

NOTES:

- 1) DENOTES 4" x 4" CONCRETE MONUMENT TO BE SET.
- 2) DENOTES 2" x 2" IRON PIPE TO BE SET.
- 3) DENOTES STONE OF CONCRETE MONUMENT FOUND.
- 4) DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
- 5) DENOTES TRAVERS POINT.
- 6) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 154 AND NO. 154B.
- 7) SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/05.
- 8) WATER AND SEWER IS PRIVATE.
- 9) STORM WATER MANAGEMENT SHALL BE PROVIDED BY TWO MICROPOOL EXTENDED DETENTION FACILITIES AND GRASSED SWALES.
- 10) THERE IS A FLOODPLAIN ON THIS SITE LOCATED ALONG THE EASTERN BOUNDARY. FLOODPLAIN STUDY FOR THIS PROPERTY WAS PERFORMED BY BENCHMARK ENGINEERING INC. DATED IN JULY 2005. THE FLOODPLAIN ALONG THE SOUTHERN BOUNDARY HAS BEEN SHOWN BASED ON THE MIDDLE PATUXENT RIVER DRAINAGE STUDY CAPITAL PROJECT NO. D-1028.
- 11) THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC. IN JULY 2005.
- 12) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 13) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- 14) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA.
- 15) BOUNDARIES SHOWN ON THIS FIELD RUN BOUNDARY SURVEY WERE PERFORMED DURING FEBRUARY 2005 BY BENCHMARK ENGINEERING INC.
- 16) FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN JULY, 2005.
- 17) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 18) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT RECORDATION OF A MICROPOOL SEWER EASEMENT PLAN SHALL BE THE NECESSARY AMOUNT OF THE PROPERTY.
- 19) 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 NON-BUILDABLE PARCEL THAT SHALL INCLUDE BUT NOT BE LIMITED TO STORM DRAIN, UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS AND STORM WATER MANAGEMENT. IT WILL BE OWNED BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. IT IS 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.
PRESERVATION PARCEL 'B' IS PROPOSED AS A BUILDABLE PARCEL ONE (1) HOUSING ALLOCATION ALLOWING ONE (1) BUILDABLE UNIT SHALL BE UTILIZED. THIS PARCEL SHALL INCLUDE BUT NOT BE LIMITED TO STORM DRAIN, UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS AND STORM WATER MANAGEMENT. IT WILL BE OWNED BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. 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 'C' IS PROPOSED AS NON-BUILDABLE PARCEL THAT SHALL INCLUDE BUT NOT BE LIMITED TO STORM DRAIN, UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS AND STORM WATER MANAGEMENT. IT WILL BE OWNED BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- 20) THE TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 8.93 ACRES (1.19 ACRES RETENTION + 7.74 ACRES REFORESTATION). THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 1.19 ACRES OF ON-SITE RETENTION, AND THE REFORESTATION OBLIGATION WILL BE MET BY 2.48 ACRES OF RETENTION CREDITED AS 2 TO 1 FOR 1.24 ACRES OF REFORESTATION LOCATED ON PRESERVATION PARCEL B CONSIDERED AS OFF-SITE (PARCEL B WAS EXCLUDED FROM NET TRACT CALCULATION FOR THIS PROJECT BECAUSE OF NO CHANGE IN USE). 1.36 ACRES OF REFORESTATION ON-SITE, 3.41 ACRES OF REFORESTATION OFF-SITE LOCATED ON PRESERVATION PARCEL B, AND 1.73 ACRES OF REFORESTATION LOCATED AT THE EDGEWOOD FARM FOREST MITIGATION BANK, 09-108, ROAD #19225-19261. THE FOREST CONSERVATION SURETY FOR 1.19 ACRES OF RETENTION IS \$10,307.00 AND FOR 6.10 ACRES OF REFORESTATION (7.74-1.73 ACRES AT EDGEWOOD FARM BANK) IS \$130,898.00 FOR A TOTAL FOREST SURETY AMOUNT OF \$141,205.00.
- 21) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 22) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT CRUSHER RUN RAISE 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.
- 23) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO FUNCTION ON THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 24) 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 DPM, DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$30,450.00 (\$23,000.00 FOR 77 SHADE TREES AND \$7,350.00 FOR 49 EVERGREENS).
- 25) THERE IS AN EXISTING DWELLING LOCATED ON PARCEL 'B' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 26) GROUND WATER APPROPRIATIONS PERMIT #H02007003(G01) ISSUED BY NDE ON APRIL 1, 2007.
- 27) THE DISTURBANCE TO THE 100-YEAR FLOODPLAIN, STREAM AND STREAM BUFFER ON THE EASTERN PORTION OF THE SITE HAS BEEN DEEMED NECESSARY BY THE SOIL CONSERVATION DISTRICT TO PROVIDE A NON-EROSIVE OUTFALL FOR THE STORM WATER MANAGEMENT FACILITY. THE EXISTING STREAM DOES NOT PRESENT A POSSIBLE DISCHARGE POINT THAT WOULD EXPERIENCE A 10% SLOPE OR LESS BEFORE ENTERING THE STREAM. A JOINT FEDERAL/STATE APPLICATION FOR THE ALTERATION OF ANY FLOODPLAIN, WATERWAY, TIDAL OR NON-TIDAL WETLAND IN MARYLAND HAS BEEN SUBMITTED (TRACKING NO. 20076150107-AT3076).
- 28) A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS, NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- 29) 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.
- 30) THE FOLLOWING DPZ FILE REFERENCES: SP-06-01, F-08-110
- 31) USING THE CLUSTER EXCHANGE OPTION PROCESS AS DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, 2 DEVELOPMENT UNITS HAVE BEEN TRANSFERRED FROM THE MBW PROPERTIES, LLC TO THIS PROPERTY TO SATISFY THE DENSITY ALLOWED REQUIREMENT FOR 2 OF THE PROPOSED LOTS.

DENSITY EXCHANGE CHART

GROSS AREA	60.72 AC.± (DOES NOT INCLUDE THE RESUBDIVISION OF BULK PARCEL "F")
100-YEAR FLOODPLAIN & STEEP SLOPE AREA	3.55 AC.±
NET TRACT AREA	57.17 AC.±
DWELLING UNITS ALLOWED (as matter of right)	60.72 AC.± @ 1 DU per 4.25 GROSS ACRES = 14
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	57.17 AC.± @ 1 DU per 2.00 NET ACRES = 28
PROPOSED DWELLING UNITS	15 + 1 EXISTING UNIT = 16
NUMBER OF CEO UNITS TO BE RECEIVED	16 - 14 (base density) = 2
SENDING PARCEL INFORMATION	2 CEO UNITS MBW Properties, LLC. PARCEL 102 TAX MAP 7, GRID 12

TRAVERS POINT CHART (NAD '83)

No.	NORTH	EAST
2	N 597488.1868	E 1315036.2762
4	N 596965.3651	E 1314824.2140
17	N 596262.9760	E 1313691.1394
23	N 597916.0519	E 1314025.4796

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
13	45,084	3,083	49,051
14	41,312	1,304	49,008

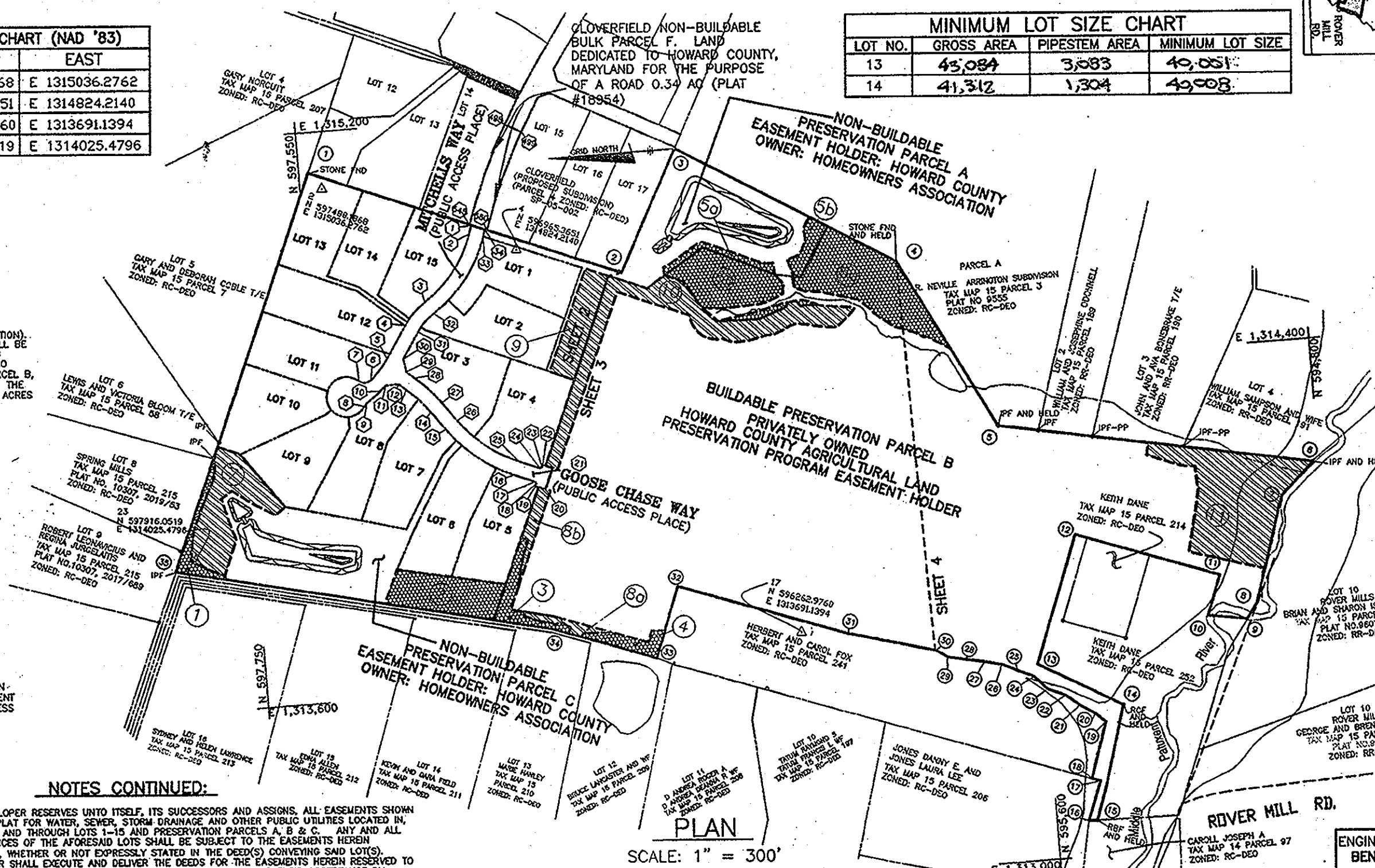
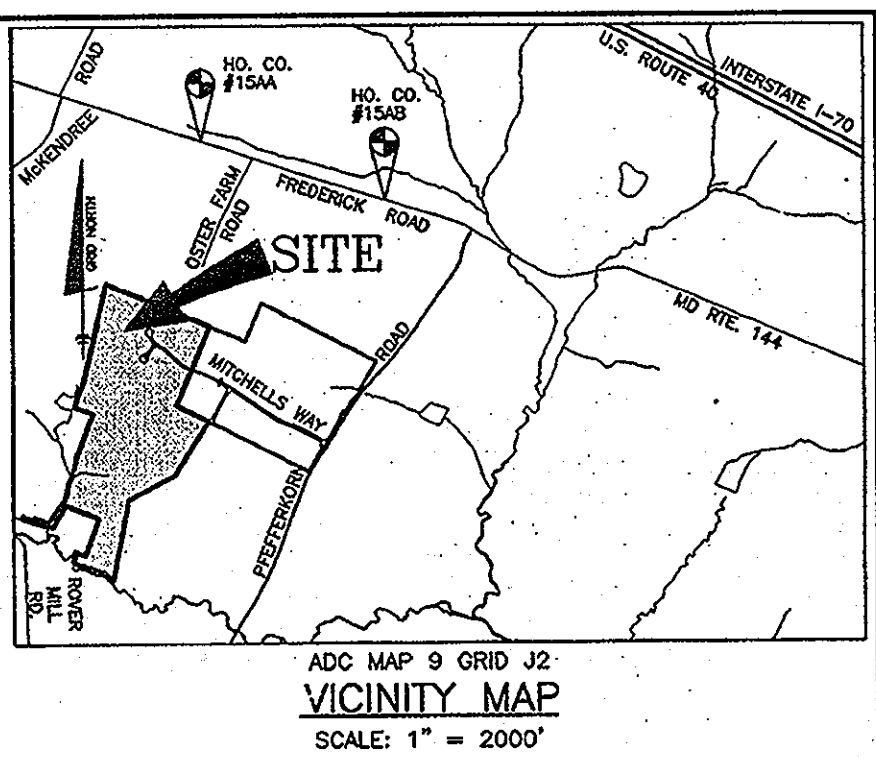
LEGEND

- ③ DESIGNATES BOUNDARY COORDINATE
- ② DESIGNATES RIGHT-OF-WAY COORDINATE
- [Hatched Box] FOREST CONSERVATION EASEMENT (RETENTION)
- [Dotted Box] FOREST CONSERVATION EASEMENT (REFORESTATION)

BENCH MARKS (NAD'83)

HO. CO. No.15AA ELEV. 548.605
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) COLUMN.
8.4' NE OF THE NORTH EDGE OF PAVING OF MD ROUTE 144; 100' NW OF B&E POLE #81943
N 599,605.293 E 1,314,773.416

HO. CO. No.15AB ELEV. 536.524
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) COLUMN.
6.3' SW OF THE SOUTH EDGE OF PAVING OF MD ROUTE 144; 7.2' NW OF C&P POLE #813
N 598,858.933 E 1,316,925.181



BOUNDARY COORDINATE CHART (NAD '83)

AREA NO.	AREA ACREAGE	FOREST TYPE	No.	NORTH	EAST
1	0.16	RETENTION	1	597524.0390	1315083.9646
2	0.71	RETENTION	2	596675.9016	1314736.0003
3	0.25	RETENTION	3	596507.8274	1315072.4452
4	0.19	RETENTION	4	595920.9682	1314706.7825
5a	0.13	RETENTION	5	595676.9207	1314225.6520
5b	0.17	RETENTION	6	594815.8838	1314054.5831
6a	1.27	RETENTION	7	594910.5379	1313964.6955
6b	0.77	RETENTION	8	595000.6606	1313670.6578
7	0.87	REFORESTATION	9	595030.2744	1313629.1242
8a	0.10	REFORESTATION	10	595135.3238	1313646.9506
8b	0.15	REFORESTATION	11	595097.1561	1313757.9098
9	0.49	REFORESTATION	12	595488.1295	1313902.9669
10	1.33	REFORESTATION	13	595675.9016	1313546.6663
11	1.84	REFORESTATION	14	595391.9779	1313416.9263
			15	595488.1407	1313099.8577
			16	595512.0194	1313100.3886
			17	595471.0362	1313209.4633
			18	595494.4969	1313218.1544
			19	595444.1417	1313373.7280
			20	595469.4462	1313397.9371
			21	595511.3081	1313425.2973
			22	595550.5198	1313456.8975
			23	595596.6259	1313477.4758
			24	595631.5926	1313515.8557
			25	595677.6987	1313536.4340
			26	595717.3593	1313556.3717
			27	595766.0344	1313568.4861
			28	595815.6680	1313577.7566
			29	595864.6596	1313588.9231
			30	595897.2166	1313610.3951
			31	596135.4656	1313677.3630
			32	596595.0095	1313847.2761
			33	596667.3622	1313651.7004
			34	596949.7796	1313756.1170
			35	597974.7614	1313988.6515
			498	596595.0095	1313847.2761
			499	596667.3622	1313651.7004
			545	596949.7796	1313756.1170
			580	597974.7614	1313988.6515

RIGHT-OF-WAY COORDINATE CHART (NAD83)

No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
1	N 597085.1624	E 1314902.9895	14	N 597237.5693	E 1314390.1379	27	N 597205.1412	E 1314413.5563
2	N 597094.2562	E 1314875.6235	15	N 597200.1812	E 1314338.3657	28	N 597275.2241	E 1314489.0313
3	N 597230.7119	E 1314698.2684	16	N 597021.9249	E 1314196.8589	29	N 597296.7136	E 1314507.1135
4	N 597289.4297	E 1314638.7417	17	N 596965.2050	E 1314173.1053	30	N 597302.3722	E 1314544.2700
5	N 597348.4056	E 1314553.4237	18	N 596962.5245	E 1314166.5620	31	N 597255.7328	E 1314617.1889
6	N 597396.6003	E 1314492.2198	19	N 596965.2285	E 1314160.1503	32	N 597208.7002	E 1314664.8695
7	N 597429.3176	E 1314492.8883	20	N 596938.4794	E 1314148.9031	33	N 597055.1946	E 1314866.3511
8	N 597419.6082	E 1314421.1974	21	N 596913.7574	E 1314507.1135	34	N 597048.1079	E 1314887.7096
9	N 597412.2664	E 1314429.1030	22	N 596940.5065	E 1314219.1377			
10	N 597372.4509	E 1314460.2877	23	N 596945.2104	E 1314617.1889			
11	N 597353.7398	E 1314473.4275	24	N 596949.783	E 1314210.0005			
12	N 597321.0320	E 1314475.2994	25	N 597006.4736	E 1314233.7541			
13	N 597300.9776	E 1314458.4249	26	N 597167.7532	E 1314361.7841			

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	18
BUILDABLE LOTS.....	15
BUILDABLE PRESERVATION PARCELS.....	1
NON-BUILDABLE PRESERVATION PARCELS.....	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	59.45 AC.±
TOTAL AREA OF BUILDABLE LOTS.....	16.04 AC.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCEL.....	35.68 AC.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS.....	7.73 AC.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS.....	0.34 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	1.81 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	61.06 AC.±

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY RICHMOND SMITH AND SHARON SMITH TO SPRING MILL LLC BY DEED DATED MAY 30, 2008 AND JULY 24, 2008 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11295 FOLIO 664 AND LIBER 11302 FOLIO 253. RESPECTIVE TRIVEL ALL MARGINAL UNITS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND AS AMENDED.

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.

Donald Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21230
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

SPRING MILL LLC, OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 31st DAY OF MAY 2008.

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.

SPRING MILL LLC
5 1/2 SECURITY DEVELOPMENT LLC
MEMBER

James R. Maxey III
JAMES R. MAXEY III
MEMBER

Delia J. Wood
DELIA J. WOOD
WITNESS

7-31-08 DATE: 7-31-08 DATE:

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

Richard J. Quinn
HOWARD COUNTY HEALTH OFFICER

3/17/08 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
CHIEF, DEVELOPMENT ENGINEERING DIVISION

3/19/08 DATE

Director
DIRECTOR

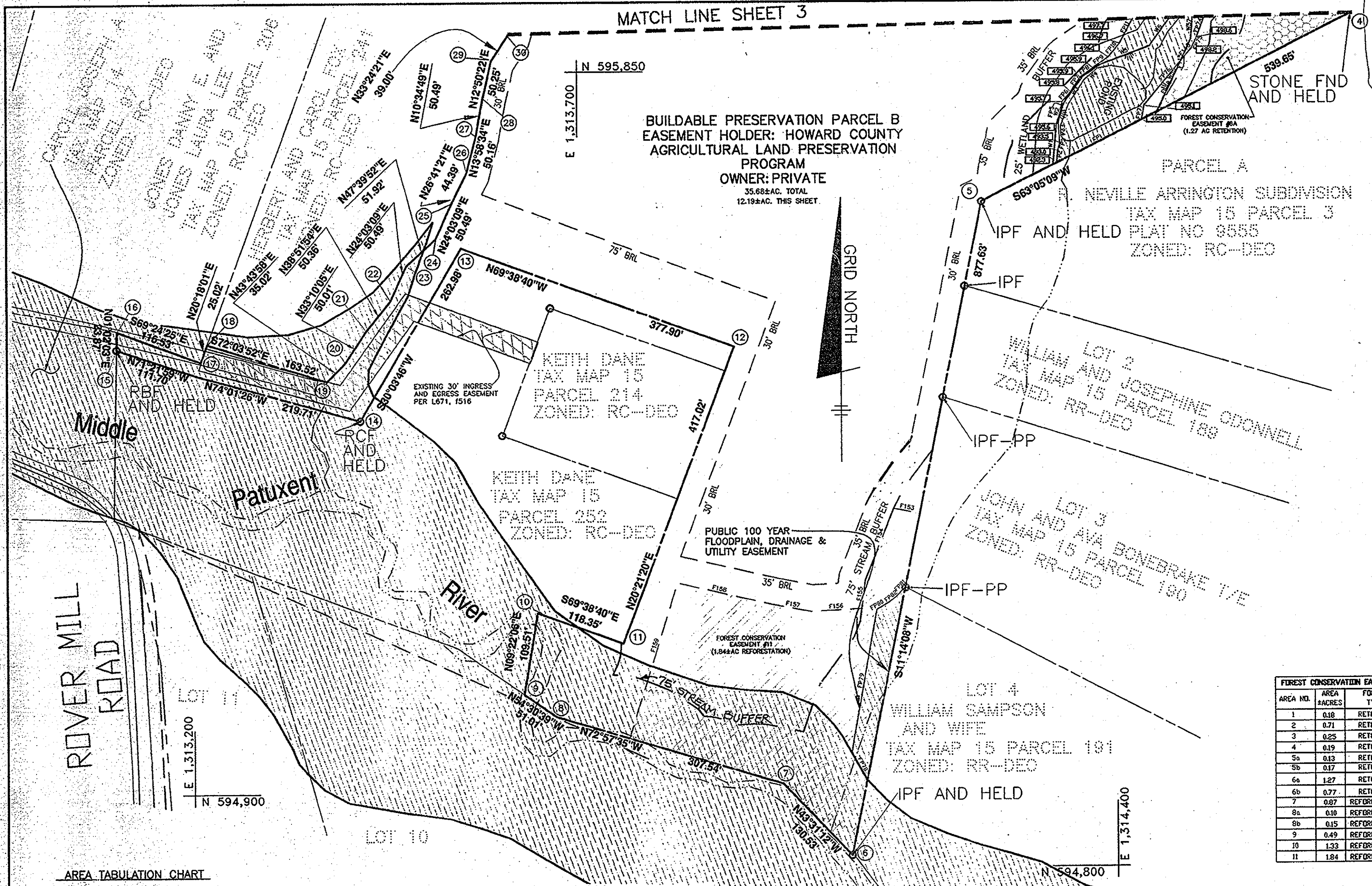
6/16/08 DATE

RECORDED AS PLAT 20256
ON 10/13/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CLOVERFIELD SECTION II

LOTS 1 THRU 15, NON-BUILDABLE PRESERVATION PARCELS "A" AND "C", AND BUILDABLE PRESERVATION PARCEL "B", A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "F" AND PARCEL NO. 119

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 15, GRID 7 & 8 SCALE: AS SHOWN
PARCEL NO. 119 DATE: MARCH 2008
ZONED: RC-DEO SHEET: 1 OF 4



LINE	BEARING	DISTANCE
F114	N31°12'21"E	70.22'
F115	N02°42'09"E	12.47'
F116	N39°39'16"E	15.69'
F147B	S27°02'12"W	17.52'
F148	S63°05'09"W	63.08'
F152	S58°04'25"E	76.17'
F153	N78°45'52"W	35.00'
F154	S21°30'10"W	100.72'
F155	S07°30'59"W	37.68'
F156	S86°56'35"W	66.10'
F157	N78°56'41"W	49.54'
F158	N76°52'04"W	128.35'
F159	S17°02'25"W	214.94'

LINE	BEARING	DISTANCE
FP2	N06°02'10"E	16.71'
FP3	N15°34'50"E	10.43'
FP4	N04°16'34"W	25.37'
FP5	N10°09'03"E	28.88'
FP6	N40°42'08"E	17.06'
FP7	N32°50'32"E	22.08'
FP8	N53°37'49"E	21.19'
FP9	N54°49'00"E	24.72'
FP10	N38°54'07"E	22.94'
FP11	N28°13'06"E	35.74'
FP74	S19°55'37"W	29.54'
FP75	S25°43'43"W	15.01'
FP76	S39°40'28"W	97.88'
FP77	S08°54'40"W	18.82'
FP78	N29°09'47"W	41.16'
FP79	N10°00'30"E	192.85'
FP80	N58°47'59"E	19.75'
FP81	N45°00'57"E	16.22'

LINE	BEARING	DISTANCE
W1	S04°55'58"W	52.81'
W2	S19°08'16"W	31.57'
W3	S35°44'57"W	41.04'
W4	S55°59'30"W	28.47'
W5	S69°31'58"W	68.54'
W6	S35°34'41"W	189.50'
W56	S25°02'02"W	108.54'
W57	S04°05'16"W	31.65'

AREA NO.	AREA ACRES	FOREST TYPE
1	0.18	RETENTION
2	0.71	RETENTION
3	0.25	RETENTION
4	0.19	RETENTION
5a	0.13	RETENTION
5b	0.17	RETENTION
6a	1.27	RETENTION
6b	0.77	RETENTION
7	0.87	REForestation
8a	0.10	REForestation
8b	0.15	REForestation
9	0.49	REForestation
10	1.33	REForestation
11	1.84	REForestation

DEVELOPER/OWNER:
SPRING MILL LLC
PO BOX 417
ELLCOTT CITY, MARYLAND 21041
410-465-4244

ENGINEER:
BENCHMARK ENGINEERING INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MD 21043
410-456-6105

THE PURPOSE OF THIS PLAT IS TO ESTABLISH 15 BUILDING LOTS, 1 BUILDABLE PRESERVATION PARCEL AND 2 NON-BUILDABLE PRESERVATION PARCELS AND TO RESUBDIVIDE EXISTING BULK PARCEL F, CLOVERFIELD SECTION I AS A PUBLIC ROAD RIGHT-OF-WAY FOR THE EXTENSION OF MITCHELLS WAY.

AREA TABULATION CHART

BUILDABLE LOTS.....	0
BUILDABLE PRESERVATION PARCELS.....	1
NON-BUILDABLE PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	12.19 AC±
TOTAL AREA OF BUILDABLE LOTS.....	0
TOTAL AREA OF BUILDABLE PRESERVATION PARCEL.....	12.19 AC±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS.....	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	12.19 AC±

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
DEVELOPER RESERVES UNTO 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 OR OVER AND THROUGH LOTS/PARCELS, AS WELL AS CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND MAINTAIN AGREEMENTS FOR THE FOREST CONSERVATION EASEMENTS WITH THE PUBLIC UTILITIES AND THEIR AGENTS 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 ENTERED INTO BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

- LEGEND
- ③ DESIGNATES BOUNDARY COORDINATE
 - C2 DESIGNATES BOUNDARY CURVE
 - ② DESIGNATES RIGHT-OF-WAY COORDINATE
 - PRIVATE SEPTIC EASEMENTS
 - FOREST CONSERVATION EASEMENTS - RETENTION
 - FOREST CONSERVATION EASEMENTS - REFORESTATION
 - STORM WATER MANAGEMENT DRAINAGE & UTILITY EASEMENTS
 - USE-IN-COMMON EASEMENT
 - PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - EX. WETLANDS

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

Richard J. Quinn 3/12/08
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald Mason 3/12/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION

James R. Moxley III 7/31/08
DIRECTOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY R. THOMAS SMITH AND SHARON R. SMITH TO SPRING MILL LLC BY DEEDS DATED MAY 30, 2008 AND JULY 24, 2008 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11285, FOLIO 644 AND LIBER 11302, FOLIO 353, RESPECTIVELY. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND AS AMENDED.

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.

Donald Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 24573
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

SPRING MILL LLC, OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 31st DAY OF JULY 2008.

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.

SPRING MILL LLC
BY: SECURITY DEVELOPMENT LLC
MEMBER

James R. Moxley III 7/31/08
JAMES R. MOXLEY III
MEMBER

Debra J. Hood 7-31-08
WITNESS

RECORDED AS PLAT 20259
ON 10/3/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CLOVERFIELD SECTION II
LOTS 1 THRU 15, NON-BUILDABLE PRESERVATION PARCELS "A" AND "C", AND BUILDABLE PRESERVATION PARCEL "B", A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "F" AND PARCEL NO. 119

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 15, GRID 7 SCALE: 1" = 100'
PARCEL No. 119 DATE: MARCH, 2008
ZONED: RC-DEO SHEET: 4 OF 4