

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
600	541174.8367	1364066.9270	600	164950.420131	415774.526940
601	541250.6506	1364236.4102	601	164975.966660	415820.091957
602	540821.2703	1364478.8956	602	164842.652900	415893.999197
603	540729.6053	1364314.9809	603	164814.713334	415844.037900
604	541170.3833	1364089.2081	604	164949.062753	415775.222208
605	541254.2776	1364238.8426	605	164974.633765	415820.830895

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 2	10,305 Sq.Ft.	679 Sq.Ft.	9,626 Sq.Ft.
LOT 3	10,183 Sq.Ft.	1,381 Sq.Ft.	8,802 Sq.Ft.
LOT 4	10,519 Sq.Ft.	2,083 Sq.Ft.	8,436 Sq.Ft.

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

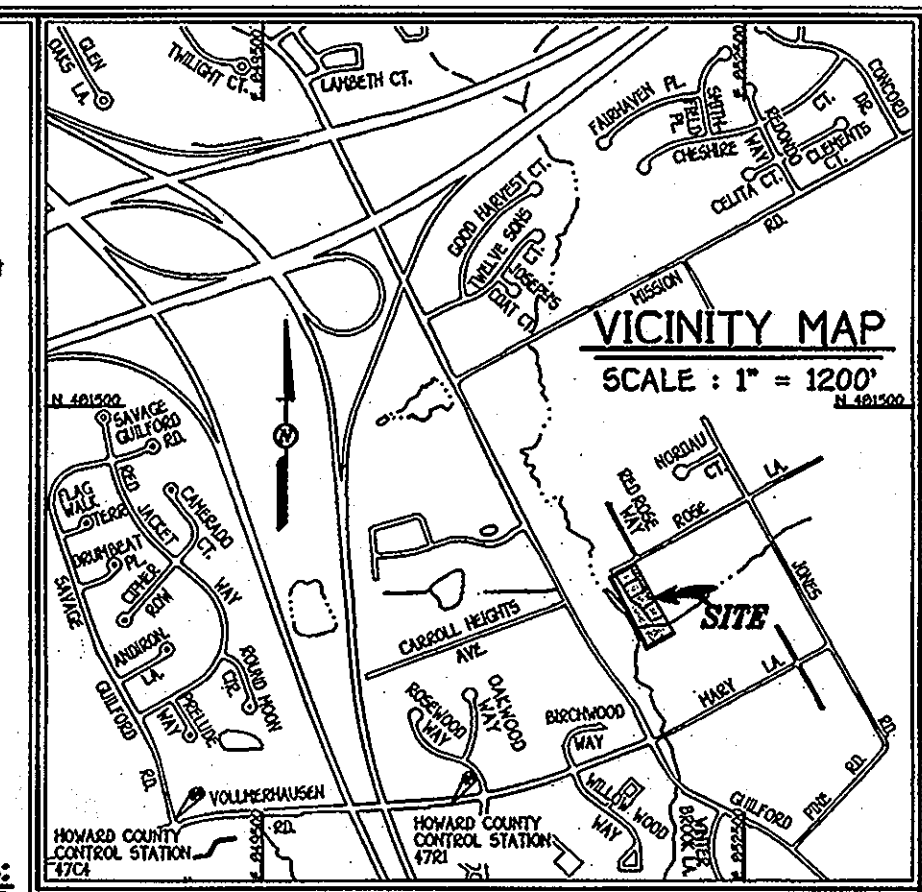
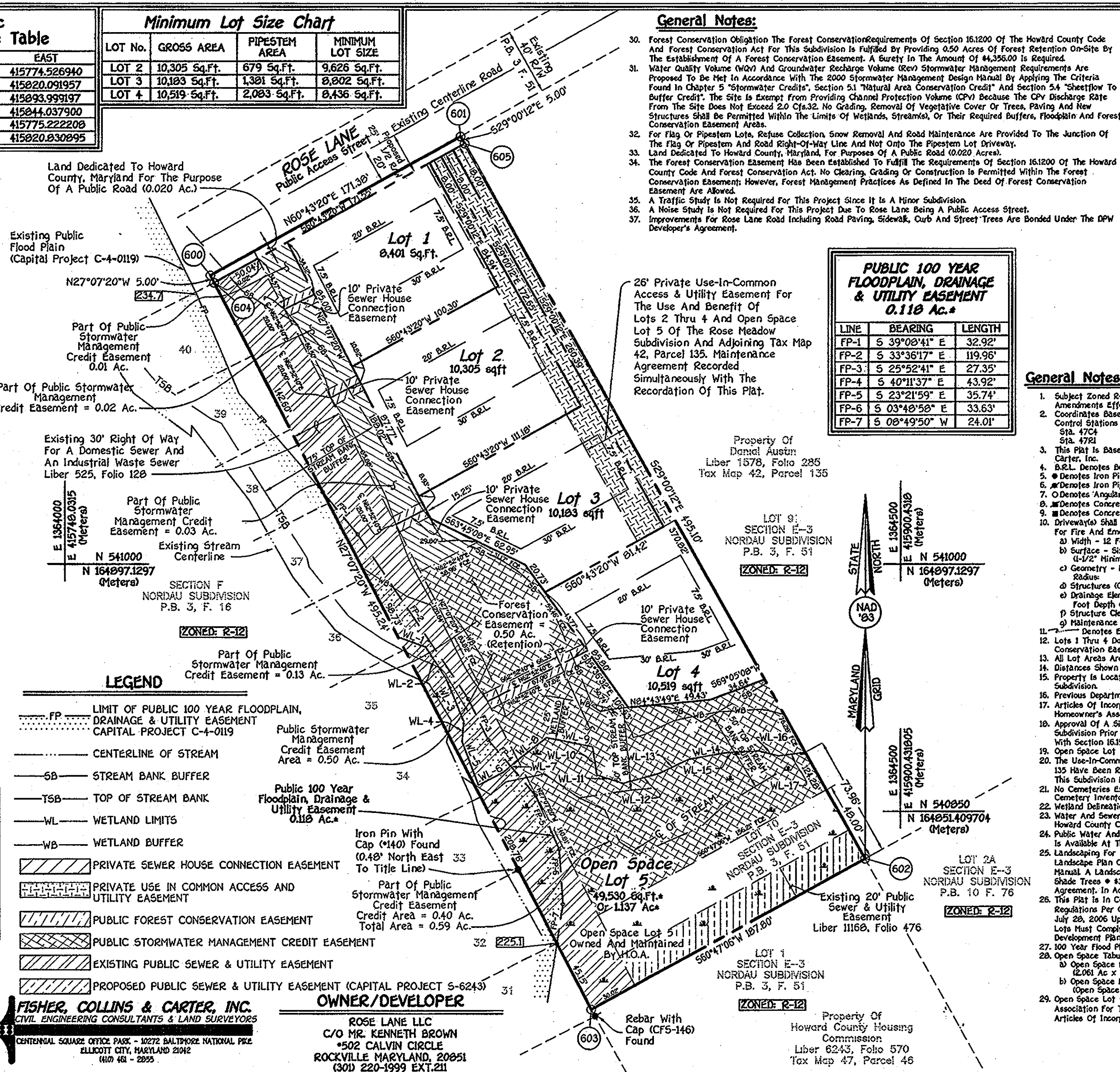
Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Thru 5, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lot(s). 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

WETLAND LOCATION		
LINE	BEARING	AND DISTANCE
WL-1	N69°53'22"W	17.52'
WL-2	N32°52'36"W	22.05'
WL-3	N22°19'10"W	27.72'
WL-4	N04°15'18"E	12.22'
WL-5	N20°26'03"W	28.21'
WL-6	S62°23'58"W	17.09'
WL-7	S48°47'56"W	10.42'
WL-8	S51°41'42"W	22.48'
WL-9	N78°27'10"W	28.12'
WL-10	N08°56'45"W	17.27'
WL-11	N72°28'42"W	16.34'
WL-12	S74°51'21"W	22.35'
WL-13	S64°12'18"W	19.22'
WL-14	S79°17'03"W	22.60'
WL-15	S86°38'07"W	20.35'
WL-16	N75°04'12"W	11.75'
WL-17	S82°24'57"W	16.42'

The Requirements S3-108, The Real Property Article, Annotated Code of Maryland, 1980 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher, L.S. 10692* 12/15/08 Date  
*Rose Lane, LLC* 1/2/09 Date  
 By: Kenneth Brown, Managing Member

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.904 Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.137 Ac
TOTAL AREA OF LOTS TO BE RECORDED	2.041 Ac
TOTAL AREA OF ROADWAY TO BE RECORDED	0.020 Ac
TOTAL AREA TO BE RECORDED	2.061 Ac



**General Notes:**

- Subject Zoned R-12 Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 7/25/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodesic Control Stations No. 43C4 And No. 47R1  
 STA. 47C4 N 164,949.2600 (Meters) Elev. 228.791 Ft.  
 STA. 47R1 N 164,951.4976, E 415,473.3570 (Meters) Elev. 222.370 Ft.
- This Plat Is Based On Field Run Boundary Survey Performed On Or About June, 2006 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "C.C. 105".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "T.C.C. 105".
- Denotes Concrete Monument Or Stone Found.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:  
 a) Width - 12 Feet (6 Feet Serving More Than One Residence).  
 b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
 c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And A Minimum 45-Foot Turning Radius.  
 d) Structures (Curbs/Bridges) - Capable Of Supporting 25 Gross Tons (45-Tons Loading).  
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.  
 f) Structure Clearances - Minimum 12 Feet.  
 g) Maintenance - Sufficient To Ensure All Weather Use.
- Denotes Existing Centerline Of Stream.
- Lots 1 Thru 4 Do Not Include Wetland, Stream, Associated Wetland Buffers And Stream Bank Buffers, Forest Conservation Easements And Associated Buffers And Steep Slopes.
- All Lot Areas Are More Or Less (+ Or -).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Property Is Located Within The Metropolitan District. Public Water And Sewer Is Utilized In This Subdivision.
- Previous Department Of Planning And Zoning File Numbers: None
- Articles Of Incorporation By The State Department Of Assessments And Taxation For The Rose Meadows Homeowner's Association, Inc. Were Accepted And Identified By Incorporation Number
- Approval Of A Site Development Plan Is Required For The Development Of Lots 1 Thru 4 Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16155 (B)(2)(D) Of The Subdivision And Land Development Regulations.
- Open Space Lot 5 Is Owned And Maintained By Rose Meadows Homeowner's Association, Inc.
- The Use-In-Common Driveway Maintenance Agreements For Lots 2 Thru 5 And Adjoining Tax Map 42, Parcel 135 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.
- No Cemeteries Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation And Report Was Prepared November 19, 2006 By Eco-Science Professionals, Inc.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16122B Of The Howard County Code.
- Public Water And Sewerage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Landscape For Lots 1 Thru 4 Associated With This Plat Is Provided In Accordance With A Certified Landscape Plan On File. In Accordance With Section 16124 Of The Howard County Code And The Landscape Manual A Landscape Surety For 6 Shade Trees And 38 Evergreen Tree In The Amount Of \$ 7,500.00 ( 6 Shade Trees @ \$300 Each And 38 Evergreen Tree @ \$150 Each) Shall Be Provided With The Developers Agreement. In Addition A Surety Of \$100,000 For 4 Street Trees (4 @ \$300.00) Is Required.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003 And The July 28, 2006 Update Of The Howard County Zoning Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver, Petition Application, Or Building/Grading Permit.
- 100 Year Flood Plain Shown Is Based On Capital Project C-4-0119.  
 a) Open Space Tabulation:  
   b) Open Space Required = 0.62 Ac.  
   (2.061 Ac x 30%)  
   c) Open Space Provided = 1.137 Ac.  
   (Open Space Lot 5)
- Open Space Lot 5 Shown Herein Is Herby Dedicated To Rose Meadows Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.

**Purpose Note:**  
 The Purpose Of This Plat Is To Resubdivide Buildable Lot 10, Section E-3, Nordau Subdivision (P.B. 3, F. 51) Into 4 Buildable Lots And 1 Open Space Lot.

RECORDED AS PLAT No. 20424 ON 1/30/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ROSE MEADOWS**  
 Lots 1 Thru 4 And Open Space Lot 5  
 (A Resubdivision Of Lot 10, Nordau Subdivision, Section E-3, P.B. 3, F. 51)  
 Zoned: R-12

Tax Map: 42 Parcel: 133 Grid: 24  
 Sixth Election District  
 Howard County, Maryland

Scale: 1" = 50'  
 Date: December 12, 2008  
 Sheet 1 of 1

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department.

*S. Wilson for Peter Bieleman* 1/23/09 Date  
 Howard County Health Officer SO

APPROVED: Howard County Department Of Planning And Zoning

*Chad Edwards* 1-14-9 Date  
 Chief, Development Engineering Division NY

*Wanda Hamilton* 1/27/09 Date  
 Director

**OWNER'S CERTIFICATE**

Rose Lane, LLC By Kenneth Brown, Managing Member, 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 Rights-Of-Way And The Specific Easement Areas 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 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 Erected On Or Over The Said Easements And Rights-Of-Way.

Witness My Hand This 14th Day Of January, 2009.

*Kenneth Brown* 1/2/09  
 By: Kenneth Brown, Managing Member

*Terrell A. Fisher*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Dorylene B. Moore, Personal Representative Of The Estate Of Dorothy Butler To Rose Lane, LLC By Deed Dated June 30, 2005 And Recorded In The Land Records Of Howard County In Liber No. 9441 Folio 481, 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.

*Terrell A. Fisher* 12/15/08 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692



**SCHEDULE A - PERIMETER LANDSCAPE EDGE**

PERIMETER	P-1	P-2	P-3	P-4	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	---
LANDSCAPE TYPE	N/A	D	A	A	---
LINEAR FEET OF PERIMETER	171.55 L.F.	495.00' L.F.	187.80 L.F.	495.24 L.F.	---
NUMBER OF PLANTS REQUIRED	N/A	495/60' = 8	187.80/60' = 3	495.24/60' = 8	---
SHADE TREES		495/10' = 50	0	0	---
EVERGREEN TREES					---
CREDIT FOR EXISTING VEGETATION		CREDIT FOR EXISTING WOODS	EXISTING WOODS (187.80')	EXISTING WOODS (495.24')	---
SHADE TREES		124.28/60' = 2	187.80/60' = 3	495.24/60' = 8	---
SMALL/MEDIUM DECIDUOUS TREES (24 SUBSTITUTION)		124.28/10' = 12			---
NUMBER OF PLANTS PROVIDED	N/A	8 REQUIRED - 2 CREDIT = 6	3 REQUIRED - 3 CREDIT = 0	8 REQUIRED - 8 CREDIT = 0	6
SHADE TREES		50 REQUIRED - 12 CREDIT = 38	0	0	38
EVERGREEN TREES (24)					

A LANDSCAPE SURETY FOR 6 SHADE TREES AND 38 EVERGREEN TREES IN THE AMOUNT OF \$7,200.00 (6 SHADE TREES @ \$300 EACH AND 38 EVERGREEN TREES @ \$150/EA) SHALL BE PROVIDED WITH THE GRADING PERMIT.  
LOT 4 = (6 SHADE TREES AND 38 EVERGREEN TREES)

At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department Of Planning And Zoning. Any Deviation From The Approved Landscape Plan May Result In Denial Or Delay In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/or Revision Are Made To The Applicable Plans.

The Owner, Tenant And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

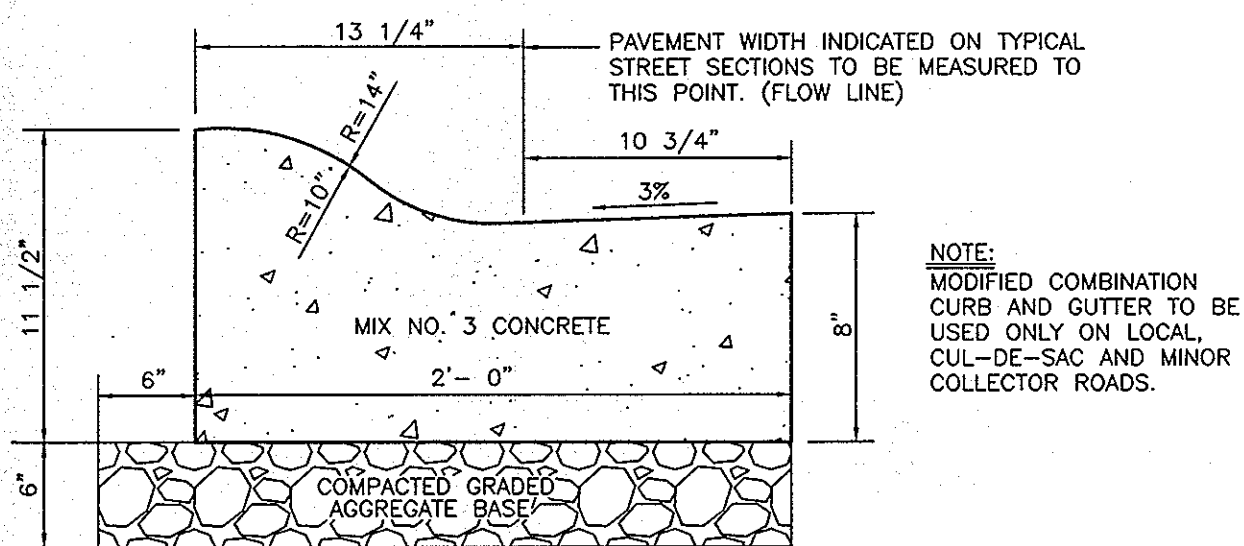
**Developer's/Builder's Certificate**

I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

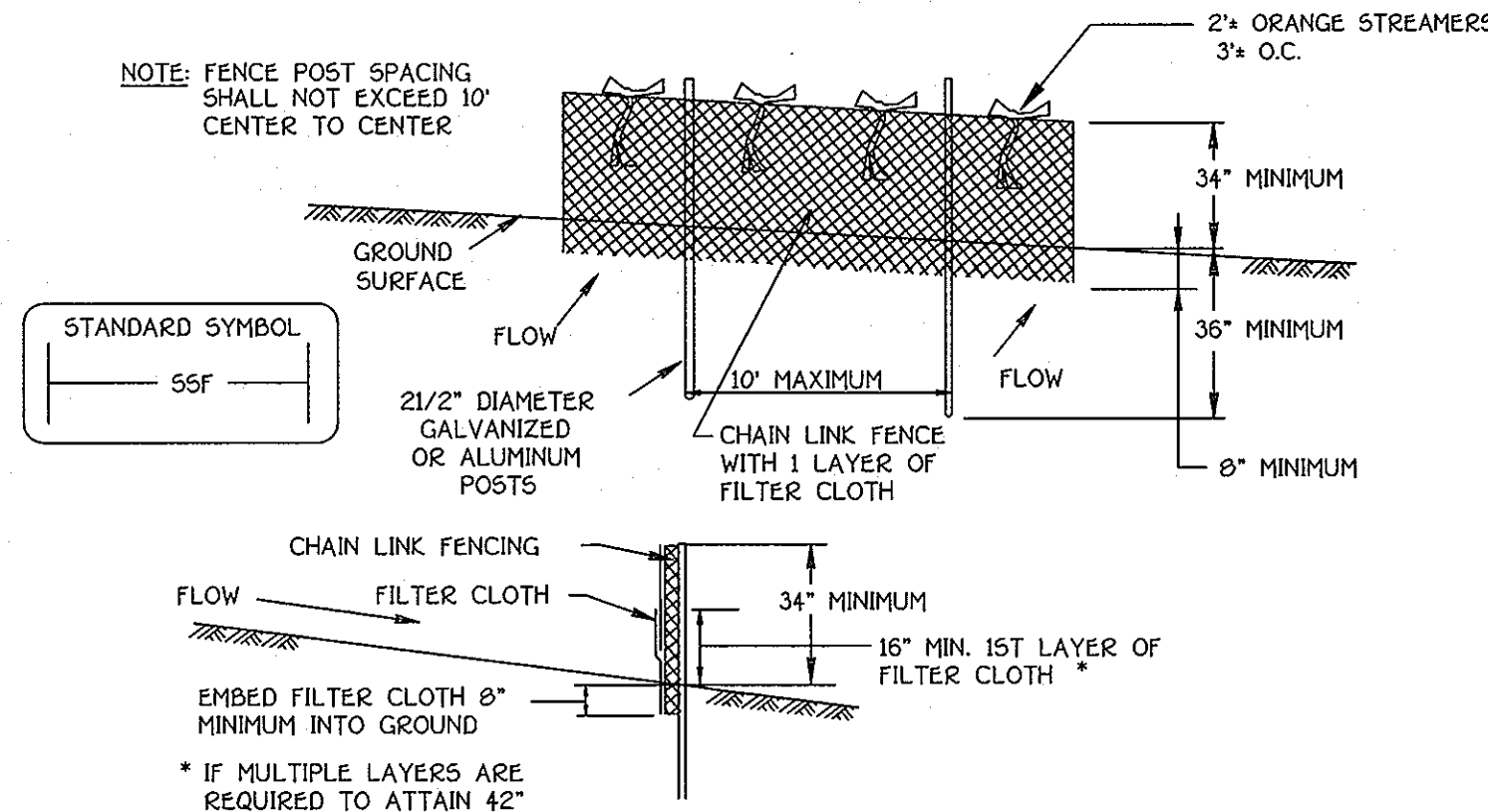
*Kenneth P. Brown* 8/12/08  
Kenneth Brown Date

STREET TREE SCHEDULE				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	4 TREES	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2" - 3" CAL.	APPROXIMATELY 40' APART ON PUBLIC R/W (ROSE LANE)

NOTE: STREET TREE TYPES ARE ONLY A RECOMMENDATION AND MAY BE SUBSTITUTED WITH A COUNTY ACCEPTED EQUIVALENT FROM THE HOWARD COUNTY LANDSCAPE MANUAL.



**MODIFIED COMBINATION CURB AND GUTTER**  
NO SCALE



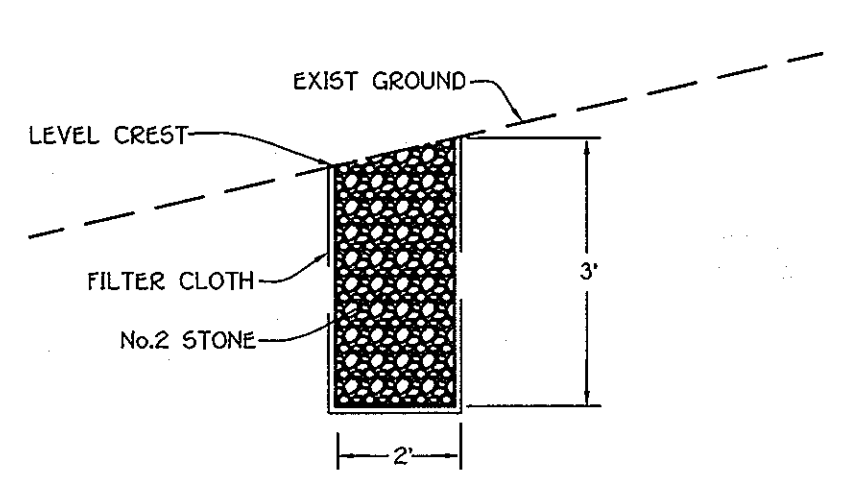
- Construction Specifications**
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
  - Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
  - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
  - Filter cloth shall be embedded a minimum of 8" into the ground.
  - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
  - Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
  - Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute <sup>2</sup> (max.)	Test: MSMT 322
Filtering Efficiency	75% (min)	Test: MSMT 322

Design Criteria			
Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1	50 feet	250 feet

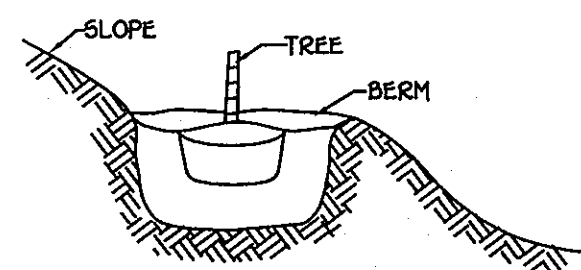
**SUPER SILT FENCE**

NOT TO SCALE

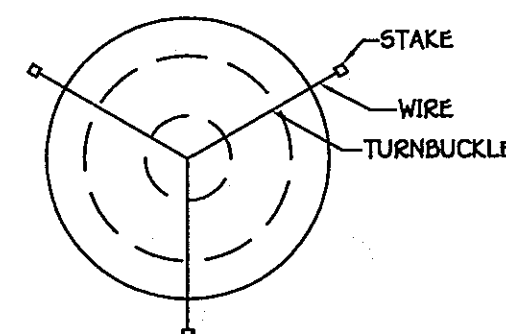


SEE PLAN FOR LOCATIONS AND LENGTHS  
ENTIRE LEVEL SPREADER SHALL BE PARALLEL TO THE CONTOUR

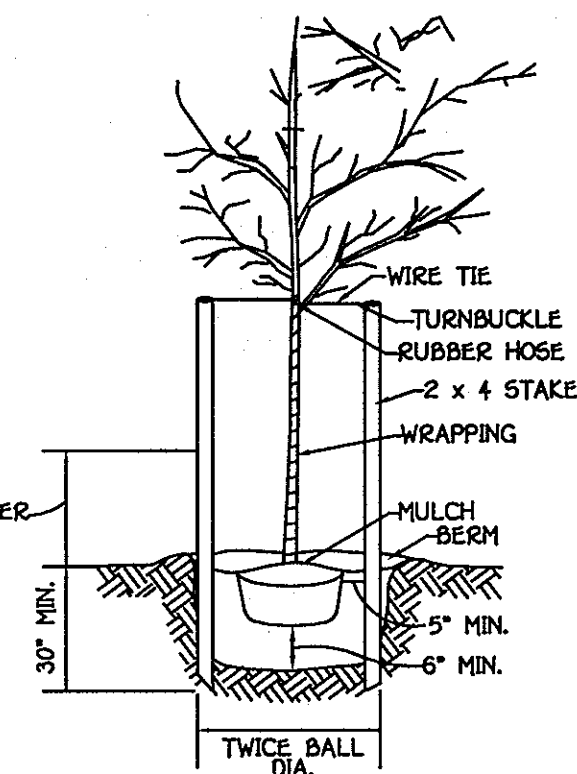
**LOTS 1 Thru 4  
LEVEL SPREADER DETAIL**  
NOT TO SCALE



**GRADING FOR PLANTING  
ON SLOPES**  
NOT TO SCALE



**STAKING DETAIL**  
NOT TO SCALE



NOTE: REMOVE BURLAP FROM TOP 1/3 OF BALL

**TREE PLANTING**  
NOT TO SCALE

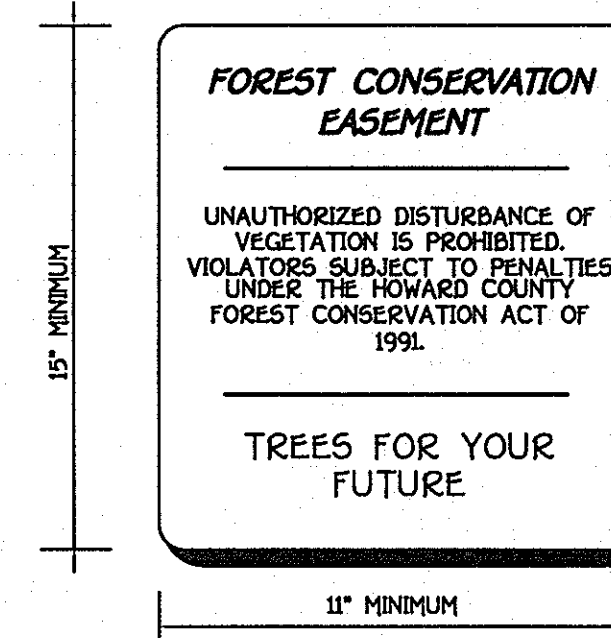
LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
6		ACER RUBRUM "OCTOBER GLORY" (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B
38		PINUS STROBUS (EASTERN WHITE PINE)	6'-8" HEIGHT

**FOREST CONSERVATION WORKSHEET**

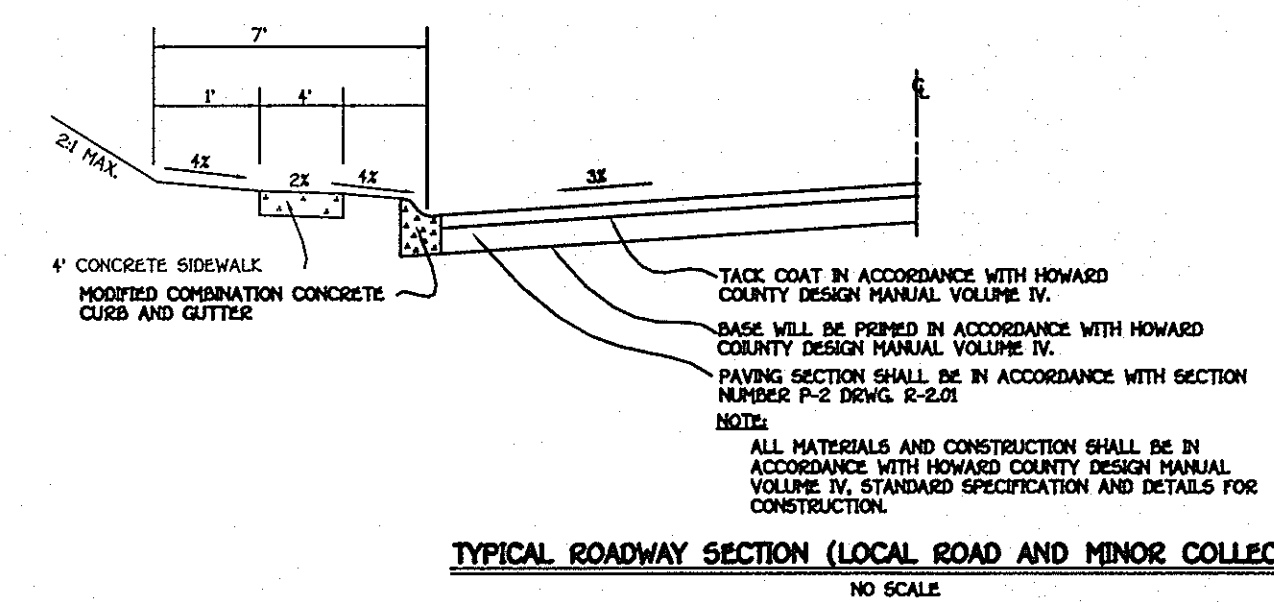
BASIC SITE DATA: **VERSION 1.0**

A. TOTAL TRACT AREA	1.9				
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.4				
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.0				
D. NET TRACT AREA	1.5				
LAND USE CATEGORY (from Table 3.2.1, page 64, Manual)					
ARA	MDR	IDA	HDR	MPD	CIA
INFORMATION FOR CALCULATIONS:					
E. AFFORESTATION THRESHOLD	0.15x D =	0.2			
F. REFORESTATION THRESHOLD	0.20x D =	0.3			
EXISTING FOREST COVER:					
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	1.5				
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD	1.3				
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	1.2				
PLANTING REQUIREMENTS:					
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.2				
K. FOREST RETENTION ABOVE THRESHOLD WITH MITIGATION	0.5				
L. TOTAL AREA OF FOREST TO BE CLEARED	1.0				
M. TOTAL AREA OF FOREST TO BE RETAINED	0.5				
REFORESTATION REQUIREMENTS:					
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.2				
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.2				
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.0				
Q. CREDIT FOR RETENTION BELOW CONSERVATION THRESHOLD	0.0				
R. TOTAL REFORESTATION REQUIRED	0.0				
S. TOTAL AFFORESTATION REQUIRED	0.0				
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.0				

**ON-SITE SIGNAGE**



▲ DENOTES SIGN LOCATION



**TYPICAL ROADWAY SECTION (LOCAL ROAD AND MINOR COLLECTOR)**  
NO SCALE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*William J. M... 9-15-08*  
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*... 9/23/08*  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: DEVELOPMENT ENGINEERING DIVISION  
*... 9/12/08*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

**OWNER/DEVELOPER**  
ROSE LANE LLC  
C/O MR. KENNETH BROWN  
4502 CALVIN CIRCLE  
ROCKVILLE MARYLAND, 20851  
(301) 220-1999 EXT.211



SUPPLEMENTAL PLAN  
LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC,  
STORMWATER MANAGEMENT AND SOILS  
**ROSE MEADOWS**  
Lots 1 Thru 4 And Open Space Lot 5  
TAX MAP #42 PARCEL #133  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ZONED: R-12  
SCALE: 1"=30' DATE: JULY 30, 2008