


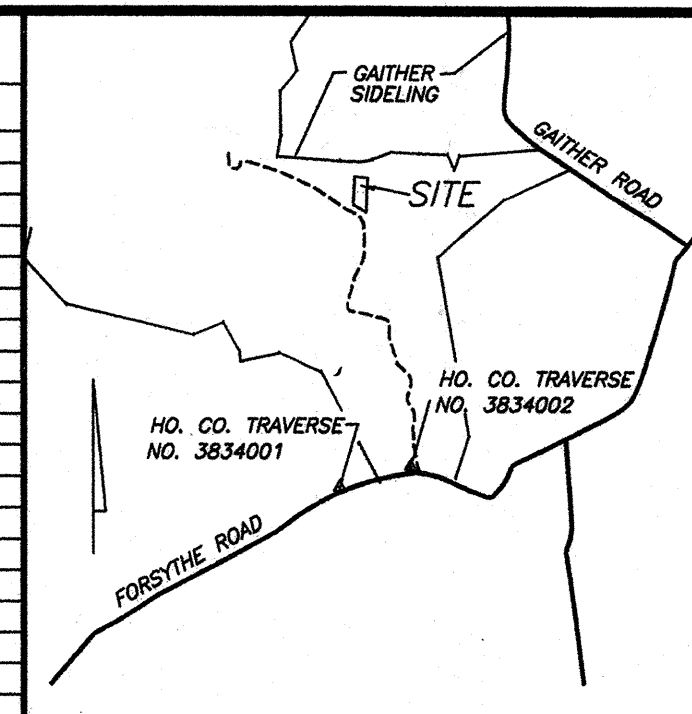
NOTES:

- COORDINATES BASED ON NAD 27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY TRAVERSE POINT NUMBERS. 3834001 & 3834002
- SUBJECT PROPERTY ZONED "RC-DEO" PER 2/2/04 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
-  THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. (OR 10,000 S.F. 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 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.
- THE REQUIREMENTS OF § 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 THE MARKERS HAVE BEEN COMPLIED WITH.  
*G. Scott Shanaberger* 2/16/05  
G. SCOTT SHANABERGER DATE
- Jean R. Dickey* 2/16/05  
JEAN R. DICKEY DATE
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES IRON PIN & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT  
O DESIGNATES IRON PIPE OR IRON PIN & CAP FOUND
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN FEBRUARY, 1988 AND NOVEMBER, 1997 AND VERIFIED IN DECEMBER, 2003.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
- THERE ARE EXISTING STRUCTURES ON LOT 3 AND 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 REQUIRE.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE LESS THAN 5,000 SQUARE FEET WILL BE DISTURBED.

- DESIGNATES APPROVED PERC TEST.  
DESIGNATES FAILED PERC TEST.
- DRIVEWAY 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 FEET (14 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 (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.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- A DECLARATION OF MAINTENANCE OBLIGATIONS FOR A PRIVATE USE-IN-COMMON DRIVEWAY HAS BEEN RECORDED IN L.3176/F.550.
- NO WETLANDS, STREAMS, WETLAND & STREAM BUFFERS OR FLOODPLAINS WILL BE IMPACTED BY THE PROPOSED LOT OR DEVELOPEMENT AS PER A CERTIFICATION BY DENNIS J. LABARE, M.S. & ASSOCIATES ENVIRONMENTAL CONSULTING SERVICES.
- LOT 3 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E(6) OF THE ZONING REGULATIONS AND SECTION 15.509(e)(3) OF THE PRE-1993 AGRICULTURAL LAND PRESERVATION ACT.
- THIS PLAT IS SUBJECT TO SECTION 15.509(e) OF THE PRE-1993 HOWARD COUNTY CODE. THE DICKEY PROPERTY IS SUBJECT TO HOW. CO. AG. LAND PRESERVATION EASEMENT #HO-84-05-E.
- 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 PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
- 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 LOT IS WITHIN AGRICULTURAL PRESERVATION EASEMENT NO. HO-84-05E.

COORDINATES

NO.	NORTH (F)	EAST (F)
104	549991.4254	801893.2079
553	549885.0694	802213.4223
521	550329.3000	802356.1600
637	553265.2671	801549.0511
333	553212.2211	802041.3755
335	553168.7639	801251.8226
336	553188.9718	801348.6811
338	553175.4260	801020.9020
369	552556.1870	801263.9280
370	552638.4830	801242.7950
371	552684.7990	801216.1770
372	552729.4060	801159.6510
488	552940.3810	801325.2826
489	552732.6203	801151.3897
490	552551.1884	801263.8077
492	552635.7541	801283.8634
493	552859.1067	801427.2949
693	549918.4317	801900.0083
704	549912.0136	801800.2145



VICINITY MAP  
SCALE: 1"=2000'

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
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0000 ACRES±

OWNER:

JEAN R. DICKEY  
13850 FORSYTHE ROAD  
SYKESVILLE, MD. 21784

RECORDED AS PLAT # 17307  
ON 3-15-05 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Robert J. Weber* 2/16/05  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Will Dammann* 2/16/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark H. Leagle* 2/16/05  
DIRECTOR DATE

OWNERS CERTIFICATE

I, JEAN R. DICKEY, OWNER OF 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 MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND IT'S SUCCESSORS AND ASSIGNS,

- THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONDERATION, 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 SPACES, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THIER 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 BY OUR HANDS THIS 5 DAY OF February, 2005.

*Jean R. Dickey* 2/16/05  
JEAN R. DICKEY DATE  
*[Signature]* 2/16/05  
WITNESS DATE

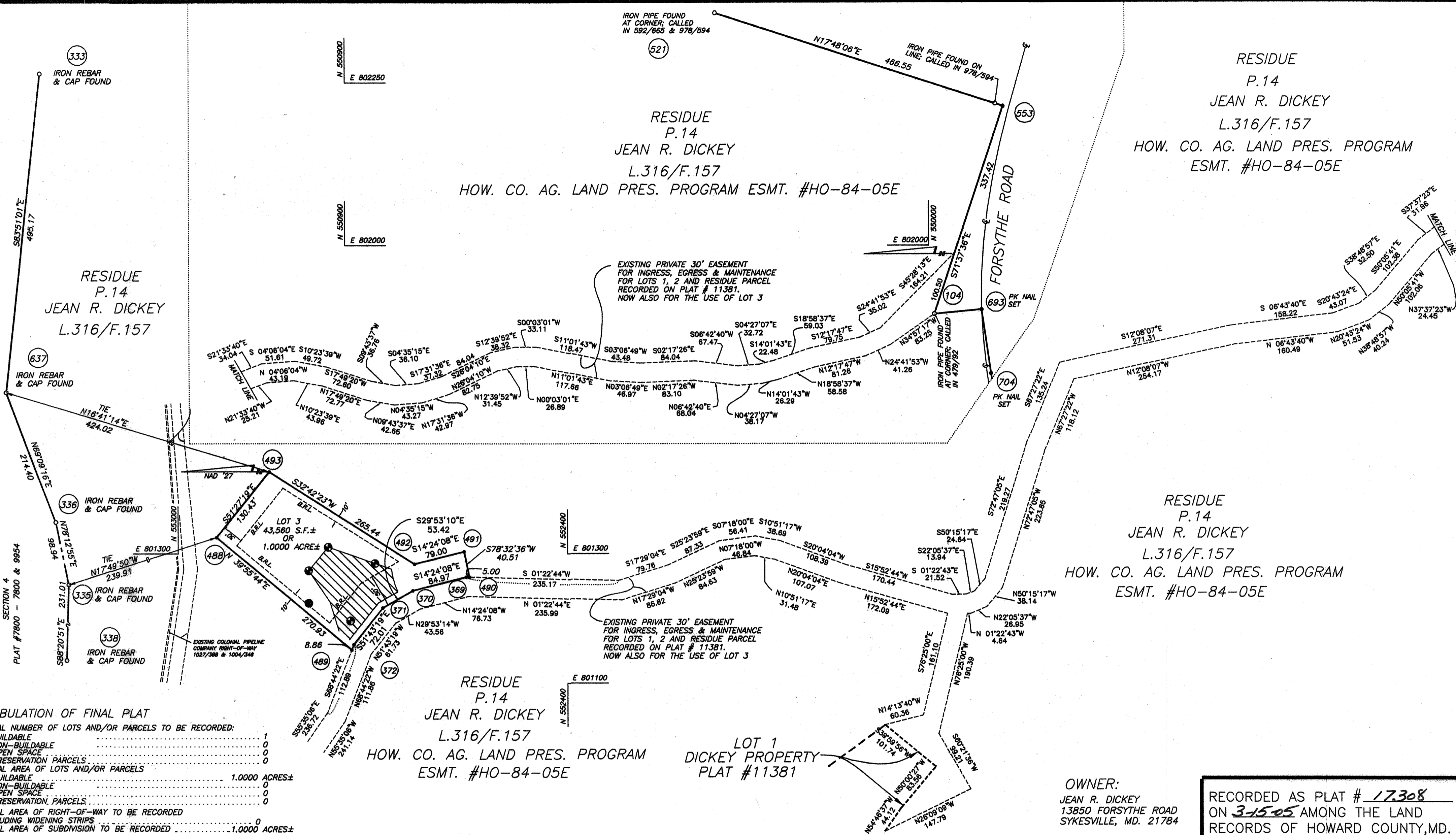
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND 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* 2/16/05  
G. SCOTT SHANABERGER  
PROFESSIONAL L.S. #10849 DATE

SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITE 201  
ELLICOTT CITY, MD. 21043  
(410) 461-9563

FINAL PLAT  
AGRICULTURAL PRESERVATION  
SUBDIVISION PLAT FOR  
LOT 3  
DICKEY PROPERTY  
4TH ELECTION DISTRICT, HOWARD COUNTY, MD  
TAX MAP 3 GRID 24 P/O PARCEL 14  
ZONED: RC-DEO  
SCALE: 1"=100' DATE: MARCH 15, 2004  
PREVIOUS DPZ FILES: WP-93-87, F-94-07  
SHEET 1 OF 2



RESIDUE  
P.14  
JEAN R. DICKEY  
L.316/F.157  
HOW. CO. AG. LAND PRES. PROGRAM  
ESMT. #HO-84-05E

RESIDUE  
P.14  
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ESMT. #HO-84-05E

LOT 1  
DICKEY PROPERTY  
PLAT #11381

OWNER:  
JEAN R. DICKEY  
13850 FORSYTHE ROAD  
SYKESVILLE, MD. 21784

RECORDED AS PLAT # 17308  
ON 3-15-05 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MD.

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	
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TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0000 ACRES±

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

*Robert J. Wilson* 2/16/05  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*John W. ...* 3/7/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*John W. ...* 3/10/05  
DIRECTOR DATE

OWNERS CERTIFICATE

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*Jean R. Dickey* 2/15/05  
JEAN R. DICKEY DATE

*John W. ...* 2/15/05  
WITNESS DATE

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*Scott Shanaberger* 2/16/05  
G. SCOTT SHANABERGER DATE  
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SUBDIVISION PLAT FOR  
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TAX MAP 3, GRID 24, P/O PARCEL 14  
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