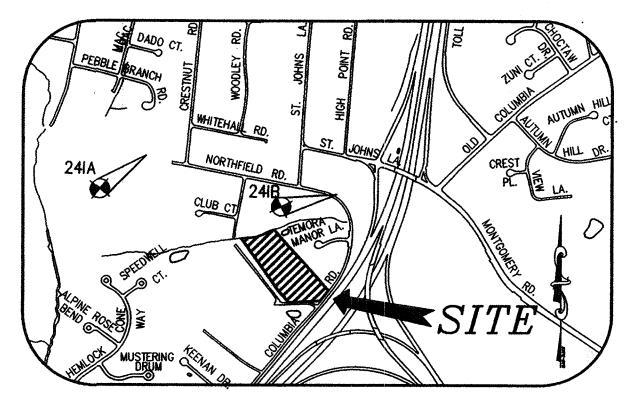
- 24. A WAIVER PETITION WP-01-32, WAS APPROVED ON OCTOBER 19, 2000, REQUESTING TO WAIVE SECTION 16.145(b) TO REACTIVATE A VOIDED PLAN. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE OWNER/DEVELOPER SHALL SUBMIT REVISED PLANS TO THE DIVISION OF LAND DEVELOPMENT (2 COPIES), THE DEVELOPMENT ENGINEERING DIVISION (4 COPIES), AND THE SOIL CONSERVATION DISTRICT (1) COPY WITHIN 45 DAYS OF THE ACTION OF THE PLANNING DIRECTOR (BY 12/3/00).
 - 2. WHEN THE OWNER/DEVELOPER SUBMITS THE REVISED PLANS AS INDICATED ABOVE, A REVIEW FEE OF \$580.00 (HALF OF THE ORIGINAL SUBMISSION FEE) SHALL BE PAID.
- 25. A DESIGN MANUAL WAIVER, WAS APPROVED ON OCTOBER 18, 1999, REQUESTING TO WAIVE VOLUME III, SECTION 2.5.2.H, REGARDING SIGHT DISTANCE FOR THE SUBJECT PROPERTY TO ALLOW STOPPING SIGHT DISTANCE TO BE USED. THE APPROVAL IS SUBJECT TO OBTAINING EXECUTED EASEMENTS FOR THE OFF-SITE GRADING AND SIGHT DISTANCE PRIOR TO THE APPROVAL OF THE ROAD CONSTRUCTION PLANS BY THIS DIVISION. PLEASE NOTE THAT NO OFFSITE EASEMENTS WERE REQUIRED.
- 26. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
- A DESIGN MANUAL WAIVER, WAS APPROVED ON DECEMBER 15, 2004, REQUESTING A WAIVER TO DESIGN MANUAL, VOLUME I, CHAPTER 5, TO ALLOW THE USE OF CURRENT DESIGN STANDARDS FOR STORMWATER MANAGEMENT. THE APPROVAL WAS BASED PRINCIPALLY ON THE FACT THAT EVEN THOUGH THE DEVELOPMENT WAS 6. GRANDFATHERED TO BE ABLE TO USE THE PREVIOUS DESIGN STANDARDS, THE DEVELOPMENT WOULD BE BETTER SERVED BY UTILIZING CURRENT DESIGN STANDARDS.
- A NOISE BARRIER IS BEING CONSTRUCTED ON COLUMBIA ROAD BY STATE HIGHWAY ADMINISTRATION UNDER CONTRACT NO. HO 662B51. THIS WILL FULFILL THE MITIGATION REQUIREMENTS FOR THE SITE.



VICINITY MAP

DATE AREA TABULATION 13 NUMBER OF BUILDABLE LOTS NUMBER OF NON-BUILDABLE PARCELS NUMBER OF OPEN SPACE LOTS 17 IBER OF LOTS OR PARCELS AREA OF BUILDABLE LOTS 4.27 ± ACRES AREA OF NON-BUILDABLE PARCELS 0.00 ACRES AREA OF PROPOSED PUBLIC RIGHT-OF-WAY 0.72 ± ACRES

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

AREA OF OPEN SPACE

PLANNING AND ZONING

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF

THE REQUIREMENTS OF -3-108, THE REAL PROPERTY ARTICLE, IOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME

EMENTED) AS FAR AS THEY RELATE TO THE MAKING

SETTING OF MARKERS HAVE BEEN

OWNER AND DEVELOPER FOREST HILLS, LLC 10717-B BIRMINGHAM WAY WOODSTOCK, MARYLAND 21163 410-465-5739

2.29 ± ACRES AREA OF OPEN SPACE (CREDITED) 7.28 ± ACRES TOTAL AREA

2.29 ± ACRES

12-19-05

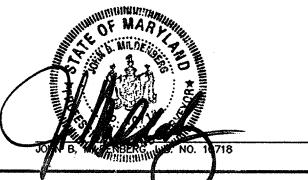
OWNER'S CERTIFICATE

WE, FOREST HILLS, LLC., OWNER 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 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—WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) 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, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 19th DAY OF DECEMBER, 2005

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY PATRICK MICHAEL SHARKEY AND KATHLEEN MARIE SHARKEY TO ROSE-PARCEL 301, LLC BY DEED DATED NOVEMBER 4, 2002 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 6579 AT FOLIO 306 AND THAT ALL 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



RECORDED AS PLAT 1799 On 230 among the land records of howard county, Md.

LOTS 1-13 & OPEN SPACE LOTS 14-17

SHEET 1 OF 3

TAX MAP 24 PARCEL NO. 301 BLOCK 23

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE : AS SHOWN DATE: DECEMBER 2005 DPZ FILE NOS.: SP-99-06



5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0296 Bult. (301) 621-5521 Wash. (410) 997-0298 Fax.

12-19-05

2. THIS SUBDIVISION IS GRANDFATHERED TO THE SECOND AMENDMENT OF THE FOURTH EDITION OF THE THE SUBDIVISION REGULATIONS AND SUBJECT TO THE 10/18/93 ZONING-REGULATIONS. THE SITE DEVELOPMENT PLAN FOR THESE LOTS WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THE TIME 3. SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.

4. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2003. TOPOGRAPHY SHOWN HEREON IS FIELD RUN BY O'CONNELL & LAWRENCE, INC. ON OR ABOUT APRIL 1997.

HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 241A & 241B. CONSISTS OF A STAMPED BRASS DISC ON TOP OF 3" CONCRETE COLUMN.

N 579,167.019 ELEV.357.856 E 1,360260.231

N 578,753.509 ELEV. 391.278 E 1,362,302.943 REQUIRED OPEN SPACE = 7.28 AC X 30% = 2.18 ACRES (14,000 SF LOTS) OPEN SPACE PROVIDED = 2.29 AC ± OPEN SPACE CREDITED = 2.29 AC ±

7. DENOTES A CONCRETE MONUMENT FOUND.

DENOTES IRON PIPE OR REBAR FOUND.

O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.

BRL DENOTES A BUILDING RESTRICTION LINE.

8. ALL AREAS ARE MORE OR LESS.

STA. No. 241B

GENERAL NOTES

- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- THE CONTRACT NUMBER IS 24-4250-D. 10. THE DRIVEWAY ENTRANCE SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.04.
- 11. NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- 12. THERE ARE SOME STEEP SLOPE AREAS ON THIS SITE. NO FLOODPLAIN OR WETLANDS EXIST ON SITE.
- 13. THE SUBJECT PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
- 14. STORMWATER MANAGEMENT IS PROVIDED VIA SURFACE SAND FILTER AND EXTENDED DETENTION IN ACCORDANCE WITH 2000 MARYLAND STORMWATER MANUAL.
- 15. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER & SEWER ALLOCATION HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF EFFECTIVE 12/16/05, ON WHICH DATE DEVELOPER AGREEMENT #24-4250-D WAS FILED AND ACCEPTED.
- 17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).

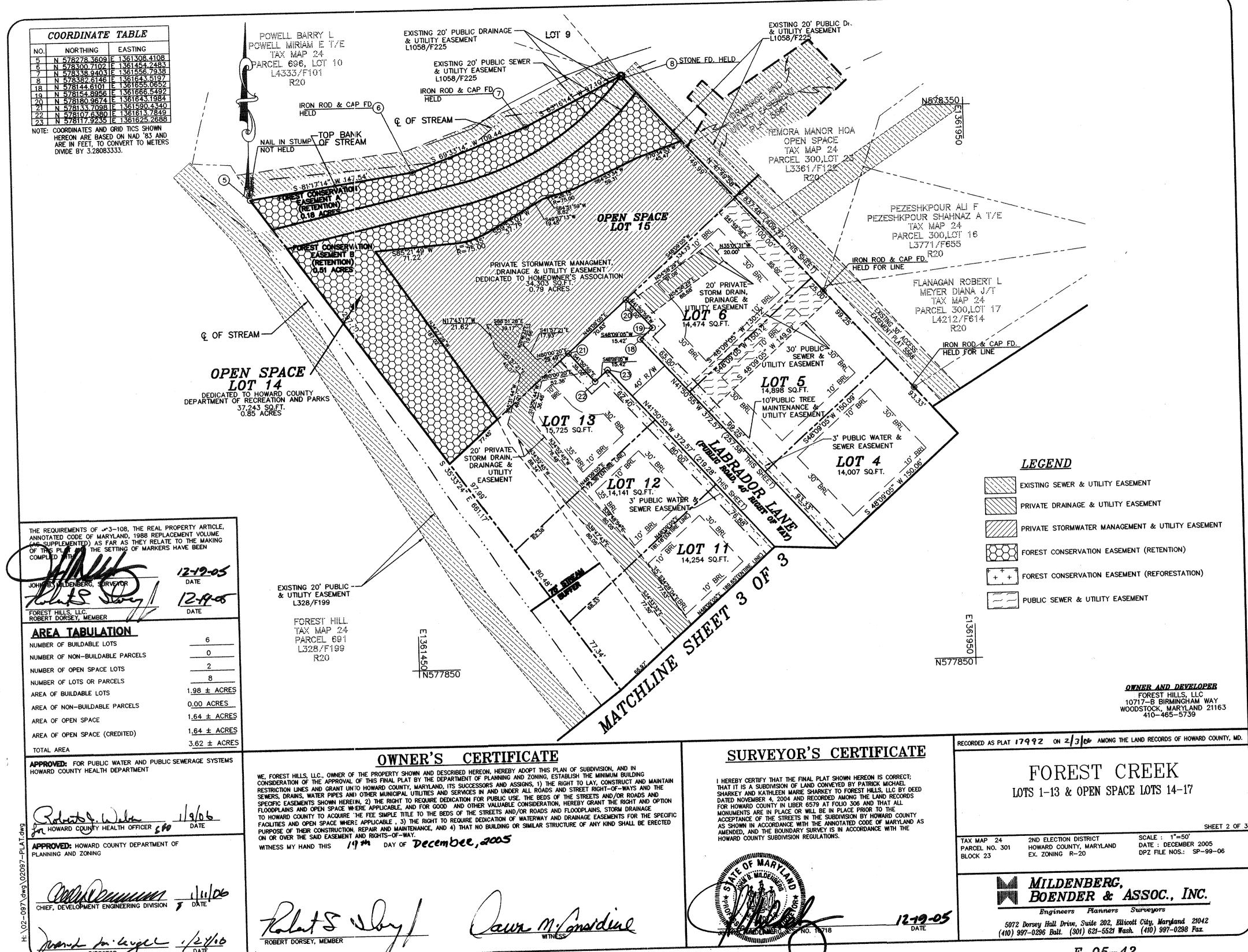
 - B) SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2" MIN)
 C) GEOMETRY MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45—FOOT TURNING RADIUS.

 - D) STRUCTURES (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).

 E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100—YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES MINIMUM 12 FEET
 - G) MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- 18. FOREST STAND DELINEATION PREPARED BY THE LAND PLANNING & DESIGN GROUP. ON OR ABOUT APRIL 2003.
- 19. ARTICLES OF INCORPORATION FOR FOREST CREEK HOMEOWNERS ASSOCIATION INC. APPROVED ON 126. 26. 2005 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER DEPARTMENT ID NO. 2005 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER HOMEOWNERS ASSOCIATION COVENANTS WILL BE RECORDED CONCURRENTLY WITH THIS PLAT.
- 20. DEVELOPER RESERVES UNTO ITSELF, ITS SUCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 1, 2, & A, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (29 SHADE TREES, 11 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT
- 22. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY ON-SITE RETENTION OF 0.99 ACRES REFORESTATION OF 0.14 ACRES, AND PAYMENT OF A FEE-IN-LIEU OF 0.86 ACRES (37,461.6 SQ. FT.) OF REFORESTATION IN THE AMOUNT OF \$18,730.80. FINANCIAL SURETY FOR THE 0.99 ACRES (43,124.4 SQ. FT.) OF RETENTION IN THE AMOUNT OF \$8,624.88 AND 0.14 ACRES (6,098.4 SQ. FT.) OF REFORESTATION IN THE AMOUNT OF \$3,049.20 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$11,674.08.
- 23. FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING. GRADING, OF CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN.
 HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

FOREST CREEK

Engineers Planners Surveyors



F-05-42

