

GENERAL NOTES:

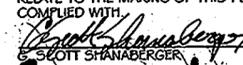
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 09AA & 09AB.
- SUBJECT PROPERTY ZONED 'RC-DEO' PER 2/2/2004 COMPREHENSIVE ZONING PLAN AND JULY 26, 2006 COMP LITE REZONING.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA 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.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN AUGUST, 2010.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- LOT 4 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.EG OF THE ZONING REGULATIONS.
- LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS A RESULT OF THE LOT'S SITE LOCATION WITHIN THE FARMS INTERIOR.
- THIS PLAT IS EXEMPT FROM REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(B)(1)(VI) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
- THERE ARE NO WETLANDS OR STREAMS ON THIS SITE PER A REPORT DATED 10/11/2011 BY EXPLORATION RESEARCH, INC.
- LOT 4 IS TO BE SERVED BY PRIVATE WATER AND SEWER.
- THERE IS NO FLOODPLAIN ON THIS LOT.
- STORMWATER MANAGEMENT FOR WQv AND Rev IS NOT REQUIRED BECAUSE THERE IS NO NEW DEVELOPMENT PROPOSED.
- THIS PROPERTY IS SUBJECT TO A DEED OF AGRICULTURAL LAND PRESERVATION EASEMENT RECORDED IN LIBER 1283 AT FOLIO 338 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
- LOT 4, IS BEING CREATED IN ACCORDANCE WITH THE DEED OF AGRICULTURAL LAND PRESERVATION ACT OF SECTION 15.509 OF THE PRE-1993 AGRICULTURAL LAND PRESERVATION ACT OF HOWARD COUNTY, MARYLAND. THE DICKEY PROPERTY IS HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT FILE # HO-84-05-E.
- THERE ARE NO KNOWN OR VISIBLE CEMETERIES OR HISTORIC STRUCTURES ON THE LOT.
- DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY.
- TRASH AND RECYCLING COLLECTION WILL BE AT FORSYTHE RD WITHIN 5' OF THE COUNTY ROADWAY.

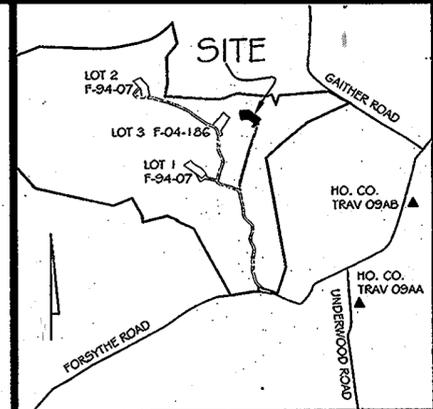
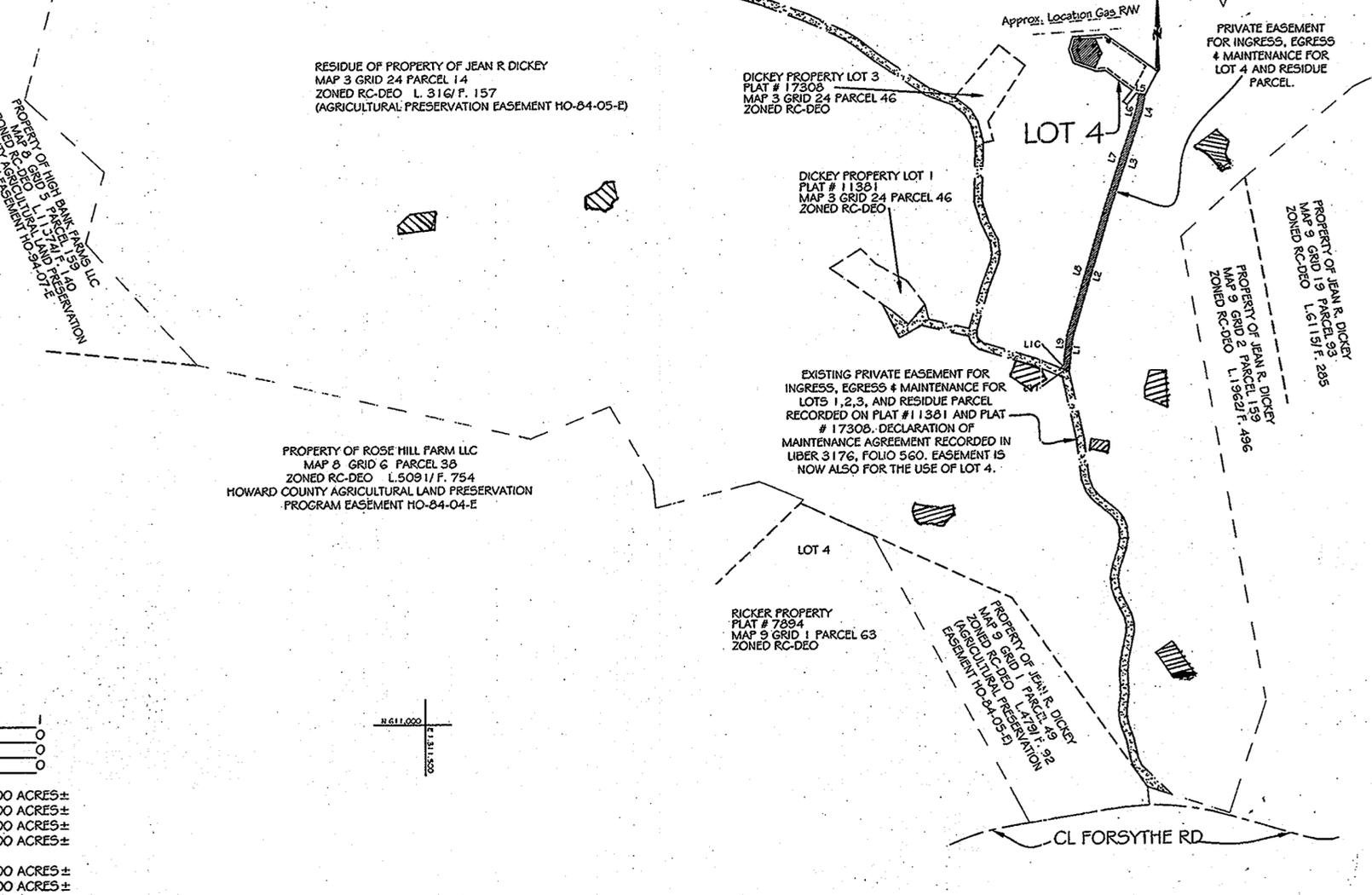
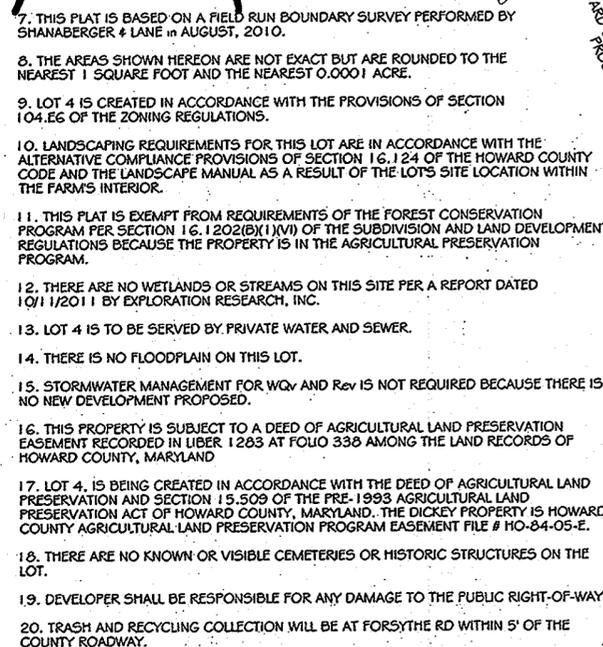
TABULATION OF FINAL PLAT

| | |
|---|---------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: | |
| BUILDABLE | 1 |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 0 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS: | |
| BUILDABLE | 1.0000 ACRES± |
| NON-BUILDABLE | 0.0000 ACRES± |
| OPEN SPACE | 0.0000 ACRES± |
| PRESERVATION PARCELS | 0.0000 ACRES± |
| TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED: | |
| INCLUDING WIDENING STRIPS | 0.0000 ACRES± |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 1.0000 ACRES± |

GENERAL NOTES:(CONT.)

- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- THERE IS AN EXISTING DWELLING ON LOT 4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- A DESIGN MANUAL WAIVER REQUEST OF DESIGN MANUAL VOLUME III, SECTIONS 2.G.A, 2.G.B, AND 2.G.F. WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 14, 2011.
- ON DECEMBER 13, 2012, THE PLANNING DIRECTOR APPROVED WP-13-087 WHICH GRANTED AN EXTENSION OF THE FINAL PLAT APPROVAL UNTIL MARCH 13, 2013, SUBJECT TO THE FOLLOWING CONDITIONS:
 - ORIGINAL FINAL PLATS TO BE SUBMITTED BY 3/13/13.
 - ALL S.R.C. COMMENTS MUST BE SATISFIED.
 - FILE NO. WP-13-087 TO BE NOTED ON ALL FUTURE SUBDIVISION PLANS & SITE DEVELOPMENT PLANS.
 - COMPLIANCE WITH ALP COMMENTS DATED 12/12/12.

 2/6/13
 G. SCOTT SHANABERGER DATE
 2-8-13
 JEAN R. DICKEY DATE



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4693B4

LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 06°14'07" E | 138.81' |
| L2 | N 16°18'04" E | 530.74' |
| L3 | N 17°47'26" E | 398.42' |
| L4 | N 10°51'28" E | 73.48' |
| L5 | N 80°16'07" W | 24.00' |
| L6 | S 10°51'28" W | 71.56' |
| L7 | S 17°47'26" W | 397.28' |
| L8 | S 16°18'04" W | 533.17' |
| L9 | S 06°14'07" W | 115.07' |
| L10 | S 36°11'56" W | 18.61' |
| L11 | S 67°27'43" E | 34.69' |

COORDINATES

| PT # | NORTHING | EASTING |
|------|-------------|--------------|
| 986 | 613487.2382 | 1314312.9418 |
| 987 | 613493.2387 | 1314277.9525 |
| 988 | 613505.6241 | 1314262.2490 |
| 989 | 613460.9185 | 1314226.9897 |
| 990 | 613448.5331 | 1314242.6933 |
| 991 | 613581.4088 | 1314362.4037 |
| 992 | 613585.7163 | 1314160.6992 |
| 993 | 613616.4095 | 1314033.8299 |
| 994 | 613669.0591 | 1314017.1018 |
| 995 | 613719.2234 | 1314031.3143 |
| 996 | 613727.6228 | 1314161.4313 |
| 997 | 613583.2859 | 1314123.0502 |

OWNER
 JEAN R. DICKEY
 5007 ROCKMERE CT
 BETHESDA MD 20816 SUITE 201
 (410)-531-7787

SURVEYOR
 SHANABERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 ELLICOTT CITY, MD. 21043
 (410)-461-9563

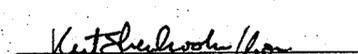
RECORDED AS PLAT # 22361
ON 4/24/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

 4/19/2013
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

 3/29/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

 4/22/13
 DIRECTOR DATE

OWNER'S CERTIFICATE

"I, JEAN R. DICKEY, OWNER OF THE 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 EASEMENT AREAS SHOWN HEREON; (2) 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 8th DAY OF FEBRUARY, 2013"

JEAN R. DICKEY  2-8-13 DATE
 WITNESS  2-8-13 DATE

SURVEYOR'S CERTIFICATE

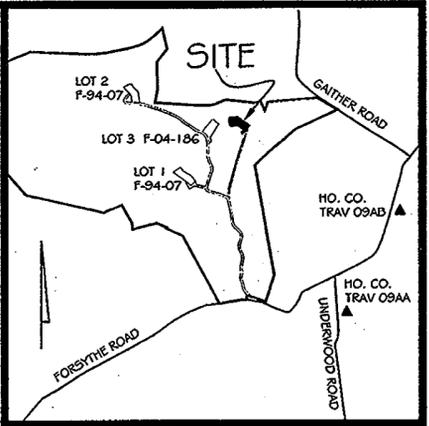
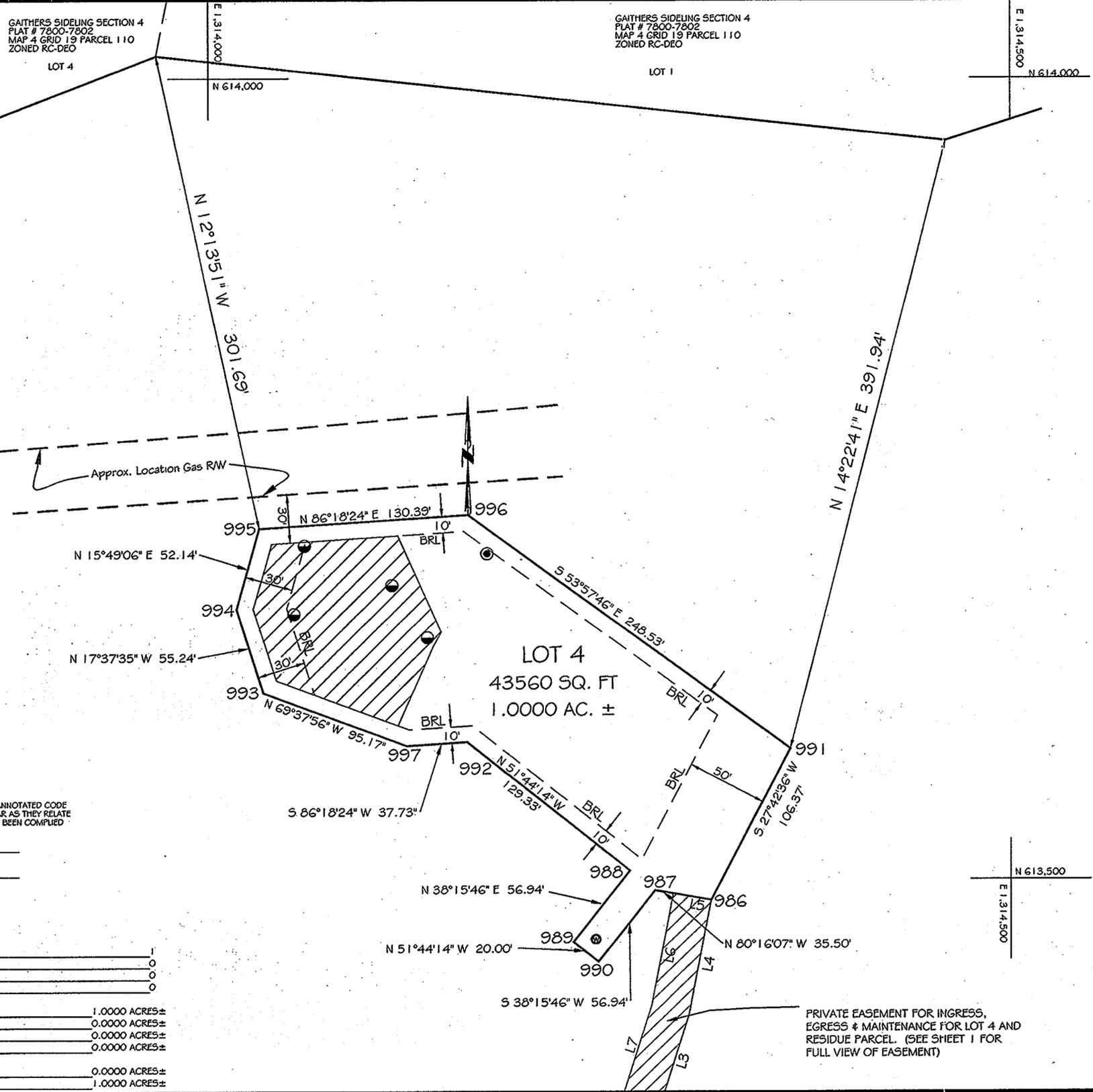
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND WHICH WAS CONVEYED BY JAMES W. DICKEY TO JEAN R. DICKEY BY DEED DATED DECEMBER 31, 1957, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 316, FOLIO 157; AND THAT ALL MONUMENTS ARE 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 AMENDED.


 G. SCOTT SHANABERGER
 PROFESSIONAL L.S. # 10849
 EXP. DATE 4/2/2014

 2/6/13 DATE

PURPOSE: TO CREATE 1 ADDITIONAL AGRICULTURAL PRESERVATION LOT & TO PROVIDE ACCESS TO THAT LOT.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT FOR THE
DICKEY PROPERTY
 LOT 4
 SHEET 1 OF 2
 PREVIOUS COUNTY FILES: F-94-07, WP-93-87, F-04-186, WP-07-4TH ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 3 BLOCK 24 PARCEL 14
 ZONING: RC-DEO SCALE: 1"=400'
 DATE: 3/2/11 REVISED 02/06/2013



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4693B4

| LINE DATA | | |
|-----------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 06°14'07" E | 138.81' |
| L2 | N 16°18'04" E | 530.74' |
| L3 | N 17°47'26" E | 398.42' |
| L4 | N 10°51'28" E | 73.48' |
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| 995 | 613719.2234 | 1314031.3143 |
| 996 | 613727.6228 | 1314161.4313 |
| 997 | 613583.2859 | 1314123.0502 |

THE REQUIREMENTS OF SECTION 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

Gregory Scott Shanaberger 2/6/13
G. SCOTT SHANABERGER DATE
Jean R. Dickey 2-8-13
JEAN R. DICKEY DATE

TABULATION OF FINAL PLAT

| | |
|---|----------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: | 1 |
| BUILDABLE | 0 |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 0 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS: | |
| BUILDABLE | 1.0000 ACRES ± |
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| OPEN SPACE | 0.0000 ACRES ± |
| PRESERVATION PARCELS | 0.0000 ACRES ± |
| TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED: | |
| INCLUDING WIDENING STRIPS | 0.0000 ACRES ± |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 1.0000 ACRES ± |

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

B. N. Moore 4/19/2013
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Gregory Scott Shanaberger 3/29/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Gregory Scott Shanaberger 4/22/13
DIRECTOR DATE

OWNER'S CERTIFICATE

"I, JEAN R. DICKEY, OWNER OF THE 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 EASEMENT AREAS SHOWN HEREON; (2) 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 8th DAY OF FEBRUARY, 2013"

Jean R. Dickey 2-8-13
JEAN R. DICKEY DATE
WITNESS *Gregory Scott Shanaberger* 2-8-13
G. SCOTT SHANABERGER DATE

SURVEYOR'S CERTIFICATE

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Gregory Scott Shanaberger 2/6/13
G. SCOTT SHANABERGER DATE
PROFESSIONAL LAND SURVEYOR
STATE OF MARYLAND
REG. NO. 10849
EXP. DATE 4/2/2014

RECORDED AS PLAT # 22362
ON 4/24/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PURPOSE: TO CREATE 1 ADDITIONAL AGRICULTURAL PRESERVATION LOT & TO PROVIDE ACCESS TO THAT LOT.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT FOR THE
DICKEY PROPERTY
LOT 4
SHEET 2 OF 2
PREVIOUS COUNTY FILES: F-94-07, WP-93-87, F-04-186
4TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 3 BLOCK 24 PARCEL 14
ZONING: RC-DEO SCALE: 1"=400'
DATE: 3/2/11 REVISED 02/06/2013