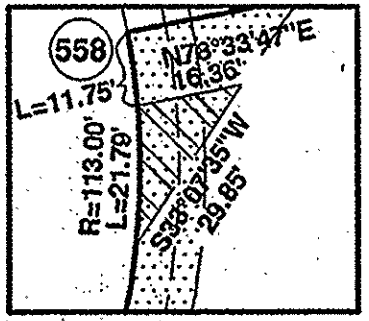
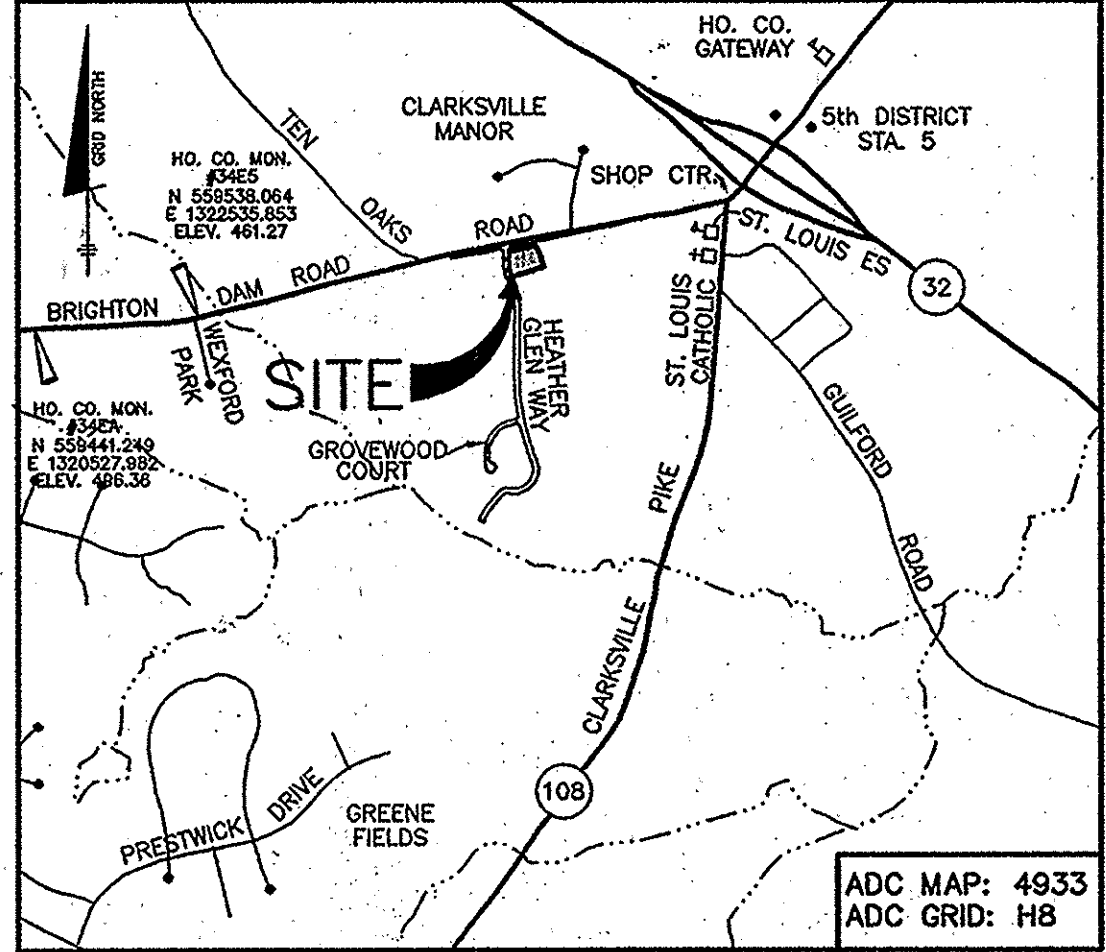
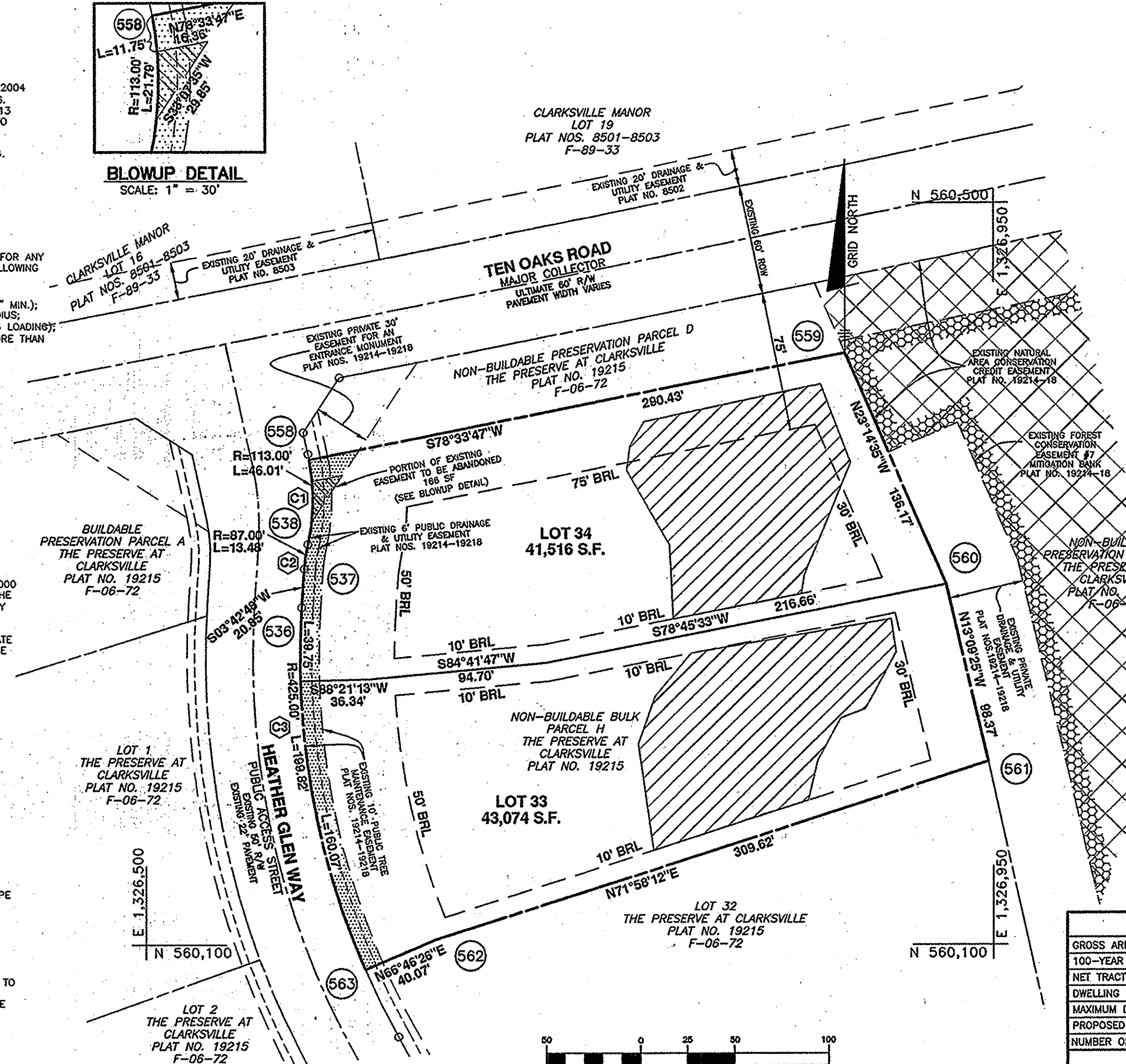


GENERAL NOTES

- O DENOTES IRON PIPE TO BE SET UNDER F-06-072.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 34E5 AND 34E4.
- SUBJECT PROPERTY ZONED RR-DEO AND IS CONSIDERED 'GRANDFATHERED' TO THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND 'COMP LITE' ZONING AMENDMENTS EFFECTIVE 7-28-2006. THE GRANDFATHERING OF THIS PLAN IS IN ACCORDANCE WITH SECTION 100.E.3.b OF THE 2013 ZONING REGULATIONS SINCE THE PROPERTY RECEIVED INITIAL SUBDIVISION APPROVAL PRIOR TO 10-6-2013.
- THE APFO STUDY FOR THESE LOTS WAS PREPARED BY MARS GROUP IN FEBRUARY, 2014.
- ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN NOVEMBER, 2002.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100 YEAR FLOODPLAIN OR STEEP SLOPES LOCATED WITHIN THE LIMITS OF NON-BUILDABLE PRESERVATION PARCEL 'H'.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 33 AND 34, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- FOR STORMWATER MANAGEMENT FOR THESE LOTS, WATER QUALITY IS ADDRESSED USING ESD PRACTICES AND CPV IS ADDRESSED USING A SWM POND DESIGN UNDER MDE 2000 REGULATIONS CRITERIA WHICH WAS APPROVED AND CONSTRUCTED UNDER F-06-072.
- THE FOREST CONSERVATION REQUIREMENTS FOR NEW LOTS 33 AND 34 WAS PREVIOUSLY ADDRESSED AND PROVIDED UNDER F-06-72.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE 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. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH (5th) EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS A CONSEQUENCE OF SUBMITTING THE PRELIMINARY PLAN PRIOR TO 1-15-01. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNCIL BILL 50-2007 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 1-1-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE).
- APPLICABLE DPZ FILES REFERENCES: S-02-011, P-05-13, SDP-03-64 (ST. LOUIS CHURCH RED-LINE REVISION FOR SWM FACILITY), RE-06-05, F-06-72 AND WP-07-18, F-14-060 (SI)
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES LOCATED ON LOTS 33 AND 34.
- LANDSCAPING FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED IN THE ROAD CONSTRUCTION PLAN SET OF F-06-72 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY WAS PAID AS PART OF THE DEVELOPERS AGREEMENT UNDER F-06-072.
- BRL INDICATES BUILDING RESTRICTION LINE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PROJECT IS EXEMPT FROM THE MIHU REGULATIONS BECAUSE IT IS GRANDFATHERED TO THE 2004 COMPREHENSIVE PLAN & COMP LITE AMENDMENT DATED 7-28-2006 SINCE THE SKETCH PLAN AND PRELIMINARY PLAN PRECEDES 10-6-2013 PER SECTION 100.E.3.b OF THE HOWARD COUNTY REGULATIONS.



BLOWUP DETAIL
SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 2000'

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
536	560281.9014	1326582.5568
537	560302.7085	1326583.9071
538	560316.0418	1326585.8173
558	560361.7290	1326586.5575
559	560419.3185	1326871.2213
560	560294.1978	1326924.9593
561	560198.4104	1326947.3502
562	560102.5766	1326652.9307
563	560086.7746	1326616.1081

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	113.00'	46.01'	23.33'	45.69'	N00°55'41"E	23°19'45"
C2	87.00'	13.48'	6.76'	13.47'	S08°09'11"W	8°52'46"
C3	425.00'	199.82'	101.80'	197.99'	S09°45'23"E	26°56'21"

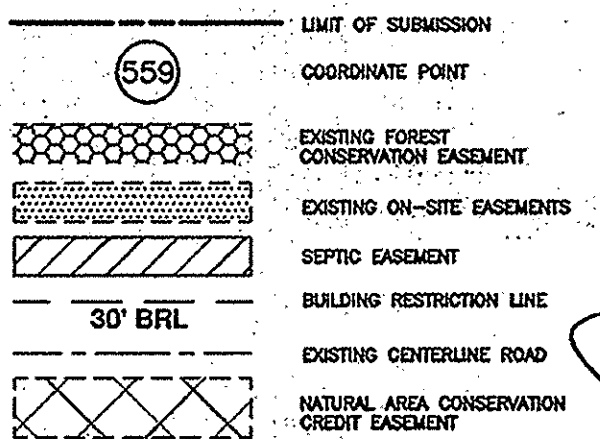
DENSITY EXCHANGE CHART

GROSS AREA	114.75 AC.± (117.63 AC. - 2.88 AC. BULK PARCEL J)														
100-YEAR FLOODPLAIN AREA & STEEP SLOPES	3.73 AC.±														
NET TRACT AREA	111.02 AC.±														
DWELLING UNITS ALLOWED (as matter of right)	114.75 AC.± @ 1 DU per 4.25 GROSS ACRES = 27														
MAXIMUM DWELLING UNITS ALLOWED W/ DEO'S	111.02 AC.± @ 1 DU per 2.00 NET ACRES = 55														
PROPOSED DWELLING UNITS	35 (33 in phase 1 AND 2 in phase 2)														
NUMBER OF DEO UNITS TO BE RECEIVED	35 - 27 (base density) = 8														
SENDING PARCEL INFORMATION	<table border="0"> <tr> <td>6 DEO'S FOR PHASE 1</td> <td>2 DEO'S FOR PHASE 2</td> </tr> <tr> <td>PARKER PROPERTY</td> <td>PARKER PROPERTY</td> </tr> <tr> <td>TAX MAP: 15</td> <td>GRID: 10</td> </tr> <tr> <td>PARCEL: 17</td> <td>TAX MAP: 15</td> </tr> <tr> <td>PLAT #18439</td> <td>GRID: 10</td> </tr> <tr> <td>RE-06-05</td> <td>PARCEL: 17</td> </tr> <tr> <td></td> <td>PLAT # F-14-60(5-1)</td> </tr> </table>	6 DEO'S FOR PHASE 1	2 DEO'S FOR PHASE 2	PARKER PROPERTY	PARKER PROPERTY	TAX MAP: 15	GRID: 10	PARCEL: 17	TAX MAP: 15	PLAT #18439	GRID: 10	RE-06-05	PARCEL: 17		PLAT # F-14-60(5-1)
6 DEO'S FOR PHASE 1	2 DEO'S FOR PHASE 2														
PARKER PROPERTY	PARKER PROPERTY														
TAX MAP: 15	GRID: 10														
PARCEL: 17	TAX MAP: 15														
PLAT #18439	GRID: 10														
RE-06-05	PARCEL: 17														
	PLAT # F-14-60(5-1)														

AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.94± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.94± AC.

LEGEND



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 5-13-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320.
DATE: 5-13-14

Robert Corbett 5-21-14
ROBERT CORBETT
THE WILLIAMSBURG GROUP LLC
DATE: 5-21-14

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-463-8644
WWW.BEI-CVLENGINEERING.COM

OWNER:
THE WILLIAMSBURG GROUP LLC
5485 HARPER'S FARM ROAD
SUITE 200
COLUMBIA, MD 21044
410-964-4440

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON BUILDABLE BULK PARCEL 'H' PREVIOUSLY RECORDED AS PLAT NO. 19215 INTO TWO BUILDABLE LOTS (LOTS 33 AND 34).

RECORDED AS PLAT NO. 22892 ON 7/18/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
Bridgette Manna Rossman 6/25/2014
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Edwards 7-8-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Veronica... 7-14-14
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
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. 21320, EXPIRATION DATE 1/7/2015 AND THAT IT IS PART OF THE LANDS CONVEYED BY DONNA M. McMillan AND JOHN C. FREDRICKSON, SUBSTITUTE TRUSTEES, TO WILLIAMSBURG GROUP, LLC, BY DEED DATED SEPTEMBER 12, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15236 FOLIO 41 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ADOPTION OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald Mason 5-13-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
DATE: 5-13-14

OWNER'S CERTIFICATE
"WILLIAMSBURG GROUP, 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 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, 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 21ST DAY OF MAY, 2014."
Robert Corbett 5-21-14
ROBERT CORBETT
WILLIAMSBURG GROUP, LLC
DATE: 5-21-14
WITNESS: *[Signature]* DATE: 5-21-2014

THE PRESERVE AT CLARKSVILLE PHASE 2 LOTS 33 AND 34
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'H' PREVIOUSLY RECORDED AS PLAT NO. 19215
S-02-011 P-05-013 RE-06-05 F-06-072
FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 11 DATE: MAY, 2014
PARCEL: 77 SHEET: 1 OF 1
ZONED: RR-DEO