

COORDINATE TABLE

NO.	NORTH	EAST
1	554864.8029	1336579.8940
2	554873.1794	1336789.3966
3	554788.2610	1336806.2775
4	554691.5763	1336814.8736
5	554598.0742	1336608.2984
6	554655.4221	1336589.6945

CURVE DATA

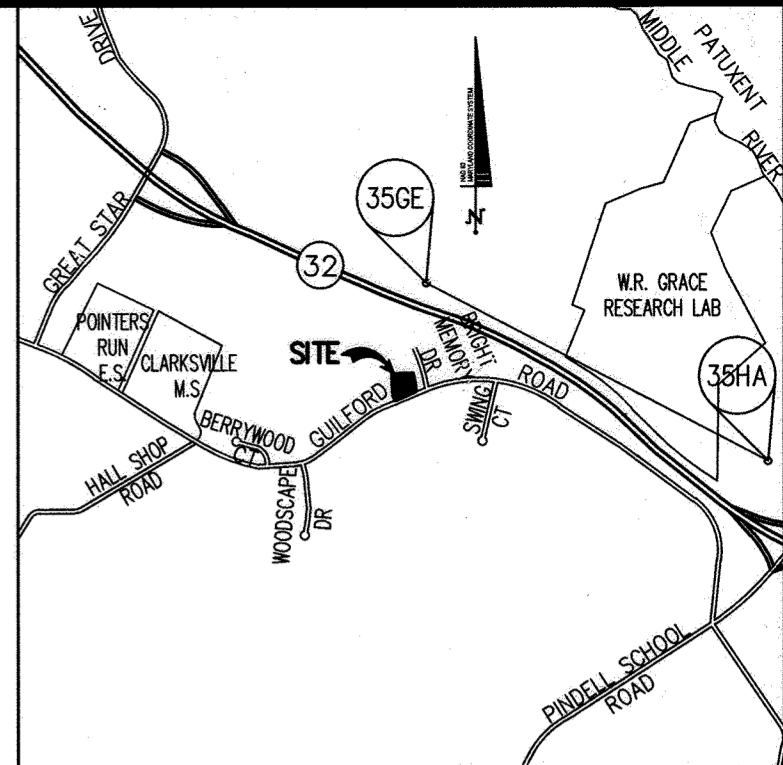
CURVE	CI
ARC	32.96
DELTA	1°22'10"
RADIUS	1379.00
CHORD LENGTH	32.96
CHORD BEARING	S 65°03'37" W
TAN LENGTH	16.48

EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 18°16'11" W	25.85'	L5	N 83°01'22" E	24.14'
L2	N 71°56'05" W	6.10'	L6	S 13°13'37" E	67.55'
L3	N 02°40'48" W	22.08'	L7	S 64°36'04" W	24.55'
L4	S 87°42'37" W	14.94'	L8	N 13°13'37" W	75.36'

BENCHMARK

BENCHMARK 35GE
 N. 555817.487
 E. 1336928.786
 B.M. CONC. MON.
 ELEV. 418.132
BENCHMARK 35HA
 N. 553966.737
 E. 1340477.030
 B.M. CONC. MON.
 ELEV. 404.609



VICINITY MAP

SCALE: 1"=2000'
 ADC MAP 32-A4 GRID D10

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-20, IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
 - COORDINATES SHOWN HEREON ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD/83(1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NUMBERS:
 35GE N 555817.487 E 1336928.786 ELEV. 418.132
 35HA N 553966.737 E 1340477.030 ELEV. 404.609
 - THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DEVELOPMENT DESIGN CONSULTANTS, INC. IN FEBRUARY 2017.
 - 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 FOR 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 DRAINAGE SURFACE;
 F. STRUCTURE CLEARANCE - MINIMUM 12 FEET.
 G. MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - WATER AND SEWERAGE ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - LANDSCAPING FOR LOT 2 IS INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS ACCORDING TO TITLE 16, SUBTITLE 12, SECTION 16.120(b)(1) OF THE HOWARD COUNTY CODE OF ORDINANCES, DUE TO THE SIZE OF THE LOTS NOT BEING LARGE ENOUGH TO RESUBDIVIDE.
 - THERE ARE NO FLOODPLAIN, WETLANDS, OR WETLAND BUFFERS, STREAMS OR STREAM BUFFERS LOCATED ON THIS SITE. A SITE VISIT TO CONFIRM WAS PERFORMED BY BRIAN COLLINS ON OCTOBER 13, 2017.
 - A COMMUNITY INPUT MEETING WAS HELD ON NOVEMBER 6, 2017 AT 6:00 PM AT 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 \$1,500.00 FOR THE ADDITIONAL 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 ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND DIRECTION ORIENTATION OF THE PROPOSED HOUSE.
 - 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 ALTERNATE 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 ALTERNATE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT.
 - THERE ARE NO CEMETERIES LOCATED ON THE SUBJECT PROPERTY. LOT 1 CONTAINS A HISTORICAL STRUCTURE, DATING TO 1948, THAT IS TO REMAIN.
 - THERE IS AN EXISTING DWELLING/STRUCTURES LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOT(S)/PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RECORDED TO HOWARD COUNTY UPON COMPLETION OF THE PUBLIC UTILITIES. THE PUBLIC UTILITIES ACCEPTANCE BY HOWARD 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.
 - ALL AREAS ARE MORE OR LESS ±.
 - DISTANCES SHOWN ARE BASED ON FIELD SURVEY AND AVAILABLE DEEDS.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
 - STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUAL. PRIOR TO SIGNATURE OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
 - THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - AN ALTERNATIVE COMPLIANCE APPLICATION, WP-19-043, WAS APPROVED ON JANUARY 4, 2019, FOR SECTION 16.1205 (c)(7) FOREST RETENTION PRIORITIES AND SECTION 16.135 STREET LIGHTING. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. MITIGATE AT 2:1 THE REMOVAL OF 2 SPECIMEN TREES. THE 4 REPLACEMENT TREES SHALL BE NATIVE SHADE TREES OF 2.5" CALIPER AND PLANTED IN ADDITION TO ANY LANDSCAPE REQUIREMENTS FOR DEVELOPMENT OF THE SITE.
 2. INDICATE THIS ALTERNATIVE COMPLIANCE NUMBER (WP-19-043) ON THE COVER SHEET OF ALL CURRENT AND FUTURE PLAN SUBMITTALS; INCLUDE SECTION NUMBERS, CONDITIONS OF APPROVAL AND DATE OF DECISION. THIS INCLUDES F-18-118.
 3. INCLUDE A REFERENCE TO WP-19-043 ON ANY RELATED LANDSCAPE PLANS AND INDICATE WHICH TREES ARE USED TO SATISFY THE CONDITIONS OF APPROVAL.

ROW LINE TABLE

LINE	BEARING	LENGTH
L9	N29°14'18" E	34.07'
L10	N 27°06'15" E	52.88'
L11	N 25°23'56" E	46.67'
L12	N 23°49'23" E	48.43'
L13	N 22°40'19" E	48.16'

MINIMUM LOT SIZE

LOT #	TOTAL SQ FT	PIPESTEM SQ FT
1	23,493.10	914.89
2	26,592.43	-

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE CREATED.....	1.15 AC. ±
TOTAL AREA OF OPEN SPACE LOTS TO BE CREATED.....	0.09 AC. ±
TOTAL AREA OF LOTS TO BE CREATED.....	1.24 AC. ±
TOTAL AREA OF ROADWAY TO BE DEDICATED.....	0.00 AC. ±
TOTAL AREA OF SUBDIVISION.....	1.15 AC. ±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION.....	0.06 AC. ±

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.

C. Allen Paugh
C. ALLEN PAUGH, PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION NO. 475
 EXP. 01-08-2025

DATE: 12-27-2022

DATE: 12/23/22

JOSH YOLTAY - OWNER

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

Donna M. Carr 3/22/24
 HOWARD COUNTY HEALTH OFFICER

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Church 1/30/23
 CHIEF DEVELOPMENT ENGINEERING DIVISION

Josh Yoltay 1/21/24
 DIRECTOR

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 RIGHT-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 RIGHT-OF-WAYS. WITNESS MY HAND THIS 23RD DAY OF DECEMBER 2022.

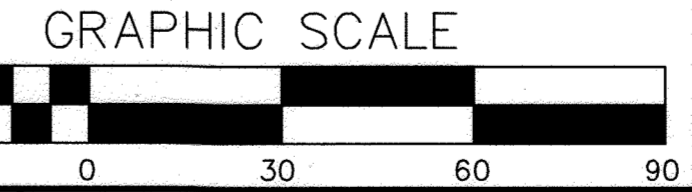
Josh Yoltay
 JOSH YOLTAY, OWNER

Chad Church
 WITNESS

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 JAMES R. SHAW AND LINDA H. SHAW TO JOSH YOLTAY BY DEED DATED DECEMBER 19, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17337 AT FOLIO 00001; 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 AMENDED. 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. 475, EXPIRATION DATE 01-08-2025.

C. Allen Paugh 12-27-2022
 C. ALLEN PAUGH, PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION NO. 475
 EXPIRE 01-08-2025



KCI TECHNOLOGIES

**ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS**

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PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE 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. 20624 ON 5.6.24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WILLOW NOOK
 LOTS 1 & 2
 A SUBDIVISION OF THE LANDS OF
 7079 GUILFORD ROAD
 (LIBER 17337 FOLIO 00001)

ZONED: R-20
 TAX MAP 35 GRID 21 PARCEL 222
 5TH ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1" = 30' FEBRUARY 13, 2019

Dec. 23, 2022 - 10:44am User: Brian Collins M:\2018\271802313\Drawings\170011_FINAL_PLAT.dwg