

NOTES:

- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY TRAVERSE POINT NUMBERS 3536007 & 3535001.
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" AND "FOR" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- THE REQUIREMENTS OF SUBSECTION 3-1.09, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VERSION AS SUPPLEMENTED AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
- SCOTT SHANABERGER
- THOMAS C. BEACH III
PRESIDENT OF GEN. PARTNER
- KINGDON GOULD, JR.
MEMBER
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN 1986.
- DESIGNATES IRON REBAR & CAP PREVIOUSLY SET
DESIGNATES STONE OR CONCRETE MONUMENT FOUND
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THE PROPERTY IS ENCLUMBERED BY A PRESERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING EASEMENT AGREEMENT ENTERED INTO BY THE PROPERTY OWNER, WILLOW SPRINGS I LIMITED PARTNERSHIP, HOWARD COUNTY, MARYLAND AND THE HOWARD COUNTY CONSERVANCY, INC. WHICH OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THERE IS NO DEVELOPMENT PLANNED ON LOT 30 OR ON PARCELS A-1 OR B-1 AS A RESULT OF THIS PLAT. NO WETLANDS WILL BE DISTURBED.
- THIS REVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE NO ADDITIONAL LOTS ARE BEING CREATED (SEC. 16.1202.(b)(1)(i)-(iv) OF THE HOWARD COUNTY CODE).
- A NOISE STUDY IS NOT REQUIRED BECAUSE LOT 30, ALTHOUGH ZONED RC-DEO, DOES NOT HAVE A RESIDENTIAL USE. IT IS A GOLF COURSE.
- STORMWATER MANAGEMENT IS NOT REQUIRED. THERE IS NO DEVELOPMENT PROPOSED ON LOT 30, PARCEL A-1, OR PARCEL B-1.
- LOT 30, PARCEL A-1, AND PARCEL B-1 ARE SERVED BY PRIVATE WATER AND SEWER.
- FLOODPLAIN STUDY WAS REVIEWED & APPROVED WITH F-88-195.
- NO TRAFFIC STUDY IS REQUIRED; THERE IS NO CHANGE IN USE FOR LOT 30, PARCEL A-1, OR PARCEL B-1.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES PRESERVATION EASEMENT (100.8753 AC. ±)

- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS DISPOSAL AREA SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA.
- BA-86-04E WAS APPROVED AND GRANTED THE GOLF COURSE A SPECIAL EXCEPTION TO UTILIZE ALL OF LOT 29 TO ACCOMMODATE A COMMERCIAL GOLF COURSE ACTIVITY AS APPROVED FOR THE SAME TYPE OF ACTIVITY ON A 0.93 ACRE PARCEL OF LAND SURROUNDED BY THE GOLF COURSE.
- WP-05-88 WAS GRANTED ON MARCH 24, 2005 TO WAIVE SECTIONS OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SECTION 16.115 (4) WHICH REQUIRES DELINEATION OF AREAS ON FINAL SUBDIVISION PLANS; SECTION 16.116 (4) WHICH REQUIRES DELINEATION OF STREAMS AND WETLANDS ON FINAL PLATS; AND SECTION 16.1201 WHICH REQUIRES THE GROSS ACREAGE OF THE PROPERTY TO BE USED IN DETERMINING THE "NET TRACT AREA" FOR FOREST CONSERVATION REQUIREMENTS.
- WP-05-13 WAS GRANTED ON SEPTEMBER 20, 2004 TO WAIVE SECTION 16.102 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SUBJECT TO SUBMISSION OF A RESUBDIVISION PLAT WITHIN ONE YEAR, SUBMISSION OF AN ENVIRONMENTAL ANALYSIS, COMPLYING WITH FOREST CONSERVATION REQUIREMENTS, AND NOTING THESE RESTRICTIONS ON THE RESUBDIVISION PLAT.
- THERE ARE EXISTING STRUCTURES ON LOT 30 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS AND CONSERVATION EASEMENT AREAS.
- 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 VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
(1) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
(2) SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1 1/2" MIN.)
(3) GEOMETRY - MAX. 1.5% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS
(4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
(5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
(6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE PRESERVATION EASEMENT ON LOT 30 IS BEING MODIFIED TO BETTER FACILITATE THE PURPOSE OF THE PRESERVATION EASEMENT AND ENSURE ITS PROTECTION IN ACCORDANCE WITH SECTION 10.4 (a)(1)(b)(2)(b) OF THE HOWARD COUNTY ZONING REGULATIONS. LOT AND PARCEL LINES ARE BEING MODIFIED IN ACCORDANCE WITH THIS PURPOSE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENT OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS OR PARCELS.
- THE PURPOSES OF THIS PLAT ARE TO REVISE THE DIVISION LINE BETWEEN PARCEL A AND LOT 29, TO REVISE THE DIVISION LINE BETWEEN PARCEL B AND LOT 29 WITHOUT CHANGING THE ACREAGE OF PARCELS A OR B OR LOT 29; TO REVISE THE PRESERVATION EASEMENT ON LOT 29 SO THAT IT COVERS ONLY THE ENTIRETY OF REVISED LOT 29 AND BETTER SERVES ITS PURPOSE IN ACCORDANCE WITH SECTION 10.4 (a)(1)(b)(2)(b) OF THE HOWARD COUNTY ZONING REGULATIONS; AND TO CREATE A FOREST CONSERVATION EASEMENT OF 0.3889 AC. OF RETENTION.
- STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS RESUBDIVISION BECAUSE THERE IS NO DISTURBANCE PLANNED.
- TOPOGRAPHY SHOWN HEREON IS SPRING, 2011 2-FOOT CONTOURS DEVELOPED BY HOWARD COUNTY FROM A COMBINATION OF LIDAR AND HYDRO BREAKLINES.

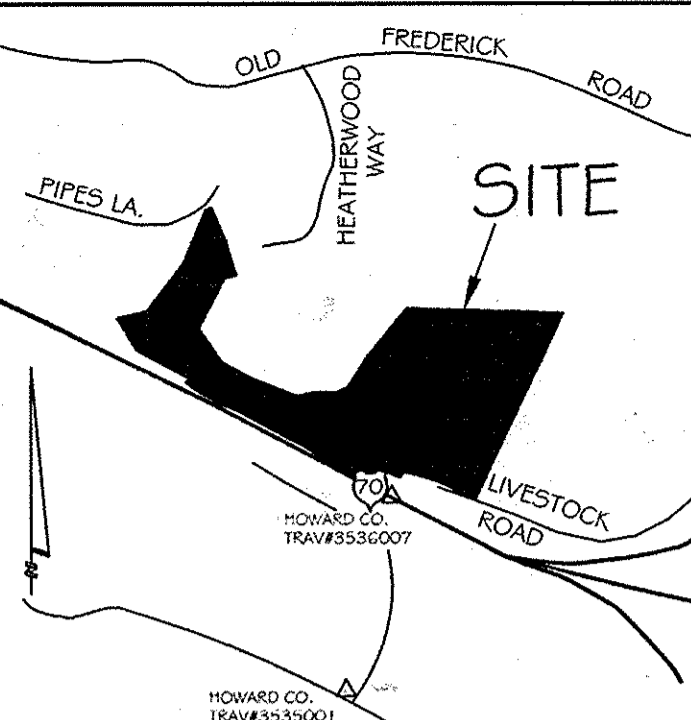
TABULATION OF FINAL PLAT:

TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	109.9164 AC. ±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING HIGHWAY STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	109.9164 AC. ±

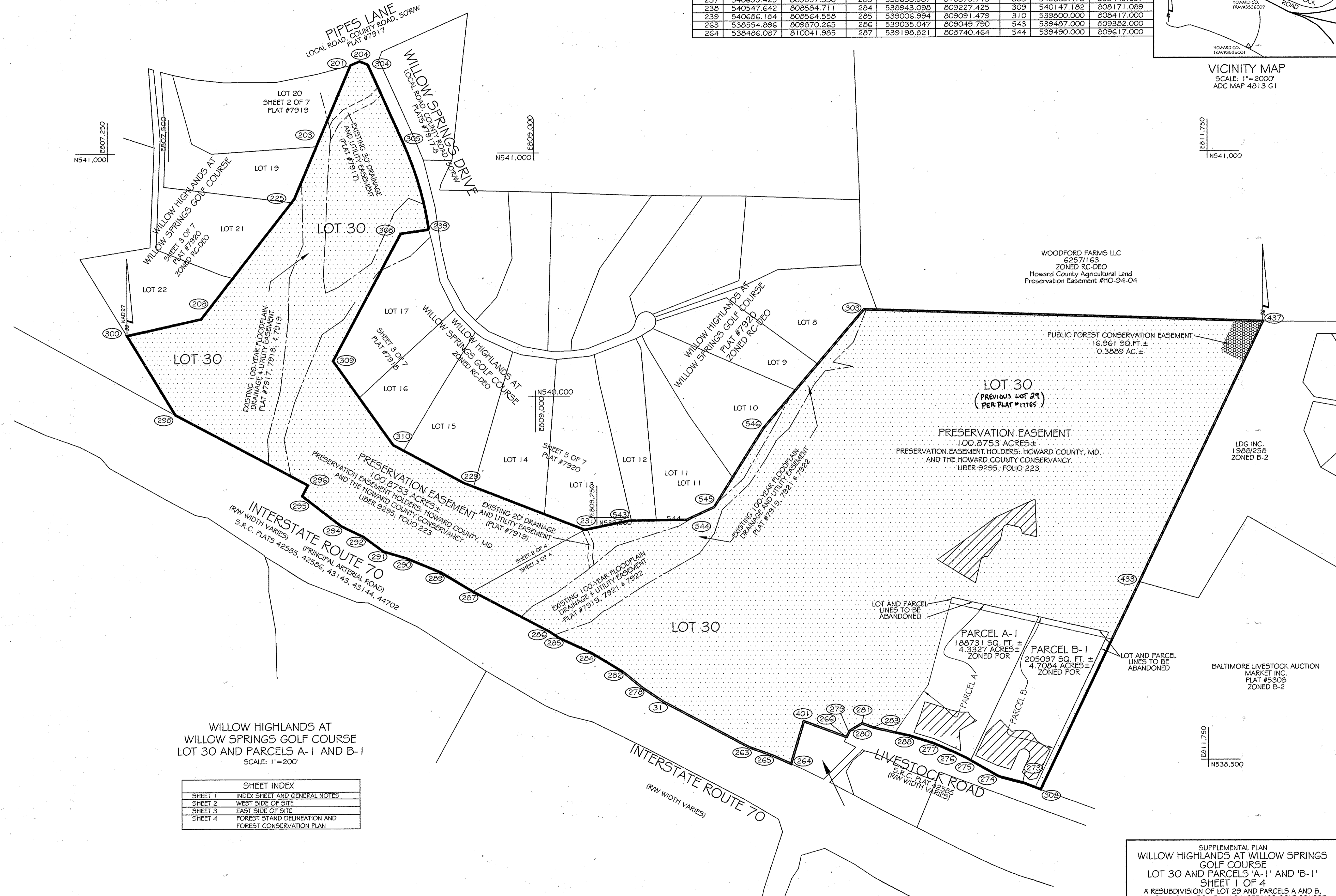
WILLOW HIGHLANDS AT
WILLOW SPRINGS GOLF COURSE
LOT 30 AND PARCELS A-1 AND B-1
SCALE: 1"=200'

SHEET INDEX	
SHEET 1	INDEX SHEET AND GENERAL NOTES
SHEET 2	WEST SIDE OF SITE
SHEET 3	EAST SIDE OF SITE
SHEET 4	FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN

COORDINATES			COORDINATES			COORDINATES		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
31	538744.081	809517.832	265	538520.816	809965.468	288	538600.250	810527.231
203	541058.201	808117.912	266	538595.373	810269.477	289	539275.933	808111.613
204	541378.932	808283.243	273	538406.600	810988.642	290	539333.661	808472.356
208	540321.000	807632.000	274	538432.215	810891.462	291	539363.335	808374.788
225	540814.000	808015.000	275	538508.109	810759.685	292	539423.848	808293.774
229	539644.000	808705.000	276	538530.300	810714.594	294	539467.619	808203.774
231	539450.000	809200.000	277	538569.951	810622.662	295	539592.168	808043.638
232	539422.098	809259.506	278	538600.188	809434.453	296	539636.223	808067.288
233	539640.000	809314.000	279	538614.143	810278.792	298	539927.132	807525.351
234	540070.000	809260.000	280	538621.086	810282.237	300	540253.400	807328.453
235	540256.484	808754.694	281	538651.479	810332.872	304	541366.326	808316.275
236	539800.000	808417.000	282	538665.105	809355.804	305	541043.331	808460.835
237	540699.429	809097.330	283	538633.987	810379.713	308	540669.473	808449.687
238	540547.642	808584.711	284	538943.098	809227.425	309	540147.182	808171.089
239	540686.184	808564.555	285	539006.994	809091.479	310	539800.000	808417.000
263	538554.896	809870.268	286	539035.047	809049.790	543	539487.000	809382.000
264	538486.087	810041.985	287	539198.821	808740.464	544	539490.000	809617.000



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 4813 G1



WOODFORD FARMS LLC
6257163
ZONED RC-DEO
Howard County Agricultural Land
Preservation Easement #10-94-04

PUBLIC FOREST CONSERVATION EASEMENT
16.961 SQ. FT. ±
0.3889 AC. ±

LOT 30
(PREVIOUS LOT 29)
(PER PLAT #11165)
PRESERVATION EASEMENT
100.8753 ACRES ±
PRESERVATION EASEMENT HOLDERS: HOWARD COUNTY, MD.
AND THE HOWARD COUNTY CONSERVANCY.
LIBER 9295, FOLIO 223

LDG INC.
1988/258
ZONED B-2

BALTIMORE LIVESTOCK AUCTION
MARKET INC.
PLAT #5308
ZONED B-2

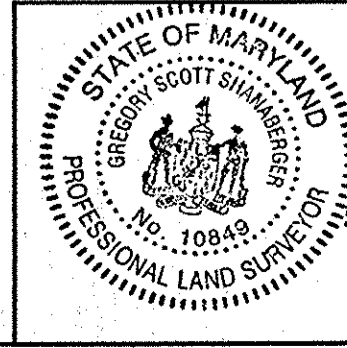
SUPPLEMENTAL PLAN
WILLOW HIGHLANDS AT WILLOW SPRINGS
GOLF COURSE
LOT 30 AND PARCELS 'A-1' AND 'B-1'
SHEET 1 OF 4
A RESUBDIVISION OF LOT 29 AND PARCELS A AND B,
WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE

3RD ELECTION DISTRICT HOWARD COUNTY, MD.
TAX MAP 15 BLOCK 4 P/O PARCEL 145
ZONED RC-DEO AND FOR
SCALE: 1" = 200' AUGUST 8, 2014

PREVIOUS COUNTY FILES: BA-86-04, S-87-17, P-87-71,
VP-87-121, F-88-195, BA-90-09E, F-05-77, WP-05-88,
SDP-90-159, WP-90-145, F-05-168, RE-06-11 (S-3),
F-06-199 (RE-07-01, S-7)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kat Sulowicz 10/28/14
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chad Clark 10-7-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



SHANABERGER & LANE
8726 TOWN & COUNTY BLVD., SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563
(410) 461-9635 fax
hono@shlanes.com

Scott Shanabarger 9/23/14
PROFESSIONAL L.S. #10849 DATE
LICENSE EXPIRATION DATE 4/2/2016

OWNERS
LOT 30
WILLOW SPRINGS I LIMITED PARTNERSHIP
C/O THOMAS C. BEACH III
P. O. BOX 31
WEST FRIENDSHIP, MD. 21794
(410) 347-8722

OWNERS
PARCELS 'A-1' AND 'B-1'
CONSERVATION ASSOCIATES LLC
5100 DORSEY HALL DR
ELLCOTT CITY MD 21042
(301) 953-9870



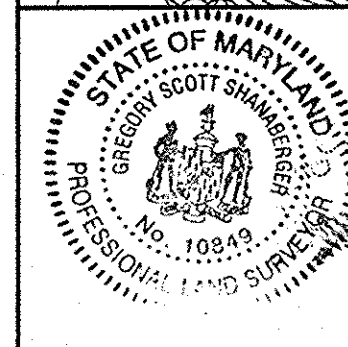
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kat Schuch
 CHIEF, DIVISION OF LAND DEVELOPMENT

10/2/14
 DATE

Chad Ebert
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

10-7-14
 DATE



SHANABERGER & LANE
 8726 TOWN & COUNTY BLVD., SUITE 201
 ELLICOTT CITY, MD 21043
 (410) 461-9563
 (410) 461-9693 fax
 home@shanaberg.com

Chad Ebert
 CHAD EBERT
 PROFESSIONAL L.S. #10849
 LICENSE EXPIRATION DATE 12/2016

SUPPLEMENTAL PLAN
 WILLOW HIGHLANDS AT WILLOW SPRINGS
 GOLF COURSE
 LOT 30 AND PARCELS 'A-1' AND 'B-1'
 SHEET 2 OF 4
 A RESUBDIVISION OF LOT 29 AND PARCELS A AND B,
 WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE

3RD ELECTION DISTRICT HOWARD COUNTY, MD.
 TAX MAP # 5 BLOCK 4 PFD PARCEL 145
 ZONED RC-DEG AND FOR
 SCALE: 1" = 400' AUGUST 3, 2014

PREVIOUS COUNTY FILES: BA-86-04, S-87-17, P-87-71,
 VP-87-121, F-88-195, BA-90-098, F-05-77, WF-05-88,
 SDP 90-159, WF 90-145, F 05-160, RE 06-11 (S.3),
 F 06-199 (RE-07-01, S-7)



WOODFORD FARMS LLC
 2257163
 ZONED RC-DEO
 Howard County Agricultural Land
 Preservation Easement #10-94-04

6811750
 1540.500

6811750
 1539.500


LDC INC
 1988/258
 ZONED B-2

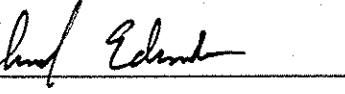
BALTIMORE LIVESTOCK AUCTION MARKET INC
 LOT 11 #1338
 ZONED B-2

PRESERVATION EASEMENT
 100.6193 ACRES ±
 PRESERVATION EASEMENT FOR HOWARD COUNTY, MD.
 AND THE HOWARD COUNTY CONSERVANCY
 UNDER 2005, FOLD 023


PARCEL A-1
 188,731 SQ. FT. ±
 4.3327 ACRES ±
 ZONED FOR

PARCEL B-1
 205,097 SQ. FT. ±
 4.7004 ACRES ±
 ZONED FOR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE 12/08/14


 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 10-7-14

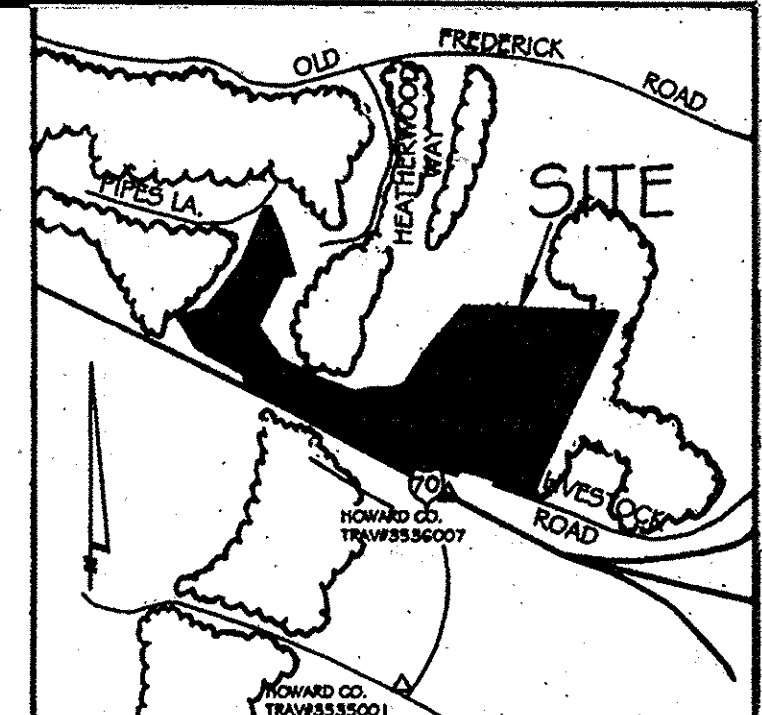


SHANABERGER & LANE
 8726 TOWN & COUNTY BLVD., SUITE 201
 GAITHERSBURG, MD. 21043
 (410) 461-9563
 (410) 461-9693 fax
 hola@shalanec.com

 DATE 12/8/14
 PROFESSIONAL L.S. #110849
 LICENSE EXPIRATION DATE 4/2/2016

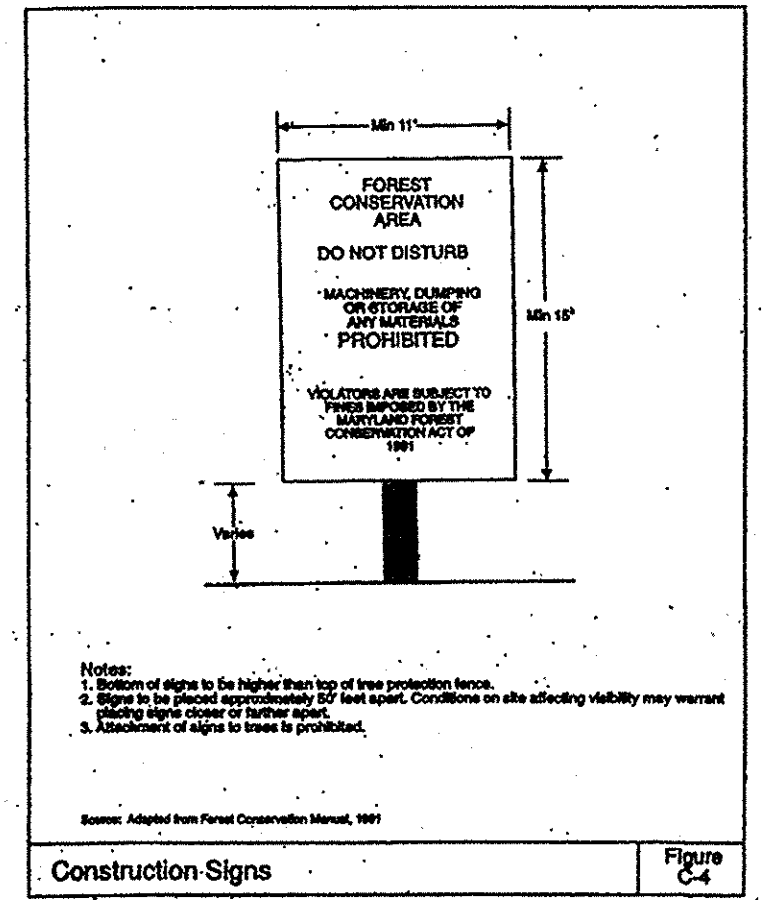
SUPPLEMENTAL PLAN
 WILLOW HIGHLANDS AT WILLOW SPRINGS
 GOLF COURSE
 LOT 30 AND PARCELS A-1 AND 'B-1'
 SHEET 3 OF 4
 A RESUBDIVISION OF LOT 29 AND PARCELS A AND B,
 WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE

3RD ELECTION DISTRICT HOWARD COUNTY, MD.
 TAX MAP 15, BLOCK 4, FID PARCEL 145
 ZONED RC-DEO AND FOR
 SCALE: 1" = 100' AUGUST 3, 2014

PREVIOUS COUNTY FILES: BA-86-04, S-92-17, P-87-71,
 WF-87-121, F-88-195, BA-90-09E, F-05-17, WF-05-88,
 SDP 90 159, WF 90-145, F 05 168, RE 06-11 (S-3),
 F-06-199 (RE-07-01, S-7)



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 4813 G1



● Protective Signage Note
Permanent protective signage shall be posted at each corner of the Forest Conservation Easement.

Willow Springs Forest Conservation Easement Creation

This plan has been prepared to support the creation of a 0.3889 acre Forest Conservation Easement on Lot 30 of the Willow Highlands at Willow Springs property. Lot 30 is currently utilized as the Willow Springs Golf Course and is subject to a Preservation Easement that is jointly held by the property owner, Willow Springs LP, Howard County, MD, and the Howard County Conservancy, Inc. A lot line adjustment that will impact Lot 30 and the adjoining Lots A-1 and B-1 has been proposed for the property. As part of this process, the property owner has agreed to create the proposed FCE easement on Lot 30. The creation of this easement is not generated by any Forest Conservation Act obligation, but is being performed as part of an agreement by the holders of the Preservation Easement. No forest clearing or subdivision is proposed as part of this effort.

Field review of the 0.3889 acres that is proposed for the Forest Conservation Easement has confirmed that the area is forested. The proposed FCE area is part of a larger 50+- acre forest community that extends onto several adjacent properties. The overall forest block has an irregular shape and is bounded by agricultural land, commercial/residential uses and the golf course.

In the area of the proposed easement the forest community is dominated by tulip poplar. Red maple, white ash, white oak, black oak and black walnut are common associates in the canopy. The canopy closure typical of this community is 80 percent and the canopy trees are 18-24 inch dbh. Larger trees, including specimen trees, are present within the stand. The understory includes red maple, black cherry, mulberry and pignut hickory.

The shrub layer is variane with notable influence of multiflora rose and spicebush. Blackhaw viburnum was also noted in the area. Oriental bittersweet colonization is heavy within the stand in the ground and shrub layers with some growth extending to the canopy. The herbaceous community in the stand includes Jack in the pulpit, smart weed, jewelweed, Japanese stilt grass and wavy basketgrass.

This forest type extends to the adjoining properties though the forest immediately east of the proposed easement area is a younger poplar community. In this area the canopy trees are typically 4-10 inches in diameter suggesting more recent disturbance. The forest within the proposed easement area appears to be undisturbed by ongoing activities. No notable insect or disease issues were noted.

No wetlands, streams, or buffers are present within the proposed easement area.

The Web Soil Survey shows the soils in the area of the proposed easement to be Glenelg loam, 3 to 8 percent slopes.

The forest within the proposed FCE easement would be considered a moderate priority for retention on the basis of its age, diversity and position within a larger forested block.

SOIL TYPES WITHIN FOREST CONSERVATION EASEMENT				
TYPE	NAME	HYDRIC	HYDRIC INCLUSIONS	SIGNIFICANT EROSION POTENTIAL < 1% SLOPES
GqB	Glenelg loam, 3 to 8 percent slopes	NO	NO	NO

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
K. J. Schuler 10/6/14
CHIEF, DIVISION OF LAND DEVELOPMENT 66 DATE
Ch. E. ... 10-7-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP95MD61904423
John F. Canale
Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 2066 Che Ar, Maryland 21027 Telephone (410) 833-3400 Fax (410) 833-3400

SUPPLEMENTAL PLAN
SIMPLIFIED FOREST STAND DELINEATION
AND FOREST CONSERVATION PLAN
WILLOW HIGHLANDS AT WILLOW SPRINGS
GOLF COURSE
LOT 30 AND PARCELS 'A-1' AND 'B-1'
SHEET 4 OF 4
A RESUBDIVISION OF LOT 29 AND PARCELS A AND B,
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SCALE: 1" = 100' AUGUST 8, 2014
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50F-90-159, WP-90-145, F-05-168, RE-06-11 (S-3),
F-06-199 (RE-07-01, S-7)