

GENERAL NOTES

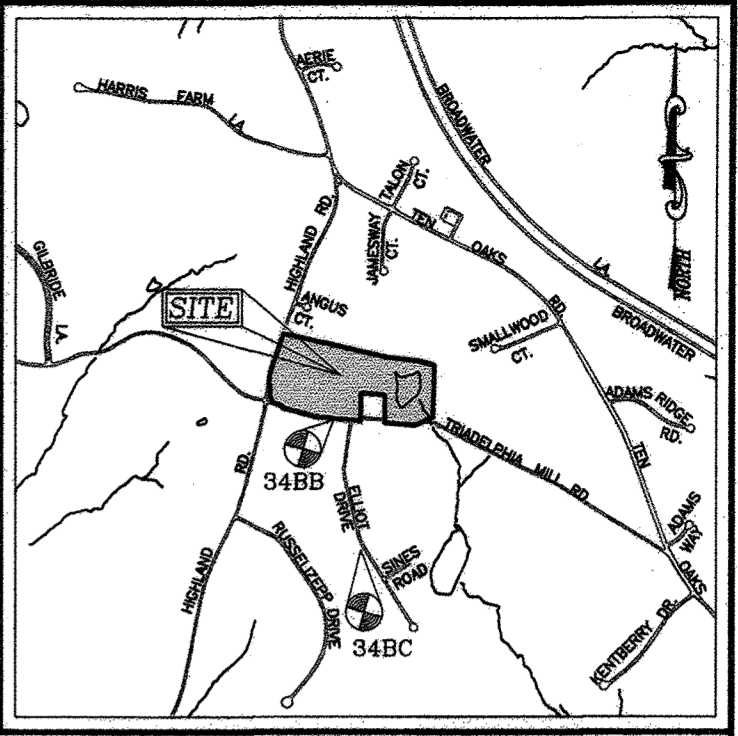
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY. GEODETIC CONTROL STATIONS NO. 348B & 348C. 348B N 563,899.2315 E 1,319,560.9729 348C N 562,546.6004 E 1,319,851.3194
- THIS PLAN IS BASED ON A FIELD BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED NOVEMBER 2013.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGLULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ◆ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE TO BE MAINTAINED.
- TRIADELPHIA MILL ROAD IS CLASSIFIED AS A MINOR COLLECTOR AND HIGHLAND ROAD IS CLASSIFIED AS A MAJOR COLLECTOR.
- THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12'(16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT 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 OF DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- NO STEEP SLOPES OVER 20.00% ARE LOCATED ONSITE.
- 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 PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JANUARY 2018 AND SIGNED BY THE HEALTH OFFICER ON JANUARY 26, 2018. ALL SEWAGE DISPOSAL AREAS SHOWN HEREON MATCH THE SIGNED PERC. CERT.
- ALL EXISTING WELLS AND ONSITE SEWAGE DISPOSAL COMPONENTS MUST BE PROPERLY ABANDONED AND NOTIFICATION OF SUCH SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPT. SIGNATURE OF THIS RECORD PLAT. ALL WELLS MUST BE DRILLED PRIOR TO THE HEALTH DEPARTMENT SIGNATURE OF THIS RECORD PLAT.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING: ROOFTOP & NON-ROOFTOP DISCONNECTIONS, RAIN BARRELS, RAIN GARDENS, AND GRASS SWALES. ALL PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WETLANDS AND STREAMS SHOWN HEREON ARE BASED ON A FIELD INVESTIGATION PREPARED BY BRAY HILL, LLC, DATED JANUARY 2006. THERE ARE NO PROPOSED DISTURBANCES TO THE EXISTING STREAMS, WETLANDS OR ASSOCIATED BUFFERS. THEREFORE MDE PERMITS WERE NOT REQUIRED.
- THIS PLAN IS LOCATED WITHIN THE GROWTH TIER III.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. B6&E HAS REVIEWED AND APPROVED THE PROPOSED TRASH PAD SCREENING AND PERIMETER TREE PLANTINGS. LANDSCAPING OBLIGATIONS FULFILLED UNDER F-08-101.
- IN ACCORDANCE WITH SECTION 16.124(E) STREET TREES ARE NOT REQUIRED ALONG TRIADELPHIA MILL ROAD OR HIGHLAND ROAD AS NO IMPROVEMENTS ARE PROPOSED.
- FOREST STAND DELINEATION AND SPECIMEN TREES HAVE BEEN ESTABLISHED BY CAPITOL DEVELOPMENT DESIGN, INC. DATED OCTOBER 6, 2008. NO SPECIMEN TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT PROPOSAL.
- FOREST CONSERVATION HAS BEEN ESTABLISHED UNDER JACK'S LANDING, PHASE 1, PLAT OF SUBDIVISION, PLAT #23952 TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION WAS FULFILLED WITH F-08-101. DEVELOPER RESERVES UPON 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 AREA"), LOCATED IN, ON, OVER AND OVER AND THROUGH THE LOTS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THE ARTICLES OF INCORPORATION FOR THE JACK'S LANDING HOME OWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON FEBRUARY 14, 2014, RECEIPT NO. D15682049.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE 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.
- THIS PLAN IS SUBJECT TO A DESIGN MANUAL, WANNER OF DESIGN MANUAL VOLUME III, SECTION 2.6.A TO ALLOW SINGLE THAN 6" USE-IN-COMMON DRIVEWAY. ON OCTOBER 10, 2013, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST BASED UPON JUSTIFICATION PROVIDED IN THE WAIVER REQUEST LETTER AND THE FACT THAT THE GRANTING OF SAID REQUEST WILL NOT IMPACT THE COUNTY'S EXISTING AND FUTURE INFRASTRUCTURE SYSTEMS.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON MARCH 5, 2012. THE ENVIRONMENTAL CONCEPT PLAN (ECP12-048) WAS APPROVED ON JUNE 7, 2012. THE PRELIMINARY EQUIVALENT SKETCH PLAN (SP13-005) WAS APPROVED ON APRIL 10, 2013. HOUSING ALLOCATIONS WERE RECEIVED ON JUNE 12, 2013. THE COMMUNITY MEETING WAS OCTOBER 04, 2018 AT THE GEORGE HOWARD BUILDING.

AREA TABULATION CHART	
DESCRIPTION	SHEET 2
BUILDABLE LOTS TO BE RECORDED	3
NON-BUILDABLE PRES. PARCELS TO BE RECORDED	1
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS AND PARCELS TO BE RECORDED	4
AREA OF BUILDABLE LOTS TO BE RECORDED	3.2844 AC
AREA OF NON-BUILDABLE PRES. PARCELS TO BE RECORDED	1.1079 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	4.4023 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	4.4023 AC

- 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.
- TRASH & RECYCLING COLLECTION WILL BE AT TRIADELPHIA MILL ROAD 5' FROM EDGE OF COUNTY ROADWAY.
- THE REQUIRED DENSITY EXCHANGE WAS RECORDED WITH F-08-101 ON PLAT #23952-217956.
- THE USE-IN-COMMON MAINTENANCE AGREEMENTS FOR LOTS 1-B WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD AT L. 17215 F. 33.
- NON-BUILDABLE PRESERVATION PARCEL "C" WAS ESTABLISHED TO FACILITATE STORMWATER MANAGEMENT PRACTICES AND IS PRIVATELY OWNED WITH THE JACK'S LANDING HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, MD AS THE EASEMENT HOLDERS.
- PER SECTION 16.118(0) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DELINEATION OF THE FLOODPLAIN IS NOT REQUIRED FOR RURAL CLUSTER SUBDIVISIONS WHERE THE FLOODPLAIN IS OBVIOUSLY NOT CRITICAL TO THE PROPOSED DEVELOPMENT AS DEFINED BY THE DESIGN MANUAL.
- WAIVER PETITION WP-09-148, SECTION 16.116(C)(2), SECTION 16.116(A)(1), SECTION 16.116(C)(1), SECTION 16.116(A)(2)(B), APPROVED JULY 20, 2010.
- WAIVER PETITION WP-10-025, SECTION 16.144(R)(3), APPROVED MARCH 9, 2010.
- WAIVER PETITION WP-11-093, SECTION 16.144(R)(3), APPROVED JANUARY 6, 2011.
- REQUIRING THE SUBMISSION OF REVISED PLANS WITHIN 45 DAYS OF REQUEST OR THE FINAL PLAN FOR F-08-101/DUNFARM ESTATES SHALL BECOME VOID SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEPARTMENT WILL GRANT A ONE YEAR EXTENSION FROM DECEMBER 30, 2010, DEADLINE BY WHICH TO SUBMIT REVISED PLANS FOR F-08-101. THE NEW DEADLINE DATE BY WHICH TO SUBMIT REVISED PLANS IS ON OR BEFORE DECEMBER 30, 2011.
 - ANY REQUEST FOR FUTURE EXTENSION OF TIME BEYOND DECEMBER 30, 2011, WILL REQUIRE THE SUBMISSION OF A NEW WAIVER PETITION APPLICATION.
 - PLEASE BE ADVISED THAT NEW STORM WATER MANAGEMENT REGULATIONS ARE NOW IN EFFECT. ANY PROJECT NOT HAVING A SIGNATURE APPROVED STORM WATER MANAGEMENT AND SEDIMENT CONTROL PLAN BY MAY 4, 2013, WILL REQUIRE REVISED PLANS DESIGNED TO MEET THE CURRENT REGULATIONS. THE OWNER/DEVELOPER IS ADDITIONALLY ADVISED TO MEET WITH STAFF FROM THE DEPARTMENT OF ENGINEERING DIVISION TO DISCUSS THE AFFECT OF NEW STORM WATER MANAGEMENT REGULATIONS IN THE DESIGN OF THIS SITE PRIOR TO SUBMISSION OF THE REVISED PLANS.
- WAIVER PETITION WP-12-086, SECTION 16.144(R)(3), APPROVED DECEMBER 22, 2011. REQUIRING THE SUBMISSION OF REVISED PLANS WITHIN 45 DAYS OF REQUEST OR THE FINAL PLAN FOR F-08-101/DUNFARM ESTATES SHALL BECOME VOID SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEPARTMENT WILL GRANT A ONE YEAR EXTENSION FROM DECEMBER 30, 2011, DEADLINE BY WHICH TO SUBMIT REVISED PLANS FOR F-08-101. THE NEW DEADLINE DATE BY WHICH TO SUBMIT REVISED PLANS IS ON OR BEFORE DECEMBER 30, 2012.
 - ANY REQUEST FOR FUTURE EXTENSION OF TIME BEYOND DECEMBER 30, 2012, WILL REQUIRE THE SUBMISSION OF A NEW WAIVER PETITION APPLICATION.
 - PLEASE BE ADVISED THAT NEW STORM WATER MANAGEMENT REGULATIONS ARE NOW IN EFFECT. ANY PROJECT NOT HAVING A SIGNATURE APPROVED STORM WATER MANAGEMENT AND SEDIMENT CONTROL PLAN BY MAY 4, 2013, WILL REQUIRE REVISED PLANS DESIGNED TO MEET THE CURRENT REGULATIONS. THE OWNER/DEVELOPER IS ADDITIONALLY ADVISED TO MEET WITH STAFF FROM THE DEPARTMENT OF ENGINEERING DIVISION TO DISCUSS THE AFFECT OF NEW STORM WATER MANAGEMENT REGULATIONS IN THE DESIGN OF THIS SITE PRIOR TO SUBMISSION OF THE REVISED PLANS.
- REFERENCE WAIVER PETITION WP-13-112, SECTION 16.144(R)(3), APPROVED JANUARY 28, 2013. REQUIRING THE SUBMISSION OF REVISED PLANS WITHIN 45 DAYS OF REQUEST OR THE FINAL PLAN FOR F-08-101/DUNFARM ESTATES SHALL BECOME VOID SUBJECT TO THE FOLLOWING CONDITIONS:
 - THIS DEPARTMENT WILL GRANT A 180 DAY EXTENSION FROM DECEMBER 30, 2012, DEADLINE BY WHICH TO SUBMIT REVISED PLANS FOR F-08-101. THE NEW DEADLINE DATE BY WHICH TO SUBMIT REVISED PLANS IS ON OR BEFORE JUNE 30, 2013.
 - COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION. THIS SUBDIVISION MUST BE REDESIGNED TO MEET NEW STORMWATER MANAGEMENT REQUIREMENTS.
- REFERENCE WAIVER PETITION WP-13-184, SECTION 16.144(R)(3), APPROVED JULY 16, 2018. REQUIRING THE SUBMISSION OF REVISED PLANS WITHIN 45 DAYS OF REQUEST OR THE FINAL PLAN FOR F-08-101/DUNFARM ESTATES SHALL BECOME VOID SUBJECT TO THE FOLLOWING CONDITIONS:
 - THIS DEPARTMENT WILL GRANT A 6 MONTH EXTENSION FROM THE JUNE 30, 2013, DEADLINE BY WHICH TO SUBMIT REVISED PLANS FOR F-08-101. THE NEW DEADLINE DATE BY WHICH TO SUBMIT REVISED PLANS IS ON OR BEFORE JANUARY 6, 2014.
 - COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED JULY 9, 2013. THIS SUBDIVISION MUST BE REDESIGNED TO MEET NEW STORMWATER MANAGEMENT REQUIREMENTS.
- REFERENCE WAIVER PETITION WP-15-044, SECTION 16.144(Q), APPROVED OCTOBER 24, 2014. FOR A 60 DAY EXTENSION OF TIME BY WHICH TO SUBMIT THE FINAL PLAT ORIGINALS FOR F-08-101/JACK'S LANDING, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEPARTMENT WILL GRANT A 60 DAY EXTENSION FROM THE DATE OF THIS WAIVER PETITION APPROVAL LETTER (ON OR BEFORE 12/23/2014) BY WHICH TO SUBMIT THE FINAL PLAT ORIGINALS FOR F-08-101.
 - THE DEVELOPER IS REMINDED THAT ALL EXISTING STRUCTURES, ACCESSORY BUILDINGS, AS WELL AS, MATERIALS ASSOCIATED WITH THE LANDSCAPING BUSINESS ON THIS SITE MUST BE REMOVED PRIOR TO SUBMISSION OF THE FINAL PLAT ORIGINALS FOR SIGNATURE PROCESSING. PROOF OF REMOVAL MAY BE SUBMITTED AS RAZING PERMITS AND OR PHOTOGRAPHS.
- REFERENCE WAIVER PETITION WP-16-089, SECTION 16.144(Q), APPROVED FEBRUARY 3, 2015 FOR A 60 DAY EXTENSION OF TIME BY WHICH TO SUBMIT THE FINAL PLAT ORIGINALS FOR F-08-101/JACK'S LANDING, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEPARTMENT WILL GRANT A 60 DAY EXTENSION FROM THE DATE OF THIS WAIVER PETITION APPROVAL LETTER (ON OR BEFORE 4/04/2015) BY WHICH TO SUBMIT THE FINAL PLAT AND DENSITY SENDING PLAT ORIGINALS FOR F-08-101.
 - THE DEVELOPER IS REMINDED THAT ALL EXISTING STRUCTURES, ACCESSORY BUILDINGS, AS WELL AS, MATERIALS ASSOCIATED WITH THE LANDSCAPING BUSINESS ON THIS SITE MUST BE REMOVED PRIOR TO SUBMISSION OF THE FINAL PLAT ORIGINALS FOR SIGNATURE PROCESSING. PROOF OF REMOVAL MAY BE SUBMITTED AS RAZING PERMITS AND OR PHOTOGRAPHS.
- REFERENCE WAIVER PETITION WP-15-124, SECTION 16.144(Q), APPROVED MAY 6, 2015 FOR A 60 DAY EXTENSION OF TIME BY WHICH TO SUBMIT THE FINAL PLAT AND DENSITY SENDING ORIGINALS FOR F-08-101/JACK'S LANDING, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEPARTMENT WILL GRANT A 60 DAY EXTENSION FROM THE DATE OF THIS WAIVER PETITION APPROVAL LETTER (ON OR BEFORE 9/21/2015) BY WHICH TO SUBMIT THE FINAL PLAT AND DENSITY SENDING PLAT ORIGINALS FOR F-08-101.
 - THE DEVELOPER IS REMINDED THAT ALL EXISTING STRUCTURES, ACCESSORY BUILDINGS, AS WELL AS, MATERIALS ASSOCIATED WITH THE LANDSCAPING BUSINESS ON THIS SITE MUST BE REMOVED PRIOR TO SUBMISSION OF THE FINAL PLAT ORIGINALS FOR SIGNATURE PROCESSING. PROOF OF REMOVAL MAY BE SUBMITTED AS RAZING PERMITS AND OR PHOTOGRAPHS.
 - COMPLIANCE WITH THE HEALTH DEPARTMENT COMMENTS DATED APRIL 20, 2015. IN ADDITION, A REVISED PERCOLATION CERTIFICATION PLAN IS REQUIRED PRIOR TO SUBMISSION OF THE FINAL PLAT ORIGINALS. ANY CHANGES TO THE SEWAGE DISPOSAL AREAS OR LOT LINES MUST BE RED-LINED ON THE ROAD CONSTRUCTION DRAWINGS FOR THIS PLAN PRIOR TO RECORDEATION OF THE FINAL PLAT, F-08-101.
 - THE DEVELOPER IS ADVISED THAT AN EXTENSION TO THE OBLIGATION DEADLINE DATE FOR COMPLETION OF THE DEVELOPERS AGREEMENT ASSOCIATED WITH THIS PROJECT MAY BE REQUIRED. PLEASE CONTACT REAL ESTATE SERVICES DIVISION AT 410-313-2330 FOR FURTHER INFORMATION REGARDING THIS PROCESS.
- REFERENCE WAIVER PETITION WP-16-041, SECTION 16.144(Q), APPROVED OCTOBER 29, 2015 FOR AN EXTENSION OF TIME BY WHICH TO SUBMIT THE FINAL PLAT AND DENSITY SENDING ORIGINALS FOR F-08-101/JACK'S LANDING, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEPARTMENT WILL GRANT A 180 DAY EXTENSION FROM THE DATE OF THIS WAIVER PETITION APPROVAL LETTER (ON OR BEFORE APRIL 28, 2016) BY WHICH TO SUBMIT THE FINAL PLAT ORIGINALS FOR F-08-101.
 - THE DEVELOPER IS REMINDED THAT ALL EXISTING STRUCTURES, ACCESSORY BUILDINGS, AS WELL AS, MATERIALS ASSOCIATED WITH THE LANDSCAPING BUSINESS ON THIS SITE MUST BE REMOVED PRIOR TO SUBMISSION OF THE FINAL PLAT ORIGINALS FOR SIGNATURE PROCESSING. PROOF OF REMOVAL MAY BE SUBMITTED AS RAZING PERMITS AND OR PHOTOGRAPHS.
 - COMPLIANCE WITH THE HEALTH DEPARTMENT COMMENTS DATED APRIL 20, 2015. IN ADDITION, A REVISED PERCOLATION CERTIFICATION PLAN IS REQUIRED PRIOR TO SUBMISSION OF THE FINAL PLAT ORIGINALS. ANY CHANGES TO THE SEWAGE DISPOSAL AREAS OR LOT LINES MUST BE RED-LINED ON THE ROAD CONSTRUCTION DRAWINGS FOR THIS PLAN PRIOR TO RECORDEATION OF THE FINAL PLAT, F-08-101.
 - A RED-LINE REVISION PLAN TO THE ROAD CONSTRUCTION DRAWINGS FOR PLAT CHANGES AND FINAL PLAT.
- REFERENCE WAIVER PETITION WP-16-131, SECTION 16.144(Q), APPROVED JUNE 6, 2016. REQUIRING THE SUBMISSION OF THE FINAL PLAT ORIGINAL WITHIN 180 DAYS OF APPROVAL OF THE PLAT AND FOR THE COMPLETION OF THE DEVELOPERS AGREEMENT.
 - COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS
 - EIGHT PAPER COPIES OF REVISED PHASE 1 SUBMITTED BY JULY 6, 2016
 - ORIGINAL FINAL PLAT SUBMITTED FOR SIGNATURE APPROVAL AND RECORDEATION BY SEPTEMBER 4, 2016
 - A RED-LINE REVISION PLAN TO THE ROAD CONSTRUCTION DRAWINGS FOR PLAT CHANGES AND FINAL PLAT
 - THE WAIVER PETITION NUMBER AND ITS CONDITIONS ADDED TO ALL SUBDIVISION PLANS AND FINAL PLAT.
- REFERENCE WAIVER PETITION WP-18-056, SECTION 16.144(K), APPROVED DECEMBER 14, 2017. FOR ALTERNATIVE COMPLIANCE WHICH REQUIRES THE SUBMISSION OF THE FINAL PLAN APPLICATION WITHIN 4 MONTHS OF THE SIGNING OF THE PRELIMINARY EQUIVALENT SKETCH PLAN (ON OR BEFORE OCTOBER 1, 2017), AND FROM SECTION 16.106 FOR THE RE-ACTIVATION OF THE PRELIMINARY EQUIVALENT SKETCH PLAN (SP-06-014). APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE FINAL PLAN SUBMISSION WILL REQUIRE PLANNING BOARD APPROVAL FOR GROWTH TIER III PROJECT IN ACCORDANCE WITH SD-236, THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
 - THE FINAL PLAT SUBMISSION MUST BE SUBMITTED ON OR BEFORE (120 DAYS FROM THE ALTERNATIVE COMPLIANCE APPROVAL LETTER) OR BY (APRIL 12, 2018).
 - THE FINAL PLAN MUST BE RETESTED FOR HOUSING ALLOCATIONS AND THE APFO OPEN/CLOSED SCHOOL TEST.
 - THE ALTERNATIVE COMPLIANCE PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS AND FINAL PLAT.
- DP2 REFERENCES: F-08-101, SP-06-14, BA-89-45E, WP-09-148, WP-10-25, WP-11-093, WP-12-086, WP-13-112, WP-13-184, WP-15-044, WP-15-089, WP-15-124, WP-16-001, WP-16-041, WP-16-131, WP-18-056, PD 439
- THE ORIGINAL DEED OF THE USE-IN-COMMON DRIVEWAY IS LIBER 18312 FOLIO 120, WHICH REFERENCES PLATS 23952-23955.
- PLANNING BOARD CASE NO. 439 (PB439) WAS APPROVED BY THE PLANNING BOARD ON NOVEMBER 8, 2018.

DENSITY EXCHANGE CHART	
TOTAL GROSS AREA OF SUBDIVISION	25.81 ACRES
AREA OF 100 YEAR FLOODPLAIN	0.68 ACRES
AREA OF 25% SLOPES (OUTSIDE FLOODPLAIN)	0.00 ACRES
NET TRACT AREA	25.13 ACRES
MAXIMUM NUMBER OF LOTS ALLOWED	25.13 / 2 = 12
NUMBER OF RESIDENTIAL UNITS ALLOWED BY RIGHT	25.81 / 4.25 = 6
NUMBER OF RESIDENTIAL UNITS PROPOSED	6 (PHASE 1) 3 (PHASE 2) 9 TOTAL
NUMBER OF DEO UNITS REQUIRED	0
SENDING PARCEL INFORMATION	TAX MAP 13, GRID 12, PARCEL 110, 2864 DAILY ROAD, WOODBINE, MD 4TH ELECTION DISTRICT

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET, GENERAL NOTES AND SITES DETAILS	1 OF 2
SUBDIVISION PLAN	2 OF 2



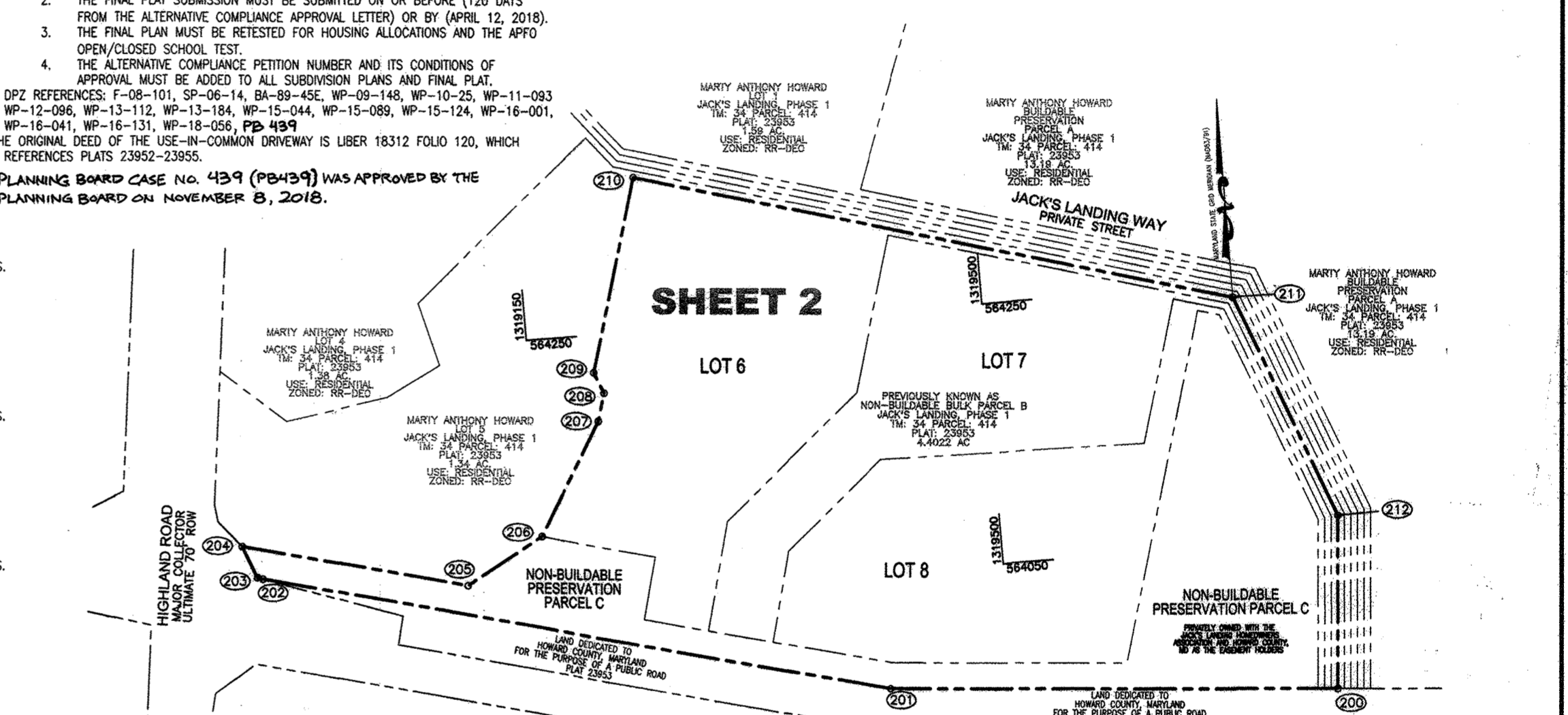
VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: PAGE 24 GRID EB

BENCHMARKS
HOWARD COUNTY BENCHMARK 348B (CONC. MON.) N 563,899.232 E 1,319,560.973 ELEV. 559.29 SOUTH SIDE TRIADELPHIA MILL ROAD, APPROX. 13' EAST OF CENTERLINE OF DRIVEWAY FOR HOUSE # 13295.
HOWARD COUNTY BENCHMARK 348C (CONC. MON.) N 562,546.600 E 1,319,851.319 ELEV. 529.572 SOUTH SIDE OF ELLIOTT DRIVE, EAST OF CENTERLINE FOR THE DRIVEWAY FOR HOUSE NUMBER 13318.

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 MARKERS HAVE BEEN COMPLIED WITH.

Edward John Glawe NOVEMBER 07, 2018
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Marty Anthony Howard 12-3-18
MARTY ANTHONY HOWARD DATE



DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR., SUITE 102
ELLCOTT CITY, MD 21042
ATTN: MR. DONALD R. REUWER
(443) 367-0422

OWNER
MARTY A. HOWARD
P.O. BOX 740
CLARKSVILLE, MD 21029

MIHU AGREEMENT
PLEASE NOTE THAT LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL "B" BY JACK'S LANDING PHASE 1, TO CREATE NON-BUILDABLE PRESERVATION PARCEL C AND LOTS 6 - 8.

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

Rafaela Maura Rogerson 6/25/2019
HOWARD COUNTY HEALTH OFFICER H.O. *Ru* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 2-13-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION *RV* DATE

Robert H. Vogel 6-26-19
DIRECTOR DATE

OWNER'S CERTIFICATE

I, MARTY ANTHONY HOWARD, OWNER 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-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, 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-WAY.

WITNESS OUR HANDS THIS 3rd DAY OF DECEMBER, 2018.

Marty Anthony Howard
MARTY ANTHONY HOWARD
OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM SAMUEL T. NICHOLS, JR. & JANET D. NICHOLS & JAMES S. NICHOLS & G. DALE NICHOLS TO MARTY ANTHONY HOWARD BY DEED DATED FEBRUARY 16, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3172 FOLIO 336.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21391, EXPIRATION DATE JUNE 04, 2019.

Edward John Glawe NOVEMBER 07, 2018
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

RECORDED AS PLAT No. 25062 ON 6/28/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
JACK'S LANDING, PHASE 2
LOTS 6-8, & NON-BUILDABLE PRESERVATION PARCEL C
A RESUBDIVISION OF JACK'S LANDING, PHASE 1
NON-BUILDABLE BULK PARCEL B
13280 TRIADELPHIA MILL RD
CLARKSVILLE, MD 21029

TAX MAP 34, GRID 3, PARCEL 414 ----- ZONED: RR-DEO

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' NOVEMBER 2018

100' 0 100' 200' 300'
GRAPHIC SCALE

SHEET 1 OF 2

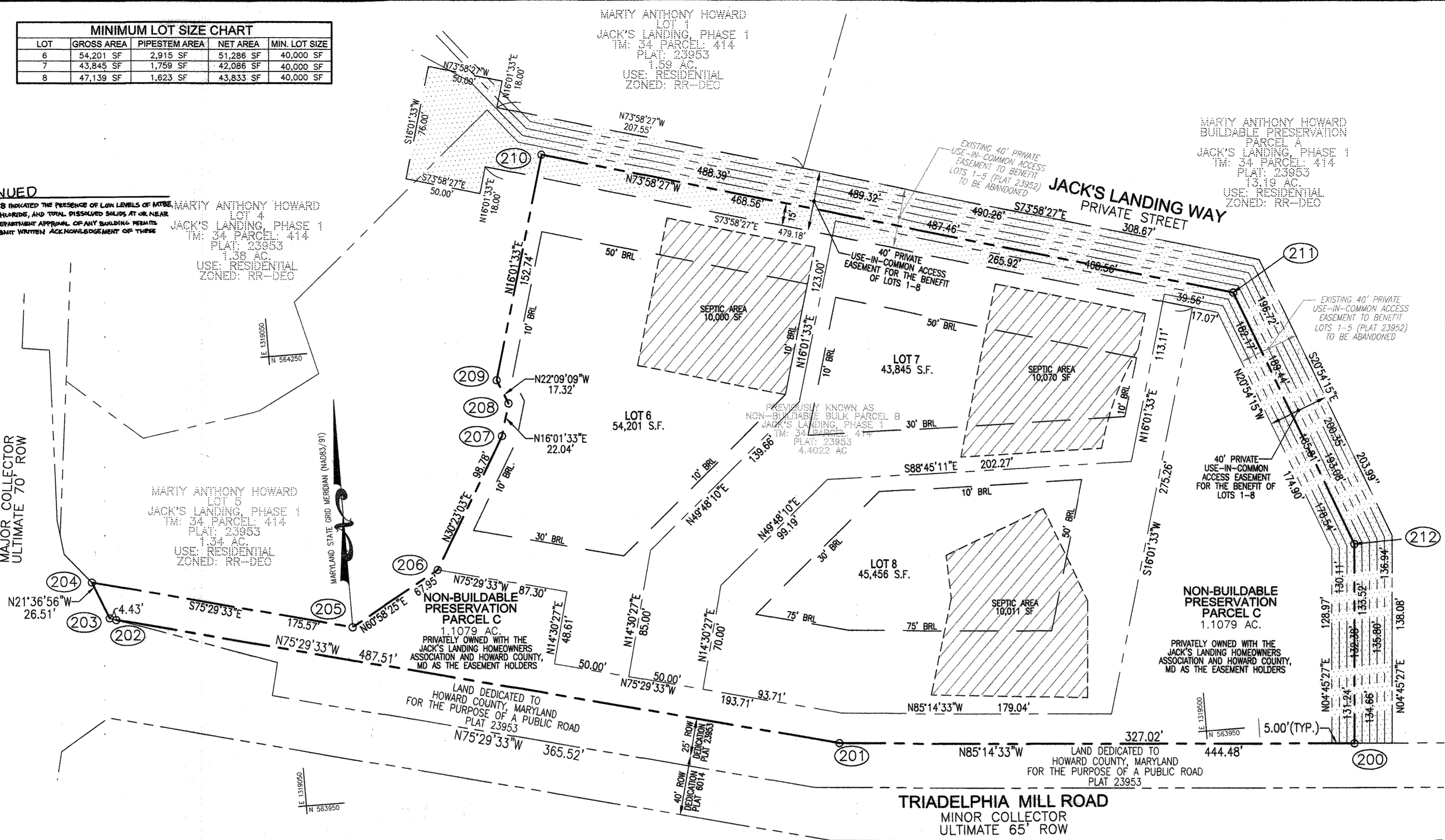
POINT	NORTHING	EASTING
200	563933.4327	1319747.2688
201	563961.7992	1319406.4287
202	564083.9229	1318934.4670
203	564085.4120	1318930.2913
204	564110.0576	1318920.5256
205	564066.0751	1319090.5015
206	564099.0445	1319149.8156
207	564184.2603	1319199.8797
208	564205.4448	1319205.9646
209	564221.4858	1319199.4339
210	564368.2942	1319241.6026
211	564238.9378	1319691.9512
212	564065.3592	1319758.2484

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
6	54,201 SF	2,915 SF	51,286 SF	40,000 SF
7	43,845 SF	1,759 SF	42,086 SF	40,000 SF
8	47,139 SF	1,623 SF	43,833 SF	40,000 SF

GENERAL NOTES CONTINUED

48. WATER TESTS FOR THE WELLS ON LOTS 6, 7 AND 8 INDICATED THE PRESENCE OF LOW LEVELS OF MTBE. TRACE LEVELS OF TAME, AND LEVELS OF SEBACIN, CHLORIDES, AND TOTAL DISSOLVED SOLIDS AT OR NEAR EPA SECONDARY STANDARDS. PRIOR TO HEALTH DEPARTMENT APPROVAL OF ANY BUILDING PERMITS ON LOTS 6, 7, OR 8, THE HOMEOWNERS MUST SUBMIT WRITTEN ACKNOWLEDGEMENT OF THESE CONDITIONS TO THE HEALTH DEPARTMENT.

HIGHLAND ROAD
MAJOR COLLECTOR
ULTIMATE 70' ROW



AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
- BUILDABLE PRES. PARCELS	3
- NON-BUILDABLE BULK PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.4023 AC.
- BUILDABLE PRES. PARCELS	3.2944 AC.
- NON-BUILDABLE BULK PARCELS	0.0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	1.1079 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.4023 AC.

LEGEND:

	SEPTIC AREA
	40' USE-IN-COMMON ACCESS EASEMENT
	BUILDING RESTRICTION LINE (BRL)
	PROPERTY LINE

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 MARKERS HAVE BEEN COMPLIED WITH.

Edward John Glawe NOVEMBER 07, 2018
EDWARD JOHN GLAWE DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391
Mary Anthony Howard 12-3-18
MARY ANTHONY HOWARD DATE

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

Barbara Roseman for *Maria Roseman* 6/25/2019
HOWARD COUNTY HEALTH OFFICER H.O. 2 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edinger 2.13.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Karl Schleicher 6-26-19
DIRECTOR DATE

OWNER'S CERTIFICATE

I, MARY ANTHONY HOWARD, OWNER 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-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, 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-WAY.

WITNESS OUR HANDS THIS 3rd DAY OF DECEMBER 2018.

Mary Anthony Howard
MARY ANTHONY HOWARD OWNER
[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM SAMUEL T. NICHOLS, JR. & JANET D. NICHOLS & JAMES S. NICHOLS & G. DALE NICHOLS TO MARY ANTHONY HOWARD BY DEED DATED FEBRUARY 16, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3172 FOLIO 336.

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Edward John Glawe NOVEMBER 07, 2018
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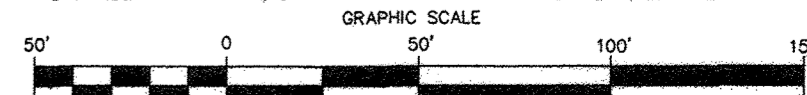
RECORDED AS PLAT No. 25063 ON 6/28/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
JACK'S LANDING, PHASE 2**

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A RESUBDIVISION OF JACK'S LANDING, PHASE 1
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TAX MAP 34, GRID 3, PARCEL 414 ----- ZONED: RR-DEO

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' NOVEMBER 2018



SHEET 2 OF 2