBER 32, FOLIO 539

N/F  
HELEN S. JONES, JAMES PHILIP JONES AND ANN HOLMES JONES  
RESIDUE PARCEL 12  
ZONED: RC-DEO  
L. 5892 F. 484

N/F  
HELEN S. JONES, JAMES PHILIP JONES AND ANN HOLMES JONES  
RESIDUE PARCEL 12  
ZONED: RC-DEO  
L. 5892 F. 484  
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT #HO-86-06E

NUMBER	NORTHING	EASTING
5	607,005.1391	1,318,325.3639
6	607,180.2527	1,318,363.6963
7	607,128.2904	1,318,601.0755
8	606,953.1768	1,318,562.7431

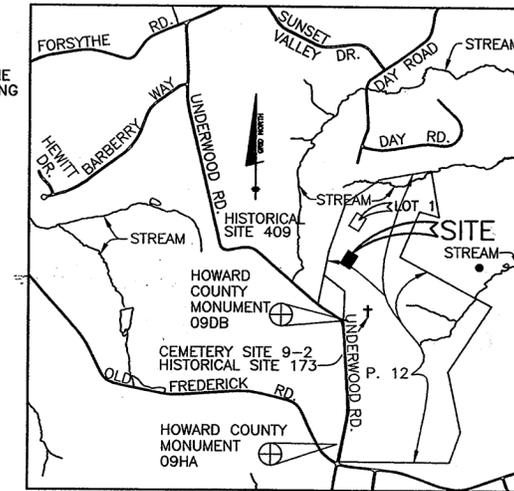
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*David M. Harris* 06/19/03  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NUMBER 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD REGISTRATION NUMBER 351

*Helen S. Jones* 6/19/03  
HELEN S. JONES  
OWNER  
DATE:

*James Philip Jones* 6-19-03  
JAMES PHILIP JONES  
OWNER  
DATE:

*Ann Holmes Jones* 6-19-03  
ANN HOLMES JONES  
OWNER  
DATE:



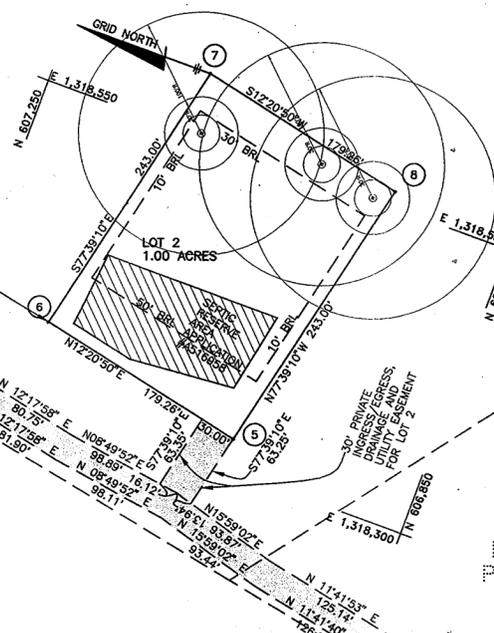
**SITE VICINITY MAP**

SCALE: 1" = 2000'

N/F  
SELENA A. SMITH  
PARCEL 75  
ZONED: RC-DEO  
L. 1850 F. 825

EX. 24' PRIVATE USE-IN-COMMON ACCESS, DRAINAGE AND UTILITY EASEMENT PLAT NO. 15628

N/F  
HELEN S. JONES, JAMES PHILIP JONES AND ANN HOLMES JONES  
RESIDUE PARCEL 12  
ZONED: RC-DEO  
L. 5892 F. 484  
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT #HO-86-06E



**PLAN VIEW**

SCALE: 1" = 100'

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF LOTS TO BE RECORDED	1.00 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY	0.00 Ac.
TOTAL AREA OF THIS PLAT TO BE RECORDED	1.00 Ac.

**SURVEYOR**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

**OWNERS**  
HELEN S. JONES  
JAMES PHILIP JONES  
ANN HOLMES JONES  
1485 UNDERWOOD ROAD  
SYKESVILLE, MARYLAND 21784  
410-489-4805

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO CREATE ONE AGRICULTURAL LOT OF EXACTLY ONE ACRE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.

*Penny Borenstein MD* 6/25/03  
COUNTY HEALTH OFFICER *KN/BRK* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*David M. Harris* 7/3/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION *DMH* DATE

*David M. Harris* 7-3-03  
DIRECTOR *DMH* DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY JAMES PHILIP JONES, ANN HOLMES JONES AND HELEN S. JONES TO JAMES PHILIP JONES, ANN HOLMES JONES AND HELEN S. JONES BY DEED DATED OCTOBER 29, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5892 AT FOLIO 484 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NUMBER 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD REGISTRATION NUMBER 351



**OWNER'S DEDICATION**

WE, HELEN S. JONES, JAMES PHILIP JONES, AND ANN HOLMES JONES, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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, (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 MY HAND THIS 19<sup>TH</sup> DAY OF JUNE 2003.

*Helen S. Jones* 6/19/03  
HELEN S. JONES  
OWNER  
DATE:  
*James Philip Jones* 6-19-03  
JAMES PHILIP JONES  
OWNER  
DATE:  
*Ann Holmes Jones* 6-19-03  
ANN HOLMES JONES  
OWNER  
DATE:

*Philip O'Connell Jones* 6-19-03  
WITNESS  
DATE:  
*Philip O'Connell Jones* 6-19-03  
WITNESS  
DATE:  
*Philip O'Connell Jones* 6-19-03  
WITNESS  
DATE:

RECORDED AS PLAT 16045  
ON 7/10/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. *JW*

**JONES TRACT**  
LOT 2

AGRICULTURAL PRESERVATION SUBDIVISION

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP No. 9  
GRID No. 9  
P/O PARCEL No. 12  
ZONED: RC-DEO  
SCALE: 1" = 100'  
DATE: JUNE, 2003  
SHEET: 1 OF 1