

**GENERAL NOTES**

- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY SOURABH G. MUNSHI, VANMAR ASSOCIATES, INC. ON OR ABOUT DECEMBER 12, 2004 AND VERIFIED BY BENCHMARK ENGINEERING, INC. IN MARCH, 2009.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 14CA AND 14FA.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10-2-2003 AND TO THE ZONING REGULATIONS EFFECTIVE 02-2-2004.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' 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;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL AREAS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- PUBLIC WATER AND SEWER IS NOT AVAILABLE TO THIS SITE. THIS SITE IS NOT WITHIN THE METROPOLITAN DISTRICT.
- 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 EASEMENT") LOCATED IN, ON, OVER AND THROUGH LOTS 3, 4 AND BUILDABLE PRESERVATION PARCEL 'A'. 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
-  THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA EXCEPT FOR THE DISTURBANCES ASSOCIATED WITH THE STREAM CROSSING APPROVED UNDER WP-09-031.
- WETLANDS LOCATIONS SHOWN ARE BASED ON WETLANDS DELINEATION CONDUCTED BY WILDMAN ENVIRONMENTAL SERVICES ON OCTOBER 17, 2005 AND REVISED ON JUNE 26, 2006.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- WP-06-095 A REQUEST TO WAIVE SECTION 16.120(b)(4)(iii)(b) WHICH PROHIBITS ENVIRONMENTAL FEATURES AND FOREST CONSERVATION EASEMENTS ON A LOT LESS THAN 10 ACRES WAS DENIED.

- WP-09-031, A WAIVER PETITION TO SECTION 16.116(o)(1) AND 16.116(o)(2)(iii) AND 16.116(o)(2) WHICH REQUIRES THAT NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND, 100 FEET OF A PERENNIAL STREAM BANK FOR USE III AND IV STREAMS, OR LAND LOCATED WITHIN A FLOODPLAIN WAS APPROVED ON 01-16-2009 SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE APPLICANT SHALL PROVIDE ADDITIONAL AFFORESTATION WITHIN THE EXISTING STREAM BUFFER. THIS PLANTING WILL ENCOMPASS THE ENTIRE STREAM BUFFER AND WILL BE IN ADDITION TO THE AFFORESTATION PLANTING REQUIRED UNDER F-06-186. TOTAL ADDITIONAL PLANTING SHALL BE A MINIMUM OF 2.03 ACRES. THE ENTIRE AREA SHALL BE PLACED INTO A PROTECTIVE FOREST CONSERVATION EASEMENT. THIS PLANTING IS A CONDITION OF THIS WAIVER APPROVAL AND SHALL BE CREDITED TOWARD THE OBLIGATION FOR ANY OTHER DEVELOPMENT PROJECT.
  - IF IT IS DETERMINED AT F-PLAN THAT THE EXISTING POND MUST BE DRAINED AND RETURNED TO A NATURAL STATE, THE APPLICANT SHALL ALSO AFFREST THE AREA ENCOMPASSED BY THE POND AND PLACE IT INTO A PROTECTIVE FOREST CONSERVATION EASEMENT.
  - THE EXISTING DRIVEWAY CROSSING SHALL BE IMPROVED TO MEET THE STANDARDS OF THE DESIGN MANUAL.
  - OLD PIPES, CONCRETE, MACADAM, OTHER IMPERVIOUS AREAS/FEATURES AND OTHER STRUCTURES SHALL BE REMOVED FROM "EXISTING CROSSINGS" #1 AND #3. THIS SHALL BE COMPLETED PRIOR TO ANY FINAL APPROVAL OF THE FUTURE SUBDIVISION PLAT/PLAN CREATING THE BUILDABLE PRESERVATION PARCEL.
- THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WAS PROVIDED UNDER F-06-186 BY THE ON-SITE AFFORESTATION OF 2.4627 ACRES WITHIN THE EXISTING FOREST CONSERVATION EASEMENTS #1 AND #2. FINANCIAL SURETY IN THE AMOUNT OF \$53,238.00 WAS PAID AS PART OF THE DPW DEVELOPERS AGREEMENT.

THE ADDITIONAL 2.03 ACRES OF PLANTING LOCATED WITHIN FOREST CONSERVATION EASEMENTS #3 AND #4 AS SHOWN UNDER THIS RESUBDIVISION IS A CONDITION OF THE APPROVAL OF WP-09-031. FINANCIAL SURETY IN THE AMOUNT OF \$44,214.00 SHALL BE PAID AS PART OF THE DEVELOPERS AGREEMENT.

AN ADDITIONAL 1.86 AC. OF PLANTING ABOVE THE REQUIREMENT SHALL BE USED FOR THE ESTABLISHMENT OF A PRIVATE FOREST MITIGATION BANK (FOREST CONSERVATION EASEMENTS #5 AND #6). FINANCIAL SURETY IN THE AMOUNT OF \$40,511.00 SHALL BE PAID AS PART OF THE DEVELOPERS AGREEMENT.

THE TOTAL SURETY AMOUNT PAID UNDER F-01-108 WAS \$94,725.00

19.) THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

20.) PERIMETER LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$4,800.00 WAS POSTED WITH THE GRADING PERMIT FOR LOT 1. FINANCIAL SURETY IN THE AMOUNT OF \$5,100.00 FOR THE PERIMETER LANDSCAPE REQUIREMENT FOR LOTS 3 AND 4 SHALL BE POSTED AS PART OF THE GRADING PERMIT APPLICATION.

21.) STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED VIA ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS AND BY SHEETFLOW TO BUFFER CREDIT.

22.) THERE IS NO GEO-TECHNICAL REPORT REQUIRED FOR THIS RESUBDIVISION.

23.) THE 100-YEAR FLOODPLAIN STUDY WAS PREPARED BY VANMAR ASSOCIATES, INC. IN MARCH, 2008 AND WAS UPDATED BY BENCHMARK ENGINEERING IN APRIL, 2009 TO REFLECT THE CULVERT CROSSING TO PRESERVATION PARCEL 'A'.

24.) PRESERVATION PARCEL 'A' IS BEING PROPOSED AS A BUILDABLE PARCEL. ONE (1) HOUSING ALLOCATION ALLOWING ONE (1) BUILDABLE UNIT SHALL BE UTILIZED. IT WILL BE PRIVATELY OWNED. IT IS ENCOMPASSED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. IT SHALL ENCOMPASS ALL THE ENVIRONMENTALLY SENSITIVE AREAS INCLUDING, WETLANDS, STREAM, AND THEIR BUFFERS, 100-YEAR FLOODPLAIN AND FOREST CONSERVATION EASEMENTS. THE DEED OF PRESERVATION EASEMENT SHALL BE RECORDED CONCURRENTLY WITH THIS PLAT.

25.) ACCESS TO THE PROPOSED HOUSE ON BUILDABLE PRESERVATION PARCEL 'A' SHALL BE DERIVED AS SHOWN ON THE SUPPLEMENTAL GRADING/SWM PLAN AND WILL NOT BE PERMITTED TO DEVIATE FROM THE PERMITTED LOCATION AS APPROVED UNDER WP-09-031.

26.) THE ARTICLE OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 12-20-2012. ID# D14993000

27.) TRASH AND RECYCLING COLLECTIONS SHALL BE AT MCKENDREE ROAD WITHIN 5 FEET OF THE ROADWAY.

28.) ○ DENOTES IRON PIPE FOUND

29.) A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT IS A MINOR SUBDIVISION OF 4 LOTS OR LESS.

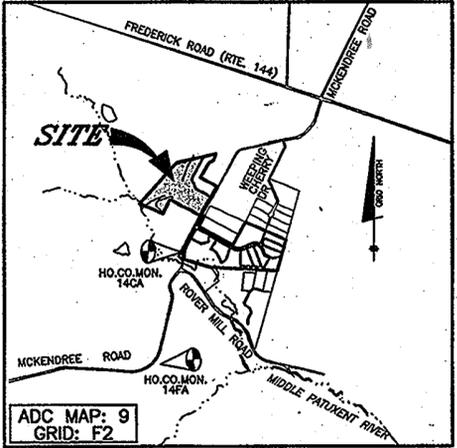
30.) WP-13-105, A WAIVER PETITION TO SECTIONS 16.144 (p) AND 16.144 (q) WHICH ESTABLISH DEADLINE DATES TO SUBMIT DEVELOPER AGREEMENTS AND PAYMENT OF FEES, POST FINANCIAL OBLIGATIONS AND TO SUBMIT THE FINAL SUBDIVISION PLAT WAS APPROVED ON JANUARY 22, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:

- DEVELOPER MUST SUBMIT DEVELOPER AGREEMENT AND REMAINING FEES AND SURETIES ON OR BEFORE FEBRUARY 6, 2013 AND SHALL SUBMIT FINAL PLAT ORIGINALS ON OR BEFORE APRIL 6, 2013.
- ALL DEED COMMENTS DATED JANUARY 15, 2013 MUST BE ADDRESSED.
- ANY PROJECT NOT HAVING SIGNATURE APPROVED STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN BY MAY 4, 2013 WILL REQUIRE REVISED PLANS DESIGNED TO MEET CURRENT REGULATIONS.
- SUBMISSION OF ADMINISTRATIVE WAIVER TO DEO

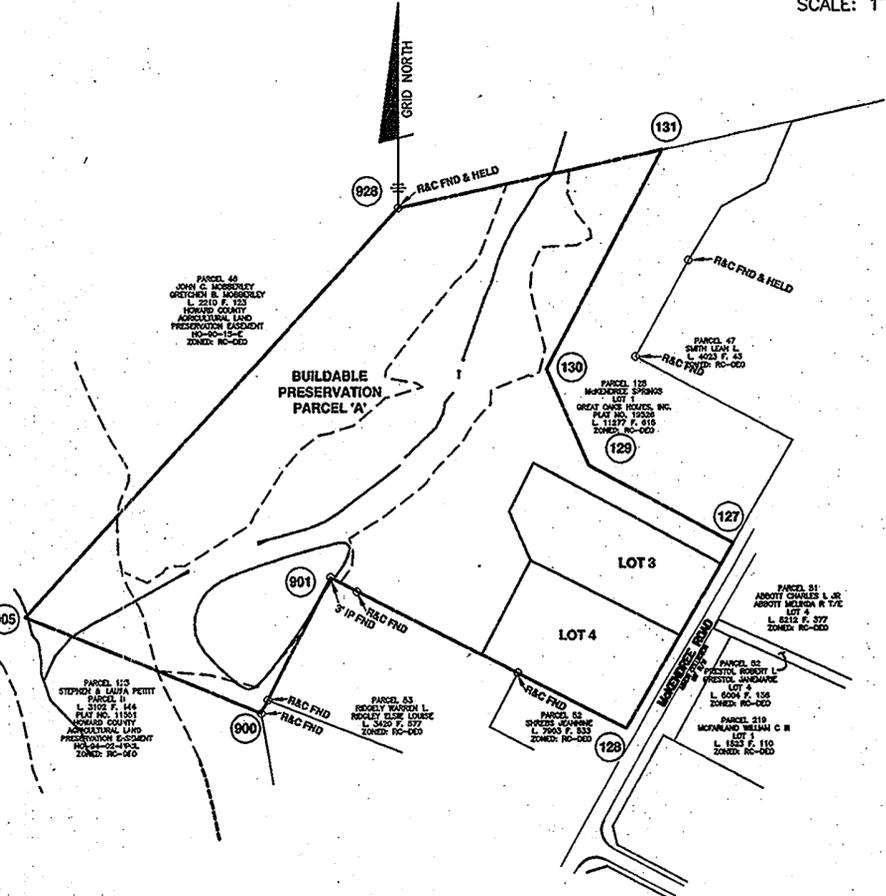
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

**BENCHMARKS NAD'83 HORIZONTAL**  
 HO. CO. #14FA  
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.  
 N 595829.611' E 1310622.17'  
 ELEVATION: 560.299'

HO. CO. #14CA  
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE  
 N 597624.973' E 1311015.48'  
 ELEVATION: 560.299'



**VICINITY MAP**  
 SCALE: 1" = 2000'



**PLAN VIEW**  
 SCALE: 1" = 200'

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.26± AC.
NON-BUILDABLE	N/A
OPEN SPACE	N/A
PRESERVATION PARCELS	10.80± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.06± AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE • SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-465-6105 • fax: 410-465-6644  
 www.bei-civilengineering.com

**OWNER/DEVELOPER:**  
 MCKENDREE ASSOCIATES, LLC  
 13 00 YORK ROAD, SUITE 110  
 TIMONIUM, MARYLAND 21093  
 410-828-1946

*Donald Mason* 2-5-10  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*C. John Senoff* 2-9-2010  
 C. JOHN SENOFF JR.  
 MCKENDREE ASSOCIATES LLC

THE SOLE AND ONLY PURPOSES OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE LOT 2 PREVIOUSLY RECORDED AS PLAT NO. 19526 INTO 2 BUILDABLE LOTS AND 1 BUILDABLE PRESERVATION PARCEL.

RECORDED AS PLAT NO. 22328 ON 4/5/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*William for Maurer Roseman* 3/18/2013  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Keith Senoff* 3/21/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Keith Senoff* 4/01/13  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY J. ALVIN SMITH TO MCKENDREE ASSOCIATES LLC BY DEED DATED OCTOBER 30, 2003 AND RECORDED IN LIBER 7803 AT FOLIO 591 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21320. EXPIRATION DATE 1/7/2015.

*Donald Mason* 2-5-10  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

**OWNER'S CERTIFICATE**

"MCKENDREE ASSOCIATES LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 9th DAY OF FEBRUARY, 2010."

*C. John Senoff* 2-9-2010  
 C. JOHN SENOFF JR.  
 MCKENDREE ASSOCIATES LLC

*[Signature]* 2/9/2010  
 WITNESS DATE

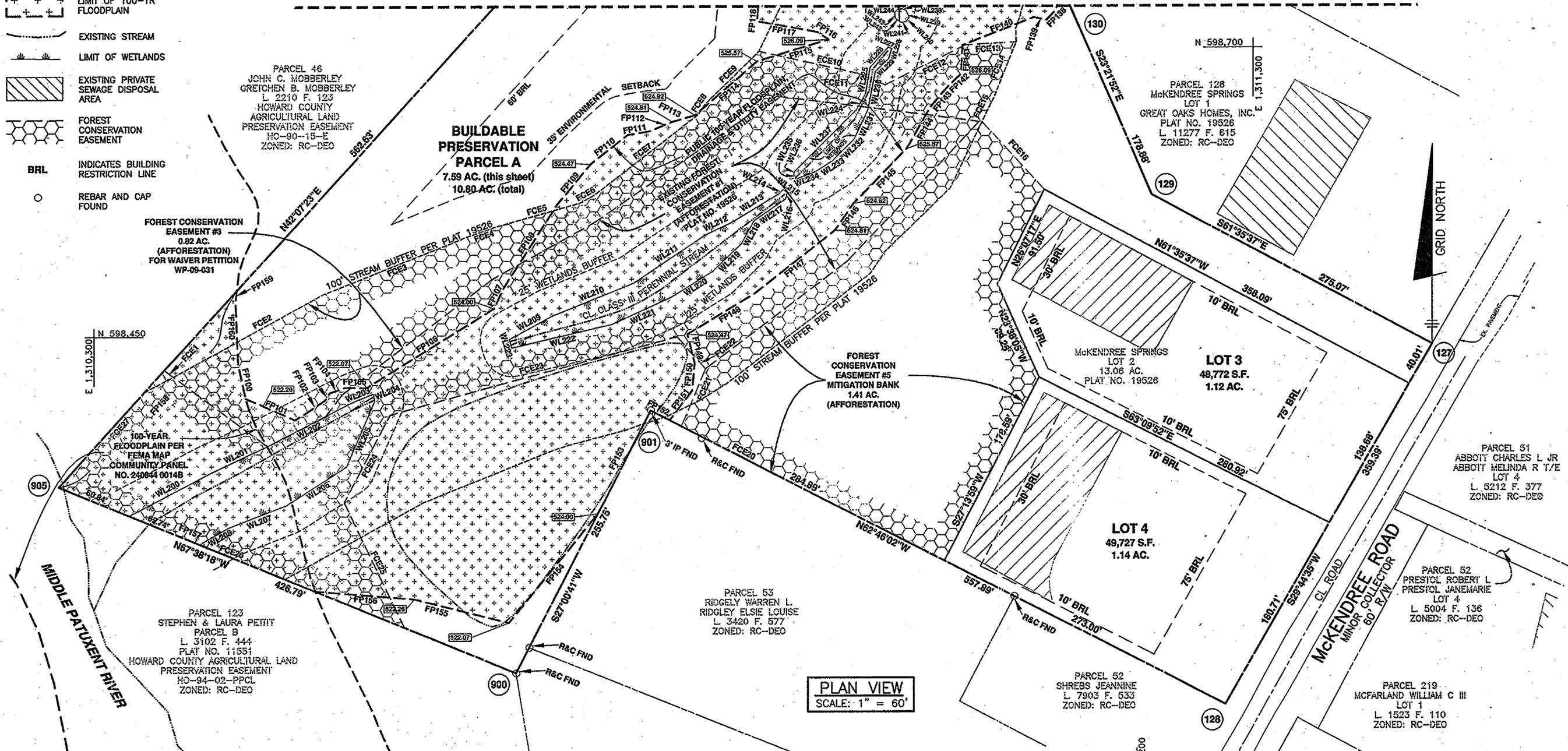
**MCKENDREE SPRINGS**  
 LOTS 3 & 4  
 AND BUILDABLE PRESERVATION PARCEL 'A'  
 (A RESUBDIVISION OF LOT 2 PLAT NO. 19526)

WP-06-095 F-06-186 F-08-110 WP-09-031  
 FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 14 SCALE: AS SHOWN  
 GRID: 6 DATE: FEBRUARY, 2010  
 PARCEL: 128 ZONED: RC-DEO SHEET: 1 OF 3

**LEGEND**

- LIMIT OF 100-YR FLOODPLAIN
- EXISTING STREAM
- LIMIT OF WETLANDS
- EXISTING PRIVATE SEWAGE DISPOSAL AREA
- FOREST CONSERVATION EASEMENT
- BRL INDICATES BUILDING RESTRICTION LINE
- REBAR AND CAP FOUND

MATCH LINE SEE SHEET 3 OF 3



**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.26± AC.
NON-BUILDABLE	N/A
OPEN SPACE	N/A
PRESERVATION PARCELS	10.80± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.06± AC.

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**OWNER/DEVELOPER:**  
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1300 YORK ROAD, SUITE 110  
TIMONIUM, MARYLAND 20193  
410-828-1946

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*Donald Mason* 2-5-10  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*C. John Sebio* 2-9-2010  
C. JOHN SEBIO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MCKENDREE ASSOCIATES LLC

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*B. Wilson for Maureen Roseman* 3/18/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Keith Hendrick* 3/29/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Hendrick* 4/01/13  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY J. ALVIN SMITH TO MCKENDREE ASSOCIATES LLC BY DEED DATED OCTOBER 30, 2003 AND RECORDED IN LIBER 7803 AT FOLIO 591 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2015

*Donald Mason* 2-5-10  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320



**OWNER'S CERTIFICATE**

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*C. John Sebio* 2-9-2010  
C. JOHN SEBIO  
MCKENDREE ASSOCIATES LLC

*[Signature]* 2/9/2010  
WITNESS DATE

RECORDED AS PLAT NO. 22329 ON 4/5/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MCKENDREE SPRINGS**  
LOTS 3 & 4  
AND BUILDABLE PRESERVATION PARCEL 'A'  
(A RESUBDIVISION OF LOT 2 PLAT NO. 19526)

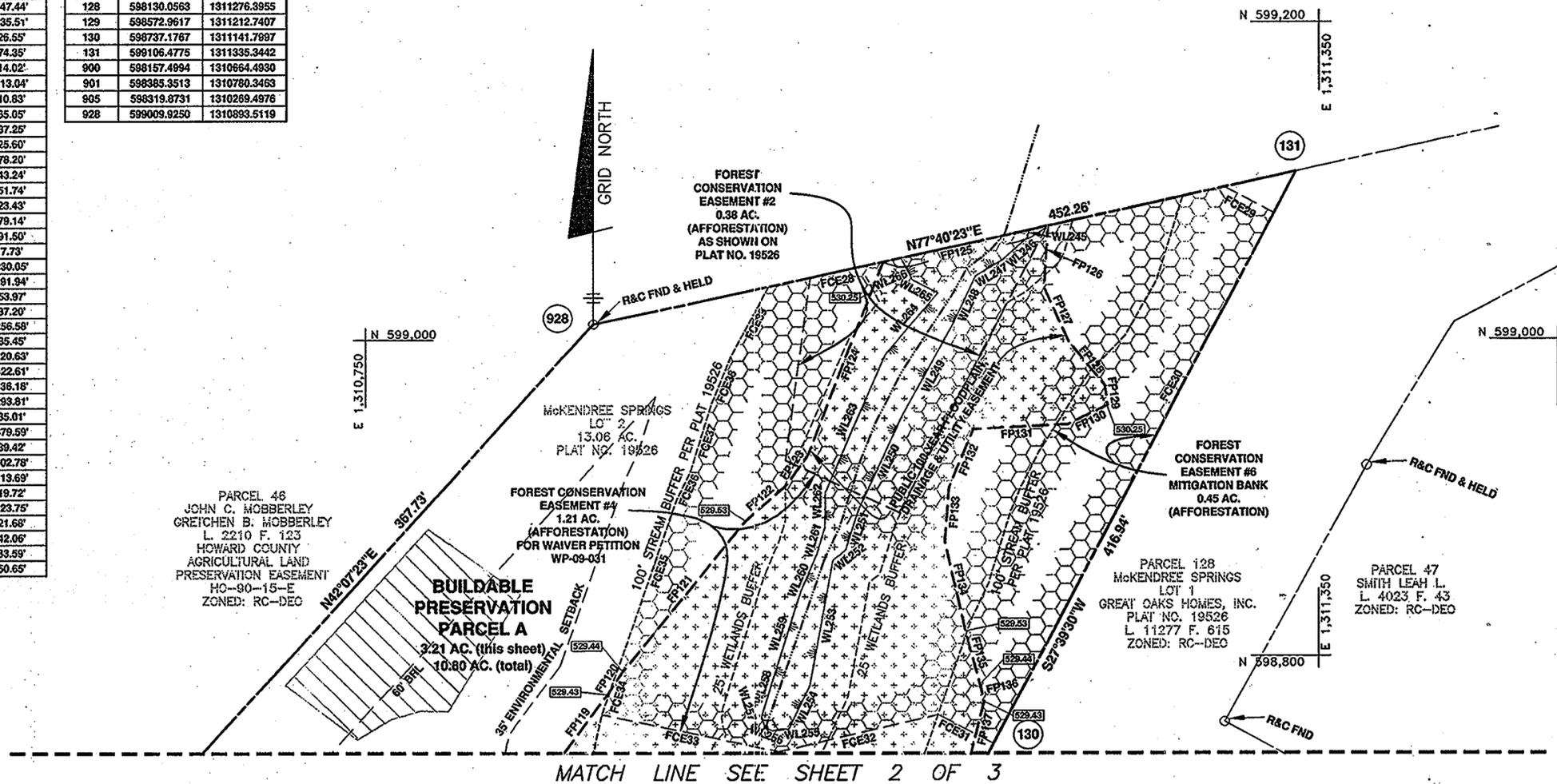
WP-06-095 F-06-186 F-08-110 WP-09-031  
FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 14 SCALE: 1" = 60'  
GRID: 6 DATE: FEBRUARY, 2010  
PARCEL: 128 ZONED: RC-DEC SHEET: 2 OF 3

Line	Bearing	Length
FP100	S12°11'40"E	30.51
FP101	S66°14'27"E	46.71
FP102	N56°34'12"E	30.69
FP103	N33°42'33"E	7.83
FP104	N70°48'22"E	13.63
FP105	S89°50'24"E	18.86
FP106	N57°53'18"E	129.88
FP107	N24°17'52"E	18.87
FP108	N32°14'07"E	86.25
FP109	N38°23'10"E	45.71
FP110	N51°52'07"E	40.89
FP111	N80°10'24"E	19.85
FP112	N67°00'09"E	20.40
FP113	N74°49'10"E	20.17
FP114	N48°55'42"E	71.28
FP115	N72°56'46"E	64.70
FP116	N56°44'08"W	11.57
FP117	N78°40'26"W	52.99
FP118	N05°06'21"E	12.16
FP119	N36°27'00"E	49.66
FP120	N32°49'21"E	17.54
FP121	N38°59'28"E	122.44
FP122	N48°22'32"E	35.60
FP123	N34°33'24"E	23.23
FP124	N20°58'21"E	130.30
FP125	N77°40'23"E	106.25
FP126	S03°34'55"W	39.20
FP127	S23°58'41"E	37.41
FP128	S38°57'43"E	36.54
FP129	S07°50'38"E	12.76
FP130	S64°08'08"W	27.89
FP131	S87°11'11"W	59.58
FP132	S22°46'48"W	39.47
FP133	S04°21'19"W	34.31
FP134	S13°05'06"E	58.06
FP135	S15°10'39"E	35.07
FP136	S12°45'47"E	11.37
FP137	S13°41'08"W	39.32
FP138	S44°21'57"W	11.91
FP139	N78°12'26"W	10.60
FP140	S68°54'11"W	66.70
FP141	S02°22'22"W	24.72
FP142	S46°01'34"W	16.34
FP143	S39°57'26"W	22.72
FP144	S29°50'55"W	41.58
FP145	S44°04'16"W	65.3
FP146	S34°16'08"W	27.82
FP147	S51°33'51"W	88.61
FP148	S58°31'04"W	68.14
FP149	S13°36'06"E	26.43
FP150	S05°40'04"W	23.73
FP151	S35°53'12"W	32.04
FP152	N62°46'38"W	18.40
FP153	S27°00'41"W	100.21
FP154	S38°58'11"W	122.08
FP155	N75°46'31"W	84.12
FP156	N85°25'57"W	85.51
FP157	N67°38'18"W	239.81
FP158	N42°07'23"E	229.74
FP159	S06°40'45"W	10.15
FP160	S02°25'50"E	54.19

Line	Bearing	Length
WL200	N62°18'41"E	80.85
WL201	N85°01'14"E	49.88
WL202	N82°38'52"E	88.12
WL203	N68°18'01"E	18.89
WL204	S11°25'06"E	6.34
WL205	S23°20'49"W	61.91
WL206	S57°07'26"W	61.48
WL207	S68°43'59"W	54.03
WL208	S60°08'50"W	28.66
WL209	N60°53'00"E	41.52
WL210	N67°41'54"E	76.79
WL211	N55°44'24"E	74.08
WL212	N64°42'37"E	24.98
WL213	N58°39'57"E	48.40
WL214	N42°58'30"E	4.95
WL215	S66°19'45"E	4.50
WL216	S13°27'29"W	5.90
WL217	S55°50'48"W	32.90
WL218	S28°39'09"W	23.18
WL219	S45°31'45"W	34.35
WL220	S57°55'52"W	42.67
WL221	S65°09'41"W	56.20
WL222	S76°35'35"W	88.50
WL223	N15°58'57"W	7.69
WL224	N28°40'12"E	15.45
WL225	N10°02'00"E	23.39
WL226	N42°06'56"E	23.57
WL227	S66°31'01"E	3.19
WL228	S16°56'21"W	9.18
WL229	S46°38'19"W	15.94
WL230	S10°48'23"W	34.02
WL231	S25°10'31"W	27.84
WL232	S45°19'51"W	26.19
WL233	S57°19'55"W	18.15
WL234	S69°43'18"W	16.15
WL235	N40°06'09"W	4.87
WL236	N24°17'39"E	2.98
WL237	N45°10'37"E	75.05
WL238	S71°34'40"E	6.33
WL239	S23°45'54"E	6.43
WL240	S30°22'58"W	4.78
WL241	S85°42'49"W	4.73
WL242	N53°59'32"W	5.61
WL243	N08°08'10"W	4.89
WL244	N42°27'28"E	5.58
WL245	S13°59'04"W	5.03
WL246	S48°15'25"W	20.97
WL247	S59°12'42"W	19.69
WL248	S24°46'43"W	35.16
WL249	S28°45'26"W	66.35
WL250	S24°48'18"W	63.06
WL251	S17°49'53"W	28.15
WL252	S51°58'51"W	10.09
WL253	S10°14'34"W	80.45
WL254	S25°06'10"W	30.83
WL255	S84°05'05"W	10.38
WL256	N69°27'25"W	5.00
WL257	N18°02'10"W	7.51
WL258	N16°44'33"E	23.10
WL259	N17°18'54"E	60.53
WL260	N23°02'07"E	26.09
WL261	N16°33'19"E	16.91
WL262	N00°34'24"E	22.07
WL263	N23°25'11"E	94.22
WL264	N39°39'05"E	52.10
WL265	N61°58'48"W	18.03
WL266	N27°52'38"W	15.47

Line	Bearing	Length
FCE1	S53°24'43"E	9.82
FCE2	N60°57'57"E	147.44
FCE3	N68°02'41"E	135.51
FCE4	N70°38'38"E	26.55
FCE5	N74°04'22"E	74.35
FCE6	N60°26'07"E	14.02
FCE7	N52°14'55"E	113.04
FCE8	N33°27'16"E	10.83
FCE9	N45°29'52"E	65.05
FCE10	S77°24'25"E	87.25
FCE11	S66°40'53"E	25.60
FCE12	N63°35'08"E	78.20
FCE13	N87°03'28"E	43.24
FCE14	S21°52'03"W	51.74
FCE15	S25°40'26"W	23.43
FCE16	S42°39'13"E	79.14
FCE17	S26°07'17"W	91.50
FCE18	S23°38'05"E	7.73
FCE19	S27°13'59"W	230.05
FCE20	N62°46'01"W	191.94
FCE21	N22°44'23"E	53.97
FCE22	N41°04'14"W	37.20
FCE23	S74°41'22"W	256.58
FCE24	S27°35'28"W	85.45
FCE25	S25°23'32"E	120.63
FCE26	N67°38'11"W	322.61
FCE27	N42°07'23"E	136.18
FCE28	N77°40'23"E	293.81
FCE29	S62°20'30"E	35.01
FCE30	S27°39'30"W	379.59
FCE31	N62°20'30"W	39.42
FCE32	S76°55'57"W	102.78
FCE33	N78°12'12"W	113.69
FCE34	N18°11'28"E	19.72
FCE35	N18°59'52"E	123.75
FCE36	N25°07'28"E	21.68
FCE37	N17°11'30"E	42.06
FCE38	N22°03'03"E	33.59
FCE39	N27°49'01"E	50.65

Number	Northing	Easting
127	588442.1024	1311454.6953
128	588130.0563	1311276.3955
129	588572.9617	1311212.7407
130	588737.1767	1311141.7987
131	589106.4775	1311335.3442
900	588157.4894	1310664.4930
901	588385.3513	1310780.3463
905	588319.8731	1310269.4976
928	589009.9250	1310893.5119



MATCH LINE SEE SHEET 2 OF 3

PLAN VIEW  
SCALE: 1" = 60'

LEGEND

- LIMIT OF 100-YR FLOODPLAIN
- EXISTING STREAM
- LIMIT OF WETLANDS
- EXISTING PRIVATE SEWAGE DISPOSAL AREA
- FOREST CONSERVATION EASEMENT
- BRL INDICATES BUILDING RESTRICTION LINE
- REBAR AND CAP FOUND

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.26 ± AC.
NON-BUILDABLE	N/A
OPEN SPACE	N/A
PRESERVATION PARCELS	10.80 ± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.06 ± AC.

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE • SUITE 418  
ELLICOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 • FAX: 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

OWNER/DEVELOPER:  
MCKENDREE ASSOCIATES, LLC  
1300 YORK ROAD, SUITE 110  
TIMONIUM, MARYLAND 20193  
410-828-1946

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.

*Donald A. Mason* 2-5-10  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*C. John Sero Jr.* 2-9-2010  
C. JOHN SERO JR. DATE  
MCKENDREE ASSOCIATES LLC

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*B. Nelson for Maura Rossman* 3/18/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Kevin Strohman* 3/21/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Karl Strohman* 4/01/13  
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND CONVEYED BY J. ALVIN SMITH TO MCKENDREE ASSOCIATES LLC BY DEED DATED OCTOBER 30, 2003 AND RECORDED IN LIBER 7803 AT FOLIO 591 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320 EXPIRATION DATE 1/7/2015.

*Donald A. Mason* 2-5-2010  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320



OWNER'S CERTIFICATE

"MCKENDREE ASSOCIATES LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEASIBLE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 9th DAY OF FEBRUARY, 2010."

*C. John Sero Jr.* 2-9-2010  
C. JOHN SERO JR. DATE  
MCKENDREE ASSOCIATES LLC

*Witness* 2/9/2010  
WITNESS DATE

RECORDED AS PLAT NO. 22320 ON 4/5/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MCKENDREE SPRINGS**

LOTS 3 & 4

AND BUILDABLE PRESERVATION PARCEL 'A'  
(A RESUBDIVISION OF LOT 2 PLAT NO. 19526)

WP-06-095 F-06-186 F-08-110 WP-09-031

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 14  
GRID: 6  
PARCEL: 128  
ZONED: RC-DEO  
SCALE: 1" = 60'  
DATE: FEBRUARY, 2010  
SHEET: 3 OF 3