GENERAL NOTES

COORDINATES BASED ON HUD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY,

GEODETIC CONTROL STATIONS No. 3448 & 344C. 3448 N 553,449,15 E 1,320,244.32 344C N 552,735.31 E 1,321,330,22

AREAS SHOWN HEREON ARE MORE OR LESS

THIS PLAT IS BASED ON A FIELD RIAH BOUNDARY SURVEY PROPARED BY ROBERT H. VOCEL ENGINEERING,

INC., DATED APRIL 2013. I. BRIL DENOTES BURDING RESTRICTION UNE. DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET

DENOTES INON PIPE OR BON BAR FOUND.

DENOTES INOURAR CHANGE IN BEARING OF BOURDARY OR RICHT-OF-WAY.

DENOTES STONE OR MONUMENT FOUND.

THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONENG REGULATIONS EFFECTIVE ON COMPREHENSIVE ZONING PLAN AND THE COMP. LITE

ZONING REGULATIONS EFFECTIVE ON 7/28/06.

THE PROPOSED PRESERVATION PARCELS ARE IN CONFORMANCE WITH SECTION 105.F.2. OF THE HOWARD COUNTY ZONING REGULATIONS.

CORRECT RECORDINGS.

-BUILDABLE PRESERVATION PARCEL "A", PRESERVES THE REMAINING PORTION OF THE EXISTING PROPERTY KNOWN
AS \$13032, IS WHIT \$20 ON THE HOWARD COUNTY REGISTER; KNOWN AS HICKORY RIDGE, STAT AREA 5-4 KEY
RANKING, AS DESCREED IN WHIT EASILEDIT 6/9/17. THESE EXISTING STRUCTURES ARE TO REMAIN, BUILDABLE
PRESERVATION PARCEL "A", AS PROPOSED, WILL A) SECONE THE REMAINING BUILK PORTION OF PARCEL 117, B) KEEP THE EXISTING FARM OPERATIONS INTACT C) HAS DIRECT ROAD ACCESS AND WILL SHARE ACCESS WITH PROPOSED LOTS 1-3 D) DOES NOT REQUIRE REMOVAL OF TIREE STANDS AND HEDGEROWS AND E) WILL PRESERVE THE RURAL AND SCENIC QUALITY OF THE PROPERTY.

-BURDABLE PRESERVATION PLACEL "A" WALL BE OWNED BY JOHN MCDANIEL WITH THE EASEMENT HOLDERS
BEING MARMAND HISTORICAL TRUST AND HOWARD COUNTY, MARMAND

-NON-BUILDABLE PRESERVATION PARCEL "B" BECOMES THE REMAINING BULK PORTION OF EXISTING LOT 29
(PLAT 15371). THERE ARE NO EXISTING STRUCTURES ON THIS LOT. NON BUILDABLE PRESERVATION PARCEL "B" AS PROPOSED, WILL: A) BECOME THE REMAINING BULK PORTION OF LOT 29, B) KEEP THE EXISTING FARM OPERATIONS INTACT AS HORSE PASTURE C) SHARES HICHLAND ROAD ACCESS WITH PROPOSED LOTS 4-8 AND LOT 1 KOANDAH CARDENS ESTATES D) DOES NOT REQUIRE ROACVAL OF TREE STANDS AND HEDGEROHS AND E) WILL PRESERVE THE RURAL AND SCORE QUALITY OF THE PROPERTY.

E) MILL INCSERVE THE RUMAL AND SECRET QUARTH OF THE PROPERTY.

-NON-BUILDABLE PRESERVATION PARCEL "B" WILL BE OWNED BY JOHN INCOMIEL WITH THE EASEMENT HOLDERS
BEING HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, WARRAND

DRIVENAYS SHALL BE PROVIDED PROR TO ESSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING
TO ENSURE SAFE ACCESS FOR FRE EMERCENCY VEHICLES PER THE FOLLOWING MERMIUM REQUIREMENTS:

TO ENSURE SAFE ACCESS FOR THE EMERGENCY VEHICLES FOR THE POLIDRING MARKAUM ACCORDANCE.

A WOTH - 12'(16' SERVING MORE THAN ONE RESIDENCE);

B. SURFACE - 6" OF COMPACTED CRUSTER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIL.);

C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANCE, AND MINIMUM 45 FOOT TURNING RADIUS

O. STRUCTURES (CUMPRIS/BROCES) - CAPABLE OF SUPPORTING 25 GROSS TONS (1825 LOADING);

E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT

OF OPPTH OVER DEVICENT SUFFICIENT TO ENSURE ALL WEATHER USE.

H. MUNITEMANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

PORTMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THER BUFFERS, FOREST CONSERVATION AREAS

AND 100 YEAR FLOODPLAIN.

THERE IS AN EXISTING HISTORIC HOUSE (\$13032 HIGHLAND ROAD) AND ITS ASSOCIATED OUT BUILDINGS ON PARCEL.

117. THE HOUSE IS TO ROMAN AND IS USTED ON THE HISTORIC SITES. INVENTORY AS HO-20, HICKORY RIDGE.

PARCEL 117 HAS AN LIGHT EASEMENT DATING TO JUNE 9, 1977 RECORDED IN THE LAND RECORDS AT LISER 827. 117. HE HOUSE IS TO HOMAIN AND IS USIED ON THE HISTORIA SHEET AN HOUSE OF READING THROUGH AND THE UND RECORDS AT LIBER 827 FOLIO 216. THE WHIT EASEMENT COVERS LOTS I THROUGH 4 AND BUILDABLE PRESERVATION PARCEL A. THOSE LOTS AND PARCEL REMAIN SUBJECT TO ALL PROVISIONS OF THE WHIT EASEMENT, SECTION (C)(2) PERMITS THIS SUBDIVISION OF THE PROPERTY AND CONSTRUCTION OF HOUSES TOCETHER WITH OUTBURDENDS AND STRUCTURES REASONABLY ROLATED THERETO, INCLUDING (BUT NOT LIMITED TO) ACCESS ROADS, WELLS, BARNS OR STABLES, CAPAGES, SYMMING POOLS, TENIS COURTS, CARDEN STRUCTURES AND THE EXEL. SUD MOUSES ARE SUBJECT TO PROOR APPROVAL BY THE OFFICER OF PRELIDINARY AND FINAL DESIGN AND LOCATION. THE TERMS EXTERIOR AND INTERIOR SHALL INCLUDE THE ARCHITECTURAL STYLE, CENERAL DESIGN AND ARRANGEMENT OF THE SUFFACE OF AN INPROVIDING, INCLUDING THE COLOR, THE KIND AND TEXTURE OF THE BUILDING MATERIALS AND THE TUPE AND STALE OF ALL WINDOWS, DOORS, LIGHT FOURNESS, SIGNS AND OTHER SIMILAR EXTERIOR FEATURES. THE TERM CONSTRUCTION SHALL INCLUDE ALL CONSTRUCTION, RECONSTRUCTION, IMPROVEMENT, PHARGEMENT, PARTING AND DECORATION, ALTERNATION, MAINTENANCE OR REPAIR OF ANY STRUCTURES OF MORKS.

HIS PLAN CLUE BEFORE THE HISTORIC DISTINCT COMMISSION ON JUNE 7, 2012 FOR ADMISORY COMMENTS. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREDITS.

1. ACCORDING TO THE HOMARD COUNTY CENTERY SWENTING, PARCEL 117 CONTAINS A CENTERY KNOWN AS \$134-4 - 10 \$173-6S. BASED UPON WP13-140 (SEE NOTE 32) PLANNING BOARD APPROVAL FOR THE CENTERY IS NOT REQUIRED.

CENETERY IS NOT REQUIRED.
THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CENETERIES LOCATED ON

PARCEL 78 - LOT 29. 2. THERE ARE NO FLOCOPUAIN, WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR STEEP SLOPES

WITEN PARCEL 117.

3. THERE IS A PREVIOUSLY PLATTED FLOODPLAIN ON PARCEL 78, LOT 29 PER PLAT OF "KOANDAH GARDENS ESTATES" (PLAT # 15371), AS SHOWN HEREON, NO DISTURBANCE IS PROPOSED.

4. NO STEEP SLOPES OVER 20,000 SF CONTIQUOUS ARE LOCATED ONSTE.

5. THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.

WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE WELLS & SEPTIC SYSTEMS. A PERCOLATION CERTIFICATION PLAN WAS APPROVED BY THE HOWARD COUNTY HEALTH DEPARTMENT 3/30/2012, REVISED

STORM WATER MANAGEMENT TO BE PROMOED FOR THIS DEVELOPMENT BY ENMRONMENTAL SITE DESIGN UTELTIMG: ROOFTOP & NON-ROOFTOP DESCONNECTIONS, RAIN BURRELS, PERMEABLE SURFACES. THE PERMEABLE SURFACES FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. IF REQUIRED, GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED. B. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND

LAID DEVELOPMENT RECULATIONS.

WETLANDS AND STREAMS SHOWN HEREON ARE BASED ON A FIELD INVESTIGATION PREPARED BY INCCURTING & ASSOCIATES, INC. DATED FEBRUARY 2012 AND REVIEWED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (LIDE) & THE CORPS OF ENCINEERS. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND

O. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A RIVANCIAL SURETY IN THE AMOUNT OF \$25,200 FOR THE REGURED 68 SHADE TREES AND 32 EVERGREEN TREES SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT.
THIS LANDSCAPING WILL BE INSTALLED PROR TO CONSTRUCTION OF HOUSES SO THAT IT HAS TIME TO MATURE AND GROW. (THIS WAS STATED IN THE PRE-SUBMISSION COMMUNITY MEETING OF MARCH 5, 2012)

1. FOREST STAND DELINEATION PLAN WAS PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED MARCH 2012.

2. FOREST CONSERVATION EASEMENT HAVE BEEN ESTABLISHED TO PULFIL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, CRUDING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED BY THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT WILL BE FULFILLED BY ONSITE AFFORESTATION OF 195 AC. FUNNIOUS SURETLY IN THE AMOUNT OF \$ 42,689 (85,378 x 0.50) WILL SE POSTED AS PART OF 1.95 AC. FINANCIAL SURETY IN THE AMOUNT OF \$ 42,689 (65,378 \times 0.50) WILL BE POSTED AS PART OF DEPARTMENT OF PUBLIC WORKS DEVELOPER'S ACREEMENT.

HIGHLAND ROAD IS NOT A SCENC ROAD.

HIGHLAND ROAD IS CLASSIFIED AS A MAJOR COLLECTOR. THE PROPOSED ACCESS POINTS ARE LIMITED TO EDUSTING DRIVEWAY LOCATIONS TO BE UPGRADED TO MEET USE—IN-COMMON SPECIFICATIONS.

AREA TABULATION CHART			
	SHEET 2	SHEET 3	TOTAL
NUMBER OF BUILDABLE LOTS	4	4	8
NUMBER OF BUILDABLE PRESERVATION PARCELS	1	0	11
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	0	1	11
NUMBER OF OPEN SPACE LOTS	0	0	0
TOTAL LOTS AND/OR PARCELS TO BE RECORDED	5	5	10
AREA OF BUILDABLE LOTS	5.4148 AC	4.6781 AC	10.0929 AC
AREA OF BUILDABLE PRESERVATION PARCELS	19.4754 AC	0.0000 AC	19.4754 AC
AREA OF NON-BUILDABLE PRESERVATION PARCELS	0.0000 AC	8.5478 AC	8.5478 AC
AREA OF OPEN SPACE LOTS	0.0000 AC	0.0000 AC	0.0000 AC
TOTAL AREA OF LOTS AND/OR PARCELS	24.8902 AC	13.2259 AC	38.1161 AC
AREA OF ROADWAY WIDENING TO BE RECORDED	0.1497 AC	0.0000 AC	0.1497 AC
TOTAL AREA OF SUBOMISION TO BE RECORDED	25.0399 AC	13.2259 AC	38.2658 AC

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

OWARD COUNTY HEALTH OFFICER

AND ZONING

HOWARD COUNTY HEALTH DEPARTMENT.

DATE MAIL

7-23-15

7-27-15

DATE

DATE

25. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEMER, STORM DRUMAGE, OTHER PUBLIC UNLINES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND OVER AND THROUGH THE LOTS, ANY COMPETANCES OF THE AFORESMO LOTS SHALL BE SUBJECT TO THE EASEMENTS HERBIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERBIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THER ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EXSEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLICATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGRECIAENT DECLUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGRECULANT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND

RECORDS OF HOWARD COUNTY.

26. THE ARTICLES OF INCORPORATION FOR THE INCOMPLET PROPERTY HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 02/03/2014, RECEIPT NO. 015676505.

27. THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MANIENANCE OF NON-BRILDABLE

7. THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MANTENANCE OF NON-BUILDABLE PRESERVATION PARCEL "8", SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.

8. TRASH AND RECYCLING COLLECTION WILL BE AT HIGHLAND ROAD WITHIN 5" OF THE EDGE OF COUNTY ROADWAY.

9. THE SARA" DESIGNATES A PRIVATE SENICE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARTIAND DEPARTMENT OF THE ENVIRONMENT FOR HIDMODUAL SENICE DISPOSAL.

BUPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEMERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEMERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE STAFFARS FASSIBILT.

THIS PLAN IS SUBJECT TO HP 13-034. ON OCTOBER 2, 2012, THE PLANNING DIRECTOR APPROVED THE THIS PLAN IS SUBJECT TO WP 13-034. ON OCIOBER 2, 2012, THE PURNING DIRECTOR APPROVED THE REQUEST TO WAVE SECTION 16.119(F/C) WHICH STATES THAT FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS WITH NO OTHER MEANS OF ACCESS EXCEPT FROM A RESTRICTED ACCESS ROAD, THE DEPARTMENT OF PLANNING AND ZORING MAY APPROVE A SINGLE USE-BI-COMMON DRIVEWAY THAT MEETS MINIMUM SIGHT DISTANCE REQUIREMENTS AND A WAVER TO SECTION 16.120(C)(2) WHICH REQUIRES ALL LOTS, PRESERVATION PARCELS OR BURK PARCELS FOR SINGLE-FAMILY DETACHED DWELLINGS TO HAVE MINIMUM LOT FRONTAGES ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY WHICH PROVIDES ACCESS TO THE PROPERTY.

STREETS WITHIN A PUBLIC RIGHT-OF-WAY WRICH PROVIDES ACCESS TO THE PROVERTY.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE APPLICANT MUST APPLY FOR AND RECENE APPROVAL FOR A DESIGN MANUAL WAYER TO ALLOW MORE THAN 6 USERS ON A USE-IN-COMMON DRIVEWAY FOR PROPOSED LOTS 4 THROUGH 8, BUILDABLE PRESERVATION PARCEL. "A" AND LOT I OF THE "KOMMON CARDENS ESTATES.

2. AT THE SUBDIVISION PLAN REVEW STACE, THE PROPOSED USE-IN-COMMON DRIVEWAYS SHALL BE DESIGNED TO PROVIDE SUFFICIENT TURNING RADIUS AND WIDTH FOR USE BY EMERGENCY VEHICLES AND COMPLY WITH THE MARBIUM DESIGN MANUAL SIGHT DISTANCE CRITERIA ON HIGHLAND ROAD.

3. COMPLIANCE WITH ATTACHED CONDITIONS / COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION.

4. THE OWNER/DEVELOPER IS STRONGLY ENCOURAGED TO MAINTAIN THE EXISTING CHERRY TREES AND PADDOCK FENCING ALONG HIGHLAND ROAD, UNDSCAPING (REQUIRED AND ENHANCED BUFFERS AND FENCING AS DISCUSSED BY THE HOC) SHOULD BE SHOWN ON THE PRELIDINARY EQUIVALENT SKETCH PLAN STAGE.

THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAVER OF DESIGN MANUAL VOLUME IN, SECTION 2.6A. TO ALLOW MORE THAN 6 USERS TO SHARE A SINGLE USE-IN-COMMON DRIVEWAY. ON JANUARY 3, 2013, THE CHEF OF THE DEVELOPMENT ENGINEERING DIMISON APPROVED THE REQUEST BASED UPON JUSTIFICATION PROVIDED IN THE

THE DEVELOPMENT ENGINEERING DIMSION APPROVED THE REQUEST BASED UPON JUSTIFICATION PROVIDED IN THE WANTER REQUEST LETTER AND THE FACT THAT THE GRANTING OF SAID REQUEST WILL NOT IMPACT THE COUNTY'S EXISTING AND FUTURE INFRA-STRUCTURE SYSTEMS.

32. THIS PLAN IS SUBJECT TO MYP 13-140. ON APRIL 9, 2012, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WANE SECTION 16,1304 WHICH STATES THAT WHEN A PROPERTY OWNER PROPOSES TO DEVELOP A PROPERTY THROUGH SUBJUSSION OF A SUBBINISHON SKETCH PLAN, PRELIGIANTY EQUINALENT SKETCH PLAN OR A SITE DEVELOPHENT PLAN ON WHICH IS LOCATED A CEMETERY WHICH IS SHOWN ON THE INVENTIONY MAP. THE PROPERTY OWNER SHALL ACCOMMODATE THE CEMETERY WITH THE DEVELOPMENT BY PLACING THE CEMETERY IN A NON-BUILDABLE LOT WITH A CEMETERY DESIGNATION AND PROVIDE PUBLIC ACCESS TO THE CEMETERY. THE NEW CEMETERY BOUNDARIES AND ACCOMMODATION PLAN WOULD THEN BE REVIEWED BY THE PLANNING BOARD AT A PUBLIC MEETING. at a public meeting. Approval is subject to the following conditions:

APPROVAL IS SUBJECT TO THE FOCUSION COMMINISTS.

1. THE CELETERY PLOT AREA SHOULD BE CLERRY SHOWN AND LABELED ON THE ASSOCIATED PRELIMINARY EQUIVALENT SKETCH PLAN (SP13-005), THE FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN AND ALL SUBSEQUENT PLAT AND ROAD CONSTRUCTION/SUPPLEMENTAL PLANS SUBMITTED TO THE COUNTY

FOR REMEN AND APPROVIA.

2. A PRIVATE ACCESS EASIERIT SHALL BE PROMOED TO THE CEMETERY AREA TO ACCOMMODATE FUTURE ACCESS TO THE AREA FOR ANY DESCENDANTS OF THOSE BURED IN THE CEMETERY. THIS ACCESS EASIERIT SHALL BE PREPARED AND RECORDED ALONG WITH THE APPLICABLE SUBDANSION PLAT FOR THE

MCONNEL PROPERTY.

33. THE PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON MARCH 5, 2012, 6:00 PM AT THE ST. MARKS EPISCOPAL CHURCH, HIGHLAND, MARTLAND.

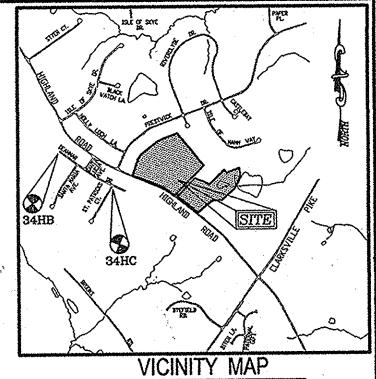
34. THE USE-IN-COMMON EASEMENT FOR LOTS 1, 2, AND 3 LABELED HEREON AS "PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-3 AND MAINTENANCE OF THEIR RESPECTIVE REMOTE WELL SITES" IS SPECIFICALLY FOR LOT ACCESS AS WELL AS ACCESS TO THE MOOTE WILL SITES" IN SPECIFICALLY FOR LOT ACCESS AS WELL AS ACCESS TO THE ACCESS SHALL THE PROPERTY.

WELL SHES IS SPECIFICALLY FUNCTURE ACCESSED AS WELL AS ACCESS TO THE REMOTE WELL SHES FOR THE REPAIR AND/OR MAINTENANCE OF THE RESPECTIVE WELL UNES, WELL LINE ACCESS SHALL TAKE PROPRITY OVER EASEMENT USE FOR INGRESS-EGRESS-EGRESS. ANY WELL LINE CROSSING THE USE-IN-COMMON DENVEWAY MUST BE INSTALLED THRU A CONDUIT WHICH EXTENDS TO 10 FEET BEYOND EACH SIDE OF THE DRIVEWAY SURFACE. CONDUIT UTILIZED SHALL BE STEEL CASING OR EQUAL

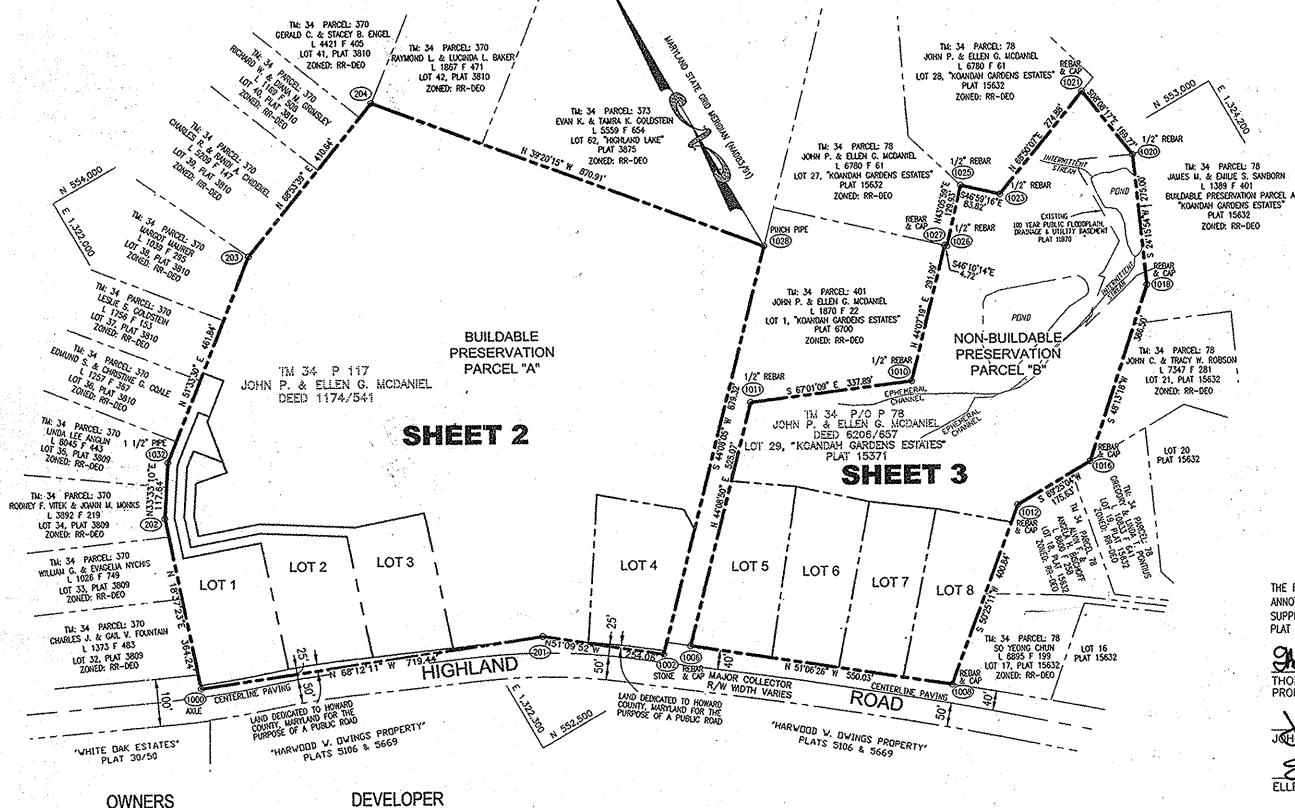
35. THIS PLAN IS SUBJECT TO WAVER PETUTION WP-15-102, APPROVED FEBRUARY 18, 2015, TO WAVE SECTION 16.144(p) AND SECTION 16.144(q) FOR THE SUBMISSION OF DEVELOPER'S AGREDIENTS, PAYMENT OF FEES, POSTING OF RIVANCIAL OBLICATIONS AND THE SUBMISSION OF FINAL SUBDIVISION

PLAT IMARS.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. DEVELOPERS ACREMENT COMPLETED BY MAY 19, 2015.
2. FINAL PLAT ORIGINALS SUBMITTED FOR SIGNITURE BEFORE JUNE 30, 2015.

36. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH, ANDLOTAREA AS REQUIRED BY THE MARYVAND STATE PEPARTMENT OF THE ENVIRONMENT.



SCALE: 1"=2000' ADC MAP : 31 B5



COORDINATE TABLE EAST 1322417.3944 552700.6188 201 552700.6188 1322417.3944 202 553312.9307 1321865.7073 203 553698.1042 1322292.4593 204 553845.9713 1322675.5517 1000 552967.7592 1321749.3896 1002 552541.3013 1322615.2944 1008 552528.0261 1322672.1988
 1006
 552528.0261
 1322672.1988

 1008
 552182.6775
 1323100.3023

 1010
 552772.8660
 1323348.9847

 1011
 552904.7876
 1323037.9094

 1012
 552438.0778
 1323409.2453

 1016
 552439.8622
 1323584.8640

 1018
 552697.3679
 1323873.0865

 1020
 552948.0713
 1323986.0990

 1021
 553116.1356
 1323962.0658

 1023
 553016.8917
 1323705.7308

 1025
 553074.0670
 1323644.4441
 1025 553074.0670 1323644.4441. 1026 552979.1996 1323555.6695 1027 552982.4710 1323552.2616 1028 553172.3906 1323227.6074 1032 553410.9692 1321930.7275

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.

THOMAS M. HOPMAN, R.

DATE PROPERTY LINE SURVEYOR, MD REG. NO. 267 P. McDanie 5/28/15

4.30.15

JOHN P. MCDANIEL

Mi Danue PR

OWNER'S CERTIFICATE

OWNERS

JOHN P. MCDANIEL & ELLEN G. MCDANIEL 13032 HIGHLAND ROAD HIGHLAND, MARYLAND 20777 ATTN: MR. JOE RUTTER 443-367-0422

WE, JOHN P. MCDANIEL AND ELLEN G. MCDANIEL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

OHN POMODANIE 13032 HIGHLAND ROAD HIGHLAND, MARYLAND 20777 ATTN: MR. JOE RUTTER 443-367-0422

WITNESS OUR HANDS THIS 28 DAY OF MAY, 2015

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) THE LAND CONVEYED BY RICHARD H. JENKINS AND EDITH E. JENKINS TO JOHN P. MCDANIEL AND ELLEN G. MCDANIEL BY DEED DATED JULY 15, 1983 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1174 FOLIO 541 AND (2) THE LAND CONVEYED BY JOHN P. HICDANIEL AND ELLEN G. MICDANIEL AND ELLEN G. MICDANIEL AND ELLEN G. MICDANIEL, BY DEED DATED MAY 31, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN

UBER 6208 FOLIO 657. I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIMISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MYRESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER
THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

4.30.15 THOMAS M. HOFFMAN, JR. DATE PROPERTY UNE SURVEYOR, MD REG. NO. 267



LINES

RECORDED AS PLAT NO. 23440 ON 7/30/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

MCDANIEL PROPERTY LOTS 1-8, BUILDABLE PRESERVATION PARCEL A, AND NON-BUILDABLE PRESERVATION PARCEL B

A SUBDIVISION OF TM 34 PARCEL 117 (L 1174 F 541) AND A RESUBDIVISION OF LOT 29 "KOANDAH GARDENS ESTATES" (PLAT 15371) ZONED: RR-DEO

DPZ REF'S: ECP 12-048, F 87-200, F 90-076, F 94-069, F 95-121, F 97-145, F 02-004, F 02-057, P 87-053, P 01-003, S 99-07, SP 13-005, WP 13-034

TAX MAP 34 GRID 22 PARCELS 117 & P/O 78 (LOT 29) 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APRIL 30, 2015 SCALE : 1" = 200"SHEET 1 OF 3

F-14-021

