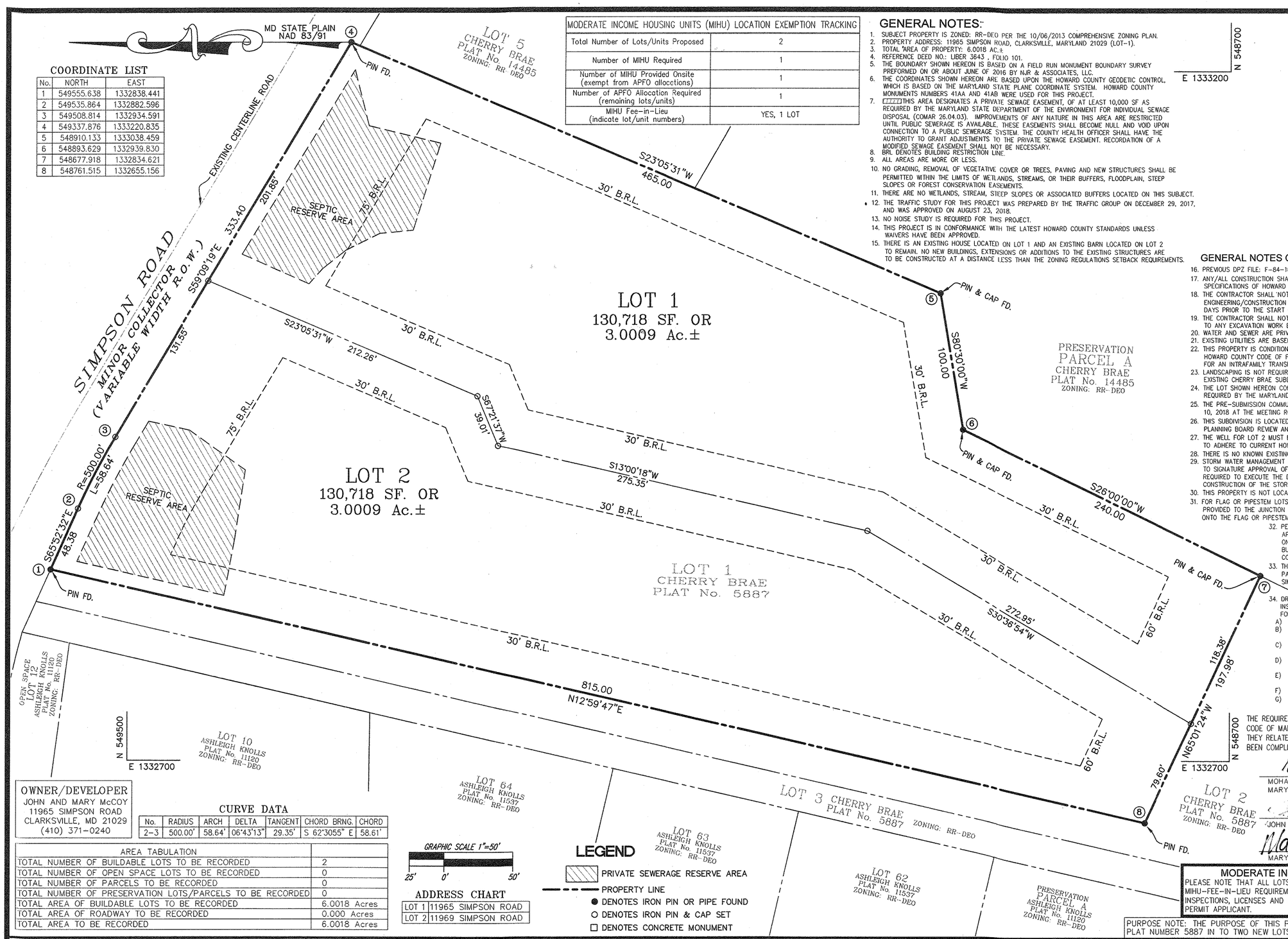


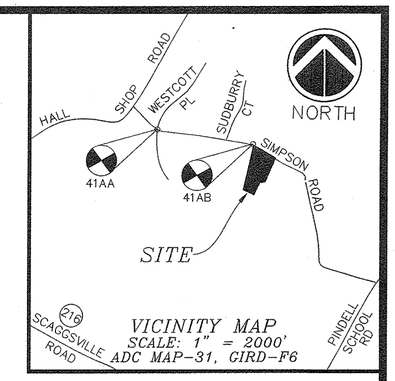
COORDINATE LIST

No.	NORTH	EAST
1	549555.638	1332838.441
2	549535.864	1332882.596
3	549508.814	1332934.591
4	549337.876	1333220.835
5	548910.133	1333038.459
6	548893.629	1332939.830
7	548677.918	1332834.621
8	548761.515	1332655.156

MODERATE INCOME HOUSING UNITS (MIHU) LOCATION EXEMPTION TRACKING	
Total Number of Lots/Units Proposed	2
Number of MIHU Required	1
Number of MIHU Provided Onsite (exempt from APFO allocations)	1
Number of APFO Allocation Required (remaining lots/units)	1
MIHU Fee-in-Lieu (indicate lot/unit numbers)	YES, 1 LOT

GENERAL NOTES:

1. SUBJECT PROPERTY IS ZONED: RR-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. PROPERTY ADDRESS: 11965 SIMPSON ROAD, CLARKSVILLE, MARYLAND 21029 (LOT-1).
3. TOTAL AREA OF PROPERTY: 6.0018 AC.±
4. REFERENCE DEED NO.: LIBER 3643 , FOLIO 101.
5. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PREFORMED ON OR ABOUT JUNE OF 2016 BY NJR & ASSOCIATES, LLC.
6. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 41AA AND 41AB WERE USED FOR THIS PROJECT.
7. ▨▨▨▨THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
8. BRL DENOTES BUILDING RESTRICTION LINE.
9. ALL AREAS ARE MORE OR LESS.
10. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS.
11. THERE ARE NO WETLANDS, STREAM, STEEP SLOPES OR ASSOCIATED BUFFERS LOCATED ON THIS SUBJECT.
12. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP ON DECEMBER 29, 2017, AND WAS APPROVED ON AUGUST 23, 2018.
13. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
14. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
15. THERE IS AN EXISTING HOUSE LOCATED ON LOT 1 AND AN EXISTING BARN LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS SETBACK REQUIREMENTS.



GENERAL NOTES CONTINUED:

16. PREVIOUS DPZ FILE: F-84-165 , ECP-18-031 AND PB 442
17. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
18. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
19. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
20. WATER AND SEWER ARE PRIVATE.
21. EXISTING UTILITIES ARE BASED ON FIELD LOCATION.
22. THIS PROPERTY IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE OF FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR AN INTRAFAMILY TRANSFER.
23. LANDSCAPING IS NOT REQUIRED FOR THIS SUBDIVISION BECAUSE THIS IS AN INTERNAL LOT TO THE EXISTING CHERRY BRAE SUBDIVISION.
24. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
25. THE PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD AT 6:00 PM ON JANUARY 10, 2018 AT THE MEETING ROOM LOCATED AT 6330 TROTTER ROAD, CLARKSVILLE, MD 21029.
26. THIS SUBDIVISION IS LOCATED WITHIN GROWTH TIER III AND IS SUBJECT TO SENATE BILL 236 REQUIRING PLANNING BOARD REVIEW AND APPROVAL. PB 442 WAS APPROVED ON FEBRUARY 11, 2019.
27. THE WELL FOR LOT 2 MUST BE DRILLED AND THE EXISTING HAND DUG WELL ON LOT 1 MUST BE UPGRADED TO ADHERE TO CURRENT HOWARD COUNTY CODE PRIOR TO SIGNATURE APPROVAL OF THIS PLAT.
28. THERE IS NO KNOWN EXISTING CEMETERY LOCATED ON THIS SITE.
29. STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUAL. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
30. THIS PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
31. FOR FLAG OR PIPESTEM LOTS, 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.
32. PER THE EMAIL DATED AUGUST 28, 2018 FROM Mr. GEOFF GOINS, TEMPORARY APPROVAL HAS BEEN GRANTED FOR THE ACCESSORY STRUCTURE TO REMAIN ON LOT 2 DURING THE CONSTRUCTION OF THE PRIMARY STRUCTURE. THE BUILDING PERMIT APPLICATION MUST BE SUBMITTED WITHIN 90 DAYS AND HOUSE CONSTRUCTION MUST BE COMPLETED WITHIN 1 YEAR OF PLAT RECORDATION.
33. THE MIHU REQUIREMENT FOR THIS SUBDIVISION WILL BE ADDRESSED BY PAYMENT OF FEE-IN-LIEU. THE EXECUTED MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
34. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH – 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE).
    - B) SURFACE – 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.).
    - C) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% 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 EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
    - F) STRUCTURE CLEARANCE – MINIMUM 12 FEET.
    - G) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE

THE REQUIREMENTS 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.

MOHAMMAD NAJIB ROSHAN — 02/15/2019 DATE
MARYLAND REGISTERED SURVEYOR #11049

JOHN L. MCCOY — 2/24/2019 DATE

MARY KATHRYN MCCOY — 2/24/2019 DATE

OWNER/DEVELOPER
JOHN AND MARY McCOY
11965 SIMPSON ROAD
CLARKSVILLE, MD 21029
(410) 371-0240

CURVE DATA

No.	RADIUS	ARCH	DELTA	TANGENT	CHORD BRNG.	CHORD
2-3	500.00'	58.64'	06°43'13"	29.35'	S 62°3055" E	58.61'

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.0018 Acres
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Acres
TOTAL AREA TO BE RECORDED	6.0018 Acres

GRAPHIC SCALE 1"=50'
25' 0' 50'

ADDRESS CHART

LOT 1	11965 SIMPSON ROAD
LOT 2	11969 SIMPSON ROAD

LEGEND

- PRIVATE SEWERAGE RESERVE AREA
- PROPERTY LINE
- ● DENOTES IRON PIN OR PIPE FOUND
- ○ DENOTES IRON PIN & CAP SET
- □ DENOTES CONCRETE MONUMENT

MODERATE INCOME HOUSING UNIT NOTE

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 INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING LOT-1, CHERRY BRAE, PLAT NUMBER 5887 IN TO TWO NEW LOTS 1 AND LOT 2 OF EQUAL SIZES.

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

B Wilson for Maura Rossman — 2/28/2019
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

3.15.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

3-18-19
DIRECTOR — DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT, THAT IT IS A SUBDIVISION OF LOT-1, CHERRY BRAE, PLAT NUMBER 5887, SAID LOT 1 WAS GRANTED AND CONVEYED BY MCCOYS, INC., A MARYLAND CORPORATION TO JOHN L. MCCOY AND MARY K. MCCOY, HUSBAND AND WIFE, BY DEED DATED JANUARY 3, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3643 AT FOLIO 101.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

STATE OF MARYLAND — MOHAMMAD NAJIB ROSHAN — No. 11049 — PROFESSIONAL LAND SURVEYOR

MOHAMMAD NAJIB ROSHAN — 02/15/2019
MARYLAND REGISTERED SURVEYOR #11049 — DATE

OWNER'S CERTIFICATE

WE, JOHN L. MCCOY AND MARY KATHRYN MCCOY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HERON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, THE 10 FOOT PUBLIC TREE MAINTENANCE EASEMENT AND ALL OTHER EASEMENT OR RIGHT-O-WAY AFFECTING THE PROPERTY THAT ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HAND/S THIS THE 24th DAY OF February 2019.

JOHN L. MCCOY — 2/24/2019 DATE — WITNESS — 2-24-2019 DATE

Mary Kathryn McCoy — 2/24/2019 DATE — WITNESS — 2-24-2019 DATE
MARY KATHRYN MCCOY

RECORDED AS PLAT NUMBER 29971 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 3/20/19 , 2018

PLAT OF SUBDIVISION
McCOY PROPERTY
LOTS 1 AND 2
A RESUBDIVISION OF
CHERRY BRAE, LOT 1, PLAT NUMBER 5887
TAX MAP 41, GRID 7, PARCEL 198
LIBER 3643, FOLIO 101
ZONED: RR-DEO
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 1 OF 1
SCALE: 1" = 50' OCTOBER 20, 2018

PREPARED BY:
NJR & ASSOCIATES, LLC.
LAND SURVEYING AND PLANNING
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21794
TEL: (240) 508-3200

F-18-103