



**MgC2**  
BUILDABLE PRESERVATION PARCEL A  
PRIVATELY OWNED  
HOWARD COUNTY EASEMENT HOLDER  
HOMEOWNERS ASSOCIATION EASEMENT HOLDER  
7.41 AC.

02/07  
Revise

G1C2

GnA

G1B1

HEATHER GLEN WAY

SWMF #2  
MICRO-POOL ED  
HAZAR. CLASS 'A'  
PRIVATELY OWNED BY H.O.A.  
JOINTLY MAINTAINED BY H.O.A. & HO. CO.

LOT 5  
49,073 S.F.

LOT 4  
47,406 S.F.

LOT 3  
42,306 S.F.

LOT 2  
43,197 S.F.

LOT 31  
50,135 S.F.

LOT 30  
49,953 S.F.

LOT 29  
45,641 S.F.

LOT 28  
43,630 S.F.

LOT 27  
45,091 S.F.

EXIST. WELL  
HOUSE TO BE REMOVED

42" SILVER MAPLE  
FAIR COND.

68" SILVER MAPLE  
POOR COND.

44" LINDEN  
FAIR COND.

12' SWM ACCESS

UTIL. POLE (TYP.)

460

450

450

440

438

436

609

30

29

28

3

27

26

25

4

P226

P508

P378

P508

P377

P75

P218

P410

P217

P701

P411

P415

P374

P412

P415

P702

P416

P512

P415

SM517

SM513

P417

P418

SM515

P372

SM518

SM521

P370

P371

P369

P201

P808

P705

P704

P523

P420

P319

P734

P320

P421

P321

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P733

P618

P327

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P45

P732

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P424

P425

P426

P48

P731

P429

P428

P54A

P430

P431

P432

P730

P433

P431

UTIL. POLE (TYP.)

EX. 15° CAMP

N72°43'29"E 878.02'

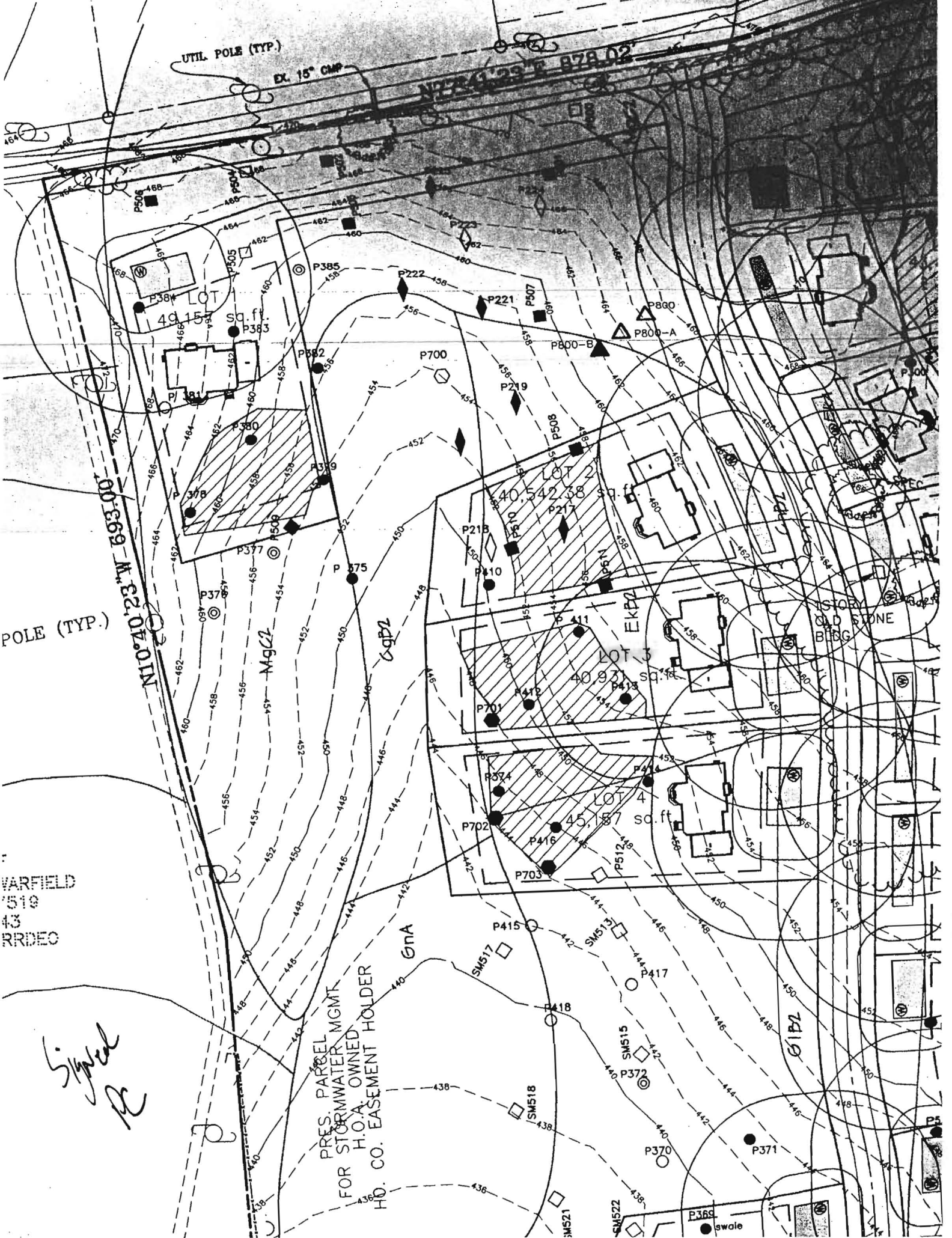
POLE (TYP.)

N10°40'23"W 693.00'

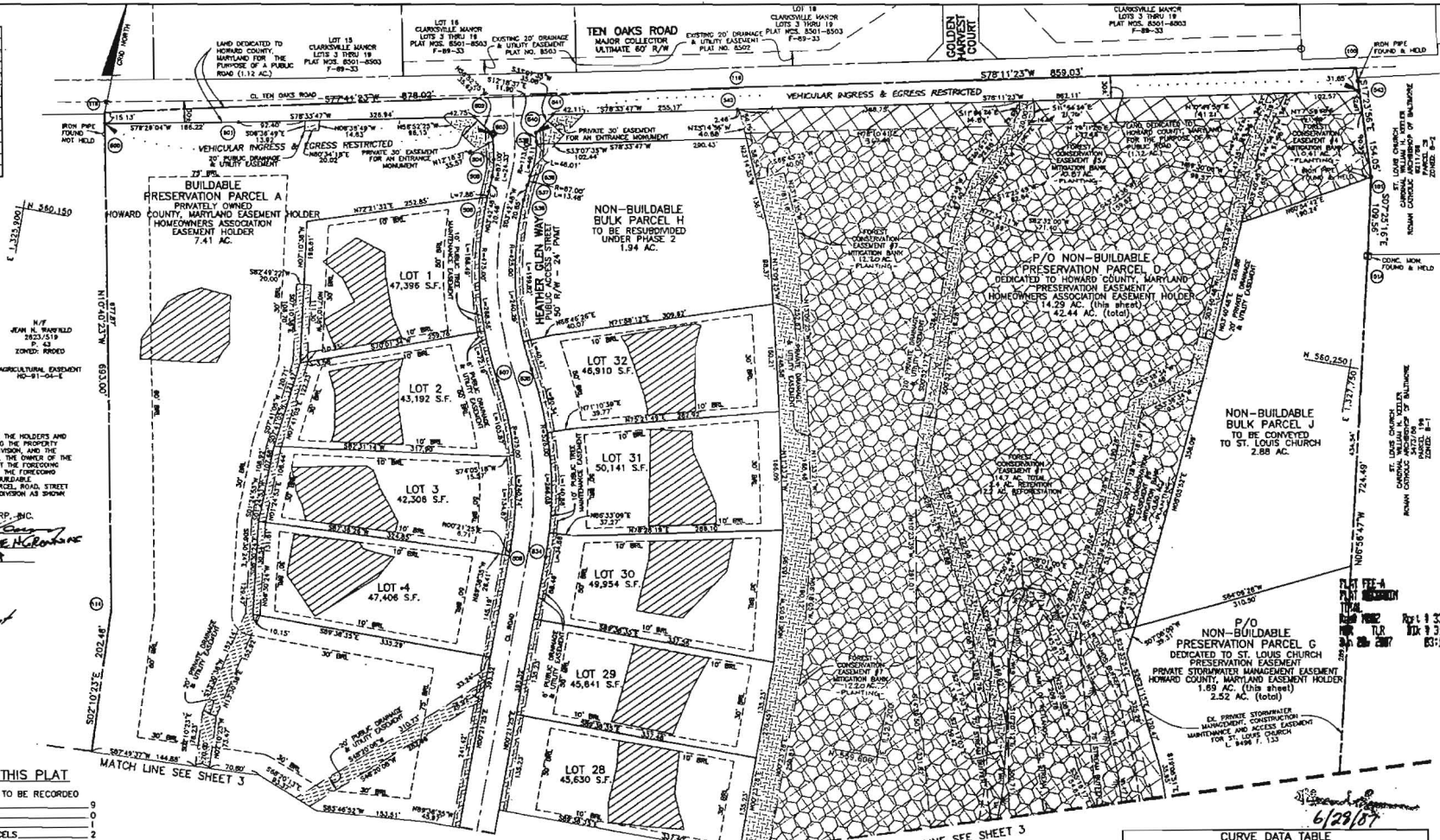
WARFIELD  
18  
18  
18

*Special  
R*

PRES. PARCEL MGMT  
FOR STORMWATER MGMT  
H.O.A. OWNED  
HO. CO. EASEMENT HOLDER



LINE	BEARING	DISTANCE
WL7	N00°00'00"E	54.21'
WL8	N05°26'36"W	29.71'
WL9	N07°22'28"W	148.80'
WL10	N00°29'09"W	83.09'
WL11	N17°08'42"E	18.15'
WL12	N81°15'31"E	18.53'
WL13	S72°29'01"E	14.04'
WL14	S36°53'07"E	73.94'
WL15	S34°42'36"E	100.21'
WL16	S23°28'25"E	92.09'
WL17	S17°43'26"E	74.24'



**SECURED LIENHOLDERS' CONSENT**

SURETY SPRING BANK AND REGAL BANCORP, INC. WHO ARE THE HOLDERS AND BENEFICIARIES OF MORTGAGE DEEDS OF TRUST ENCUMBERING THE PROPERTY SHOWN HEREON, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION, AND THE FOREGOING SECURED LIENHOLDERS AND DAYTON OAKS, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, ACKNOWLEDGE AND AGREE THAT THE FOREGOING PROPERTY DEEDS OF TRUST FOR THE BENEFIT OF EACH OF THE FOREGOING SECURED LIENHOLDERS ENCLOSED EACH AND EVERY LOT, BUILDABLE PRESERVATION PARCEL, NON-BUILDABLE PRESERVATION PARCEL, ROAD, STREET AND ALL OTHER PROPERTY COMPRISING THIS PLAN OF SUBDIVISION AS SHOWN HEREON.

SANDY SPRING BANK  
*[Signature]*  
 Name: STEVEN ANDERSON  
 Title: VP

REGAL BANCORP, INC.  
*[Signature]*  
 Name: LORNE HICKSON  
 Title: SVP

DAYTON OAKS, LLC  
 A MARYLAND LIMITED LIABILITY COMPANY

BY: DALE THOMPSON, BUILDERS, INC.  
 A MARYLAND CORPORATION ITS SOLE MEMBER

BY: *[Signature]* President

**AREA TABULATION CHART - THIS PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	9
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	2
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	9,613 AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	7.41 AC.
NON-BUILDABLE PRESERVATION PARCELS	15,928 AC.
NON-BUILDABLE BULK PARCELS	4,828 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2,318 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	40,138 AC.

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

B. Orlan for Peter Seilemann, MD 6/15/2007  
 HOWARD COUNTY HEALTH OFFICER *[Signature]* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 5/24/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 6/28/07  
 DIRECTOR DATE

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*[Signature]* 5/16/07  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978

PLAN VIEW  
 SCALE: 1" = 100'

MDR PLAT NO. 19215  
 RECEIVED JUN 28 2007  
 FOR RECORD

- LEGEND**
- BRL INDICATES BUILDING RESTRICTION
  - FOREST CONSERVATION EASEMENT
  - NATURAL AREA CONSERVATION EASEMENT
  - SEPTIC EASEMENT (SEE GENERAL NOTE 13 ON SHEET 1)
  - PUBLIC EASEMENTS
  - PRIVATE EASEMENTS

OWNER:  
 DAYTON OAKS, LLC  
 6300 WOODSIDE COURT  
 COLUMBIA, MARYLAND 21046

**BENCHMARK**  
 ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-485-8164 Fax: 410-485-8844  
 www.benchmarkengr.com

6/28/07

CURVE	RADIUS	ARC	BELTS	TANGENT	CHORD	
S04-S05	87.00'	24.33'	18'01"24"	12.25'	504'17"55"	24.25'
S06-S07	475.00'	268.58'	32'23"41"	137.98'	512'29"03"	265.00'
S07-S08	475.00'	240.74'	29'02"19"	123.01'	514'09"44"	238.17'
S34-S35	528.00'	268.00'	29'02"19"	135.98'	514'09"44"	263.24'
S35-S36	425.00'	240.29'	32'23"41"	123.45'	512'29"03"	237.11'
S37-S38	87.00'	13.48'	08'52"48"	8.78'	500'09"11"	13.47'
S38-S39	113.00'	49.11'	24'34"11"	24.95'	500'09"29"	48.73'

**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 DAYTON OAKS, LLC FROM BARBARA J. PALMER AND DONNA P. CLELAND BY DEED DATED MARCH 9, 2007 AND RECORDED IN LIBER 10571 AT FOLIO 375 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.

*[Signature]* 5/16/07  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND No. 21320

**OWNER'S CERTIFICATE**

"DAYTON OAKS, 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 INTO 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR COOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEZ SURPLE 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 15<sup>TH</sup> DAY OF MAY, 2007."

*[Signature]* 5/16/07  
 DALE THOMPSON DATE

*[Signature]* 5/16/07  
 WITNESS DATE

RECORDED AS PLAT NO. \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**THE PRESERVE AT CLARKSVILLE**  
 LOTS 1-32  
 BUILDABLE PRESERVATION PARCEL 'A'  
 NON-BUILDABLE PRESERVATION PARCELS 'B'-'G'  
 NON-BUILDABLE BULK PARCELS 'H'-'J'

S-02-011 P-05-013 RE-06-05  
 FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN  
 TAX MAP: 34  
 ORD: 11, 12, 17 & 18  
 PARCEL: 77  
 ZONED: RR-DEO

DATE: MAY, 2007

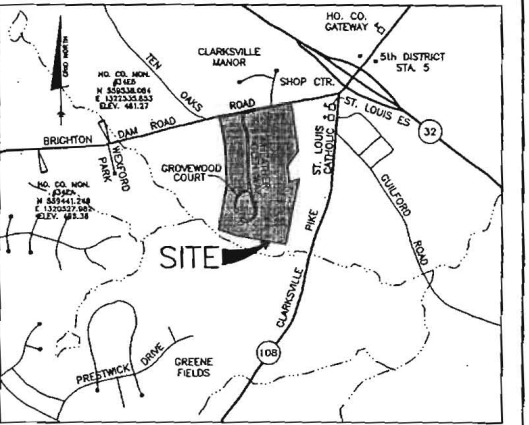
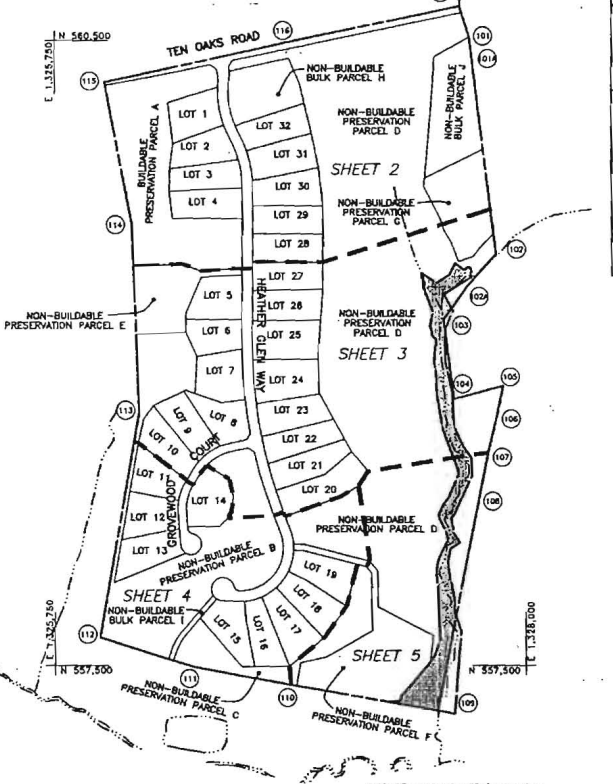
SHEET: 1 OF 5

- GENERAL NOTES**
1. 1/2" DIMENSIONED 4" x 4" x 3/8" CONCRETE MONUMENT TO BE SET.
  2. 1/2" DIMENSIONED 3/4" x 3/4" x 3/8" PIPE OR STEEL MARKER TO BE SET.
  3. DIMENSIONED STAMPING TO BE SET.
  4. DIMENSIONED IRON PIPE FOUND.
  5. COORDINATES BASED ON 83-5 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 342 AND 342A.
  6. SUBJECT PROPERTY ZONED RR-600 PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE 2004 LIFE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7-28-2006.
  7. A TREE MAINTENANCE EASEMENT REMAINS ALONG THE SIDE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO MAINTAIN THE PROPERTY AND TO REMOVE OR TRIM TREES AND BRANCHES TO MAINTAIN AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS AND BUILDINGS OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
  8. ALL AREAS ON THIS PLAN ARE "AS IS".
  9. THIS PLAN IS BASED ON A FIELD, UNADJUSTED BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN NOVEMBER, 2007.
  10. THERE ARE NO STEEP SLOPES OVER 25% LOCATED ON THIS SITE.
  11. NO OTHER EASEMENTS OR RIGHTS ARE SHOWN ON THIS PLAN.
  12. DIMENSIONS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW CONSTRUCTION FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12' (14' SEPARATE MORE THAN ONE RESIDENCE)
    - B) SURFACE - 6" OF COMPACT GRANULAR FILL WITH TARP AND CHIP COUNTERY
    - C) CONCRETE - MAX. 1 1/2" GRADE MAX. 100 GRADE CHANGE & MAX. 45 TURNING POINTS
    - D) STRUCTURE - 6" (8" FOR DRIVEWAYS) - CURABLE OF SUITABLE PAVING 100 YEAR FLOODPLAIN WITH 10' WIDE TURN 1 FOOT (20" FOR DRIVEWAYS)
    - E) STRUCTURE CLEARANCES - MINIMUM 12 FEET
    - F) MAINTENANCE - SUFFICIENT TO WITHSTAND ALL WEATHER USE.
  13. THE DEVELOPER RESIDES AND SHALL BY ACCESS AND ASSOCIATED COSTS SHOW ON THIS PLAN FOR 30% OF THE TOTAL COST OF CONSTRUCTION FOR THE DEVELOPER AS A FOREST CONSERVATION EASEMENT (FCE) ON OAK AND BIRCH LOTS 1-12 AND PARCELS A-J. ANY CONVEYANCE OF THE FOREST LOTS AND PARCELS SHALL BE SUBJECT TO THE FOREST CONSERVATION EASEMENT WHICH IS DESCRIBED IN THE FOREST CONSERVATION PLAN, WHICH COMPLETES PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT AGREEMENT ENTERED INTO BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF A DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE FOREST CONSERVATION EASEMENT AS SHOWN ON THE LAND RECORDS OF HOWARD COUNTY.
  14. STORMWATER MANAGEMENT SHALL BE PROVIDED BY 2 EXTENDED DETENTION FACILITIES (WITH MICRO-POND) AND BY NATURAL AREA CONSERVATION AND GRASS CHANNEL CREEKS.
  15. WETLAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER, 2007.
  16. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE CONNECTIONS. IMPROVEMENTS OF 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 AUTHORITY TO THE PRIVATE SEWERAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWERAGE EASEMENT PLAN SHALL NOT BE NECESSARY.
  17. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.100 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT 10-101 CUMMINS, CHAMBERS, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT ACTIVITIES AS SET FORTH IN THE DEED OF FOREST CONSERVATION EASEMENT ARE REQUIRED.
  18. THE TOTAL FOREST OBLIGATION AMOUNT OF 151.49 ACRES (75 AC AFForestation AND 82.2 AC REFORESTATION) SHALL BE MET BY THE ON-SITE AFForestation OF 2.3 AC ON PARCEL 'B' AND 4.1 AC ON PARCELS 'I' & 'J' AND 14.5 AC PARCELS 'K' AND 'L' BE CONSIDERED AS OFF-SITE SINCE THOSE PARCELS WERE EXCLUDED FROM THE FOREST CALCULATIONS. (7.0 AC TOTAL = 3.5 AC CREDITED) AND BY THE ON-SITE AFForestation/REFORESTATION OF 121.1 AC ON PARCELS 'M' AND 10.0 AC ON PARCELS 'N' AND 'O'. THE FOREST CONSERVATION EASEMENT SHALL BE USED FOR THE ESTABLISHMENT OF A PRIVATE FOREST MITIGATION BANK. FOREST CONSERVATION SURVEY BY HOWARD COUNTY IN NOVEMBER 2007. (MAY 2008) AND \$140,000 FOR SITE OBLIGATION) WAS PAID AS PART OF THE DEED DEVELOPER'S AGREEMENT.
  19. LANDSCAPE FOR THIS SUBDIVISION WAS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDING WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 18.114 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH A DEED DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$50,000.00.
  20. THE ARTICLES OF INCORPORATION FOR THE HOWARD COUNTY ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 02-27-07 TO D11787052.

21. 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 BULKHEAD PARCEL. ONE (1) HOUSEHOLD ALLOCATION ALLOWING ONE (1) BULKHEAD UNIT SHALL BE UTILIZED. THIS PARCEL SHALL INCLUDE BUT NOT BE LIMITED TO STORM DRAINAGE AND UTILITY EASEMENTS. IT WILL BE PRIVATELY OWNED. IT IS ENCOURAGED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOWARD COUNTY ASSOCIATION. THIS AGREEMENT PROMOTES FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND DIMINUTES THE USES FOSTERED ON THE PROPERTY.
  - PRESERVATION PARCELS 'B' AND 'C' ARE PROPOSED AS NON-BUILDABLE PARCELS TO PRESERVE REMAINING TREES AND PROVIDE OPEN SPACE. THESE PARCELS SHOULD BE PRIVATELY OWNED BY AN ESTATE AGREEMENT WITH HOWARD COUNTY AND THE HOWARD COUNTY ASSOCIATION. THIS AGREEMENT PROMOTES FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND DIMINUTES THE USES FOSTERED ON THE PROPERTY.
  - PRESERVATION PARCEL 'D' IS PROPOSED AS NON-BUILDABLE PARCEL FOR THE PRESERVATION OF THE NATURE CHARACTER OF TEN OAKS ROAD AND ADJACENT PROPERTIES BY PROVIDING ATTENTION AND LANDSCAPING ALONG THE PROPERTY BOUNDARY AND PRESERVATION OF BIODIVERSITY. THESE ARE SO CALLED AS STREAMS, WOOD-TOE FLOODPLAIN IF WELL BE DECIDED TO HOWARD COUNTY IS GOVERNED BY AN ESTATE AGREEMENT WITH THE HOWARD COUNTY ASSOCIATION. THIS AGREEMENT PROMOTES FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND DIMINUTES THE USES FOSTERED ON THE PROPERTY.
  - PRESERVATION PARCELS 'E' AND 'F' 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 ENCOURAGED BY AN ESTATE AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROMOTES FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND DIMINUTES THE USES FOSTERED ON THE PROPERTY.
  - PRESERVATION PARCEL 'G' IS PROPOSED AS A NON-BUILDABLE PARCEL FOR A STORMWATER MANAGEMENT FACILITY FOR THE ST. LOUIS CHURCH (SOP-03-044). IT WILL BE DELEGATED TO THE ST. LOUIS CHURCH. IT IS ENCOURAGED BY AN ESTATE AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROMOTES FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND DIMINUTES THE USES FOSTERED ON THE PROPERTY. THE 200 ANNUAL PUBLIC ROAD FRONTAGE REQUIREMENT FOR PARCEL 'G' IS NOT PROVIDED THROUGH THIS SUBDIVISION BUT FRONTAGE AND ACCESS IS PROVIDED AS PART OF THE ST. LOUIS CHURCH PROPERTY. PARCELS 114 AND SOP-03-04.
  - THERE ARE NO BURNING CHIMNEYS, CEMETERY OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
  - THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE FOURTH (4th) EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS A CONSEQUENCE OF SUBMITTING THE PRELIMINARY PLAN PRIOR TO 1-15-03. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH CHAPTER 88-1-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE OF NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-1-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND SETBACK REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
  - OPEN SPACE IS NOT REQUIRED AS PRESERVATION PARCEL 'D' SHALL BE DELEGATED TO HOWARD COUNTY.
  - THE LOTS SHOWN HEREON COMPLY WITH THE UNIFORM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (NAD).
  - THE FOLLOWING APPLICABLE DPZ FILES FOR THIS PROJECT ARE: S-02-011, P-05-13, SOP-03-04, ST. LOUIS CHURCH RED-LINE REVISION FOR SHM FACILITY, AND RE-06-05.
  - USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED UNDER SECTION 18.04 OF THE ZONING REGULATIONS, THE REQUIREMENT FOR A 1/2 OF THE RESERVATION LOTS ON THIS SUBDIVISION HAVE BEEN TRANSFERRED FROM THE JASON PARKER PROPERTY (E DEEDS).
  - NON-BUILDABLE BULK PARCEL 'I' SHALL BE DELEGATED TO HOWARD COUNTY MARYLAND.
  - THERE IS A DWELLING UNDER CONSTRUCTION ON LOT 1.
  - THE ACREAGE OF BULK PARCEL 'I' CANNOT BE USED IN THE DENSITY CALCULATIONS AS THAT PARCEL IS TO BE CONVEYED TO THE ST. LOUIS CHURCH. THE 200 MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENT FOR PARCEL 'I' IS NOT PROVIDED THROUGH THIS SUBDIVISION BUT FRONTAGE AND ACCESS IS PROVIDED AS PART OF THE ST. LOUIS CHURCH PROPERTY, PARCEL 'G'.

20. NON-BUILDABLE BULK PARCEL 'H' HAS THE POTENTIAL TO BE RESUBDIVIDED INTO 2 CLUSTER LOTS.

MDR PLAT NO. 19214  
RECEIVED JUN 28 2007  
FOR RECORD



VICINITY MAP  
SCALE: 1" = 2000'

**DENSITY EXCHANGE CHART**

CROSS 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 motorist 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 & 2 in phase 2)
NUMBER OF DEO LOTS TO BE RECEIVED	35 - 27 (Base density) = 8
SENDING PARCEL INFORMATION	PROPERTY OF JASON PARKER TAX MAP 15 GRD 10 PARCEL 17 L 3956 F. 65 RE-06-03 PLAT NO. 18439

NOTE: 2 DEO'S ARE NEEDED FOR PHASE 2. THE TRANSFER OF THESE 2 DEO'S WILL BE ACCOMPLISHED WITH THE RECORDATION OF A FUTURE SENDING AND RECEIVING PLAN.

**COORDINATE CHART (NAD '83)**

No.	BOUNDARY COORDINATES		RIGHT-OF-WAY COORDINATES		RIGHT-OF-WAY COORDINATES		
	NORTH	EAST	NORTH	EAST	NORTH	EAST	
100	506963.0290	1327767.0791	506963.1503	1325991.2046	522	506529.3870	1326492.8832
101	506971.0202	1327723.1434	506971.1307	1326174.2936	523	506548.0817	1326492.8374
102	506970.3861	1327747.2943	506970.4962	1326184.7313	524	506528.8002	1326702.5707
103	506974.8432	1326780.8351	506974.9533	1326524.5848	525	506218.1145	1326780.8359
104	506978.2925	1327718.1363	506978.4026	1326532.1893	526	506135.2370	1326827.0568
105	506981.8900	1327708.8434	506981.9999	1326532.8870	527	507657.7004	1326827.8544
106	506978.4873	1327787.3854	506978.5972	1326532.8854	528	507677.4414	1326826.2487
107	506982.4878	1327592.0213	506982.5976	1326532.8854	529	507718.8668	1326848.1813
108	506970.5384	1327821.1408	506970.6478	1326484.2199	530	507907.7437	1326484.2199
109	506982.8760	1327821.1408	506982.9854	1326484.2199	531	508132.8597	1326874.6087
110	506988.0282	1327778.5414	506988.1376	1326484.2199	532	508238.8843	1326874.7753
111	507281.1143	1327878.1928	507281.2237	1326484.2199	533	508091.2998	1326484.2199
112	507405.7378	1326878.1578	507405.8472	1326484.2199	534	507978.1157	1326484.2199
113	507492.4830	1326410.2454	507492.5924	1326484.2199	535	508005.4021	1326843.8118
114	507635.1918	1326964.3223	507635.3012	1326484.2199	536	506218.1014	1326842.5409
115	508277.0198	1326150.9710	508277.1292	1326484.2199	537	506202.7080	1326843.8118
116	508277.0198	1326150.9710	508277.1292	1326484.2199	538	506218.1014	1326842.5409
117	508302.0141	1325588.4038	508302.1235	1326484.2199	539	506218.1014	1326842.5409
118	508487.2312	1326848.2344	508487.3406	1326484.2199	540	506218.1014	1326842.5409
119	508520.1777	1326787.8840	508520.2871	1326484.2199	541	506458.7795	1326842.5409
120	508368.1788	1326409.3545	508368.2882	1326484.2199	542	506458.7795	1326842.5409
121	508424.1041	1326443.8937	508424.2135	1326484.2199	543	506832.8287	1327698.5437

**AREA TABULATION CHART -- THIS SUBDIVISION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	32
BUILDABLE CLUSTER LOTS	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	6
NON-BUILDABLE BULK PARCELS	3
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	35.234 AC.
OPEN SPACE	0.000 AC.
BUILDABLE PRESERVATION PARCELS	7.414 AC.
NON-BUILDABLE PRESERVATION PARCELS	64.624 AC.
NON-BUILDABLE BULK PARCELS	5.022 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	5.354 AC.
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	42
TOTAL AREA OF SUBDIVISION TO BE RECORDED	117.632 AC.

*Donald Mason* 5/16/07 DATE  
DONALD A. WASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Cal Jeffers* 15 May 2007 DATE  
DALE THOMPSON  
DAYTON OAKS, LLC

**BENCHMARK ENGINEERING, INC.**  
REGISTERED PROFESSIONAL ENGINEERS & PLANNERS  
8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELKLOTT CITY, MARYLAND 21045  
PHONE: 410-483-8105 & FAX: 410-483-5544  
WWW.BEI-ENGINEERING.COM

OWNER:  
DAYTON OAKS, LLC  
6300 WOODSIDE COURT  
COLUMBIA, MARYLAND 21046

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
*B. Williams* 6/15/2007 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Cal Jeffers* 5/24/07 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*John Jeffers* 6/28/07 DATE  
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 DAYTON OAKS, LLC FROM BARBARA J. PALMER AND DONNA P. CLELAND BY DEED DATED MARCH 9, 2007 AND RECORDED IN LIBER 10571 AT FOLIO 372 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 5/16/07 DATE  
DONALD A. WASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

**SECURED LIENHOLDERS' CONSENT**

SANDY SPRING BANK AND REAL BANKCORP, INC. WHO ARE THE HOLDFERS AND BENEFICIARIES OF MORTGAGE DEEDS OF TRUST ENCUMBERING THE PROPERTY SHOWN HEREON HEREBY CONSENT TO THIS PLAN OF SUBDIVISION AND THE FOREGOING BEING LIENHOLDERS AND DAYTON OAKS, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, ACKNOWLEDGE AND AGREE THAT THE FOREGOING PRESERVATION PARCELS, NON-BUILDABLE PRESERVATION PARCELS, ROAD, STREET AND ANY OTHER PROPERTY COMPRISING THIS PLAN OF SUBDIVISION AS SHOWN HEREON.

SANDY SPRING BANK REAL BANKCORP, INC.  
BY: *Steve Anderson* DATE: 5/11/07  
NAME: STEVE ANDERSON TITLE: VP

DAYTON OAKS, LLC  
A MARYLAND LIMITED LIABILITY COMPANY  
BY: *Cal Jeffers* DATE: 5/11/07  
NAME: DALE THOMPSON TITLE: MEMBER

**OWNER'S CERTIFICATE**

"DAYTON OAKS, 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 CREATES UNITS HOWARD COUNTY, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSERVATION; HEREBY GRANTS THE RIGHT AND TITLE TO HOWARD COUNTY TO ACCURE 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) THE RIGHT OF THE STATE OR COUNTY TO CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY AND ALL STRUCTURES OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 15th DAY OF MAY, 2007."

*Cal Jeffers* 15 May 2007 DATE  
DALE THOMPSON

RECORDED AS PLAT NO. \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**THE PRESERVE AT CLARKSVILLE**

LOTS 1-32  
BUILDABLE PRESERVATION PARCEL 'A'  
NON-BUILDABLE PRESERVATION PARCELS 'B'-'G'  
NON-BUILDABLE BULK PARCELS 'H'-'J'

S-02-011 P-05-013 RE-06-05  
FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP 34, GRID: 11, 12, 17 & 18  
PARCEL: 77  
ZONED: RR-DEO  
SCALE: AS SHOWN  
DATE: MAY, 2007  
SHEET: 1 OF 5