

# APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

EST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

A/P 523040

AGENCY REVIEW: \_\_\_\_\_

DATE 8-1-05

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH unknown PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) Louise H. Adams & Alexander Adams

DAYTIME PHONE (410) 992-1477 CELL \_\_\_\_\_ FAX (410) 992-1685

MAILING ADDRESS 14722 Dorsey Mill Road Glenwood Maryland 21738-9316  
STREET CITY/TOWN STATE ZIP

APPLICANT FSH Associates

DAYTIME PHONE (410) 750-2251 CELL \_\_\_\_\_ FAX (410) 750-7350

MAILING ADDRESS 8318 Forrest Street Ellicott City Maryland 21043  
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME Glen Mary Estates LOT NO. 7

PROPERTY ADDRESS Chamblis Dr Clarksville  
STREET TOWN/POST OFFICE

AX MAP PAGE(S) 28 GRID 22 & 23 PARCEL(S) 15 PROPOSED LOT SIZE 48,907 sq ft

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A DETAILED SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

[Signature]  
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

A/P

1018

(619) (621)

proposed  
LOT  
5

str brn  
SCL-  
hvy L  
2 1/2' sbk, massive, platy  
few Qtz  
frags to 3 1/2'  
wk red  
hvy L  
pockets  
SCL to 9'  
SiCL @ 9'  
(distinct) mottled moist  
firm ball  
red, strong yellow  
Bottom

3' roots  
ybrn hvy L  
2 pl L  
Dense, few Lg sbk pecks  
red, CL nodules > 2"  
7' Mn nodules  
red, wk red  
SL/pack  
SCL  
few rounded

LOT  
6

Fault due to mottles,  
deep clay

13' Bottom

(622)

str yellow  
SiL  
Lg sbk pecks  
root mat  
3'  
pockets Qtz  
cobbles  
red SCL @ 6'  
v. platy  
8'  
Massive  
CL nodules > 2"  
distinct  
mottles  
moist  
Bottom

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
8/30	619						F
	622						F
	620						
	621						
	618						

(620)

wk rd brn  
ybrn  
L-SiL  
2 pl, massive  
5 1/2'  
Sticky  
CL  
5 Mn nodules  
2 str red nodules  
7 in wk red  
matrix  
Sticky  
Few Qtz  
Bottom

REMARKS \_\_\_\_\_ SOILS HAVE LIMITING CLAY IN B HORIZON. SOME MOTTLED IN C HORIZON  
 SANITARIAN KACU BACKHOE JOHNSON OTHERS \_\_\_\_\_  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_  
 TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

12 1/2



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_ A/P \_\_\_\_\_

AGENCY REVIEW: \_\_\_\_\_ DATE \_\_\_\_\_

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- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) \_\_\_\_\_

DAYTIME PHONE \_\_\_\_\_ CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_  
STREET CITY/TOWN STATE Z

APPLICANT \_\_\_\_\_

DAYTIME PHONE \_\_\_\_\_ CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_  
STREET CITY/TOWN STATE Z

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME \_\_\_\_\_ LOT NO. \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) \_\_\_\_\_ GRID \_\_\_\_\_ PARCEL(S) \_\_\_\_\_ PROPOSED LOT SIZE \_\_\_\_\_

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SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AVP

614

Strong  
brn  
CL

5-5 1/2'

TRANSIT.  
HVM/LM

strbrn  
wkrd brn  
Lofm  
Rx < 10%

Bottom 12'

613

wKrdbrn  
CL  
massive  
trace Rx

6'

wKred  
v.f. SL

Rock 25%

Bottom

615 13'  
616 12'

compact  
s.g. loam  
v. micac

4 1/2'

v.f. wk  
red  
v. micac  
SL

Bottom

SEE PROPOSED  
LOT 4  
& LOT 1  
on July 29  
per app  
plan

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
8/29	614	5' 13" / 12'	2:27	TOO SLOW 2:47	NAT TO 2nd peg	1/4" top hd peg	F
	613	TOO SHALLOW will correct	2:30				P
	615	5' / 13'	2:42	2:43	2:45	2+	P
	616	5' / 12 1/2'	2:44	2:45	2:48	2+3	P
	617	5' / 13'	2:47	2:49	2:52	3	P
	600	6' / 13'	deep clay		perc slow	40 min +	F

TOP PER PLAN

REMARKS \_\_\_\_\_

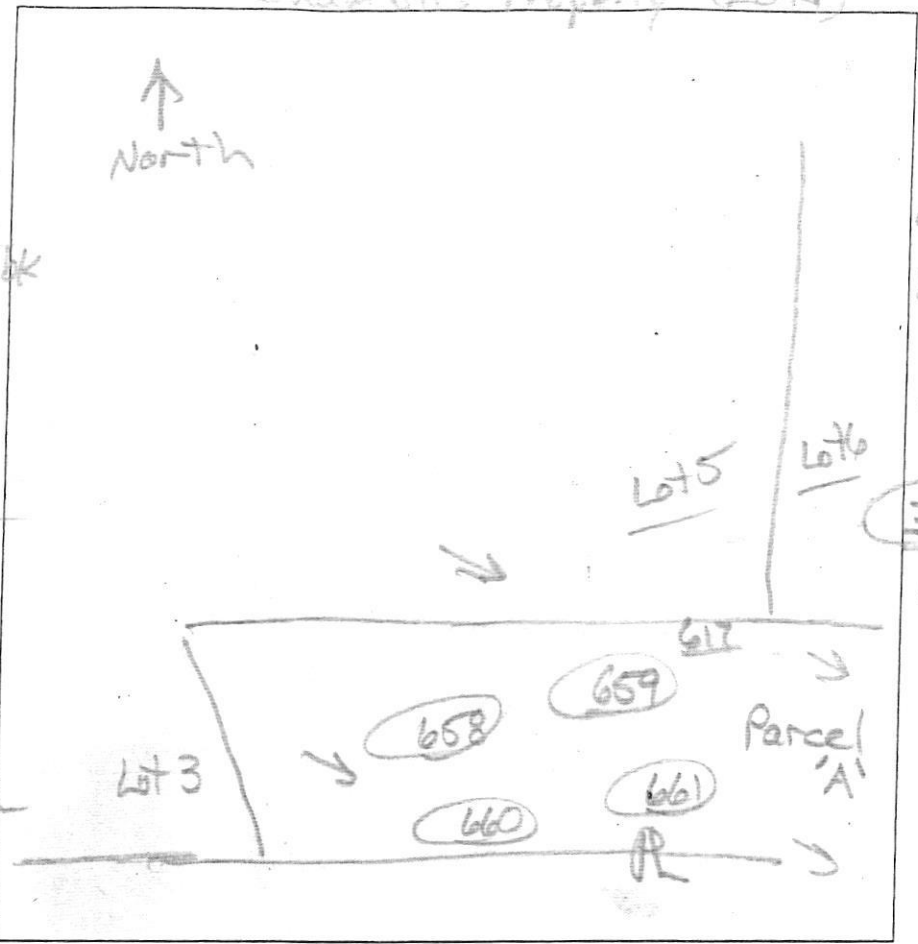
SANITARIAN Kaase BACKHOE Johnson OTHERS \_\_\_\_\_

TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_

TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE S/W \_\_\_\_\_

# Chamblee Property (2014)

A/P



**660**  
 0.3' dk brn 2fg  
 4' brn L, 2fsbk  
 pale brn L 2msbk  
 pale brn L 1mpl  
 5.3' red chls many mica  
 12' 1mpl

**659**  
 dk brn L  
 to dk grey-brn loam 2fg  
 4 2vlsbk  
 0.8' brn L, 2fsbk  
 1.4' yel-red L  
 3' 1mpl  
 3.5' yel-red sl many mica  
 12' red sl many mica

**658**  
 0.6' dk brn L to dk grey-brn 2fg & vlsbk  
 1.6' yel-brn ch L 2fsbk  
 3.5' red L 1fsbk few stones  
 red chls few stones many mica  
 10' c3d (tan) red & tan chls many mica  
 12' few flags

**661**  
 0.3' dk grey-brn L 2fg  
 brn L, 2fsbk few mica  
 to common mica  
 2.4' brn L 2msbk  
 3.1' com. mica  
 brn stoney loam  
 3.5' red sl many mica  
 12' few channers

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
6/12/14	660	5.5' / 12'	1:28	1:31	1:37	6	P
6/12/14	658	12'	Visual	Sidewall	0.8 gpd / 1/4"	35-8'	P
6/12/14	661	5' / 12'	2:12	2:14	2:20	6	P
6/12/14	659	12'	Visual	Sidewall	0.8 gpd / 1/4"	35-8'	P

REMARKS \_\_\_\_\_

SANITARIAN K Bricker BACKHOE Justin Brendel OTHERS Doug

TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/HR \_\_\_\_\_

TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

**LEGEND**

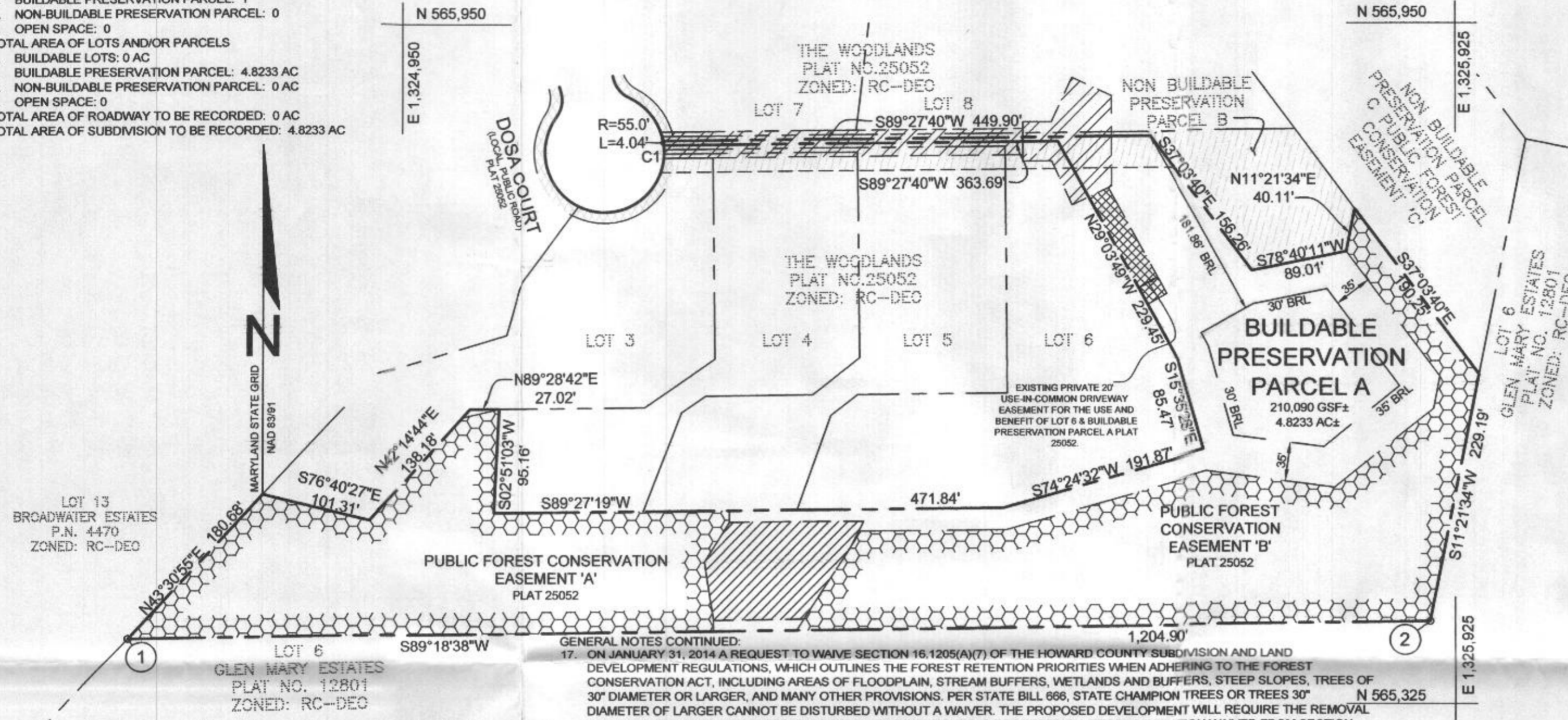
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT, PLAT #25052
- EXISTING PRIVATE SEPTIC EASEMENT, PLAT #25052
- EXISTING PUBLIC VARIABLE WIDTH SWM ACCESS, DRAINAGE & UTILITY EASEMENT PLAT # 25052.
- EXISTING PRIVATE 20' USE-IN-COMMON DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOT 6 & BUILDABLE PRESERVATION PARCEL A, PLAT # 25052. MAINTENANCE AGREEMENT RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 18720 FOLIO 590.
- EXISTING 10' PUBLIC TREE MAINTENANCE 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 30' USE-IN-COMMON DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOT 6 & BUILDABLE PRESERVATION PARCEL A PLAT 25052.

**AREA TABULATION CHART**

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

N 565,950  
E 1,324,950

N 565,950  
E 1,325,925



**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 HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN 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:**

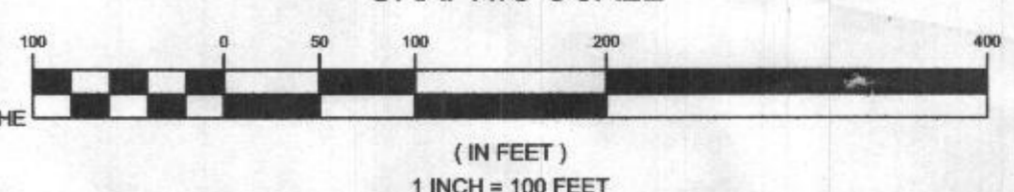
- ON JANUARY 31, 2014 A REQUEST TO WAIVE SECTION 16.1205(A)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH OUTLINES THE FOREST RETENTION PRIORITIES WHEN ADHERING TO THE FOREST CONSERVATION ACT, INCLUDING AREAS OF FLOODPLAIN, STREAM BUFFERS, WETLANDS AND BUFFERS, STEEP SLOPES, TREES OF 30" DIAMETER OR LARGER, AND MANY OTHER PROVISIONS. PER STATE BILL 666, STATE CHAMPION TREES OR TREES 30" DIAMETER OR LARGER CANNOT BE DISTURBED WITHOUT A WAIVER. THE PROPOSED DEVELOPMENT WILL REQUIRE THE REMOVAL OF 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 FEE\$ 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."

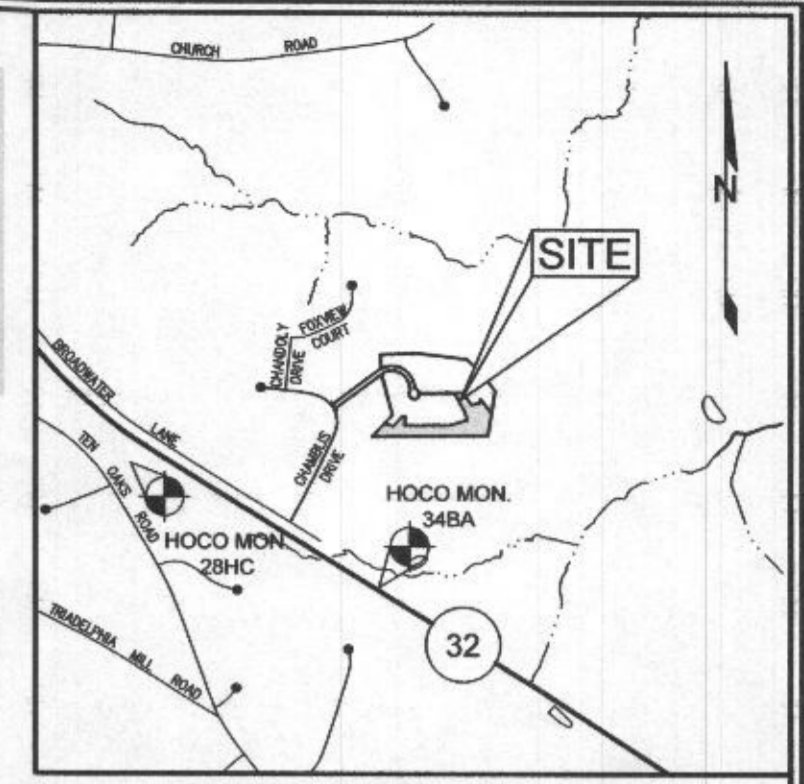
**GRAPHIC SCALE**



THE REQUIREMENTS § 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

RICH HARRITY, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/05/13 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:
  - a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 15% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - f) 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)(vi) OF THE HOWARD COUNTY CODE.

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

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

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.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_ 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 DENNIS HARRITY, JR. PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

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

RECORDED AS PLAT NUMBER \_\_\_\_\_ ON \_\_\_\_\_

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

GENERAL NOTES CONTINUED:

- 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.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (1.3 ACRES)
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 7.8 ACRES OF FOREST AND 1.3 ACRES OF REFORESTATION. THE REFORESTATION OBLIGATION WILL BE ADDRESSED THROUGH THE PURCHASE OF CREDIT IN AN APPROVED FOREST MITIGATION BANK AT MILLERS MILL SDP-18-052.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. \$12,300.00 FOR THE REQUIRED FORTY ONE (41) LANDSCAPING SHADE TREES.
- STORMWATER MANAGEMENT OBLIGATIONS FOR THIS SITE WILL BE MET BY BIORETENTION FACILITIES (M-6) & (F-6) FOR THE ROAD, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION; AND ROOFTOP DISCONNECTS (N-1), NON ROOFTOP DISCONNECTS (N-2) AND MICRO-BIORETENTION FACILITIES (M-6) ON THE LOTS. ON LOT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- WP-13-005 TO WAIVE SECTIONS 16.120(b)(4)(iii)(b) OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING SUBDIVISION AND LAND REGULATIONS, WHICH PROHIBITS FLOODPLAIN, WETLAND, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES IN SIZE, AND SECTION 16.1205(a)(7) AND (10) FOR THE REMOVAL OF ONE (1) SPECIMEN TREE OR TREE 30" DIAMETER OR GREATER WAS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON OCTOBER 12, 2012, SUBJECT TO THE FOLLOWING CONDITIONS:
  - FOREST CONSERVATION SIGNS MUST BE POSTED EVERY 90 FEET ALONG THE ENTIRE PERIMETER OF THE FOREST CONSERVATION EASEMENT.
  - THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT AND ALL SUBDIVISION PLANS.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE STREAM, FOREST CONSERVATION EASEMENT AND REQUIRED BUFFERS.
  - DISTRIBUTING EDUCATIONAL MATERIAL TO EACH LOT PURCHASER EXPLAINING THE RESTRICTIONS ON ENCOACHMENT INTO THE FOREST CONSERVATION EASEMENT, STREAM AND THEIR BUFFERS.
  - COMPLIANCE WITH ALL SUBDIVISION COMMENTS.
  - AT THE BUILDING PERMIT APPLICATION PROCESS, THE BUILDER SHOULD STRIVE TO MAINTAIN A MINIMUM OF 100-FOOT SEPARATION BETWEEN ANY PROPOSED HOUSE AND THE FOREST CONSERVATION EASEMENT. ON DECEMBER 20, 2012, THE DIRECTOR APPROVED AN ADDITIONAL WAIVER TO SECTION 16.120(b)(4)(iii)(c) SUBDIVISION LAYOUT, WHICH STATES PIPESTEM LOTS SHALL NOT BE CREATED ON BOTH SIDES OF A FRONTAGE LOT IN THE SAME SUBDIVISION SUBJECT TO THE FOLLOWING CONDITION:
    - COMPLIANCE WITH THE SIX (6) PREVIOUS APPROVAL CONDITIONS FOR WP-13-005.
- A RECONSIDERATION REQUEST OF WP-13-005 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, ALLOWING FOUR (4) OF THE TWELVE (12) SPECIMEN TREES ON SITE TO BE REMOVED, SECTION 16.120(b)(4)(iii)(b) 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 ON JANUARY 31, 2014 SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH THE SIX (6) PREVIOUS APPROVAL CONDITIONS FOR WP-13-005 PER THE FINAL PLAN, F-13-094, MUST BE RESUBMITTED ON OR BEFORE APRIL 10, 2014.
  - IF ANY NEW WAIVER REQUEST ARE NEEDED, A NEW WAIVER PETITION AND REQUIRED FEES MUST BE SUBMITTED FOR REVIEW BY THE SRC. NO RECONSIDERATION MAY BE SUBMITTED FOR WP-13-005.
  - ON ALL FUTURE SUBDIVISION PLANS AND BUILDING PERMIT PLANS, A BRIEF DESCRIPTION OF WAIVER PETITION, WP-13-005, MUST BE PROVIDED AS A GENERAL NOTE TO INCLUDING REQUEST, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #2, #3, #7 & #8 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.
- AT LEAST 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS OR A FEE-IN-LIEU PAYMENT OPTION IS REQUIRED.
- THE PRESERVATION PARCELS NO LONGER HAVE SUBDIVISION POTENTIAL.
- THIS SUBDIVISION IS SUBJECT TO SB-236. THE MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012 AND IS LOCATED IN THE GROWTH TIER III. THE PLANNING BOARD APPROVED THE PLAN ON OCTOBER 19, 2017 WITH PLANNING BOARD CASE NUMBER PB 431.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON MARCH 23, 2015.
- THE PROPOSED LOTS HAVE BEEN CREATED IN ACCORDANCE WITH SECTION 104.0.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) HAS APPROVED A VARIANCE TO ALLOW WELLS IN "THE WOODLANDS" SUBDIVISION TO BE DOWN GRADIENT OF AN OFFSITE SDA ON BROADWATER ESTATES LOT 12 AND SDA WITHIN THE PROPOSED SUBDIVISION. THE APPROVAL BY MDE IS GRANTED PURSUANT TO THE FOLLOWING CONDITIONS:
  - ALL WELLS INSTALLED IN THE WOODLANDS SUBDIVISION ARE TO HAVE STEEL CASING. THE WELL CASINGS ARE TO EXTEND TO FIFTY (50) FEET DEPTH, OR TEN (10) FEET INTO COMPETENT BEDROCK, WHICH EVER IS DEEPER.
  - ALL SEPTIC SYSTEMS INSTALLED ON LOTS 2, 3, 4, 5, 7 AND 8 MUST INCLUDE A BEST AVAILABLE TECHNOLOGY (BAT) UNIT.
  - ALL DRAINFIELDS ON LOTS 2, 3, 4, 5, AND 8 ARE TO BE DESIGNED FOR PRESSURIZED DISTRIBUTION OR EQUIVALENT.

SEE GENERAL NOTES CONTINUED (SHEET 2)

AREA TABULATION CHART

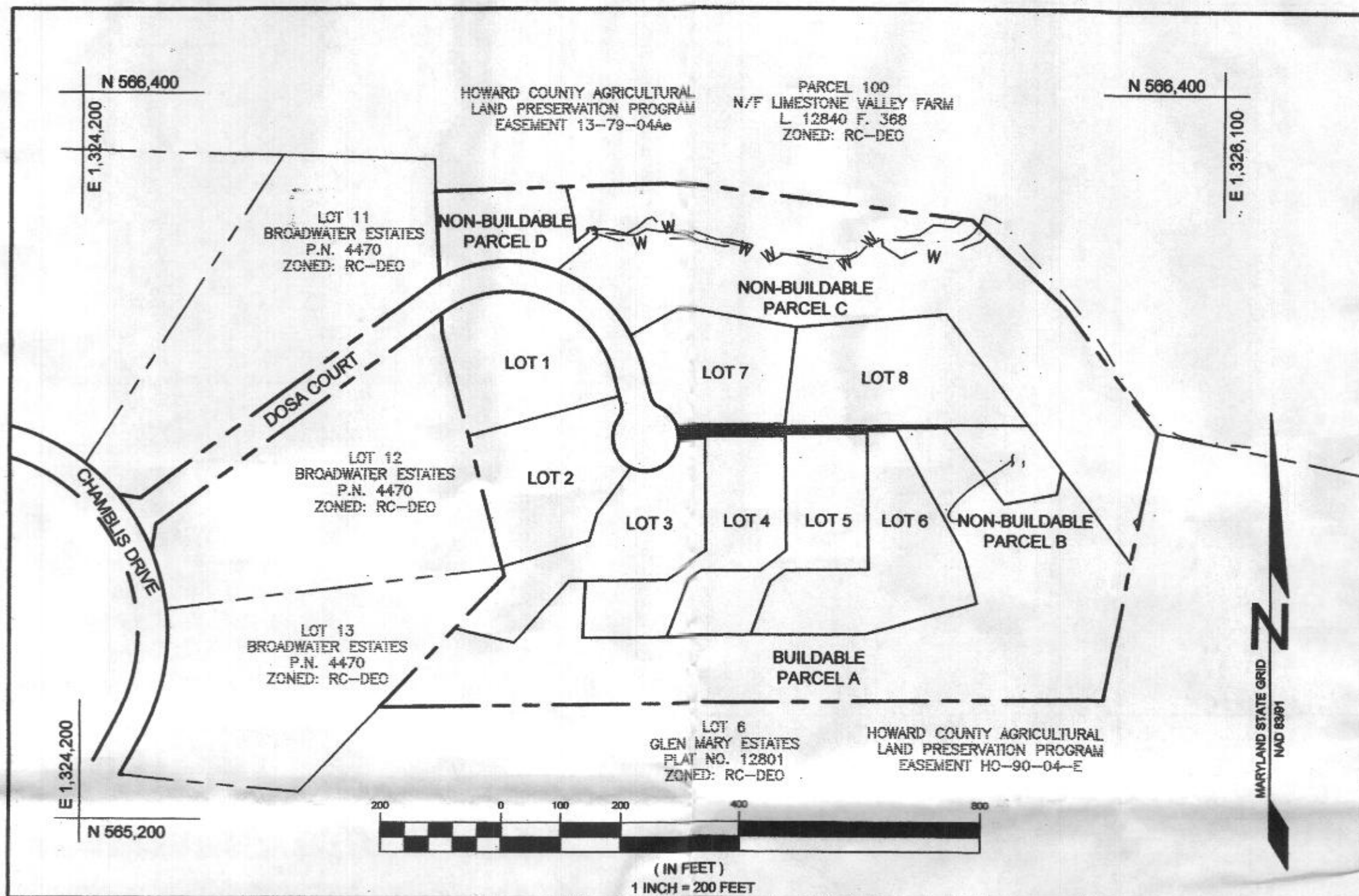
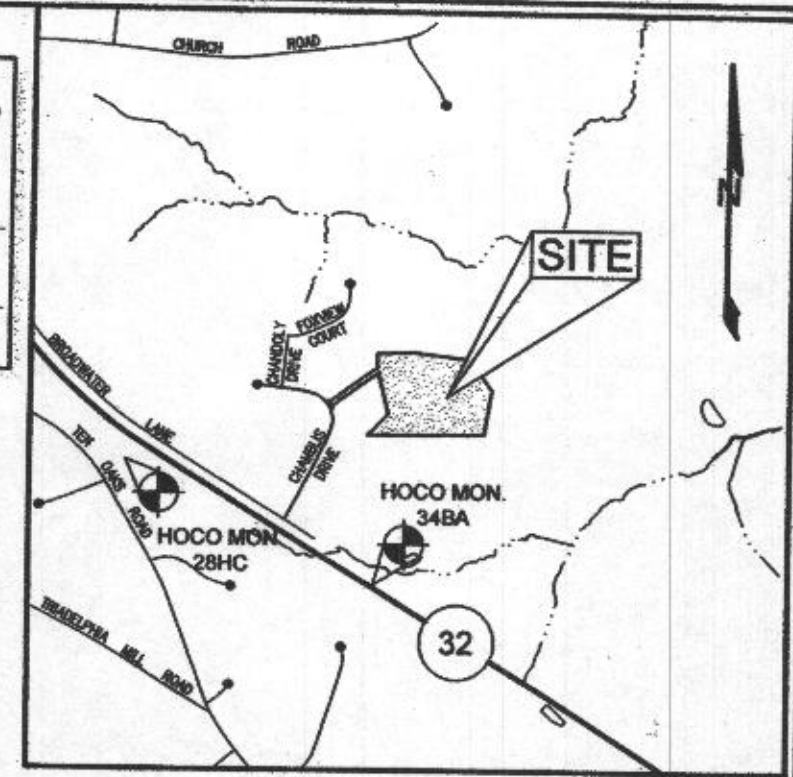
- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
  - BUILDABLE: 8
  - BUILDABLE PRESERVATION PARCEL: 1
  - NON-BUILDABLE PRESERVATION PARCEL: 3
  - OPEN SPACE: 0
- TOTAL AREA OF LOTS AND/OR PARCELS:
  - BUILDABLE LOTS: 9.1205 AC
  - BUILDABLE PRESERVATION PARCEL: 4.8233 AC
  - NON-BUILDABLE PRESERVATION PARCEL: 5.7676 AC
  - OPEN SPACE: 0
- TOTAL AREA OF ROADWAY TO BE RECORDED: 1.5000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 21.2114 AC

LOT NUMBER	GROSS AREA (AC)	PIPESTEM AREA (AC)	MINIMUM LOT SIZE
4	1.0295±	0.0042±	1.0253± AC / 44,844 SF
5	1.0751±	0.0164±	1.0587± AC / 46,115 SF
6	1.3197±	0.0288±	1.2909± AC / 57,483 SF
8	1.3315±	0.0166±	1.3148± AC / 57,274 SF
BUILD PRES. PARCEL A	4.8230±	0.0335±	4.7895± AC / 208,630 SF

THE REQUIREMENTS § 9-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Michael D. Adcock*  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
DOSA CLARKSVILLE, LLC

4/8/19 DATE  
4/9/19 DATE



PLAN VIEW  
SCALE: 1"=200'

TOTAL PARCEL COMPUTED ACREAGE	21.21 AC.
MAXIMUM DENSITY	21.21 AC./2 = 10 UNITS
TOTAL BASE DENSITY UNITS ALLOWED	21.21 AC./4.25 = 4 UNITS
TOTAL BUILDABLE LOTS/PARCELS	9
TOTAL CEO SENDING UNITS REQUIRED	5 UNITS
SENDING PARCEL INFORMATION	TWO SENDING PLATS: 4 UNITS FROM MILLERS MILL PROPERTY AND 1 UNIT FROM THE ROSHAN PROPERTY

**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 HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/08/13 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 IRON PIPE FOUND.
  - ⊙ DENOTES REBAR AND CAP FOUND.
  - ⊙ DENOTES REBAR AND CAP SET.
  - DENOTES CONCRETE MONUMENT OR STONE FOUND.
  - DENOTES CONCRETE MONUMENT SET.
- PROPERTY ADDRESS:
- ALL LOT AREAS ARE 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 ENCOACHMENTS 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.
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY ECO SCIENCE PROFESSIONALS INC. IN NOVEMBER 2014.
- THERE ARE NO STEEP SLOPES, FLOODPLAINS OR CEMETERIES ON-SITE.
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY ECO SCIENCE PROFESSIONALS INC. IN NOVEMBER 2014.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, AND WAS APPROVED UNDER SP-16-008.
- 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 LOTS 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.

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO CREATE EIGHT BUILDABLE LOTS, THREE NON-BUILDABLE AND ONE BUILDABLE PRESERVATION PARCELS FOR FUTURE SINGLE FAMILY HOMES.

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

**Adcock & Associates - LLC**  
Engineers · Surveyors · Planners

OWNER/DEVELOPER

DOSA CLARKSVILLE LLC  
5900 WHALE BOAT DRIVE, UNIT 6  
CLARKSVILLE MD, 21929

5389 Enterprise Street, Suites B-C  
Sykesville, Maryland 21784  
Phone: 443.325.7682  
Email: info@saaland.com

RECORDED AS PLAT NUMBER 25051  
ON 4/13/19 IN THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

HOWARD COUNTY HEALTH DEPARTMENT  
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
*Nilton M. Mauer* 4/26/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Michael D. Adcock* 5-10-19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kathleen* 6-13-19  
DIRECTOR DATE

**DEDICATION FOR CORPORATIONS**

WE, DOSEA CLARKSVILLE, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY AUTHORIZED AGENT, OWNER 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 OF 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 9 DAY OF APRIL, 2019.

*Michael D. Adcock* 4-9-19 DOSEA CLARKSVILLE, LLC DATE  
*Autie E. Allen* 4/19/2019 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 E. ALEXANDER ADAMS AND REBECCA A. ADAMS TO DOSEA CLARKSVILLE, LLC BY DEED DATED MARCH 31, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16120, AT FOLIO 209, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT I WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 10, REGULATION 12.

*Michael D. Adcock* 4/8/19  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019 DATE

**SUBDIVISION PLAT**  
**THE WOODLANDS**  
LOTS 1 THRU 8, BUILDABLE PARCEL A & NON-BUILDABLE PARCELS B THRU D

A RESUBDIVISION OF GLEN MARY ESTATES LOT 2 - PLAT 5471  
TAX MAP 34, GRID 23, PARCEL 15  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: RC-DEO

PREVIOUS DPZ NO'S: F-83-114, ECP-15-032, WP-16-060, SP-16-008, WP-13-005, PB-431

SCALE: 1"=100'  
DATE: APRIL, 2018 SHEET 1 OF 2 DRAWN BY: JTT

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	566,237.0194	1,324,786.5090	7	565,388.6538	1,324,696.9460	13	565,738.5618	1,324,262.1710	19	565,883.0794	1,325,161.3549
2	566,250.5821	1,325,171.8403	8	565,606.2111	1,324,903.5104	14	565,732.9384	1,324,298.4798	20	565,886.6142	1,325,094.8803
3	566,189.0841	1,325,681.3121	9	566,005.1455	1,324,798.5995	15	566,077.0404	1,324,768.7779	21	565,886.8712	1,325,098.9700
4	566,047.6282	1,325,835.7910	10	566,035.7340	1,324,798.9995	16	566,095.4717	1,324,793.8893	22	565,934.3925	1,325,086.4883
5	565,843.2222	1,325,990.1640	11	565,690.5511	1,324,325.2988	17	565,947.0945	1,325,134.8480			
6	565,403.1521	1,325,901.7544	12	565,846.9785	1,324,318.5604	18	565,889.5732	1,325,147.3297			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	271.31'	65.00'	282°38'00"	44.04	N75°17'00"E	68.75
C2	22.39'	25.00'	51°19'04"	12.01	N10°56'32"E	21.85'
C3	22.39'	25.00'	51°19'04"	12.01	N40°22'32"W	21.85'
C4	361.58'	185.00'	111°58'57"	274.18	N70°42'23"W	306.72'
C5	467.24'	235.00'	111°28'40"	345.01	S86°28'57"E	371.84'
C6	107.97'	350.00'	17°40'39"	54.02	N31°39'38"E	109.55'

LOT LINE TABLE

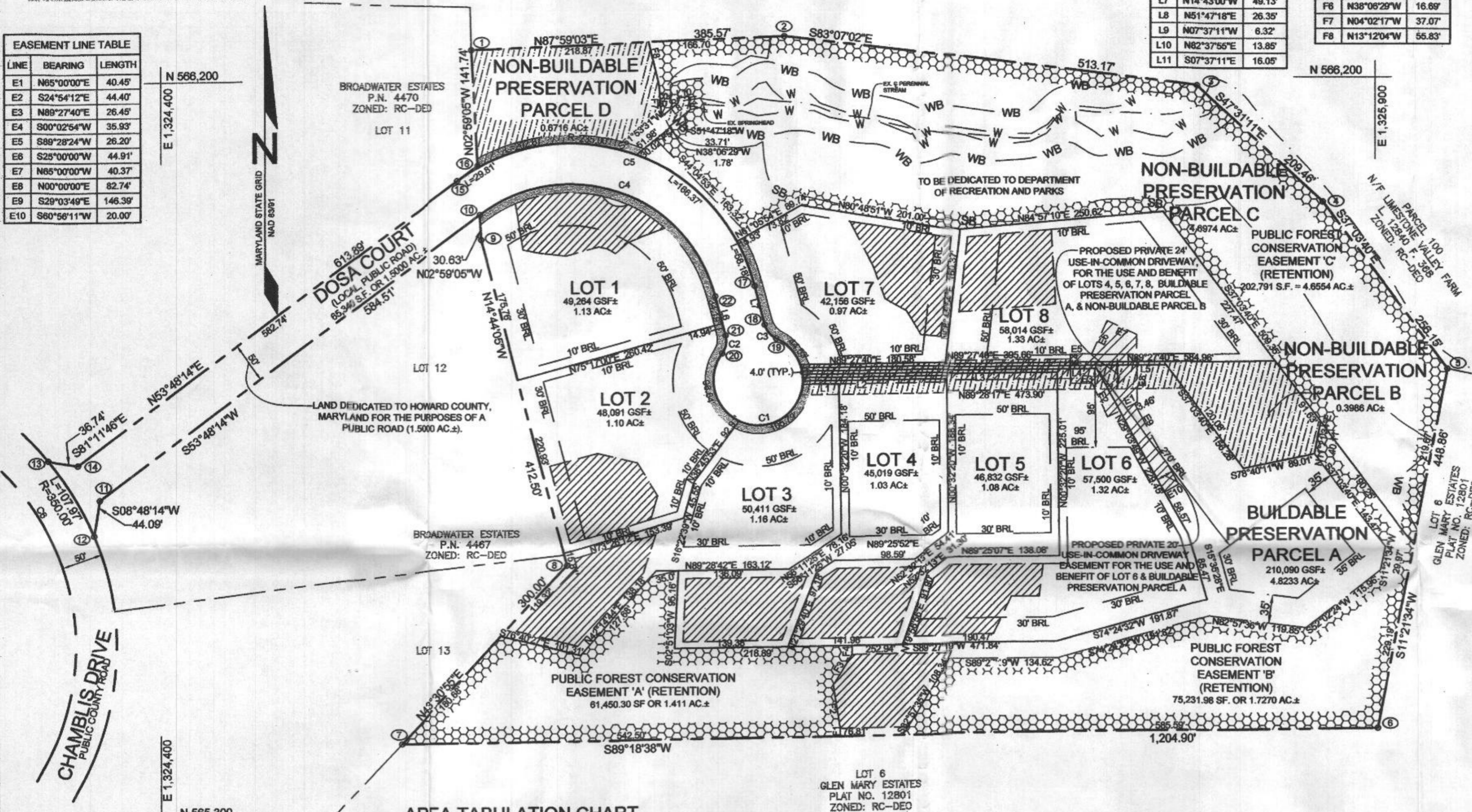
LINE	BEARING	LENGTH
L1	S89°27'40"W	45.41'
L2	S89°27'40"W	178.59'
L3	S89°27'40"W	314.68'
L4	S89°27'40"W	363.89'
L5	S89°27'40"W	449.90'
L6	S14°43'00"E	49.13'
L7	N14°43'00"W	49.13'
L8	N51°47'18"E	26.35'
L9	N07°37'11"W	6.32'
L10	N82°37'56"E	13.85'
L11	S07°37'11"E	16.05'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	LENGTH
F1	N00°41'22"W	10.05'
F2	N09°00'59"W	54.15'
F3	N32°31'04"E	43.35'
F4	N00°32'41"W	10.55'
F5	N51°53'31"E	22.03'
F6	N38°06'29"W	16.69'
F7	N04°02'17"W	37.07'
F8	N13°12'04"W	55.83'

EASEMENT LINE TABLE

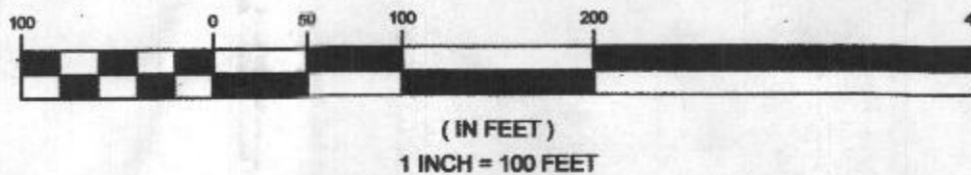
LINE	BEARING	LENGTH
E1	N65°00'00"E	40.45'
E2	S24°54'12"E	44.40'
E3	N89°27'40"E	26.45'
E4	S00°02'54"W	35.93'
E5	S89°28'24"W	26.20'
E6	S25°00'00"W	44.91'
E7	N65°00'00"W	40.37'
E8	N00°00'00"E	82.74'
E9	S29°03'49"E	146.39'
E10	S60°56'11"W	20.07'



AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
  - A. BUILDABLE: 8
  - B. BUILDABLE PRESERVATION PARCEL: 1
  - C. NON-BUILDABLE PRESERVATION PARCEL: 3
  - D. OPEN SPACE: 0
- TOTAL AREA OF LOTS AND/OR PARCELS:
  - A. BUILDABLE LOTS: 9.1205 AC
  - B. BUILDABLE PRESERVATION PARCEL: 4.8233 AC
  - C. NON-BUILDABLE PRESERVATION PARCEL: 5.7676 AC
  - D. OPEN SPACE: 0
- TOTAL AREA OF ROADWAY TO BE RECORDED: 1.5000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 21.2114 AC

GRAPHIC SCALE



**Adcock & Associates · LLC**  
 Engineers · Surveyors · Planners

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 Sykesville, Maryland 21784  
 Phone: 443.325.7682  
 Email: info@saaland.com

LEGEND

- PUBLIC FOREST CONSERVATION EASEMENT
- PRIVATE 24' USE-IN-COMMON DRIVEWAY
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC VARIABLE WIDTH SWM, ACCESS, DRAINAGE & UTILITY EASEMENT
- PRIVATE SEPTIC EASEMENT
- WETLANDS
- WETLANDS BUFFER
- STREAM BUFFER

- GENERAL NOTES CONTINUED:
- WITH THE RECORDING OF THIS SUBDIVISION PLAT THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT WILL ALSO BE RECORDED FOR LOTS 3 THRU 8 AND BUILDABLE PRESERVATION PARCEL A.
  - NON-BUILDABLE PRESERVATION PARCELS B AND D WILL BE DEDICATED TO THE HOA ONCE IT IS ESTABLISHED. BUILDABLE PARCEL A WILL BE PRIVATE RESIDENCE, WITH FOREST CONSERVATION EASEMENTS AND ALL OTHER USES AS ALLOWED UNDER SECTION 106.0 OF THE HOWARD COUNTY ZONING REGULATIONS. NON-BUILDABLE PRESERVATION PARCEL B AND D WILL BE DEDICATED TO THE HOA ONCE IT IS ESTABLISHED AND WILL BE UTILIZED FOR A SWM TREATMENT FACILITY. ON JUNE 13, 2018 A REQUEST FOR AN ALTERNATIVE COMPLIANCE TO WAIVE SECTION 16.1205(A)(7) & (10) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TO ALLOW FOR THE REMOVAL OF THREE (3) SPECIMEN TREES, WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, SUBJECT TO THE FOLLOWING CONDITIONS, REFER TO WP-18-127.
    - 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 DEVELOPER'S 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 REMOVAL OF 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.
  - BUILDABLE PRESERVATION PARCEL A IS PRIVATELY OWNED AND IS ENCLUMBERED 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. USING THE CEO DENSITY EXCHANGE PROGRAM DESCRIBED IN SECTION 106.0 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 5 OF THE C-RESIDENTIAL LOTS AND 1 BUILDABLE PRESERVATION PARCEL INCLUDED ON THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED FROM MILLERS MILL PROPERTY (4 DEVELOPMENT RIGHTS) AND ROSHAN PROPERTY (1 DEVELOPMENT RIGHT). THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO NET ACRES (GROSS MINUS FLOODPLAIN AND STEEP SLOPES).
  - NON-BUILDABLE PRESERVATION PARCELS B AND D WILL BE OWNED BY THE HOA WITH HOWARD COUNTY AS AN EASEMENT HOLDER. NON-BUILDABLE PRESERVATION PARCEL C WILL BE OWNED AND DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. THE HOA AS EASEMENT HOLDER.
  - ARTICLES OF INCORPORATION FOR THE HOA HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON OCTOBER 23, 2015 AS 10#D1918192.

OWNER/DEVELOPER

DOSA CLARKSVILLE LLC  
 5900 WHALE BOAT DRIVE, UNIT 6  
 CLARKSVILLE MD, 21929

RECORDED AS PLAT NUMBER **25052**  
 ON **10/13/19** IN THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND

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

*Madeline for Maureen Rossman* 4/26/2019  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Chamber* JP 5.10.19 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Ke...* 6.13.19 DATE  
 DIRECTOR

DEDICATION FOR CORPORATIONS

WE, DOSA CLARKSVILLE, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY AUTHORIZED AGENT, OWNER 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 9 DAY OF APRIL, 2019.  
*[Signature]* 4-9-19 DATE  
 DOSA CLARKSVILLE, LLC  
*[Signature]* 4/9/2019 DATE  
 WITNESS  
*[Signature]* 4/9/2019 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 E. ALEXANDER ADAMS AND REBECCA A. ADAMS TO DOSA CLARKSVILLE, LLC BY DEED DATED MARCH 31, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16120, AT FOLIO 205, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE PLAT IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE CODE OF MARYLAND, AS AMENDED, AND THAT I WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND I AM A MEMBER IN GOOD STANDING SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 1, CHAPTER 20, SECTION 12.

*[Signature]* 4/6/19 DATE  
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019

SUBDIVISION PLAT  
**THE WOODLANDS**

LOTS 1 THRU 8, BUILDABLE PARCEL A & NON-BUILDABLE PARCELS B THRU D

A RESUBDIVISION OF GLEN MARY ESTATES LOT 2 - PLAT 5471  
 TAX MAP 34, GRID 23, PARCEL 15  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 ZONED: RC-DEO

PREVIOUS DPZ NO'S: F-83-114, ECP-15-032, WP-16-060, SP-16-008, WP-13-005, PB-431

DATE: APRIL, 2018 SCALE: 1"=100' SHEET 2 OF 2 DRAWN BY: JJT