

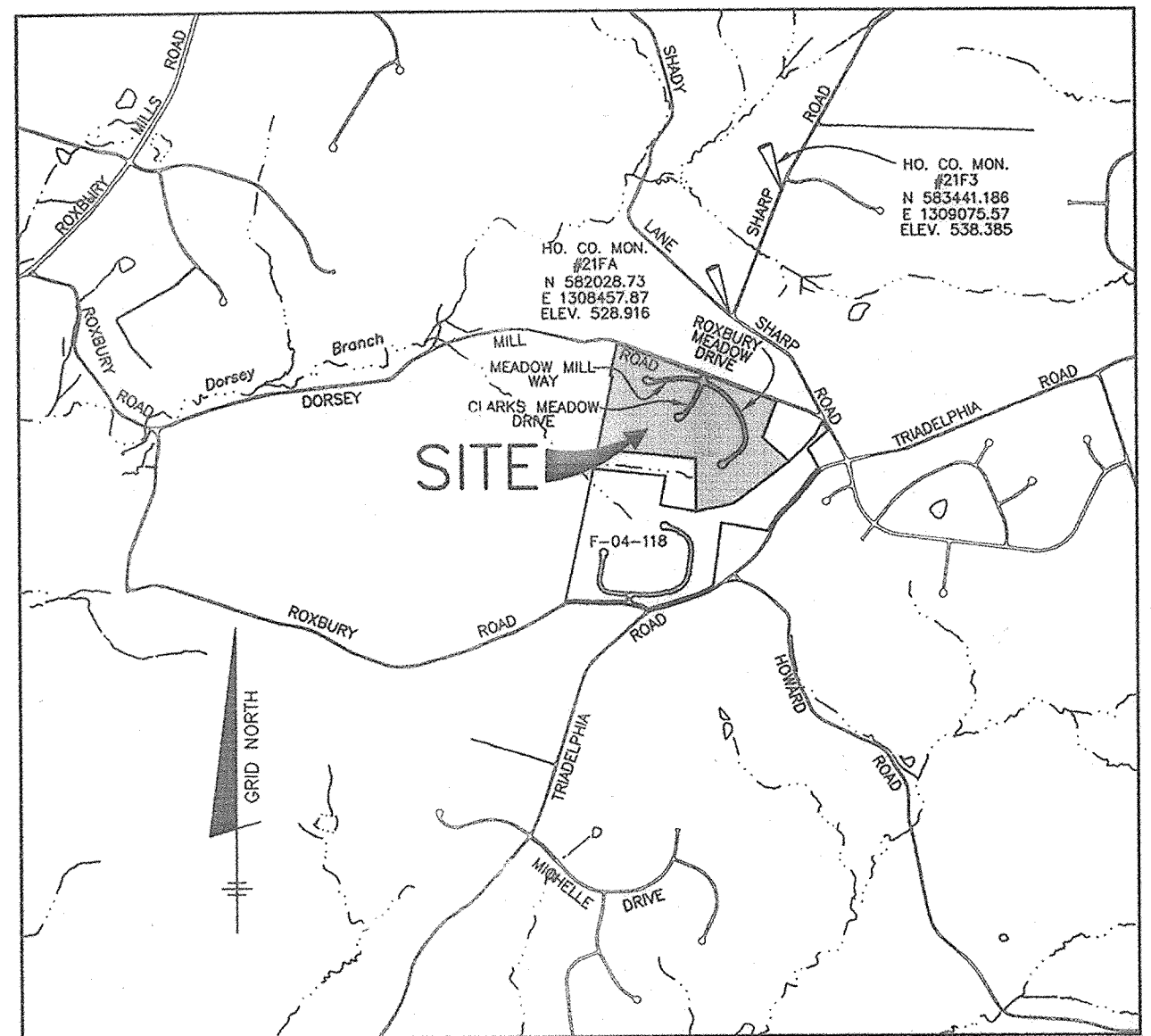
GENERAL NOTES

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE FOUND.
 - DENOTES IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 21FA AND 21F3.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED FROM THE RECORD PLAT "CLARKS WOODS 1, LOT 4 AND NON-BUILDABLE PRESERVATION PARCEL A" DATED JANUARY 27, 2000 AND RECORDED AS PLAT NUMBER 14203 ON MAY 4, 2000.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YR FLOODPLAIN OR STEEP SLOPES OVER 25% LOCATED ON THIS SITE WITH THE EXCEPTION OF THE POCKET OF WETLANDS WETLAND BUFFER AND STREAM BUFFERS LOCATED ON NON-BUILDABLE PRESERVATION PARCEL A ALONG THE COMMON LINE WITH EXISTING NON-BUILDABLE PRESERVATION PARCEL A OF CLARKS WOODS 1 AND GRADING, REMOVAL OF VEGETATION COVER OR TREES OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, ON, OVER AND THROUGH LOTS 1-26 AND PARCELS A-G. ANY CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS AND PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HERIN 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY AND THE RELEASE OF A DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY 3 EXTENDED DETENTION FACILITIES (WITH MICRO-POOL) AND BY DISCONNECTION CREDITS FOR LOTS 1, 2, 25 & 26.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES LOCATED ON THIS SITE.
- WETLAND DELINEATION IS BASED ON RECORD PLAT "CLARKS WOODS 1, LOT 4 AND NON-BUILDABLE PRESERVATION PARCEL A" DATED JANUARY 27, 2000 AND RECORDED AS PLAT NUMBER 14203 ON MAY 4, 2000.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 9-13 SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY SIMULTANEOUSLY WITH THIS RECORD PLAT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER 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. RECORDED OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1204 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.
- THE TOTAL FOREST OBLIGATION AMOUNT OF 10.8 ACRES HAS BEEN MET BY THE ON-SITE RETENTION OF 2.5 AC. WITHIN A FOREST CONSERVATION EASEMENT AND THE ON-SITE AFFORESTATION OF 8.3 AC. WITHIN A FOREST CONSERVATION EASEMENT. AN ADDITIONAL 5.3 AC. OF AFFORESTATION ABOVE THE REQUIREMENT SHALL BE USED FOR THE ESTABLISHMENT OF A PRIVATE AFFORESTATION BANK WITH A DPW, DEVELOPER'S AGREEMENT WITH SURETY IN THE TOTAL AMOUNT OF \$317,985.00.

- THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
 - PRESERVATION PARCEL 'A' IS PROPOSED AS A NON-BUILDABLE PARCEL FOR THE PRESERVATION OF THE RURAL CHARACTER OF DORSEY MILL ROAD BY PROVIDING AFFORESTATION, LANDSCAPING AND STREET TREES ALONG THE PROPERTY FRONTAGE AND TO PRESERVE ENVIRONMENTALLY SENSITIVE AREAS INCLUDING WETLANDS, WETLANDS BUFFERS AND STREAM BUFFERS. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE 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.
 - PRESERVATION PARCELS 'B' AND 'C' ARE PROPOSED AS NON-BUILDABLE PARCELS TO PRESERVE EXISTING FOREST AND TO PROVIDE AFFORESTATION. THEY WILL BE DEDICATED TO HOWARD COUNTY. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE 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.
 - PRESERVATION PARCEL 'D' IS PROPOSED AS NON-BUILDABLE PARCEL FOR THE PRESERVATION OF THE RURAL CHARACTER OF DORSEY MILL ROAD BY PROVIDING AFFORESTATION, LANDSCAPING AND STREET TREES ALONG THE PROPERTY FRONTAGE. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE 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.
 - PRESERVATION PARCELS 'E', 'F' AND 'G' ARE PROPOSED AS NON-BUILDABLE PARCELS FOR STORMWATER MANAGEMENT FACILITIES AS A REQUIREMENT TO CONTROL STORMWATER RUNOFF. THEY WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH A DPW, DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$49,950.00.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 7-25-06 CUSTOMER NO. 122253.

GROSS AREA	53.87 AC.±						
100-YEAR FLOODPLAIN AREA	0.00 AC.						
NET TRACT AREA	53.87 AC.±						
DWELLING UNITS ALLOWED (as matter of right)	53.87 AC.± @ 1 DU per 4.25 GROSS ACRES = 12						
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	53.87 AC.± @ 1 DU per 2.00 NET ACRES = 26						
PROPOSED DWELLING UNITS	26						
NUMBER OF CEO UNITS RECEIVED	26 - 12 (base density) = 14						
SENDING PARCELS INFORMATION	<table border="1"> <tr> <td>9 CEO UNITS</td> <td>4 CEO UNITS</td> <td>1 CEO UNIT</td> </tr> <tr> <td>WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE LOT 18 TAX MAP 15, GRID 4, PARCEL 145 L. 1561 F. 713 PLAT #17567, F-05-0775, RE-05-03 RECORDED: 7-1-05</td> <td>HIGHPOINT AT BREEZEWOOD FARMS LOT 2 TAX MAP 10, GRID 23, PARCEL 36 L. 7494 F. 073 PLAT #17082, F-05-024, RE-05-01 RECORDED: 11-24-04</td> <td>ZEEVELD SUBDIVISION LOT 6 TAX MAP 13, GRID 24, PARCEL 61 L. 5067 F. 453 PLAT #16733, F-04-159, RE-04-06 RECORDED: 6-11-04</td> </tr> </table>	9 CEO UNITS	4 CEO UNITS	1 CEO UNIT	WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE LOT 18 TAX MAP 15, GRID 4, PARCEL 145 L. 1561 F. 713 PLAT #17567, F-05-0775, RE-05-03 RECORDED: 7-1-05	HIGHPOINT AT BREEZEWOOD FARMS LOT 2 TAX MAP 10, GRID 23, PARCEL 36 L. 7494 F. 073 PLAT #17082, F-05-024, RE-05-01 RECORDED: 11-24-04	ZEEVELD SUBDIVISION LOT 6 TAX MAP 13, GRID 24, PARCEL 61 L. 5067 F. 453 PLAT #16733, F-04-159, RE-04-06 RECORDED: 6-11-04
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- THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FIFTH (5th) EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED AS THE PRELIMINARY PLAN RECEIVED SIGNATURE APPROVAL ON 11-03-2003. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-1-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
- OPEN SPACE IS NOT REQUIRED AS PRESERVATION PARCELS 'B' AND 'C' SHALL BE DEDICATED TO HOWARD COUNTY.
- THE LOTS SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE).



21FA - CONCRETE MONUMENT SET 3.5' FROM NORTHERN EDGE OF PAVING OF SHADY LANE 49.5' FROM CL OF SHARP ROAD AND 88.0' FROM C&P POLE #7
 21F3 - 5.5' FROM EASTERN EDGE OF PAVING OF SHARP ROAD APPROX. 0.3 MILES NORTH OF SHADY LANE, 3.2' FROM C&P POLE #14 (G&E POLE #48987)

VICINITY MAP
SCALE: 1" = 2000'

BOUNDARY COORDINATES		RIGHT-OF-WAY COORDINATES		RIGHT-OF-WAY COORDINATES	
No.	NORTH	EAST	No.	NORTH	EAST
1	581682.3977	1307144.2143	15	581283.8955	1308219.0738
2	581386.0760	1307945.9744	16	581269.0077	1308187.3287
3	581345.0784	1308055.4020	17	581259.3685	1308183.9337
4	581303.8742	1308165.1986	18	581226.1217	1308198.6830
5	581233.2345	1308355.6895	19	580591.6691	1308656.5854
6	580994.2049	1308995.5682	20	580395.2507	1308569.4823
7	580576.0419	1308833.4278	21	580283.1087	1308419.8731
8	580297.9999	1309139.9998	22	580263.1114	1308409.8675
9	579811.1214	1308490.4514	23	580311.1215	1308373.8809
10	579717.7464	1308050.9373	24	580315.1153	1308395.8820
11	580335.5169	1308052.3885	25	580427.2573	1308545.4915
12	580458.4135	1306908.9741	26	580587.9633	1308616.7575
13	581299.1962	1307089.7532	27	581193.2556	1308173.8749
14	581310.8257	1307058.8703	28	581179.0207	1308142.3822
			29	581141.8533	1308129.2917
			30	580864.1875	1307963.9902
			31	580838.9026	1307941.1193
			32	580784.4046	1307891.8255
			33	580880.9854	1307880.1905

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	26
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	7
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	28.45± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	22.61± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2.81± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	53.87± AC.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 03/03/06
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351
 DOUGLAS J. DIERINGER
 OWNER

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

Douglas J. Dieringer 03-08-06
 DOUGLAS J. DIERINGER
 OWNER

OWNER:
 DORSEY MILL, LLC
 c/o DOUGLAS J. DIERINGER
 P.O. BOX 628
 ELLICOTT CITY, MARYLAND 21041

PLAN VIEW
 SCALE: 1" = 300'

PURPOSE STATEMENT:
 THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO SUBDIVIDE PREVIOUSLY RECORDED LOT 4 OF THE CLARKS WOODS 1 INTO 26 BUILDABLE LOTS AND 7 NON-BUILDABLE PRESERVATION PARCELS, TO DEDICATE RIGHT-OF-WAY TO HOWARD COUNTY MARYLAND FOR 3 PROPOSED PUBLIC ROADS AND FOR THE ESTABLISHMENT OF A FOREST MITIGATION BANK.

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

Robert J. Walsh 7/14/06
 ROBERT J. WALSH
 HOWARD COUNTY HEALTH OFFICER KN 192 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David M. Harris 5/23/06
 DAVID M. HARRIS
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 990 DATE

Robert J. Walsh 8/3/06
 ROBERT J. WALSH
 DIRECTOR 13 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 ALL OF LAND ACQUIRED BY DORSEY MILL, LLC, FROM WOODMONT ACADEMY, INC. BY DEED DATED AUGUST 28, 2002 AND RECORDED IN LIBER 6377 AT FOLIO 654 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.

David M. Harris 3/03/06
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S CERTIFICATE

"DORSEY MILL, LLC, 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 8th DAY OF MARCH, 2006."

Douglas J. Dieringer 3/8/06
 DOUGLAS J. DIERINGER
 BY PHEASANT RIDGE LP
 BY DOUGLAS HOMES, INC.
 BY DOUGLAS J. DIERINGER

David M. Harris 3-8-06
 DAVID M. HARRIS
 WITNESS DATE

RECORDED AS PLAT NO. 18482
 ON Aug. 13, 2006 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CLARKS MEADOW
 LOTS 1-26
 NON-BUILDABLE PRESERVATION PARCELS 'A'-'G'
 FOREST MITIGATION BANK

A RESUBDIVISION OF CLARKS WOODS 1, LOT 4, PLAT NO. 14203

F-98-28 F-98-29 F-00-60 SP-03-14
 F-04-159 RE-04-06, F-05-24 & RE-05-01, F-05-775 & RE-05-03
 FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP 21 SCALE: AS SHOWN
 GRID: 17 DATE: MARCH, 2006
 PARCEL: 227 ZONED: RC-DEO SHEET: 1 OF 3

WETLANDS CHART

No.	BEARING	DIST
WL1	N30°44'20"E	21.95'
WL2	N14°03'38"E	29.83'
WL3	S49°12'17"E	21.22'
WL4	S18°03'19"E	37.04'
WL5	S24°58'09"E	4.25'
WL6	N66°05'25"E	47.40'
WL7	S62°37'39"E	31.58'
WL8	S30°43'39"W	13.52'

CURVE DATA TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
29-30	820.00'	325.27'	22°43'40"	164.80'	S30°45'59"W 323.15'
32-33	50.00'	225.55'	258°77'47"	-	N08°38'20"W 77.46'
33-34	25.00'	34.24'	78°27'44"	20.41'	N81°21'41"E 31.62'
35-36	780.00'	309.41'	22°43'40"	156.76'	N30°45'59"E 307.38'
38-39	730.74'	316.24'	24°47'45"	160.64'	N86°31'27"W 313.78'
40-41	50.00'	225.55'	258°27'47"	-	N30°18'34"E 77.46'
41-42	25.00'	34.24'	78°27'47"	20.41'	S59°41'26"E 31.62'
43-44	770.74'	323.51'	24°02'58"	164.17'	S86°53'51"E 321.14'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
9	43,654 S.F.	1,447 S.F.	42,207 S.F.
10	43,413 S.F.	3,355 S.F.	40,058 S.F.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	15
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	3+
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	16.13± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	12.83± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.77± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	30.73± AC.

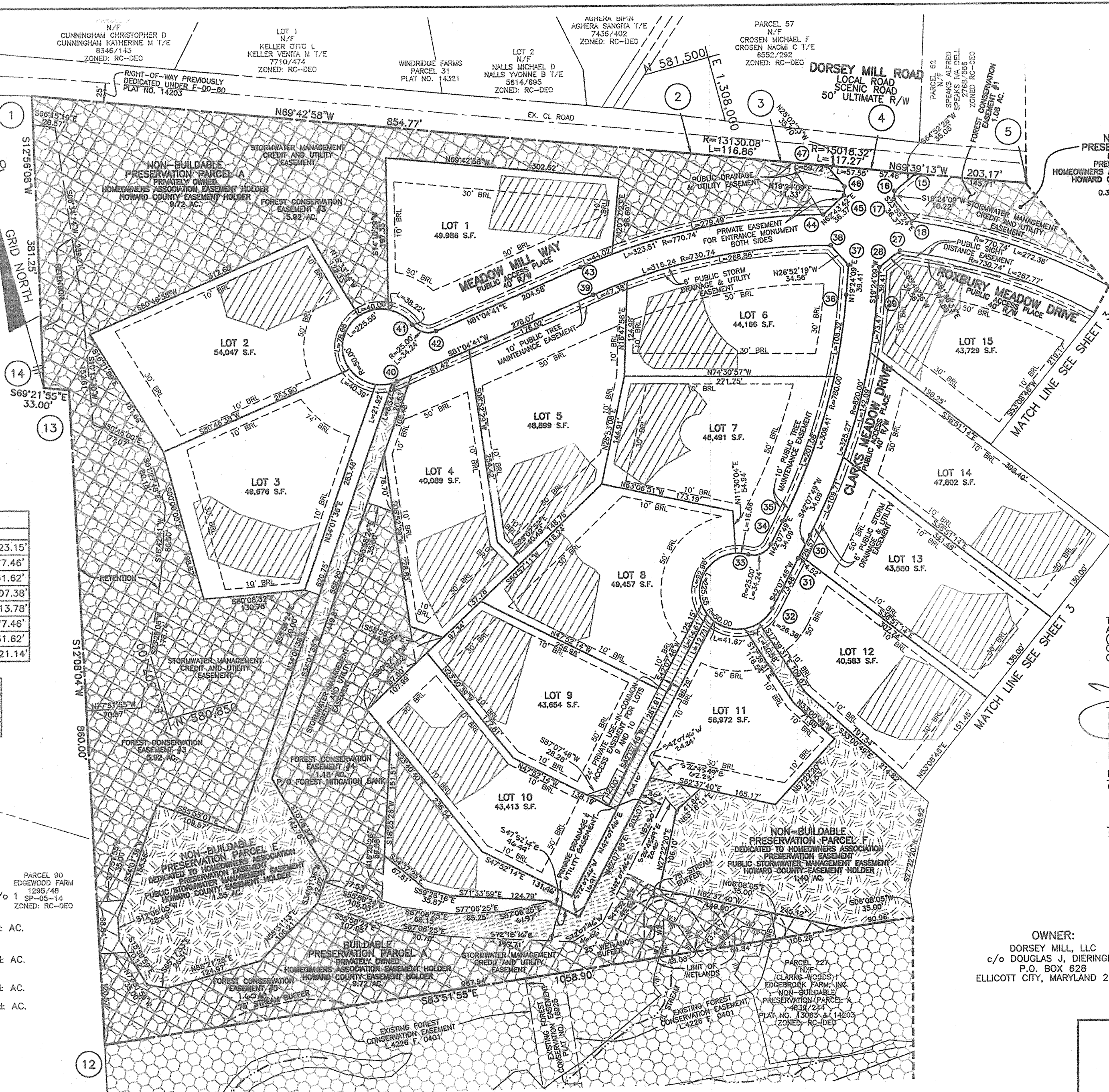
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. White 7/14/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Michael P. ... 5/23/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stephen L. ... 2/3/06
DIRECTOR DATE



LEGEND

- FOREST CONSERVATION EASEMENT
- STORMWATER MANAGEMENT CREDIT AND UTILITY EASEMENT
- BRL INDICATES BUILDING RESTRICTION LINES
- SEPTIC GENERAL (SEE GENERAL NOTE 15 ON SHEET 1)
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- PUBLIC SWM EASEMENT

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.

David M. Harris 03/08/06 DATE:
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351
DOUGLAS J. DIERINGER
OWNER
Douglas J. Dieringer 03-08-06 DATE:
SIGNATURE OF OWNER

OWNER:
DORSEY MILL, LLC
c/o DOUGLAS J. DIERINGER
P.O. BOX 628
ELlicott CITY, MARYLAND 21041

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

RECORDED AS PLAT NO. 18483
ON Aug. 15, 2006 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

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 ALL OF LAND ACQUIRED BY DORSEY MILL, LLC, FROM WOODMONT ACADEMY, INC. BY DEED DATED AUGUST 28, 2002 AND RECORDED IN LIBER 6377 AT FOLIO 654 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.

David M. Harris 03/08/06 DATE
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

OWNER'S CERTIFICATE
"DORSEY MILL, LLC, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 03 DAY OF MARCH, 2006."

Douglas J. Dieringer 03-08-06 DATE
DORSEY MILL, LLC
BY PHEASANT RIDGE LP
BY DOUGLAS J. DIERINGER, INC.
BY DOUGLAS J. DIERINGER

CLARKS MEADOW
LOTS 1-26
NON-BUILDABLE PRESERVATION PARCELS 'A'-'G'
FOREST MITIGATION BANK
A RESUBDIVISION OF CLARKS WOODS 1, LOT 4, PLAT NO. 14203

F-98-28 F-98-29 F-00-60 SP-03-14
F-05-159 & RE-04-06, F-05-24 & RE-05-01, F-05-775 & RE-05-03R
FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 21 SCALE: 1" = 100'
GRID: 17 DATE: MARCH, 2006
PARCEL: 227 ZONED: RC-DEO SHEET: 2 OF 3

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
18-19	770.74'	820.66'	61-00-25	454.06'	N35°49'09"W 782.44'
19-20	220.00'	224.48'	58-27-42	123.11'	S23°54'55"W 214.87'
21-22	25.00'	23.18'	53-07-48	12.50'	S26°34'52"W 22.36'
22-23	50.00'	249.81'	286-15-37	-	N36°51'14"W 60.00'
23-24	25.00'	23.18'	53-07-48	12.50'	N79°42'40"E 22.36'
25-26	180.00'	183.66'	58-27-42	100.73'	N23°54'55"W 175.87'
26-27	730.74'	787.59'	61-45-12	436.93'	N36°11'32"W 750.00'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
26	50,052 S.F.	1,680 S.F.	48,372 S.F.



- LEGEND**
- FOREST CONSERVATION EASEMENT
 - STORMWATER MANAGEMENT CREDIT AND UTILITY EASEMENT
 - BRL INDICATES BUILDING RESTRICTION LINE
 - SEPTIC EASEMENT (SEE GENERAL NOTE 15 ON SHEET 1)
 - PRIVATE USE-IN-COMMON ACCESS EASEMENT
 - DRAINAGE AND UTILITY EASEMENT
 - PUBLIC SWIM EASEMENT

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	3+ p/o 1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	12.32± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE PRESERVATION PARCELS	9.78± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.04± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	23.14± 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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: DIRECTOR

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 ALL OF LAND ACQUIRED BY DORSEY MILL, LLC. FROM WOODMONT ACADEMY, INC. BY DEED DATED AUGUST 28, 2002 AND RECORDED IN LIBER 6377 AT FOLIO 654 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.

DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND No. 351



OWNER:
 DORSEY MILL, LLC
 c/o DOUGLAS J. DIERINGER
 P.O. BOX 628
 ELLICOTT CITY, MARYLAND 21041

OWNER'S CERTIFICATE
 "DORSEY MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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 28th DAY OF MARCH, 2006."

DORSEY MILL, LLC
 BY PHEASANT RIDGE LP
 BY DOUGLAS J. DIERINGER
 BY DOUGLAS J. DIERINGER

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David Harris 03/03/06
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND No. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND No. 351
 DOUGLAS J. DIERINGER
 OWNER
 SIGNATURE OF OWNER 03-08-06
 DATE

RECORDED AS PLAT NO. 10484
 ON Aug. 15, 2006 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

CLARKS MEADOW
 LOTS 1-26
 NON-BUILDABLE PRESERVATION PARCELS 'A'-'G'
 FOREST MITIGATION BANK
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