

**GENERAL NOTES**

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 09HA AND NO. 09DB.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2015 BY BENCHMARK ENGINEERING, INC.
- THIS SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ARE MORE OR LESS (±).
- DISTANCES ON THIS PLAN ARE SHOWN BASED ON MARYLAND STATE PLANE ZONE US SURVEY FOOT.
- PLAT SUBJECT PRIOR DPZ FILES ECP-15-075, WP-16-065, WP-18-018.
- WATER AND SEWER IS PRIVATE.
- DENOTES IRON PIPE (IPF) OR REBAR AND CAP (RCF) FOUND.
- △ DENOTES TRAVERSE POINT.
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY WRIGHT ENVIRONMENTAL & LAND SERVICES, DATED MAY 2015.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED DECEMBER 2017.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY WRIGHT ENVIRONMENTAL & LAND SERVICES, DATED MAY 2015.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED JANUARY 2018.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE AND THIS SITE IS NOT LOCATED WITHIN AN HISTORIC DISTRICT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLE PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% 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 SURFACE;
  - STRUCTURE CLEARANCE - MINIMUM OF 12 FEET;
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE GRASS SWALE(M-8), NON-ROOFTOP DISCONNECTS(N-2) AND DRYWELLS(M-5). THE DRYWELLS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER. THE GRASS SWALE WILL BE PRIVATELY OWNED AND MAINTAINED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN STREAMS, FLOODPLAIN, WETLANDS OR THEIR REQUIRED BUFFERS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING. REFERENCE WP-18-018.
- ALL LANDSCAPING REQUIREMENTS SHALL BE FULFILLED IN ACCORDANCE WITH THE HOWARD COUNTY CODE, SECTION 16.124 AND THE LANDSCAPE MANUAL. SURETY SHALL BE PROVIDED WITH THE GRADING PERMIT FOR EACH LOT: LOT 2-\$2,100.00 FOR 7 SHADE TREES, LOT 3-\$2,100.00 FOR 7 SHADE TREES, AND LOT 4-\$7,800.00 FOR 26 SHADE TREES.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE MET BY THE ON-SITE RETENTION OF 1.93 ACRES AND AFFORESTATION OF 4.00 ACRES. SURETY IN THE AMOUNT OF \$87,120.00 WILL BE POSTED WITH THIS PLAT.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON DECEMBER 20, 2017 AT 6:00 AM AT MOUNT VIEW MIDDLE SCHOOL IN ACCORDANCE WITH SECTION 16.128 AND 16.147(b)(1) OF THE SUBDIVISION REGULATIONS.
- IN ACCORDANCE WITH SECTION 16.04 OF THE ZONING REGULATIONS AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). THIS DEVELOPMENT PROJECT REQUIRES 0.3 UNIT AND IS PROPOSING A FEE-IN-LIEU. AN MIHU AGREEMENT WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS SIMULTANEOUSLY WITH THIS PLAT.
- THIS PLAN IS SUBJECT TO WP-16-065 TO WAIVE SECTIONS 16.120(b)(6)(ii)(c), SECTION 16.120(b)(4)(i), SECTION 16.120(b)(4)(iii)(b), SECTION 16.115(c)(2), SECTION 16.120(b)(5) AND SECTION 16.108(b)(46) DENIED JANUARY 15, 2016.
- THIS PLAN IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-18-018 APPROVED SEPTEMBER 11, 2017 OF SECTIONS 16.120(b)(6)(ii)(c), SECTION 16.120(b)(4)(i), SECTION 16.120(b)(4)(iii)(b), SECTION 16.115(c)(2) AND SECTION 16.120(b)(5). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE PERMITTED DISTURBANCE TO THE FLOODPLAIN IS LIMITED TO THE AMOUNT NECESSARY TO UPGRADE THE EXISTING CULVERT FOR THE DRIVEWAY CROSSING ON LOT 4 AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT. NO ADDITIONAL DISTURBANCE TO THE FLOODPLAIN IS PERMITTED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST.
  - THE PROPOSED HOUSES ON LOTS 1-3 SHALL BE SITUATED AS TO PROVIDE AT LEAST 35' OF USABLE REAR YARD BETWEEN THE PROPOSED HOUSES AND THE 65 DBA LINE.
  - AN ENVIRONMENTAL SETBACK SHALL BE ESTABLISHED ON THE FINAL PLAT AS 35' FROM THE FLOODPLAIN, STREAM BUFFER AND ANY FOREST CONSERVATION EASEMENTS ON LOTS 1-4. NO PRINCIPAL STRUCTURE WILL BE PERMITTED WITHIN THE 35' ENVIRONMENTAL SETBACK.
  - THE PIPESTEM FOR PROPOSED LOT 3 MAY NOT EXCEED THE LENGTH AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT, UNLESS DETERMINED TO BE NECESSARY BY THE SUBDIVISION REVIEW COMMITTEE.
  - A USE-IN-COMMON DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT SHALL BE PREPARED AND RECORDED FOR PROPOSED LOTS 1-4 UNDER THE FUTURE SUBDIVISION PLAN.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE 100' STREAMBANK BUFFER.
  - COMPLIANCE WITH DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED AUGUST 21, 2017. THE LOWEST HOUSE FLOOR ELEVATION SHALL BE SET AT A MINIMUM OF 2 FEET ABOVE THE DESIGN HIGH WATER ELEVATION. THE PROPOSED HOUSES SHALL BE RELOCATED TO MAXIMIZE THE DISTANCE FROM THE 65 DBA NOISE LINE TO THE BUILDING ENVELOPES. PROVIDE A GENERAL NOTE ON THE RECORD PLAT STATING THAT THE 65 DBA LINE EXISTS IN THE REAR YARD.
  - COMPLIANCE WITH DEPARTMENT OF FIRE AND RESCUE SERVICES COMMENTS DATED NOVEMBER 17, 2015. A PULL-OFF WILL BE REQUIRED AT APPROXIMATELY MIDPOINT OF THE DRIVEWAY. AN ADDRESS SIGN SHALL BE PROVIDED AT THE INTERSECTION OF THE DRIVEWAY AND UNDERWOOD ROAD CLEARLY IDENTIFYING ALL HOUSES ACCESSED FROM THE DRIVEWAY.
- THE PLAN DOES NOT REQUIRE PRESENTATION TO THE HISTORIC DISTRICT COMMISSION PER PLANNING AND ZONING.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.04 ACRES).
- THE 65dba NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dba NOISE EXPOSURE. THE 65dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT.
- THE FOREST CONSERVATION EASEMENT HAS 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 EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 1 TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 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 LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE 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 FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14 DAY OF NOVEMBER 2018.

**TOTAL AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	4
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	16.26±AC.
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.04±AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.30±AC.

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

*Mauro Roseman* 12/19/2018  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Clarke* 12.23.18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Henderson* 1.02.19  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF PARCEL 2, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "STREAKER PROPERTY" AS RECORDED AMONG THE LAND RECORDS 5635 AND BEING ALL OF THE LANDS CONVEYED BY PAUL S. DIMARCO TO PAUL S. DIMARCO AND LYNDALL JORDAN BY DEED DATED OCTOBER 31, 2016 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED LIBER 17289 AT FOLIO 303 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.

*Donald A. Mason* 11/18/18  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MD NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S DEDICATION**

"PAUL S. DIMARCO AND LYNDALL JORDAN, OWNERS 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 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 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 CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14 DAY OF NOVEMBER 2018."

*Paul S. Dimarco* 11/14/18  
PAUL S. DIMARCO DATE  
*Lyndall Jordan* 11/14/18  
LYNDALL JORDAN DATE  
*Witness* 11/14/18  
WITNESS DATE

**MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	143,748	12,891	130,857
2	157,785	16,426	141,359
3	221,755	18,929	202,826
4	185,475	14,485	170,990

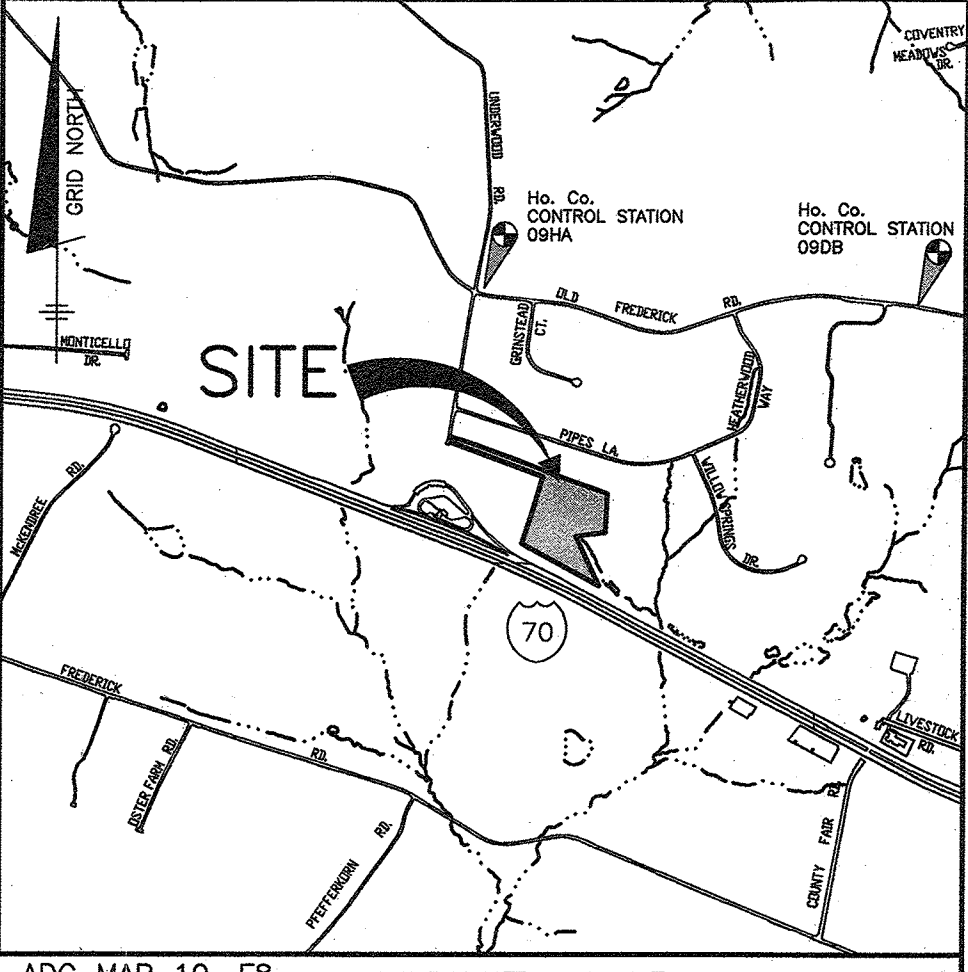
33. THE SUBJECT PROPERTY IS A 4 LOT MINOR SUBDIVISION (DEFINED AS 4 LOTS OR LESS) AND IS LOCATED IN THE COUNTY'S DESIGNATED GROWTH TIER AREA IV IN ACCORDANCE WITH PLAN HOWARD 2030 AND IS SUBJECT TO STATE LAW, SB-236, "THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012". THEREFORE, NONE OF THE 4 LOTS WITHIN THIS RESIDENTIAL MINOR SUBDIVISION MAY BE FURTHER SUBDIVIDED IN ACCORDANCE WITH SB-236. NO FURTHER SUBDIVISION OR RESUBDIVISION IS PERMITTED FROM THIS PROPERTY.

34. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE SUBDIVISION REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS RC-DEO ZONED SUBDIVISION WILL BE FULFILLED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00.

35. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT IS TO BE RECORDED IN LAND RECORDS ALONG WITH THE RECORDATION OF THE PLAT.

**BENCH MARKS**

HO. CO. #09HA (NAD '83)	ELEV. 604.471
STANDARD DISC ON CONCRETE MONUMENT UNDERWOOD ROAD 0.1 MILES NORTH OF RTE. 99	
N 604263.527	E 1318531.081
HO. CO. #09DB (NAD '83)	ELEV. 609.215
STANDARD DISC ON CONCRETE MONUMENT RTE. 144 0.4 MILES OF UNDERWOOD ROAD (BY #13555)	
N 605072.385	E 1316990.416



SEE SHEET 2 FOR BOUNDARY COORDINATES & TRAVERSE COORDINATES (NAD'83)

**MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTION TRACKING**

TOTAL NUMBER OF UNITS PROPOSED	4
NUMBER OF MIHU REQUIRED	0.3
NUMBER OF MIHU PROVIDED	0
ONSITE (EXEMPT FROM APFO ALLOCATION)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING UNITS)	3
MIHU FEE-IN-LIEU	YES, LOTS 2-4

THIS RESIDENTIAL PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 10% OF THE DWELLING UNITS AS MODERATE INCOME HOUSING UNITS

**BENCHMARK ENGINEERING, INC.**  
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8480 BALTIMORE NATIONAL PIKE A SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
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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* 11/12/18  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320  
*Paul S. Dimarco* 11/14/18  
PAUL S. DIMARCO DATE  
*Lyndall Jordan* 11/14/18  
LYNDALL JORDAN DATE

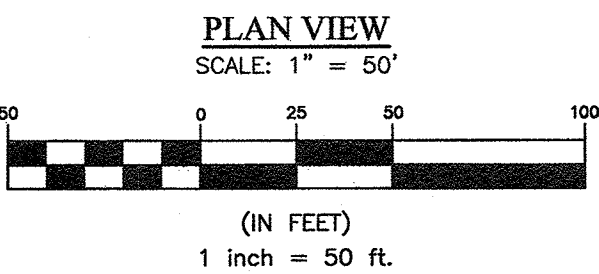
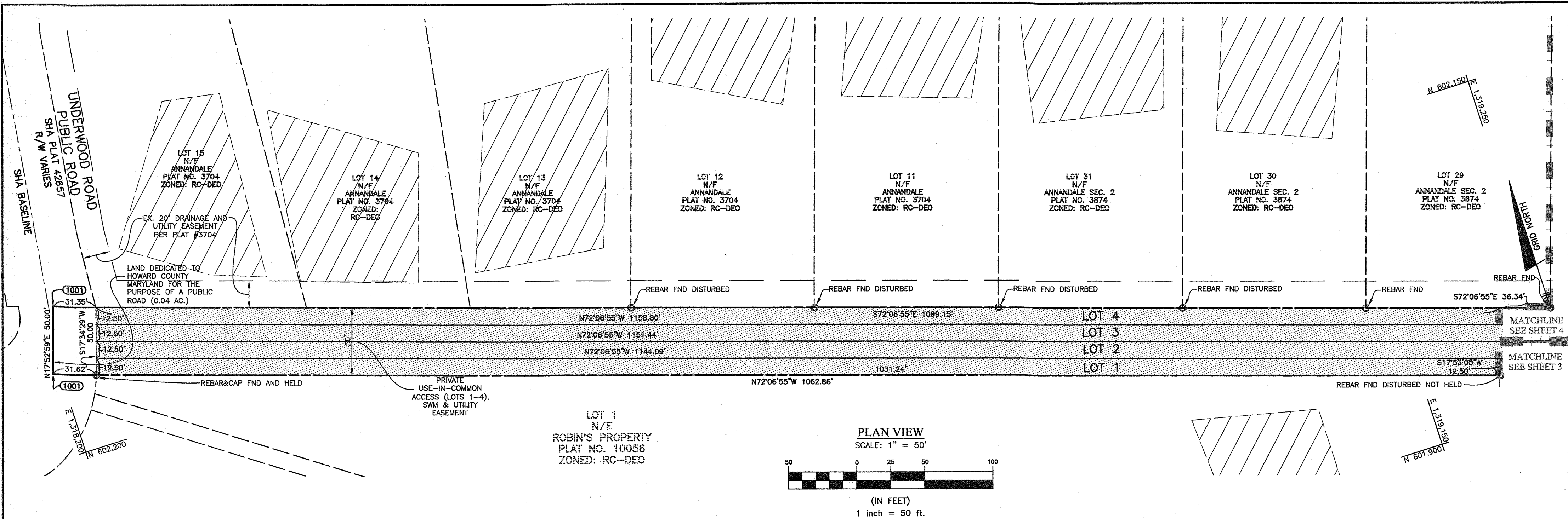
PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

RECORDED AS PLAT NO. 24889 ON 11/11/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PROJECT: RESUBDIVISION PLAT  
**WILLOW BROOKE**  
LOTS 1-4  
A RESUBDIVISION OF PARCEL 2 STREAKER PROPERTY PREVIOUSLY RECORDED AS PLAT NO. 5635 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP 9, GRID 21, PARCEL 328 ZONED: RC-DEO HOWARD COUNTY FILE NUMBERS: F-84-019, ECP-15-075, WP-16-065, WP-18-018 SHEET: 1 OF 5  
SCALE: AS SHOWN DATE: NOVEMBER 2018





BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
1001	602309.3314	1318209.9924
1002	601776.7181	1319860.5058
1003	601366.4780	1319842.8090
1004	601319.1293	1319555.3525
1005	600678.0890	1319941.9263
1006	600802.6825	1319709.7438
1007	600810.7240	1319694.7320
1008	601211.4920	1318971.6301
1009	601471.2931	1319056.7488
1010	601935.3409	1319206.1377
1011	602261.7471	1318194.6387

100-YR FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FP1	S23°26'24"E	7.59'
FP2	S55°35'45"W	47.96'
FP3	S37°11'51"E	26.57'
FP4	S65°32'40"E	23.63'
FP5	S26°44'54"E	22.58'
FP6	S46°27'43"E	74.41'
FP7	S38°06'06"E	54.36'
FP8	S32°29'53"E	48.47'
FP9	S18°34'28"E	37.38'
FP10	S16°38'46"E	32.50'
FP11	S32°21'34"E	25.43'
FP12	S25°48'54"E	36.18'
FP13	S35°41'21"E	34.38'
FP14	S63°10'47"E	10.73'
FP15	S46°41'10"E	22.09'
FP16	S51°04'02"E	52.90'
FP17	S33°42'09"E	60.95'
FP18	S07°00'41"E	66.38'
FP19	S10°56'50"E	29.00'
FP20	S26°30'18"W	1.77'
FP21	S10°40'49"E	35.29'

100-YR FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FP22	S14°08'22"E	29.22'
FP23	S51°35'15"E	26.00'
FP24	S18°29'24"E	37.05'
FP25	S78°31'23"E	18.46'
FP26	S82°45'59"E	7.92'
FP27	S24°53'41"E	29.06'
FP28	N37°34'53"W	58.16'
FP29	N54°40'53"W	54.73'
FP30	N44°55'29"W	45.19'
FP31	N26°05'37"W	14.88'
FP32	N35°46'58"W	14.51'
FP33	N14°08'50"W	42.75'
FP34	N28°29'36"W	34.98'
FP35	N32°38'59"W	34.33'
FP36	N07°40'21"E	19.05'
FP37	N08°15'48"W	42.60'
FP38	N40°14'58"W	46.32'
FP39	N32°13'03"W	61.88'
FP40	N47°35'15"W	27.89'
FP41	N13°39'31"W	47.59'
FP42	N18°44'02"W	15.80'

100-YR FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FP43	N17°43'48"E	10.74'
FP44	N31°14'29"E	45.70'
FP45	N03°10'53"E	40.11'
FP46	N24°14'16"W	48.80'
FP47	N34°11'22"W	54.46'
FP48	N38°05'56"W	13.42'
FP49	N35°01'31"W	58.83'
FP50	N32°23'34"W	32.60'
FP51	N35°11'51"W	62.10'
FP52	N33°48'58"W	29.34'
FP53	N37°05'59"W	90.22'
FP54	N49°57'38"W	62.35'
FP55	N42°21'51"W	24.56'
FP56	N23°19'24"W	27.22'
FP57	N05°53'49"W	37.03'
FP58	N06°04'31"E	34.50'
FP59	N02°19'21"W	27.03'
FP60	N60°58'57"W	44.16'
FP61	N36°53'04"E	5.61'

**LEGEND**

- 1000 PROPERTY COORDINATE
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PERENNIAL STREAM
- PROPOSED SEPTIC AREA
- EXISTING SEPTIC AREA
- FOREST CONSERVATION EASEMENT—AFFORESTATION
- FOREST CONSERVATION EASEMENT—RETENTION
- 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS (LOTS 1-4), SWM & UTILITY EASEMENT
- 100 YEAR FLOODPLAIN ELEVATION

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* 11/13/18  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Paul S. Dimarco* 11/14/18  
 PAUL S. DIMARCO  
 DATE

*Lyndall Jordan* 11/14/18  
 LYNDALL JORDAN  
 DATE

**TOTAL AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
BUILDABLE LOTS	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.14±AC.
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.04±AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.18±AC.

**BENCHMARK ENGINEERING, INC.**  
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 WWW.BEI-CVLENGINEERING.COM

OWNER/DEVELOPER:  
 PAUL S. DIMARCO  
 AND LYNDALL JORDAN  
 1751 S. UNDERWOOD ROAD  
 SYKESVILLE, MD 21784  
 443-668-0100

RECORDED AS PLAT NO. 24890 ON 11/14/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Maureen Rogman* 12/19/2018  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Chamber* 12-28-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

*Kent Beahm* 1-02-19  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF PARCEL 2, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "STREAKER PROPERTY" AS RECORDED AMONG THE LAND RECORDS 5635 AND BEING ALL OF THE LANDS CONVEYED BY PAUL S. DIMARCO TO PAUL S. DIMARCO AND LYNDALL JORDAN BY DEED DATED OCTOBER 31, 2016 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED LIBER 17269 AT FOLIO 303 AND THAT ALL EASEMENTS 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.

*Donald A. Mason* 11/13/18  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MD NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 531

**OWNER'S DEDICATION**

"PAUL S. DIMARCO AND LYNDALL JORDAN, OWNERS 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 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14 DAY OF November, 2018."

*Paul S. Dimarco* 11/14/18  
 PAUL S. DIMARCO DATE

*Lyndall Jordan* 11/14/18  
 LYNDALL JORDAN DATE

*Witness* 11/14/18  
 WITNESS DATE

*Witness* 11/14/18  
 WITNESS DATE

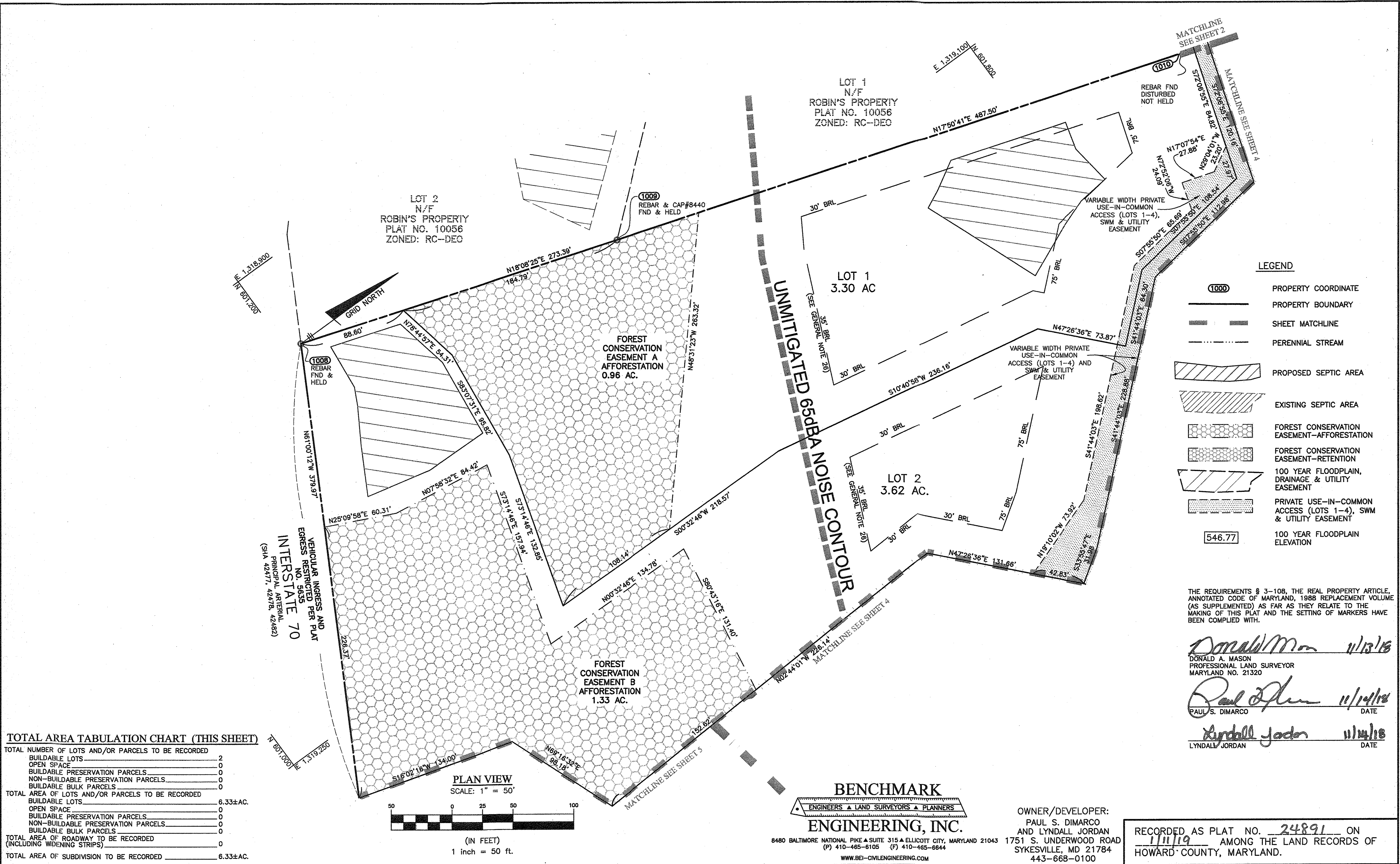
PROJECT: RESUBDIVISION PLAT  
**WILLOW BROOKE**  
 LOTS 1-4  
 A RESUBDIVISION OF PARCEL 2 STREAKER PROPERTY  
 PREVIOUSLY RECORDED AS PLAT NO. 5635  
 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP 9,  
 GRID 21,  
 PARCEL 328  
 ZONED: RC-DEO  
 HOWARD COUNTY FILE  
 NUMBERS:  
 F-84-019, ECP-15-075,  
 WP-16-065, WP-18-018

SCALE: AS SHOWN  
 DATE: NOVEMBER 2018

SHEET: 2 OF 5





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

*Paul S. Dimarco* 12/19/2018  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF  
PLANNING AND ZONING.

*Paul S. Dimarco* 12-28-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

*Kent Sheehy* 1-02-19  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF PARCEL 2, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "STREAKER PROPERTY" AS RECORDED AMONG THE LAND RECORDS 5635 AND BEING ALL OF THE LANDS CONVEYED BY PAUL S. DIMARCO TO PAUL S. DIMARCO AND LYNDALL JORDAN BY DEED DATED OCTOBER 31, 2016 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED LIBER 17269 AT FOLIO 303 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.

*Donald A. Mason* 11/13/18  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MD NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351 DATE

**OWNER'S DEDICATION**

"PAUL S. DIMARCO AND LYNDALL JORDAN, OWNERS 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 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14 DAY OF NOVEMBER, 2018."

*Paul S. Dimarco* 11/14/18  
PAUL S. DIMARCO DATE

*Lyndall Jordan* 11/14/18  
LYNDALL JORDAN DATE

*Paul S. Dimarco* 11/14/18  
WITNESS DATE

*Lyndall Jordan* 11/14/18  
WITNESS DATE

RECORDED AS PLAT NO. 24891 ON  
11/19 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

PROJECT: RESUBDIVISION PLAT  
**WILLOW BROOKE**  
LOTS 1-4  
A RESUBDIVISION OF PARCEL 2 STREAKER PROPERTY  
PREVIOUSLY RECORDED AS PLAT NO. 5635  
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP 9, GRID 21, PARCEL 328  
ZONED: RC-DEO  
HOWARD COUNTY FILE NUMBERS:  
F-84-019, ECP-15-075,  
WP-16-065, WP-18-018

SCALE: AS SHOWN  
DATE: NOVEMBER 2018

SHEET: 3 OF 5



LEGEND

- (1000) PROPERTY COORDINATE
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PERENNIAL STREAM
- PROPOSED SEPTIC AREA
- EXISTING SEPTIC AREA
- FOREST CONSERVATION EASEMENT-AFFORESTATION
- FOREST CONSERVATION EASEMENT-RETENTION
- 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS (LOTS 1-4), SWM & UTILITY EASEMENT
- 100 YEAR FLOODPLAIN ELEVATION

**FOREST CONSERVATION LINE TABLE**

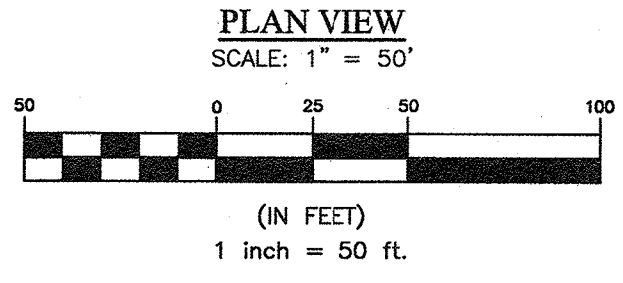
LINE	BEARING	DISTANCE
FC28	S70°30'22"W	37.54'
FC29	S87°36'55"W	29.98'
FC30	N74°44'12"W	32.69'
FC31	N56°26'02"W	32.29'
FC32	N48°21'22"W	14.80'
FC33	N31°14'29"E	32.09'
FC35	N13°39'31"W	47.59'
FC36	N47°35'15"W	27.89'
FC37	N07°40'21"E	19.05'
FC38	N32°38'59"W	34.33'
FC39	N26°05'37"W	14.88'
FC40	N44°55'29"W	10.86'
FC41	N06°08'34"E	12.88'
FC42	N11°52'41"W	21.05'
FC43	N47°44'33"W	23.33'
FC44	N47°44'33"W	23.33'
FC45	N51°57'23"W	7.03'

**TOTAL AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	2
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	5.27±AC.
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.27±AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-485-8105 (F) 410-485-6644  
 WWW.BEI-CIVILENGINEERING.COM

UNMITIGATED 65dBA NOISE CONTOUR



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* 11/13/18  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Paul S. Dimarco* 11/14/18  
 PAUL S. DIMARCO  
 DATE

*Lyndall Jordan* 11/14/18  
 LYNDALL JORDAN  
 DATE

OWNER/DEVELOPER:  
 PAUL S. DIMARCO  
 AND LYNDALL JORDAN  
 1751 S. UNDERWOOD ROAD  
 SYKESVILLE, MD 21784  
 443-668-0100

RECORDED AS PLAT NO. 24892 ON 11/11/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*William for Maureen Roman* 12/19/2018  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Clark* 12-28-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Schaefer* 1-22-19  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF PARCEL 2, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "STREAKER PROPERTY" AS RECORDED AMONG THE LAND RECORDS 5635 AND BEING ALL OF THE LANDS CONVEYED BY PAUL S. DIMARCO TO PAUL S. DIMARCO AND LYNDALL JORDAN BY DEED DATED OCTOBER 31, 2018 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED LIBER 17269 AT FOLIO 303, 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.

*Donald A. Mason* 11/13/18  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MD NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S DEDICATION**

"PAUL S. DIMARCO AND LYNDALL JORDAN, OWNERS 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 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14 DAY OF NOVEMBER 2018."

*Paul S. Dimarco* 11/14/18  
 PAUL S. DIMARCO DATE

*Lyndall Jordan* 11/14/18  
 LYNDALL JORDAN DATE

*Witness* 11/14/18  
 WITNESS DATE

*Witness* 11/14/18  
 WITNESS DATE

PROJECT: RESUBDIVISION PLAT  
**WILLOW BROOKE**  
 LOTS 1-4  
 A RESUBDIVISION OF PARCEL 2 STREAKER PROPERTY  
 PREVIOUSLY RECORDED AS PLAT NO. 5635  
 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

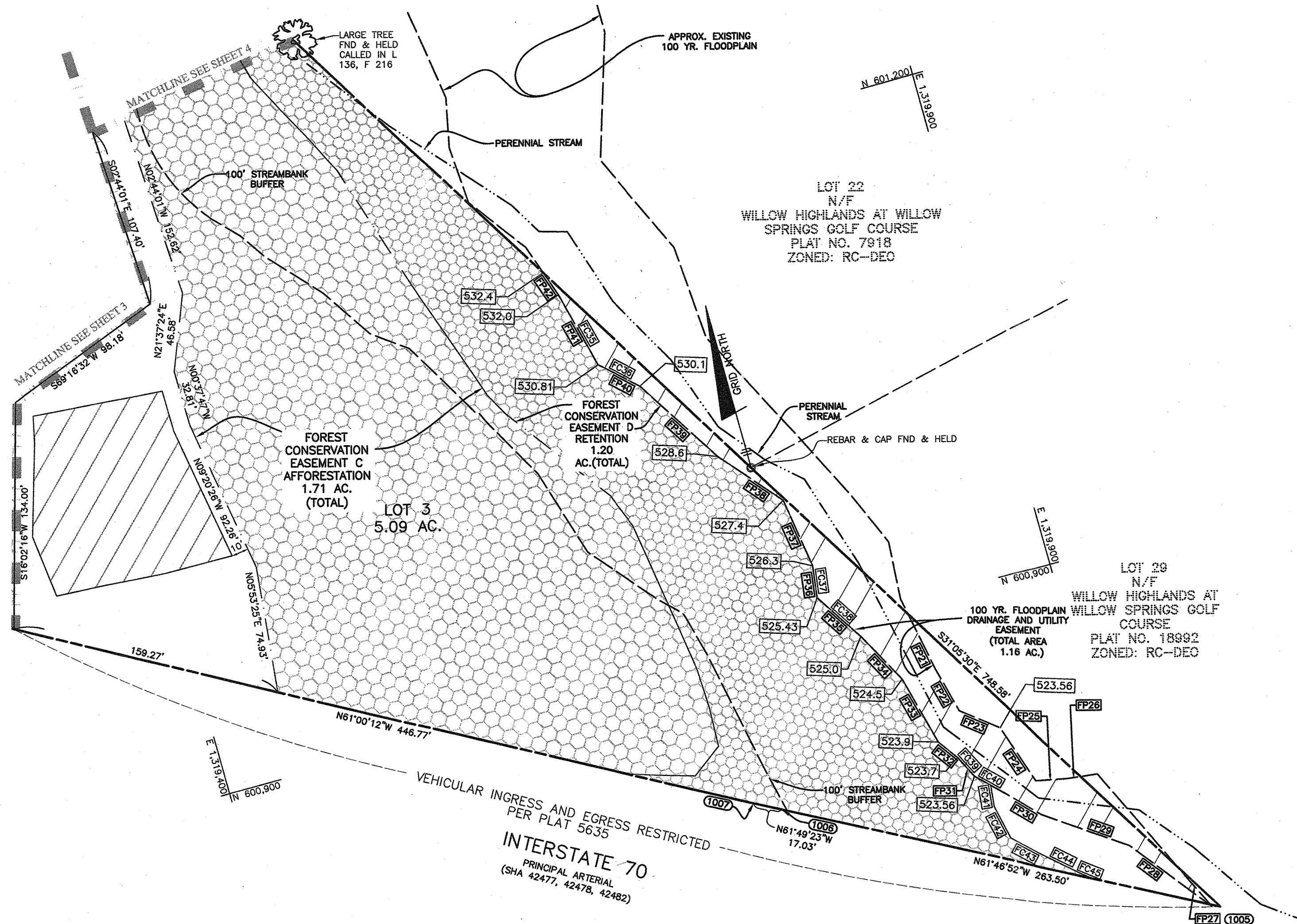
TAX MAP 9,  
 GRID 21,  
 PARCEL 328  
 ZONED: RC-DEO  
 HOWARD COUNTY FILE  
 NUMBERS:  
 F-84-019, ECP-15-075,  
 WP-16-065, WP-18-018

SCALE: AS SHOWN  
 DATE: NOVEMBER 2018

SHEET: 4 OF 5

LEGEND

- (1000) PROPERTY COORDINATE
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- PERENNIAL STREAM
- PROPOSED SEPTIC AREA
- EXISTING SEPTIC AREA
- FOREST CONSERVATION EASEMENT-AFFORESTATION
- FOREST CONSERVATION EASEMENT-RETENTION
- 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS (LOTS 1-4), SWM & UTILITY EASEMENT
- 546.77 100 YEAR FLOODPLAIN ELEVATION



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.

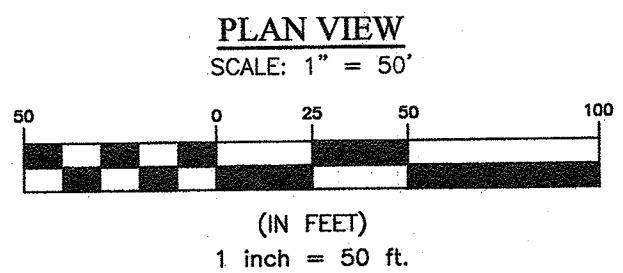
*Donald A. Mason* 11/12/18  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Raul S. Dimarco* 11/14/18  
 RAUL S. DIMARCO  
 DATE

*Lyndall Jordan* 11/14/18  
 LYNALL JORDAN  
 DATE

TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	3.48±AC.
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.48±AC.



**BENCHMARK**  
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS  
**ENGINEERING, INC.**  
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 (P) 410-485-6105 (F) 410-485-6644  
 WWW.BEI-CVILENGINEERING.COM

OWNER/DEVELOPER:  
 PAUL S. DIMARCO  
 AND LYNALL JORDAN  
 1751 S. UNDERWOOD ROAD  
 SYKESVILLE, MD 21784  
 443-668-0100

RECORDED AS PLAT NO. 24893 ON 11/19/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Madeline for Maureen Rossman* 12/19/18  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Clark* 12-23-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent DeLoach* 1/02/19  
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF PARCEL 2, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "STREAKER PROPERTY" AS RECORDED AMONG THE LAND RECORDS 5635 AND BEING ALL OF THE LANDS CONVEYED BY PAUL S. DIMARCO TO PAUL S. DIMARCO AND LYNALL JORDAN BY DEED DATED OCTOBER 31, 2016 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED LIBER 17269 AT FOLIO 308 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.

*Donald A. Mason* 11/12/18  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MD NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S DEDICATION

"PAUL S. DIMARCO AND LYNALL JORDAN, OWNERS 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 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND DEDICATION FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14 DAY OF NOVEMBER 2018."

*Raul S. Dimarco* 11/14/18  
 RAUL S. DIMARCO DATE

*Lyndall Jordan* 11/14/18  
 LYNALL JORDAN DATE

*Witness* 11/14/18  
 WITNESS DATE

*Witness* 11/14/18  
 WITNESS DATE

PROJECT: RESUBDIVISION PLAT  
**WILLOW BROOKE**  
 LOTS 1-4  
 A RESUBDIVISION OF PARCEL 2 STREAKER PROPERTY  
 PREVIOUSLY RECORDED AS PLAT NO. 5635  
 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP 9,  
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 HOWARD COUNTY FILE  
 NUMBERS:  
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 WP-16-065, WP-18-018

SCALE: AS SHOWN  
 DATE: NOVEMBER 2018

SHEET: 5 OF 5

F-18-065