

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED RR-DEO PER THE 10/6/2013 COMPREHENSIVE ZONING REGULATIONS.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-16-025, SP-17-002, WP-17-105, PB436 & F-18-086.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 08/25/15 AND LAST REVISED 11/20/15.
- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. DATED DEC. 2015. FIELD WORK WAS PERFORMED ON 8/24/15.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HORIZONTAL AND VERTICAL CONTROL DATUM ARE BASED ON HOWARD COUNTY MONUMENT NOS. 28DA AND 28DB WHICH WERE USED FOR THIS PROJECT.  
HOWARD COUNTY MONUMENT NO: 28DA ELEV. = 564.389'  
HOWARD COUNTY MONUMENT NO: 28DB ELEV. = 537.361'
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE FOREST BANK MITIGATION IN ACCORDANCE WITH SECTION 16.200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR A TOTAL OF 4.5 ACRES OF AFFORESTATION. SURETY IN THE AMOUNT OF \$98,010.00 WAS POSTED WITH THE DEVELOPER'S AGREEMENT F-18-086.
- THE SUBJECT PROPERTY IS LOCATED IN THE GROWTH TIER III DESIGNATION AREA PER HOWARD COUNTY 2030 AND SB-236. THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
- THIS PLAN COMPLIES WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT BY PROVIDING 17.4 ACRES OF RETENTION AND 13.9 ACRES OF REFORESTATION. SURETY FOR THE REFORESTATION AREA IN THE AMOUNT OF \$302,742.00 WAS POSTED WITH THE DEVELOPER'S AGREEMENT F-18-086.
- NO NEW SEWAGE DISPOSAL AREAS OR WELLS ARE PROPOSED WITH THIS PLAT.

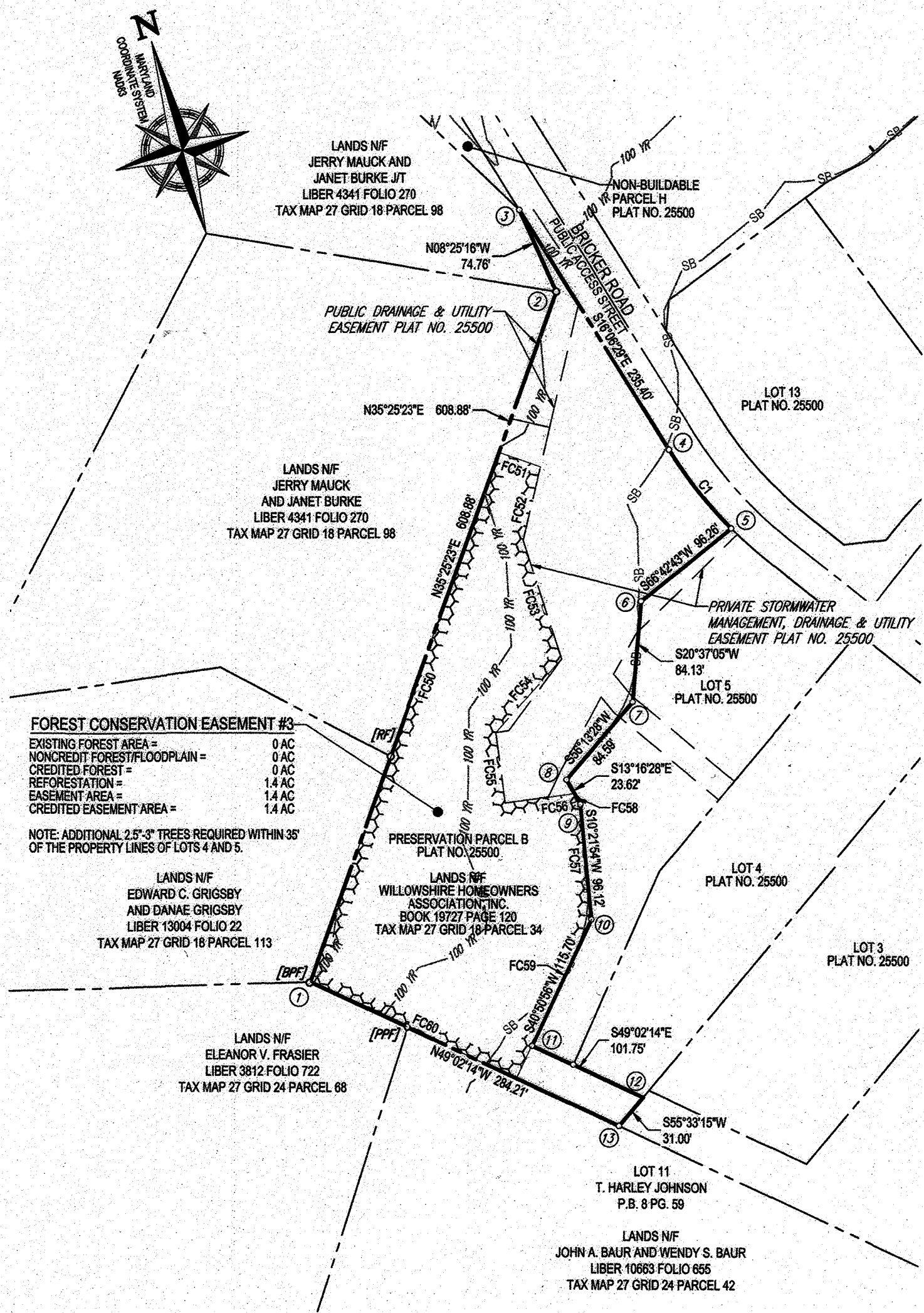
**Reservation of Public Utility and Forest Conservation Easements**

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 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 obligations 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.

**BENCHMARK**

GEODETIC SURVEY CONTROL - 28DA  
ELEV. 564.389'  
N 570,624.997  
E 1,314,434.228

GEODETIC SURVEY CONTROL - 28DB  
ELEV. 537.361'  
N 569,055.561  
E 1,313,795.348



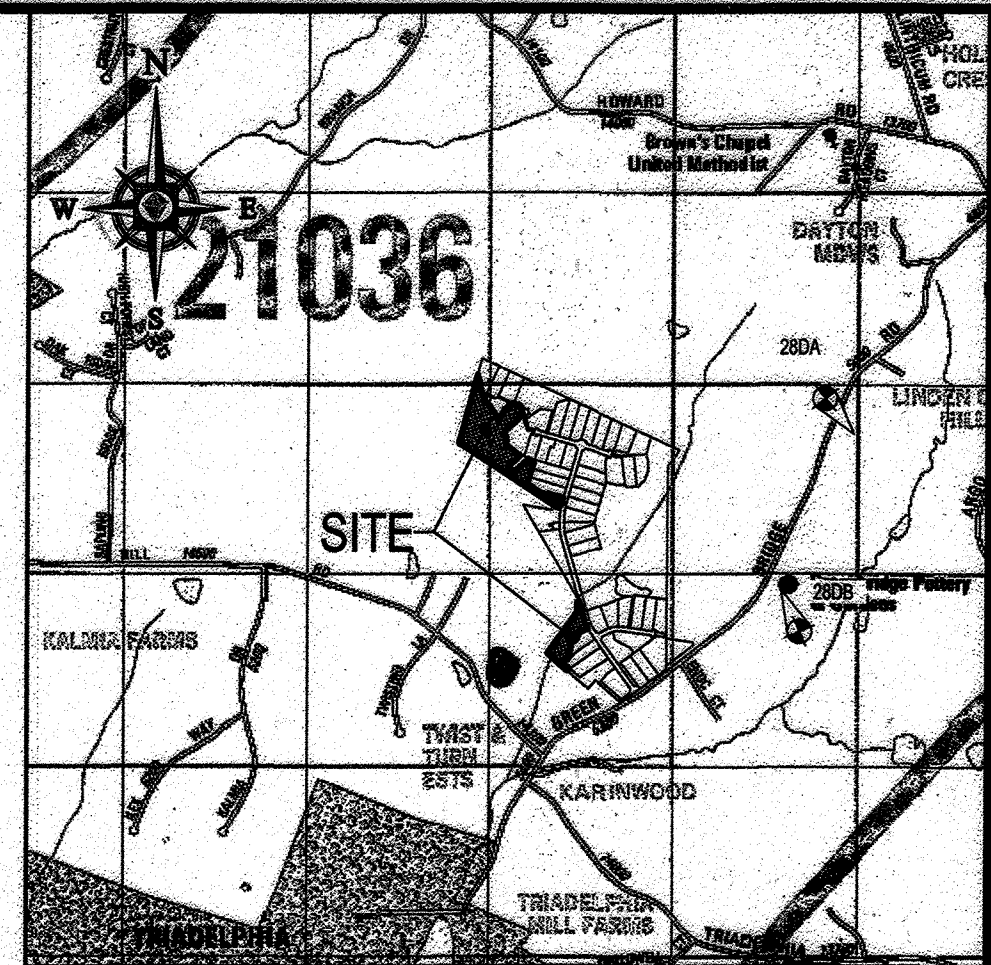
**FOREST CONSERVATION EASEMENT #3**

EXISTING FOREST AREA =	0 AC
NONCREDIT FOREST/FLOODPLAIN =	0 AC
CREDITED FOREST =	0 AC
REFORESTATION =	1.4 AC
EASEMENT AREA =	1.4 AC
CREDITED EASEMENT AREA =	1.4 AC

NOTE: ADDITIONAL 2.5" 3" TREES REQUIRED WITHIN 35' OF THE PROPERTY LINES OF LOTS 4 AND 5.

**Point Table**

Point #	Northing	Easting
1	568164.7994	1311598.3291
2	568660.9732	1311951.2419
3	568734.9279	1311940.2932
4	568508.7656	1312005.6066
5	568431.6020	1312037.5721
6	568393.5462	1311949.1561
7	568314.8053	1311919.5310
8	568267.7789	1311849.2192
9	568244.7896	1311854.6428
10	568150.2420	1311837.3496
11	568062.7210	1311761.6728
12	567996.0174	1311836.5073
13	567978.4831	1311812.9429



**VICINITY MAP**  
SCALE: 1"=200'  
ADC MAP COORDINATES: 30/C5

**LEGEND :**

- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- PROPOSED EASEMENT
- W WETLANDS
- WB 25' WETLANDS BUFFER
- 100 YR 100 YEAR FLOODPLAIN
- SB 100' STREAM BUFFER
- [Pattern] VARIABLE WIDTH FOREST CONSERVATION RESTORATION EASEMENT
- [Pattern] FOREST MITIGATION BANK

**MONUMENT LEGEND :**

- o [RF] REBAR W/CAP FOUND
- o [BPF] BENT PIPE FOUND
- o CORNER TO BE SET UNLESS OTHERWISE NOTED

THE PURPOSE OF THIS PLAT IS TO REVISE THE BOUNDARY DESCRIPTION AND LINE TABLE FOR FCE #1 ON NON-BUILDABLE PRESERVATION PARCEL 'F' AND FCE #3 ON NON-BUILDABLE PRESERVATION PARCEL 'B'.

SD1420480OPLT1.dwg

<b>OWNER</b> WILLOWSHIRE HOMEOWNERS ASSOCIATION, INC. 5074 DORSEY HALL ROAD, SUITE 205 ELLCOTT CITY, MD 21045 CONTACT: LISA C. HEIMLICH PHONE: (410) 581-0800	<b>OWNER</b> HOWARD COUNTY, MARYLAND 3430 COURT HOUSE DRIVE ELLCOTT CITY, MD 21043 CONTACT: THOMAS MEUNIER PHONE: (410) 313-4401	<b>DEVELOPER</b> GREEN BRIDGE FARM II, L.C. 5074 DORSEY HALL ROAD, SUITE 205 ELLCOTT CITY, MD 21042 CONTACT: JASON VAN KIRK PHONE: (410) 720-3021
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APPROVED FOR PRIVATE WATER FOR LOTS 1-45 & BUILDABLE PRES. PARCEL C, PRIVATE SEWAGE DISPOSAL SYSTEMS FOR LOTS 1-22, 24-37, 41, 43-45 & BUILDABLE PRES. PARCEL C, AND SHARED SEWAGE DISPOSAL SYSTEM FOR LOTS 23, 38-40, & 42. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.

*Howard County Health Officer* 3/23/2021  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 4-7-21  
DATE

*Director* 4/14/21  
DATE

**OWNER'S CERTIFICATE**

WE, WILLOWSHIRE HOMEOWNERS ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND 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 INTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

(1) 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.

(2) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND

(3) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

(4) 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.

WITNESS MY HAND THIS 1 DAY OF March 2021

*Thomas Meunier*  
NAME: THOMAS MEUNIER, INC. TITLE: President

*Amy Birdsall*  
WITNESS

*Director*  
WITNESS

HOWARD COUNTY, MARYLAND  
NAME: THOMAS MEUNIER, P.E. TITLE: DIRECTOR OF DPW

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF PART OF THE LANDS CONVEYED BY TOLL MID-ATLANTIC LP COMPANY, INC. TO WILLOWSHIRE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED MAY 22ND, 2020 AND RECORDED IN BOOK 19727 PAGE 120 AND PART OF THE LANDS CONVEYED BY TOLL MID-ATLANTIC LP COMPANY, INC. TO HOWARD COUNTY, MARYLAND BY DEED DATED JUNE 15TH, 2020 AND RECORDED IN BOOK 19883 PAGE 236; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE 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.

*Robert C. Harr, Jr.*  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2023

1-25-2021  
DATE

**BOHLER** 12825 WORLDGATE DRIVE, SUITE 700, HERNDON, VIRGINIA 20170, 703.709.9500, www.bohlerengineering.com

■ UPRSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA ■ SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTH EASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

RECORDED AS PLAT 25-115 ON 4-21-21, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

**WILLOWSHIRE**

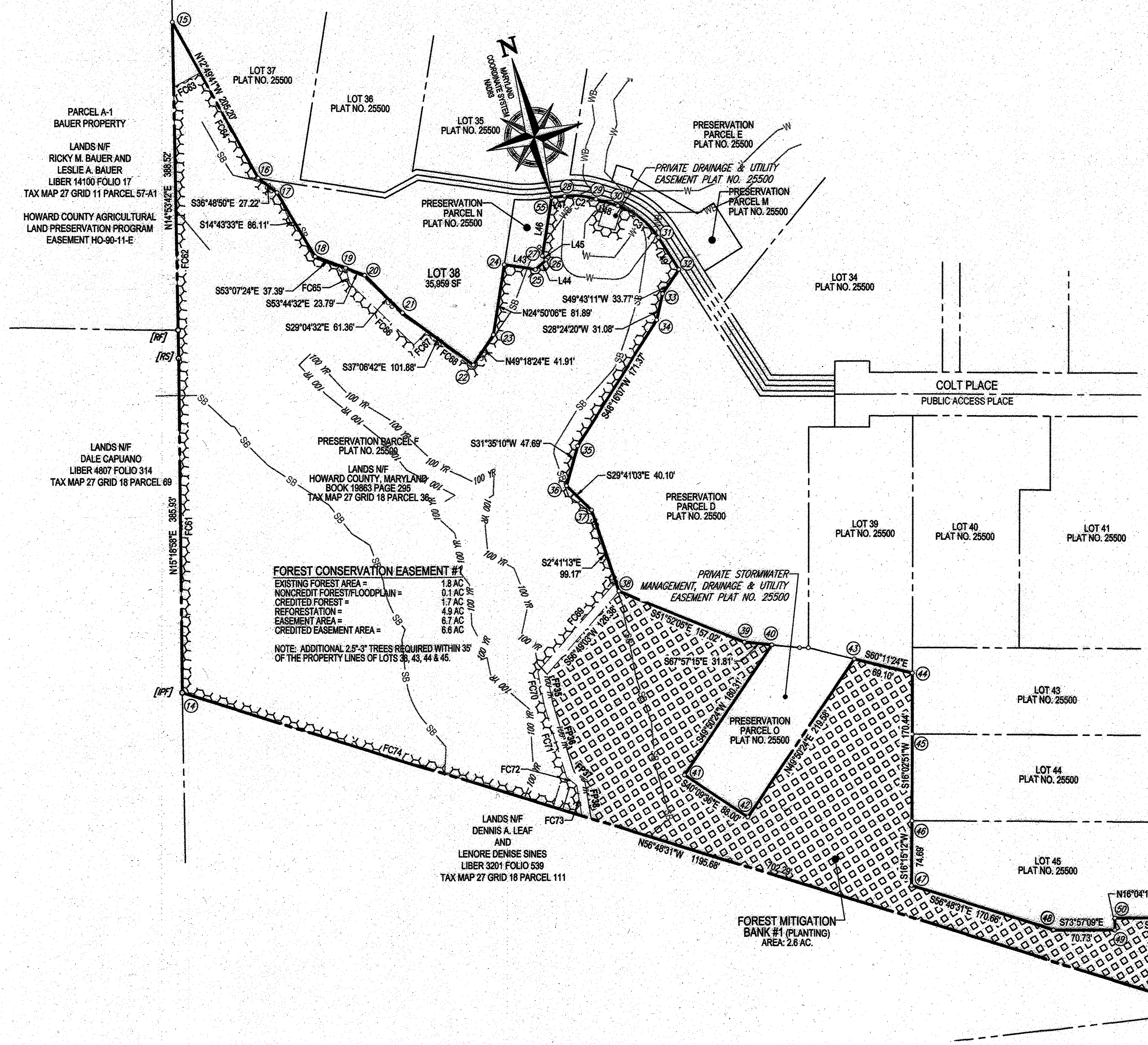
NON-BUILDABLE PRESERVATION PARCELS B & F

ZONING: RR-DEO  
TAX MAP 27, GRID 18, PARCELS 34, 36 & 112  
5th ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND

SHEET: 1 OF 2 SCALE: 1" = 100'  
DATE: JANUARY 25, 2021 DPZ FILE #'S: ECP-16-025, WP-17-105, SP-17-002.



Point #	Northing	Easting
14	570448.1630	1310831.0380
15	571195.8467	1310832.8466
16	570995.7686	1310878.4064
17	570973.9726	1310894.7187
18	570890.6901	1310816.6076
19	570968.2508	1310946.5194
20	570854.1815	1310965.7020
21	570800.5544	1310985.5205
22	570719.3068	1311056.9939
23	570746.6302	1311088.7676
24	570620.9479	1311123.1623
25	570805.7218	1311156.0742
26	570812.9656	1311170.9006
27	570816.5710	1311168.1757
28	570877.7296	1311211.8158
29	570864.3257	1311245.4598
30	570849.7352	1311267.4226
31	570801.4880	1311303.0893
32	570789.5782	1311315.5325
33	570737.7441	1311289.7885
34	570710.4081	1311274.9846
35	570596.3396	1311147.0981
36	570555.7153	1311122.1195
37	570520.8789	1311141.9771
38	570421.8172	1311146.6280
39	570324.8598	1311270.1380
40	570312.9215	1311299.6182
41	570196.6333	1311161.8151
42	570129.3797	1311218.5685
43	570270.9933	1311386.3826
44	570236.6403	1311446.3424
45	570168.9477	1311426.8712
46	570072.8444	1311399.2279
47	570001.1359	1311378.3221
48	569907.7093	1311521.1392
49	569888.1584	1311589.1089
50	569901.6439	1311592.9936
51	569851.6973	1311765.9251
52	569806.9088	1311753.0233
53	569770.9587	1311743.5936
54	569793.5992	1311631.6401
55	570880.3425	1311196.7639

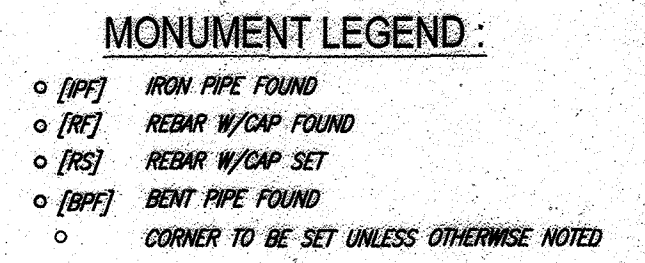
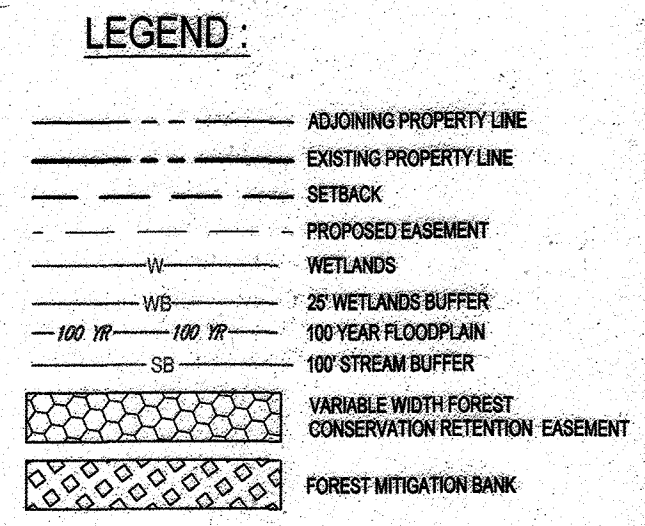


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	375.00'	83.70'	N22°30'07\"W	83.52'	012°47'16\"	42.02'
C2	88.00'	36.48'	N68°16'39\"W	36.22'	023°44'58\"	18.50'
C3	88.00'	61.22'	N36°28'17\"W	60.00'	039°51'46\"	31.91'
C4	765.00'	37.17'	S14°40'40\"W	37.17'	002°47'02\"	18.59'

LINE	BEARING	DISTANCE
FC50	N35° 25' 23\"E	467.45'
FC51	S54° 34' 37\"E	36.56'
FC52	S28° 52' 52\"W	62.79'
FC53	S02° 08' 43\"E	104.20'
FC54	S57° 49' 10\"W	81.81'
FC55	S08° 05' 09\"W	59.16'
FC56	S81° 38' 39\"E	57.80'
FC57	S10° 21' 54\"W	96.12'
FC58	S13° 16' 28\"E	10.37'
FC59	S40° 57' 46\"W	145.70'
FC60	N49° 02' 14\"W	190.04'
FC61	N15° 18' 58\"E	385.93'
FC62	N14° 53' 42\"E	313.28'
FC63	N77° 10' 19\"E	35.00'
FC64	S12° 49' 41\"E	138.60'
FC65	S01° 19' 38\"W	18.01'
FC66	S30° 12' 30\"E	102.80'
FC67	N59° 47' 30\"E	21.94'
FC68	S37° 06' 42\"E	66.64'
FC69	S56° 49' 03\"W	137.11'
FC70	S05° 09' 12\"W	39.56'
FC71	S01° 25' 16\"E	86.93'
FC72	S34° 49' 42\"E	15.04'
FC73	S06° 22' 29\"W	35.74'
FC74	N56° 48' 31\"W	482.19'

LINE	BEARING	DISTANCE
L43	S65° 10' 24\"E	36.26'
L44	N63° 57' 40\"E	16.50'
L45	N25° 55' 33\"W	6.23'
L46	N24° 50' 06\"E	68.07'
L47	S80° 09' 08\"E	15.28'
L48	S56° 24' 10\"E	26.37'
L49	N16° 32' 24\"W	43.72'

LINE	BEARING	DISTANCE
FP35	S05° 09' 12\"W	34.15'
FP36	S01° 25' 16\"E	83.36'
FP37	S34° 49' 42\"E	15.80'
FP38	S06° 22' 29\"W	44.55'



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*Barbara M. Meunier* 3/23/2021  
HOWARD COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Thomas Meunier* 4/7/21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*Thomas Meunier* 4/14/21  
DIRECTOR  
DATE

**OWNER'S CERTIFICATE**

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WITNESS MY HAND THIS 1 DAY OF April 2021.

*Thomas Meunier*  
WILLOWSHIRE HOMEOWNERS ASSOCIATION, INC.  
NAME: Thomas Meunier TITLE: President

*Thomas Meunier*  
HOWARD COUNTY, MARYLAND  
NAME: THOMAS MEUNIER, P.E. TITLE: DIRECTOR OF DPW

*Amy Burdick*  
WITNESS

*Thomas Meunier*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF PART OF THE LANDS CONVEYED BY TOLL MID-ATLANTIC LP COMPANY, INC. TO WILLOWSHIRE HOMEOWNERS ASSOCIATION, INC. BY DEED DATED MAY 22ND, 2020 AND RECORDED IN BOOK 19727 PAGE 120 AND PART OF THE LANDS CONVEYED BY TOLL MID-ATLANTIC LP COMPANY, INC. TO HOWARD COUNTY, MARYLAND BY DEED DATED JUNE 15TH, 2020 AND RECORDED IN BOOK 19863 PAGE 295; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE 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.

*Robert C. Harr, Jr.*  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2023

*Robert C. Harr, Jr.*  
DATE: 1-25-2021

SD14204800PLT1.dwg

**BOHLER //**

12825 WORLDGATE DRIVE, SUITE 700  
HERNDON, VIRGINIA 20170  
703.709.9500  
www.bohlerengineering.com

■ UPTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA ■ SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA  
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

RECORDED AS PLAT 25711 ON 4-21-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

**WILLOWSHIRE**

NON-BUILDABLE PRESERVATION PARCELS B & F

ZONING: RR-DEO  
TAX MAP 27, GRID 18, PARCELS 34, 36 & 112  
5th ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND

SHEET: 2 OF 2 SCALE: 1" = 100'  
DATE: JANUARY 25, 2021 DPZ FILE #S: ECP-16-025, WP-17-105, SP-17-002,