

**LEGEND**

EXISTING PUBLIC FOREST CONSERVATION EASEMENT, PLAT #25052

EXISTING PRIVATE SEPTIC EASEMENT, PLAT #25052

EXISTING PRIVATE 24' USE-IN-COMMON DRIVEWAY FOR LOTS 4, 5, 6, 7, 8 BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION B, PLAT # 25052 MAINTENANCE AGREEMENT RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 18720 FOLIO 584.

EXISTING PRIVATE 20' USE-IN-COMMON DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOT 6 & BUILDABLE PRESERVATION PARCEL A, PLAT # 25052. MAINTENANCE AGREEMENT RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 18720 FOLIO 590.

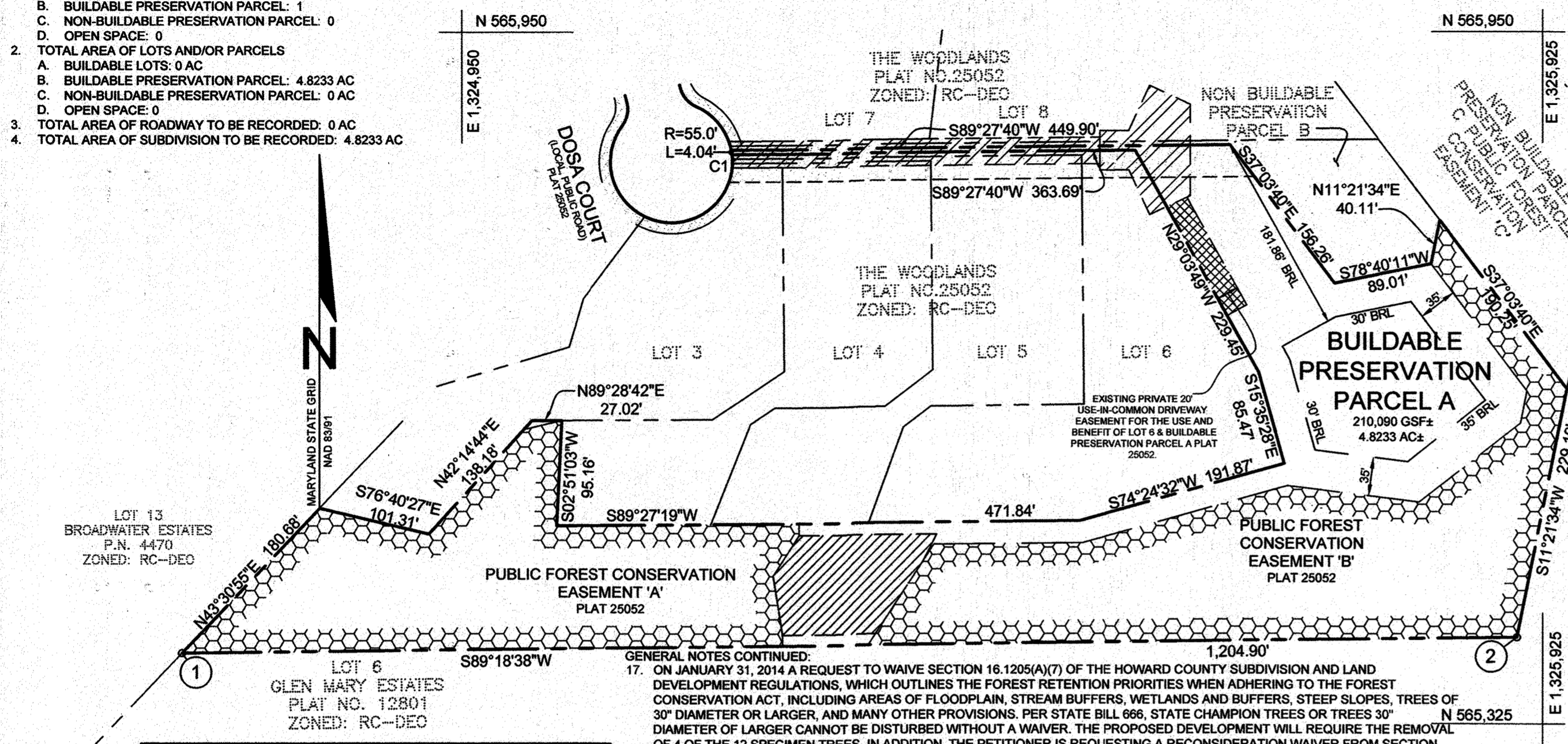
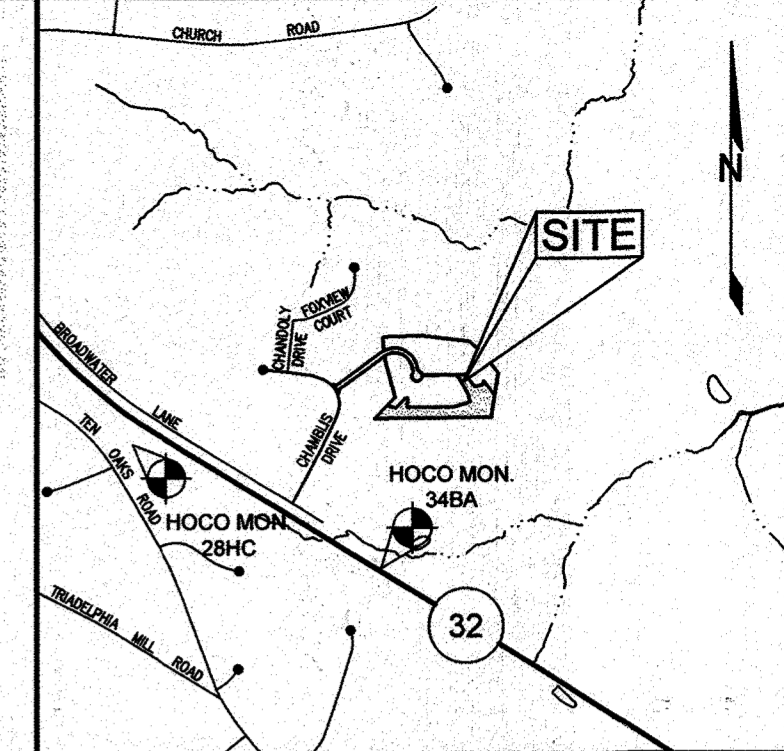
**AREA TABULATION CHART**

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
  - BUILDABLE: 0
  - BUILDABLE PRESERVATION PARCEL: 1
  - NON-BUILDABLE PRESERVATION PARCEL: 0
  - OPEN SPACE: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
  - BUILDABLE LOTS: 0 AC
  - BUILDABLE PRESERVATION PARCEL: 4.8233 AC
  - NON-BUILDABLE PRESERVATION PARCEL: 0 AC
  - OPEN SPACE: 0
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.8233 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.

*Richard D. Harrity, Jr.* 10/6/2021  
RICH HARRITY, PROFESSIONAL LAND SURVEYOR DATE

*Norman W. Sheriff* 10/5/2021  
OWNER DATE



**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 28HC AND NO. 34BA
- ◆ DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
 

|              |               |                 |
|--------------|---------------|-----------------|
| STATION 28HC | N 565,351.762 | E 1,332,102.463 |
| STATION 34BA | N 563,853.491 | E 1,324,672.167 |
- DENOTES REBAR AND CAP SET.
- PROPERTY ADDRESS: 5644 DOSA COURT
- THE LOT AREA IS MORE OR LESS (+/-).
- THIS SITE WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY ADCOCK & ASSOCIATES, LLC. ON OR ABOUT SEPTEMBER 16, 2014, AS IDENTIFIED ON A PLAT ENTITLED "THE WOODLANDS, LOTS 1-8, BUILDABLE PARCEL A & NON-BUILDABLE PARCELS B-D."
- BRL INDICATES BUILDING RESTRICTION LINE.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT. FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 15% GRADE CHANGE AND 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 DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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.
- BUILDABLE PRESERVATION PARCEL A IS PRIVATELY OWNED AND IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOA. THE AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE EASEMENT HOLDERS FOR THE PRESERVATION PARCELS ARE THE H.O.A. AND HOWARD COUNTY.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.

*Norman + Lauren Sheriff*  
915 S. Wolfe St.  
Apt. 363  
Baltimore, MD 21231

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA    | TANGENT | CHORD BEARING | CHORD |
|-------|--------|--------|----------|---------|---------------|-------|
| 1     | 55.00' | 4.04'  | 4°12'46" | 2.02'   | N 08°54'30" W | 4.04' |

**MINIMUM LOT SIZE CHART**

| LOT NUMBER           | GROSS AREA (AC) | PIPESTEM AREA (AC) | MINIMUM LOT SIZE        |
|----------------------|-----------------|--------------------|-------------------------|
| BUILD PRES. PARCEL A | 4.8233±         | 0.0335±            | 4.7895± AC / 208,630 SF |

**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, ON, OVER, AND THROUGH LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER 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 EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED 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.

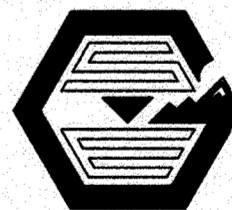
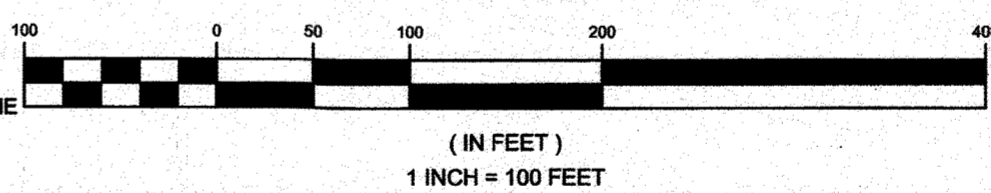
- GENERAL NOTES CONTINUED:
- ON JANUARY 31, 2014 A REQUEST TO WAIVE SECTION 16.1205(A)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH OUTLINES THE FOREST RETENTION PRIORITIES WHEN ADHERING TO THE FOREST CONSERVATION ACT, INCLUDING AREAS OF FLOODPLAIN, STREAM BUFFERS, WETLANDS AND BUFFERS, STEEP SLOPES, TREES OF 30" DIAMETER OR LARGER, AND MANY OTHER PROVISIONS. PER STATE BILL 666, STATE CHAMPION TREES OR TREES 30" DIAMETER OF LARGER CANNOT BE DISTURBED WITHOUT A WAIVER. THE PETITIONER IS REQUESTING A RECONSIDERATION WAIVER FROM SECTION 4 OF THE 12 SPECIMEN TREES. IN ADDITION, THE PETITIONER IS REQUESTING A RECONSIDERATION WAIVER FROM SECTION 16.120(b)(4)(iii) WHICH PROHIBITS FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES IN SIZE, AND FROM SECTION 16.144(m) WHICH REQUIRES THE PETITIONER TO RESUBMIT REVISED PLANS WITHIN 45-DAYS FROM THE REQUESTED DATE BY THE SUBDIVISION REVIEW COMMITTEE, WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING SUBJECT TO THE FOLLOWING CONDITIONS, REFER TO WAIVER PERMIT WP-13-005:
    - COMPLIANCE WITH THE SIX (6) PREVIOUS APPROVAL CONDITIONS FOR WP-13-005 PER OUR LETTER OF OCTOBER 12, 2012.
    - THE FINAL PLAN, F-13-094, MUST BE RESUBMITTED ON OR BEFORE APRIL 10, 2014.
    - IF ANY NEW WAIVER REQUESTS ARE NEEDED, A NEW WAIVER PETITION AND REQUIRED FEES MUST BE SUBMITTED FOR REVIEW BY THE SRC. NO RECONSIDERATIONS MAY BE SUBMITTED FOR WP-13-005.
    - ON ALL FUTURE SUBDIVISION PLANS AND BUILDING PERMIT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-13-005, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
    - WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES # 2, 3, 7 AND 9 AS DEPICTED ON THE WAIVER EXHIBIT RECEIVED ON JANUARY 6, 2014. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW WAIVER REQUEST.
    - THE REFORESTATION EASEMENT MUST BE PLANTED WITH 2" CALIPER TREES TO COMPENSATE FOR THE REMOVAL OF THE FOUR (4) SPECIMEN TREES. ALL DWELLINGS MUST BE CONSTRUCTED A MINIMUM OF 100' FROM THE EDGE OF THE FOREST CONSERVATION EASEMENT.
  - ON JUNE 13, 2018 A REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(7)(10) WHICH PROHIBITS REMOVAL OF SPECIMEN TREES, WAS APPROVED BY THE PLANNING DIRECTOR OF PLANNING SUBJECT TO THE FOLLOWING CONDITIONS:
    - THE ALTERNATIVE COMPLIANCE PETITION NUMBER WP-18-127 AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS AND FINAL PLAT, F-18-094.
    - THE DEVELOPER SHALL PLANT SIX (6) 3" MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE SPECIMEN TREES. INCLUDE THE ADDITIONAL TREES ON THE FINAL PLAN. THESE TREES WILL BE BONDED WITH THE DEVELOPERS AGREEMENT UNDER THE FINAL SUBDIVISION PLAN.
    - PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. INCLUDE DETAILS OF THE PROPOSED TREE PROTECTION MEASURES ON THE FINAL PLAN.
    - THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO THE 3 SPECIMEN TREES TO BE REMOVED AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREES ON THE PROPERTY IS NOT PERMITTED UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.

**U.S. EQUIVALENT COORDINATE TABLE**

| POINT | NORTHING     | EASTING        |
|-------|--------------|----------------|
| 1     | 565,388.6538 | 1,324,696.9460 |
| 2     | 565,403.1521 | 1,325,901.7544 |

THE PURPOSE OF THIS RECORD PLAT IS TO ADJUST THE FRONT BUILDING RESTRICTION LINE ON BUILDABLE PRESERVATION PARCEL A, AS IDENTIFIED ON A PLAT ENTITLED "THE WOODLANDS, LOTS 1-8, BUILDABLE PARCEL A & NON-BUILDABLE PARCELS B-D."

**GRAPHIC SCALE**



**SEG LAND SURVEYING, LLC**  
16005 Frederick Road, 2nd Floor Phone: 443.325.5076  
Woodbine, Maryland 21797 Fax: 410.696.2022  
Email: info@seglandsurveying.com

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

*Richard D. Harrity, Jr.* 10/19/21  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Richard D. Harrity, Jr.* 10/21/21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Richard D. Harrity, Jr.* 10/28/21  
DIRECTOR DATE

**DEDICATION FOR INDIVIDUALS**

WE, NORMAN W SHERIFF II AND LAUREN B SHERIFF, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 ROAD 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER 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 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF , 2021.

*Norman W. Sheriff II* 10/5/2021  
OWNER DATE

*Lauren B. Sheriff* 10/5/2021  
OWNER DATE

*Richard D. Harrity, Jr.* 10/5/2021  
WITNESS DATE

*Richard D. Harrity, Jr.* 10/5/2021  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY DOSA CLARKSVILLE, LLC TO NORMAN W SHERIFF II AND LAUREN B SHERIFF BY DEED DATED THE 30TH OF MARCH, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20432, FOLIO 00078, AND THAT ALL MONUMENTS ARE IN PLACE 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.

*Richard D. Harrity, Jr.* 10/6/2021  
RICHARD DENNIS HARRITY, JR. PROFESSIONAL LAND SURVEYOR DATE

MD. REG. NO. 21301 EXPIRATION DATE: JUNE 27, 2022

RECORDED AS PLAT NUMBER 25909 ON 11/01/2021  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**THE WOODLANDS**  
**BUILDABLE PRESERVATION PARCEL A**

BEING A REVISION TO BUILDABLE PARCEL A, AS SHOWN ON A PLAT ENTITLED "THE WOODLANDS, LOT 1-8, BUILDABLE PARCEL A & NON-BUILDABLE PARCELS B THRU D" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND AS PLAT NO. 25052  
TAX MAP 34 GRID 23  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: RC-DEO  
SCALE: 1"=100'  
DATE: SEPTEMBER 13, 2021

SHEET 1 OF 1