

DENSITY EXCHANGE CHART, INITIAL EXCHANGE	
SENDING PARCEL INFORMATION	
BROKAW PROPERTY TAX MAP 13, GRID 11, PARCEL 190 PARCEL AREA: 20.02 AC.	
TOTAL ACREAGE AVAILABLE FOR DENSITY EXCHANGE (TOTAL EASEMENT AREA)	
20.02 - 4.25* = 15.77 AC.**	
DEO UNITS CREATED (1:3)	
15.77 / 3 = 5 D.U.	
DEO UNITS SENT (1:3)	
9 / 3 = 3 D.U.	
CEO UNITS CREATED (1:4.25)	
15.77 / 4.25 = 3 D.U.	
AREA OF EASEMENT REMAINING AVAILABLE FOR SENDING	
15.77 - 9.00 = 6.77 AC.	
RECEIVING PARCEL INFORMATION	
TAX MAP 34, GRID 23, CLARKSVILLE CROSSING, F-18-081, SP-20-001, F-22-035 PARCEL 301	

* ONE DENSITY UNIT MUST BE RETAINED FOR THE EXISTING DWELLING.
**SEE NOTE 19.

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 A. Mason 2-7-24
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Kimberly Brokaw 3/14/24
KIMBERLY BROKAW, OWNER DATE

LEGEND

- BOUNDARY
- FEMA FLOOD LIMITS
- COORDINATE POINT
- CURVE TAG
- STREAM
- PRESERVATION EASEMENT AREA

LIBSON VOLUNTEER FIRE COMPANY, INC.
L. 19311, F. 175
TAX MAP 13, PARCEL 34
ZONED: RC-DEC

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION EASEMENT #13-04-82-02e

1" IRON PIPE FOUND AND HELD FOR LINE. DEED DISTANCE HELD FROM OPPOSITE END OF LINE

ELIZABETH JANE MILLER TRUST
L. 16102, F. 452
TAX MAP 13, PARCEL 182
ZONED: RC-DEC

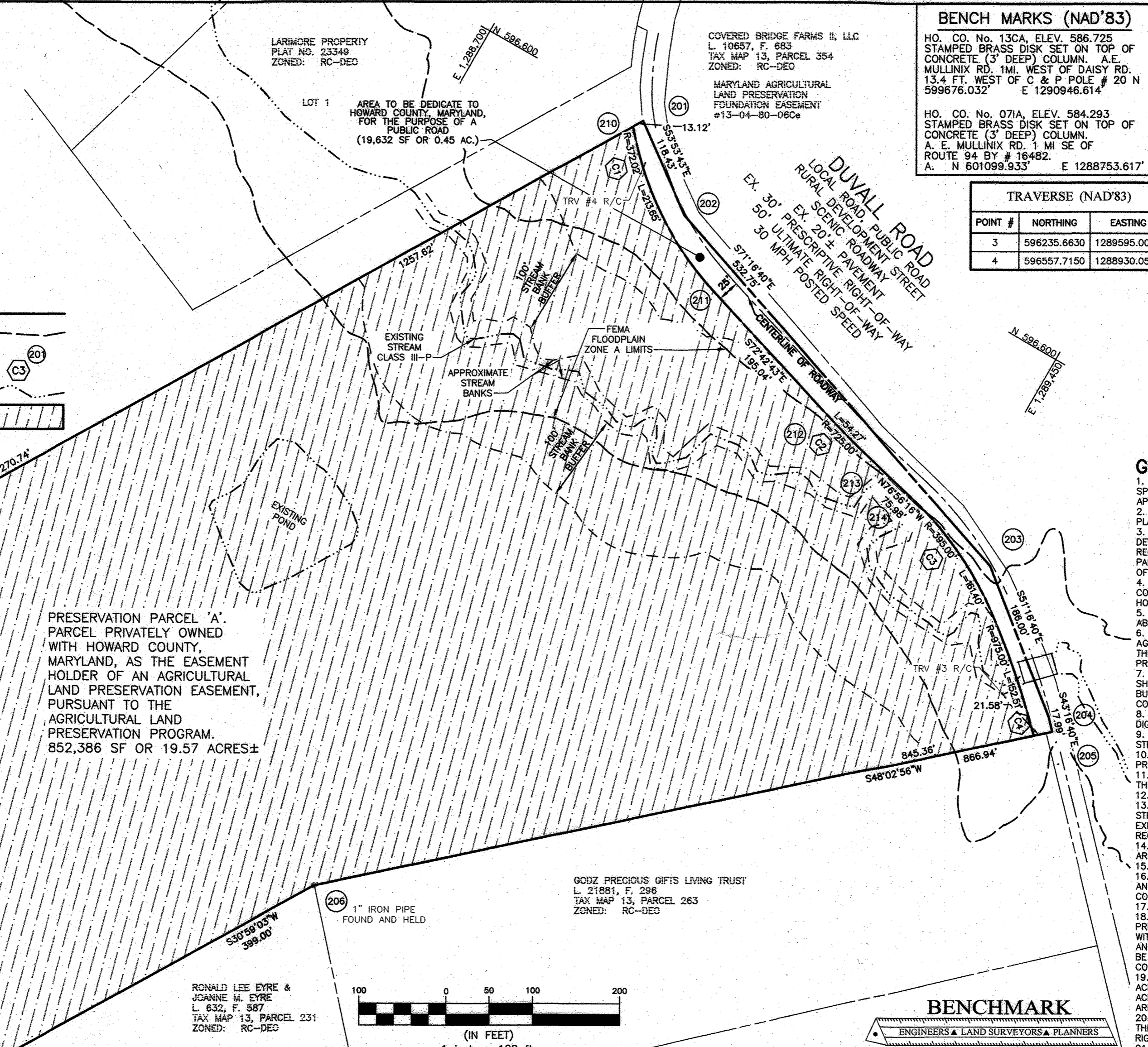
WILLIAM E. DWYER AND LINDA JOY DWYER
L. 17537, F. 259
TAX MAP 13, PARCEL 266
ZONED: RC-DEC

AREA TABULATION CHART

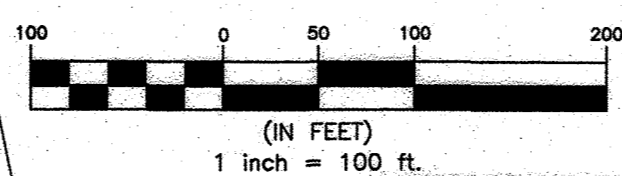
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0 AC.
OPEN SPACE	0 AC.
NON-BUILDABLE PRESERVATION PARCELS	0 AC.
BUILDABLE PRESERVATION PARCELS	19.57 AC.±
TOTAL AREA OF ROADWAY RECORDED (INC. WIDENING STRIPS)	0.45 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	20.02 AC.±

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Director 3/25/24
DIRECTOR DATE



PRESERVATION PARCEL 'A'.
PARCEL PRIVATELY OWNED WITH HOWARD COUNTY, MARYLAND, AS THE EASEMENT HOLDER OF AN AGRICULTURAL LAND PRESERVATION EASEMENT, PURSUANT TO THE AGRICULTURAL LAND PRESERVATION PROGRAM.
852,386 SF OR 19.57 ACRES±



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	372.02'	213.65'	32°54'20"	109.86'	S56°15'33"E	210.73'
C2	725.00'	54.27'	4°17'19"	27.15'	S74°47'36"E	54.25'
C3	395.00'	161.40'	23°24'39"	81.84'	N65°13'56"W	160.27'
C4	975.00'	152.51'	8°57'44"	76.41'	N49°02'45"W	152.35'

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
200	595508.7197	1288250.0332
201	596598.5043	1288903.6066
202	596528.7180	1288999.2912
203	596357.7162	1289503.8513
204	596241.3650	1289648.9664
205	596228.2676	1289661.2992
206	595648.7200	1289016.5430
207	595306.6510	1288811.1360
208	595207.8120	1288751.7100
209	595250.7630	1288679.9040

RIGHT-OF-WAY COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
210	596587.2485	1288896.8562
211	596470.2013	1289072.0913
212	596412.2419	1289258.3158
213	596398.0193	1289310.6434
214	596380.8476	1289384.6554
215	596313.7020	1289530.1873
216	596213.8412	1289645.2497

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS 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 1-7-2025 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY KIMBERLY BROKAW FROM JOANNE MUMMA, AS SUCCESSOR TRUSTEES OF THE BETTY LLOYD ROSS REVOCABLE TRUST, BY DEED DATED SEPTEMBER 9, 2022, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 21716 AT PAGE 224, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 2-7-24
DONALD A. MASON, DATE
PROFESSIONAL LAND SURVEYOR MD NO. 21320 FOR
BENCHMARK ENGINEERING, INC. MD NO. 351

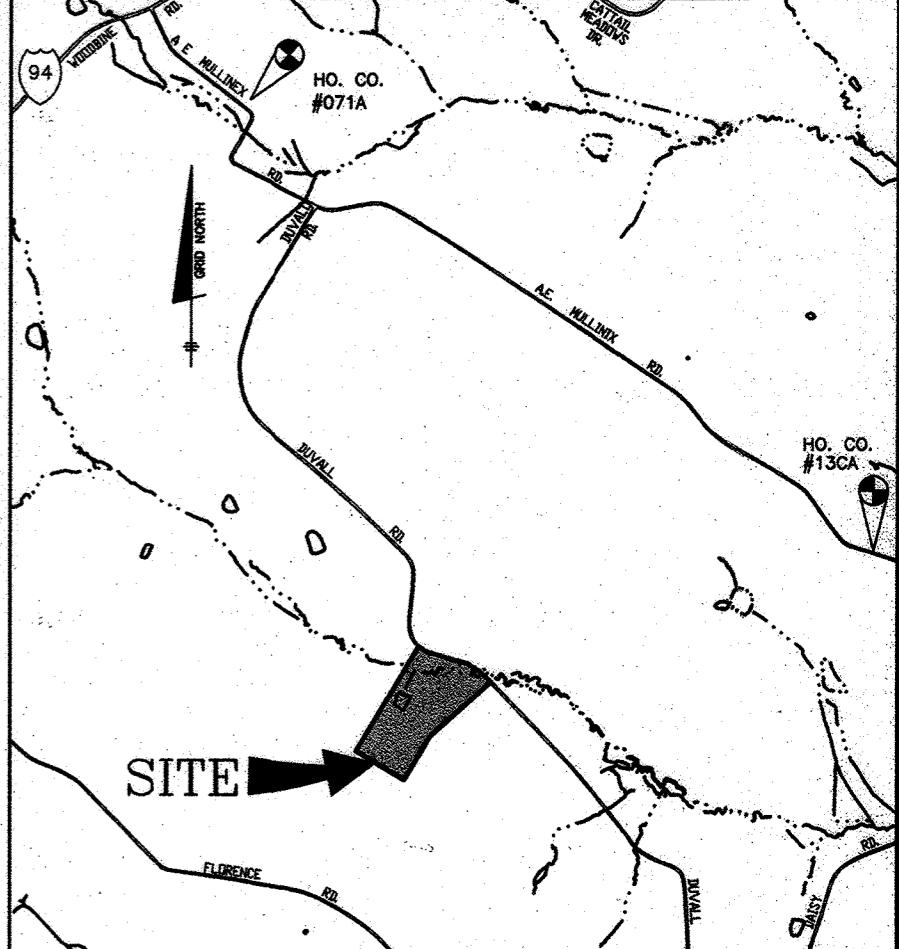
OWNER'S CERTIFICATE
I, KIMBERLY BROKAW, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 14th DAY OF March, 2024.

Kimberly Brokaw 3/14/24
KIMBERLY BROKAW DATE
WITNESS DATE

BENCH MARKS (NAD'83)
HO. CO. No. 13CA, ELEV. 586.725
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) COLUMN. A.E. MULLINIX RD. 1 MI. WEST OF C & P POLE # 20 N 599676.032 E 1290946.614
HO. CO. No. 071A, ELEV. 584.293
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) COLUMN. A.E. MULLINIX RD. 1 MI SE OF ROUTE 94 BY # 16482. A. N 601099.933 E 1288753.617

TRAVERSE (NAD'83)		
POINT #	NORTHING	EASTING
3	596235.6630	1289595.0030
4	596557.7150	1288930.0580



GENERAL NOTES SCALE: 1" = 2000'

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- SUBJECT PROPERTY ZONED RC-DEO PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER CB-75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 071A AND 13CA WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY BASED ON FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 7, 2023 BY BENCHMARK ENGINEERING, INC. ALL AREAS ARE MORE OR LESS.
- WETLAND AND FOREST STAND DELINEATION ARE NOT REQUIRED FOR THIS AGRICULTURAL SUBDIVISION. THERE IS NOT DISTURBANCE ASSOCIATED WITH THIS PLAN, THIS PROPERTY IS BEING ENTERED INTO THE AGRICULTURAL LAND PRESERVATION PROGRAM, NO NEW LOTS OR DEVELOPMENT ARE PROPOSED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100YR FLOODPLAIN, OR STEEP SLOPES, EXCEPT AS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
- THE 100-YEAR FLOODPLAIN LIMITS HAVE BEEN TAKEN FROM THE HOWARD COUNTY DIGITAL FLOOD INSURANCE RATE MAP. NO NEW FLOODPLAIN STUDY IS REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER IS PRIVATE.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) IS NOT REQUIRED FOR THIS PLAN SINCE NO NEW IMPERVIOUS IS PROPOSED AND THERE ARE NO DISTURBANCES.
- LANDSCAPING IS NOT REQUIRED SINCE THERE IS NO CHANGE IN LAND USE.
- THERE ARE EXISTING STRUCTURES, INCLUDING A DWELLING, ON THIS PARCEL. ALL STRUCTURES ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: NA
- THIS PROPERTY IS DESIGNATED A TIER IV PROPERTY PER THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, AS APPROVED BY THE HOWARD COUNTY COUNCIL AS PART OF PLAN HOWARD 2030.
- THIS SUBDIVISION IS LOCATED ON A SCENIC ROAD.
- THE PRINCIPAL INTENTION OF BUILDABLE PRESERVATION PARCEL 'A' IS AGRICULTURAL PRESERVATION. THIS PARCEL HAS NO FURTHER DEVELOPMENT POTENTIAL IN ACCORDANCE WITH THE ZONING AND SUBDIVISION REGULATIONS. THIS PARCEL WILL BE PRIVATELY OWNED AND BUILDABLE. THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM WILL BE THE EASEMENT HOLDER. PROPERTY IS SUBJECT TO SUBTITLE 5 OF THE HOWARD COUNTY CODE.
- FOR MATHEMATICAL CALCULATIONS, THE SENDING PARCEL IS CONSIDERED TO BE 20.02 ACRES. HOWEVER, THE EASEMENT AREA DOES NOT ENCOMPASS THE 0.45 ACRE AREA OF RIGHT-OF-WAY DEDICATION. THUS THE TOTAL PRESERVATION EASEMENT AREA IS 19.57 ACRES (20.02 - 0.45 = 19.57 ACRES).
- IN ORDER TO BE ABLE TO INCLUDE THE AREA OF ULTIMATE DESIGN RIGHT-OF-WAY IN THE DENSITY CALCULATIONS, THE OWNER HAS OPTED TO VOLUNTARILY DEDICATE THE RIGHT-OF-WAY ALONG THE FRONTAGE OF DUVALL ROAD TO HOWARD COUNTY, MARYLAND.
- THERE IS NO 65 dBA NOISE CONTOUR LINE ON THIS PLAN.
- OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
- THE DEED OF PRESERVATION EASEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR ONE OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR CLARKSVILLE CROSSING, PHASE 2, AREA 1 (F-22-035) AND THE DEVELOPMENT RIGHTS FOR TWO OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR CLARKSVILLE CROSSING, PHASE 2, AREA 2 (F-24-032) HAVE BEEN TRANSFERRED FROM BROKAW PROPERTY, TAX MAP 13, PARCEL 190.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT.
- THERE IS AN EXISTING SHED WITHIN THE STREAM BUFFER. THE SHED IS NON-COMFORMING BECAUSE WHEN IT WAS CONSTRUCTED IT COMPLIED WITH THE REGULATIONS.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD SUITE 140 • ELICOTT CITY, MD 21043
(P) 410-465-8105 (F) 410-465-6844
WWW.BEI-CIVILENGINEERING.COM

OWNER
KIMBERLY BROKAW
2700 DUVALL ROAD
WOODBINE, MD 21179

DEVELOPER
CLARKSVILLE NL, LLC
C/O H & H ROCK COMPANIES
6800 DEERPATH ROAD, SUITE #100
ELKCRIDGE, MARYLAND 21075
410-579-2442

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE A HOWARD COUNTY ENVIRONMENTAL PRESERVATION EASEMENT AND TO EXCHANGE DENSITY FROM THIS PROPERTY TO CLARKSVILLE CROSSING, PHASE 2, AREA 1 (F-22-035).

RECORDED AS PLAT NO. 216603 ON 3-28-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BROKAW PROPERTY
PLAT OF EASEMENT, DENSITY SENDING BUILDABLE PRESERVATION PARCEL 'A'
FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 13
GRID: 11
PARCEL: 190
ZONED: RC-DEO

SCALE: AS SHOWN
DATE: FEBRUARY, 2024
SHEET: 1 OF 1