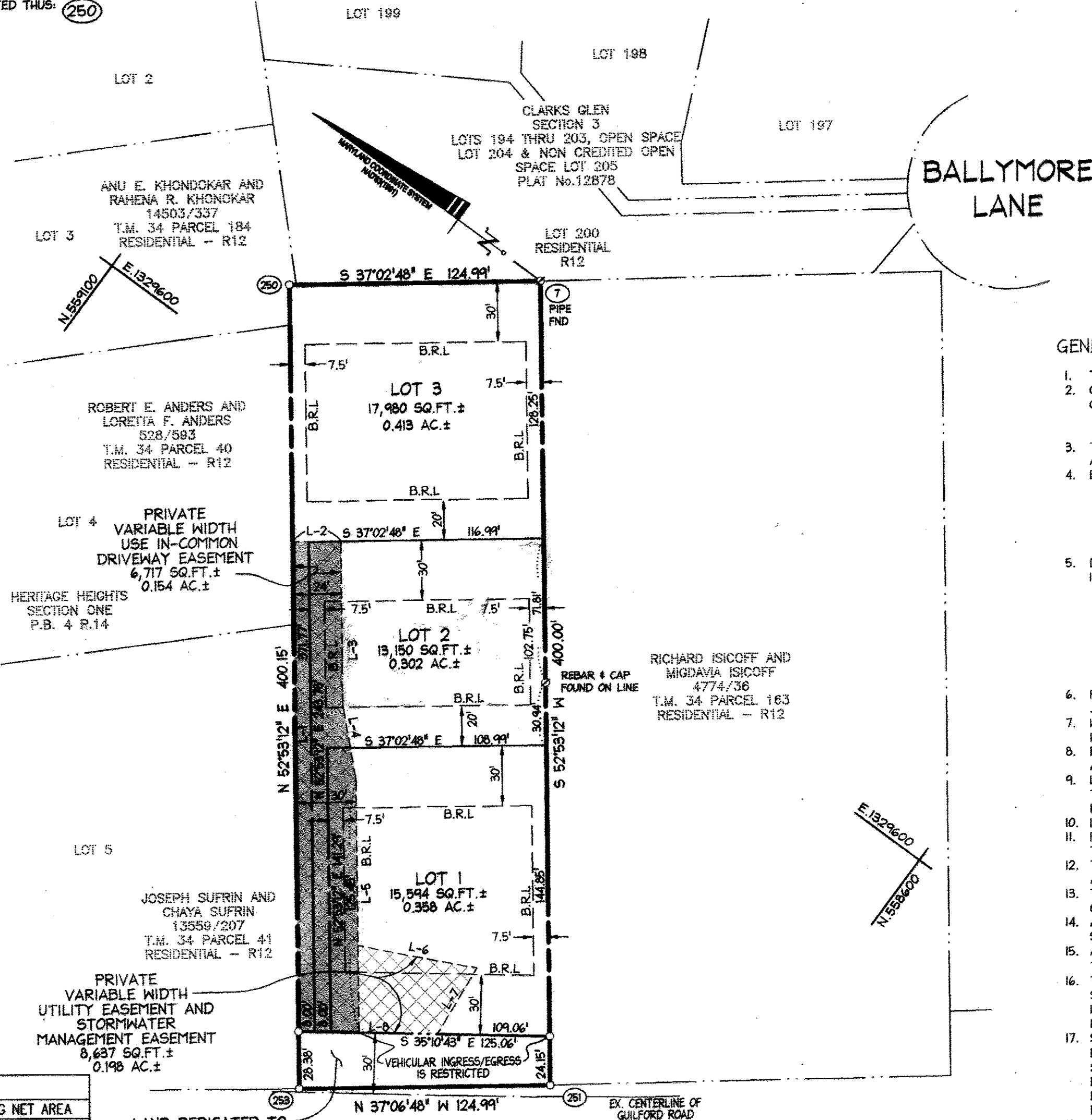


COORDINATE TABLE		
NO.	NORTH	EAST
7	558923.5276	1329720.0658
250	559023.2903	1329644.7618
251	558682.1703	1329401.0882
253	558781.8452	1329325.6683

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 52°53'12" E	243.52'
L-2	S 37°02'48" E	24.00'
L-3	S 52°53'12" W	82.05'
L-4	S 43°40'37" E	37.49'
L-5	S 52°53'12" E	82.39'
L-6	S 25°40'05" E	60.43'
L-7	S 84°51'34" W	38.18'
L-8	N 35°10'43" W	69.06'

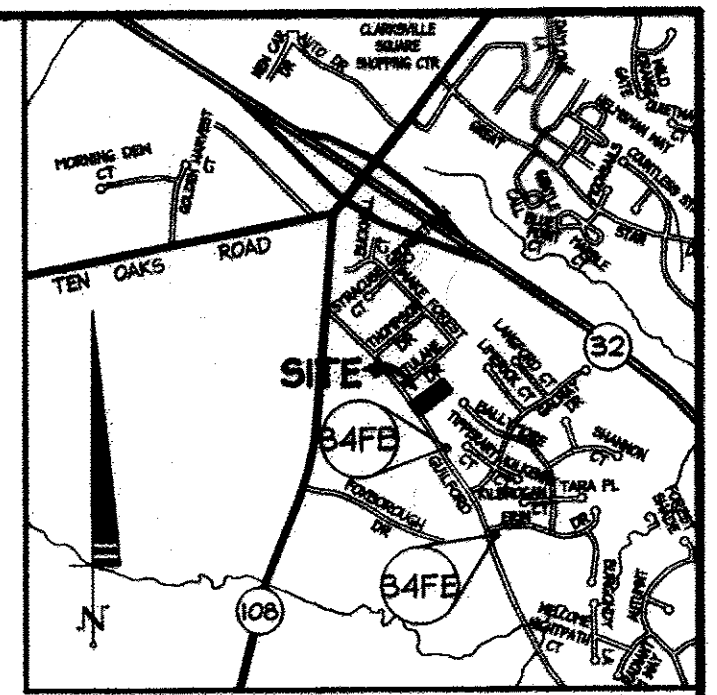
COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD '83(1991) AND ARE DESIGNATED THUS: (250)



**BENCHMARK**

<b>BENCHMARK #1</b>	N. 557439.91	E. 1330191.32	ELEV. 406.15
<b>BENCHMARK #2</b>	N. 558339.60	E. 1329709.02	ELEV. 431.12

**ADC MAP COORDINATES**  
MAP 14 EB  
N 39°12'00", E 76°56'20"



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 4983, GRID EB

**GENERAL NOTES:**

- THE SUBJECT PROPERTY IS ZONED RESIDENTIAL-R12 PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD'83(1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NUMBERS:  
34FB N. 557439.910 E. 1330191.3224 ELEV. 406.148  
34FE N. 558339.6005 E. 1329709.0245 ELEV. 431.118
- THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DEVELOPMENT DESIGN CONSULTANTS IN APRIL, 2015.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.  
● DENOTES STEEL PIN WITH RED CAP STAMPED 'DDC 21179 PROP MARK' SET.  
○ DENOTES STEEL PIPE OR STEEL PIN FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
□ DENOTES CONCRETE MONUMENT FOUND  
■ DENOTES CONCRETE MONUMENT WITH REBAR WITH RED PLASTIC CAP STAMPED 'DDC 21179' SET
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLE PER THE FOLLOWING REQUIREMENTS:  
A. WIDTH - 12' (16' SERVICING MORE THAN ONE RESIDENCE);  
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);  
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);  
E. DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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 DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- LANDSCAPING FOR LOTS 1, 2, AND 3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT; OR INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET; IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. **Landscaping Deferred until SDP.**
- LANDSCAPING FOR THIS SUBDIVISION WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN.
- FOREST CONSERVATION OBLIGATIONS OF 0.17 ACRES WILL BE FULFILLED THROUGH THE PAYMENT OF A FEE-IN-LIEU TOTALING \$5,554.50 FOR A TOTAL OBLIGATION OF 7,406 SQ.FT. OF AFFORESTATION.
- THERE ARE NO FLOOD PLAIN, WETLAND OR WETLAND BUFFERS, STREAMS OR STREAM BUFFERS LOCATED ON THIS SITE. A SITE VISIT TO CONFIRM WAS CONDUCTED BY DDC, INC. ON MAY 10, 2013.
- THE PRIVATE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1-3 IS RECORDED IN THE LAND RECORDS OFFICE WITH THE RECORDING OF THE FINAL PLAT.
- A COMMUNITY INPUT MEETING WAS HELD ON JULY 16, 2013 AT 6:00 PM AT CMS ROOM 10 AT THE CLARKSVILLE MIDDLE SCHOOL.
- A FEE-IN-LIEU WILL BE PROVIDED FOR OPEN SPACE PER SECTION 16.121(a) AND (b) OF THE SUBDIVISION REGULATIONS IN THE AMOUNT OF \$3,000.00 (\$1,500.00 PER LOT).
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND DIRECTION ORIENTATION OF THE PROPOSED HOUSES.
- SUBDIVISION IS SUBJECT TO SECTION 104.0.F OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (M.I.H.U.) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE A MIHU AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE MIHU REQUIREMENT WILL BE MET. THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET MIHU ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT.
- THERE ARE NO HISTORICAL STRUCTURES OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THE EXISTING DWELLING WILL REMAIN ON LOT 2, AND ALL ACCESSORY STRUCTURES WILL BE DEMOLISHED.
- A FEE-IN-LIEU FOR SIDEWALK IN THE AMOUNT OF \$11,000.00 HAS BEEN PAID

**DRAWING LEGEND**

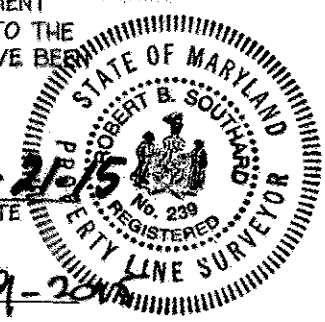
	UTILITY EASEMENT AND STORMWATER MANAGEMENT EASEMENT
	VARIABLE WIDTH USE-IN-COMMON DRIVEWAY EASEMENT

**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING NET AREA
2	13,150 SQ.FT.	1,129 SQ.FT.	13,805 SQ.FT.
3	17,980 SQ.FT.	1,949 SQ.FT.	14,246 SQ.FT.

LAND DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD  
**GUILFORD ROAD (MAJOR COLLECTOR)**  
 3,283 SQ.FT. ± OR 0.075 AC. ±  
 60' R/W

THE REQUIREMENTS OF SECTION 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.



*Robert B. Southard* 12-29-15  
 ROBERT B. SOUTHARD  
 PROPERTY LINE SURVEYOR, MD REG. NO. 239  
 DATE 12-29-15  
 JOSH YOLTAY - OWNER

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	3
TOTAL AREA OF BUILDABLE LOTS TO BE CREATED.....	1.073 AC. ±
TOTAL AREA OF OPEN SPACE LOTS TO BE CREATED.....	0.000 AC. ±
TOTAL AREA OF LOTS TO BE CREATED.....	1.073 AC. ±
TOTAL AREA OF ROADWAY TO BE DEDICATED.....	0.075 AC. ±
TOTAL AREA OF SUBDIVISION.....	1.148 AC. ±

**OWNER AND DEVELOPER**  
 6209 GUILFORD ROAD, LLC  
 #10116 BACON DRIVE  
 BELTSVILLE, MD 20705  
 PHONE: (301) 931-6616

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS**  
 HOWARD COUNTY HEALTH DEPARTMENT  
*William for Maureen Rossmann* 8/4/2016  
 HOWARD COUNTY HEALTH OFFICER

**OWNER'S DEDICATION**  
 JOSH YOLTAY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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 SPACES, 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 MY HAND THIS 29<sup>TH</sup> DAY OF December 2015.  
*Josh Yoltay*  
 JOSH YOLTAY OWNER

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY KARL E. REUSS TO 6209 GUILFORD ROAD, LLC BY DEED DATED SEPTEMBER 3, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11568 AT FOLIO 71; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS APPLIED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 239 EXPIRATION DATE JULY 6, 2016.  
*Robert B. Southard* 12-31-15  
 ROBERT B. SOUTHARD, PROPERTY LINE SURVEYOR  
 MARYLAND REGISTRATION NO. 239  
 DATE 12-31-15

**DDC**  
 Development Design Consultants  
 Planners  
 Surveyors  
 Engineers  
 Landscape Architects  
 192 East Main Street  
 Westminster, MD 21157  
 410.386.0568  
 410.386.0564 (Fax)  
 DDC@DDCinc.us  
 www.DDCinc.us

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.  
 RECORDED AS PLAT No. 23879 ON 8/19/16  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PRIMROSE PRESERVE**  
 LOTS 1 - 3  
 A SUBDIVISION OF THE LANDS OF  
 6209 GUILFORD ROAD, LLC  
 (LIBER 11568, FOLIO 71)  
 ZONED R-12  
 GRID 12  
 PARCEL 226  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MD  
 SCALE: 1"=50'  
 NOVEMBER 2, 2015  
 1102 | DAP | RBS | GRAPHIC SCALE | SHEET 1 OF 1