U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	HTROM	east	POINT	NORTH	east
403	586873.7742	1352474.8683	403	178879.484143	412235.164304
472	586966.6865	1352941.0316	472	178907.803871	412377.251241
2000	587215.5420	1352963.9195	2000	170903.655197	412384.227479
.2903	586885.4062	1352732.7064			412313.753568
2013	587049.5165	1352497.2360	2013	178933.050502	412241.982050
2014	587255.8335.	1352516.9314	2014	178995.936051	412247.985240
2015	587074.9558	1352499.6645	2015	178940.804419	412242.722256
2023	586588.2220	1352349.2967		178792.447663	
2024	586453.4337	1352694.3963	2024	178751.364123	412302.076635

(Meters)

N 178994.157990 N 587250

KOROS LLC

LIBER '5048, FOLIO 36

LOT A-1 PLAT #13994

STAVLAS ROUTE 40

BUSINESS PARK

ZONED: B-2

(Meters) 412166.624

MICHAEL STAVLAS LIBER 4075, FOLIO 612

PLAT #13994

STAYLAS ROUTE 40 BUSINESS PARK ZONED: B-2

General Notes Continued:

20. ZB Case No. 1004M: To Reclassify R-20 (Residential-Single) Zoning District To A 8-1 (Business-Local) Zoning District, On That Land Belonging To Forest Motel, Inc. Containing About 1.37 Acres, Approved February 4, 2010.

WP-10-132 Is To Waive Section 16.116(a)(2)(i) And Section 16.116(b). Which Prohibits WP-10-132 is to waive Section 16.116(a)(2)(i) And Section 16.116(b), Which Prohibits Grading, Removal Of Vegetative Cover and Trees, Paving and New Structures Within 50 Feet Of an Intermittent Stream Bank Or On Steep Slopes 25% Or Greater and Section 16.1205(a)(10) Which Requires That Grading Shall Leave The Vegetation and Specimen Trees in an Undisturbed Condition. The Conditions Of Approval Are:

The Planning Director On May 4, 2010 Approved The Request To Waive Sections 16.116(a)(2)(i), Which States That Grading, Removal Of Vegetative Cover and Trees, Paving and New Structures Shall Not Be Permitted Within 50° Of an Intermittent Straam. The Proposed Development Will Impact the Straam Suffer To Penvide A

Paving And New Structures Shall Not be Permitted Within 50' Of An Intermittent Stream: The Proposed Development Will-Impact The Stream Buffer To Provide A Suitable Outfall For SWM Facility: Section 16.116(b), Which States That Grading, Removal Of Vegetative Cover And Trees, New Structures And Paving Shall Not be Permitted On Steep Slopes 25% Or Greater Over 10 Vertical Feet. The Proposed Development Proposes Grading On Steep Slopes 25% Or Greater Over 10 Vertical Feet. The Proposed Development Proposes Grading On Steep Slopes 25% Or Greater On Parcel 1172 To Accommodate The Construction For A Future Commercial Building On That Parcel And Section 16.1205(A)(0) & (10), Which Outlines The Forest Retention Priorities When Adhering To The Forest On Steep Slopes, Areas Of State Champion Trees, Trees 75% Of The Diameter Of State Champion Trees And Trees 30' In Diameter Or Larger, And Many Other Provisions, Per State Senate Bill 666, State Champion Trees Or Trees 30' Diameter Or Larger Cannot be Disturbed Without A Waiver. The Proposed Development Will Require The Removal Of 4 Of The 5 On-Site Specimen Trees Located On This Property To Accommodate The Commercial Use Development Site Improvements.

Commercial Use Development Site Improvements.

22. A Site Inspection For File Number F-11-020. Which Contained Parcels 453, 1172, 497. 22. A Site Inspection For File Number F-11-020, Which Contained Parcels 453, 1172, 497, 69 And 72 Was Completed On October, 2000 By Fisher, Collins & Carter, Inc. And To The Best Of My Knowledge There Is No Evidence That Wells Or Septic Exist On Any Of These Parcels. If Discovered During The Demolition Or Construction Process, They Will Be Properly Abandoned/Sealed And The Howard County Health Department Will Be Notified.

23. Landscape Obligation For This Property Was Provided With SDP-10-036.

24. All Existing Structures Shown On SDP-10-036 Are To Remain.

25. Plat Subject To WP-15-056 Which The Planning Director On December 1, 2014 Approved A Request To Waive Section 16.116(a)(2)(i). Which States That Grading, Removal Of Vegetative Cover And Trees. Paving And New Structures Shall Not Be Permitted Within 50' Of An Intermittent Stream. Approval is Subject To The Following Conditions:

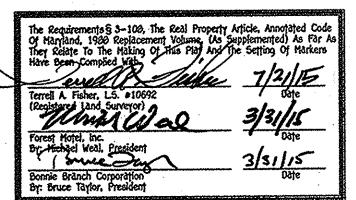
1. Complete The Redline For SDP-10-036 For All Requested Improvements.

2. Provide A Copy Of Approval Documentation From MDE To The County For The Proposed Improvements (Completed-Recieved By The County On October 10, 2014).

3. As the Stream Will Become Piped, Remove The 50' Stream Buffer From

50P-10-036 And The Final Plat F-15-001.

4. Inquirer With SHA, DED And OPW To Determine If A Public Easement Is Required For The Pipe To Be Placed On The Forest Green Property. If So. Please Show The Public Easement On The Final Plat And SDP.



APPROVED: For Public Water And Public Sewerage Systems

APPROVED: Howard County Department Of Planning And Zoning.

Howard County, Health Department.

Howard County Health Officer

Fairfon for Maura Rossman

Area Tabulation This Submission	•
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.085 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.085 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	6.000 AC.*

8/12/2015

Date MO

Developer

Forest Ventures II, LLC 5300 Dorsey Hall Drive Suite 102 Ellicott City, Maryland 21042 Ph: (443) 367-0422

Forest Motel, Inc. 10021 Battimore National Pike Ellicott City, Maryland 21042-3611

Ph: (443) 367-0422

Owner

Bonnie Branch Corporation P.O. Box 396 4100 College Avenue Ellicott City, Maryland 21043-5506 Ph: (410) 465-3674

Owner

he purpose of this play is to: (1) kesuddivide parcel A. Plats Entitled "Forest Green, Parcel A" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21636 And 21637, Creating Lots A-1 And A-2; (2) Create A 20' Public Sewer & Utility Easement: (3) Create A 24' Private Dumpster Enclosure Easement On Lot A-1; (4) Remove Existing Public Forest Conservation Easement #1; (5) Create A Public Orainage & Utility Easement On Lot A-2; And (6) To Provide Through The Off-Site Reforestation Of 0.60 Acres On A Forest Retention Bank, SDP-11-056, "Brighton Mill Property Forest Mitigation Bank".

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct: That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland: That It Is Comprised Of (1) All The Land Conveyed By William C. Childress And Elizabeth R. Childress, And Charles J. Rogers And Mary T. Rogers To Forest Motel, Inc. By Deed Dated December 1, 1967 And Recorded Among The Land Records Of Howard County, Maryland in Liber 479 At Folio 642:
And (2) All Of The Lands Conveyed By The Howard County Housing Commission To Bonnie
Branch Corporation By Deed Dated August 15, 2008 And Recorded Among The Aforesaid Land
Records in Liber 11334 At Folio 606; And (3) All Of The Land Conveyed By The Howard County Housing Commission To Bonnie Branch Corporation By Deed Dated August 15. 2008 And Recorded Among The Aforesaid Land Records in Liber 11334 At Folio 612; And (4) All Of The Land Conveyed By Michael A. Weal And Edgar W. Weal, III And Joan Weal And Robert E. Weal To Forest Motel, Inc. By Deed Dated July 17, 1990 And Recorded Among The Aforesaid Land Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By And And And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Liber 2316 At Folio 614; And (5) All Of The Land Conveyed By March And Records In Land Conveyed By March And Records In Land Conveyed By March And Records In Land Conveyed By March And Records G. Reich Partners To Bonnie Branch Corporation By Deed Dated August & Recorded Among The Aforesaid Land Records in Liber 11335 At Folio Sie and That Monuments Are in Place Or Will Be in Place Prior To The Aforesaid Land Records To The Aforesaid Land Records In Liber 11335 At Folio Sie and That All Monuments Are in Place Or Will Be in Place Prior To The Aforesaid Land Records In Liber 11335 At Folio Sie and That All Monuments Are in Place Or Will Be in Place Prior To The Aforesaid Liber 11335 At Folio Sie and That All Monuments Are In Place Prior To The Aforesaid Liber 11335 At Folio Sie and That All Monuments Are In Place Prior To The Aforesaid Liber 11335 At Folio Sie and That All Monuments Are In Place Prior To The Aforesaid Liber 11335 At Folio Sie and That All Monuments Are In Place Prior To The Aforesaid Liber 11335 At Folio Sie and That All Monuments Are In Place Prior To The Aforesaid Liber 11335 At Folio Sie and That All Monuments Are In Place Prior To The Aforesaid Liber 11335 At Folio Sie and That All Monuments Are In Place Prior To The Aforesaid Liber 11335 At Folio Sie and That Aforesaid Liber Monuments Are in Place Or Will Be in Place Prior To The Acceptance of Subdivision by Howard County, Maryland As Showin, in Accordance Will Maryland. As Amended.

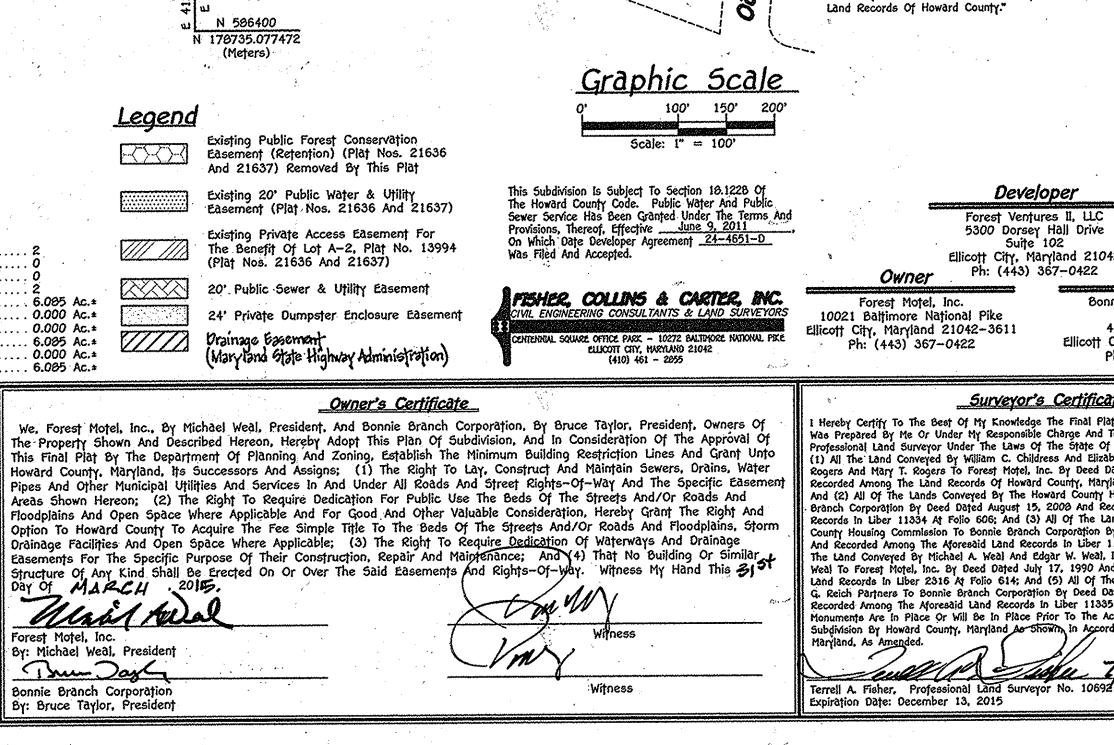
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RECORDED AS PLAT No. 23489 ON 9/18/15

Forest Green Lots A-1 And A-2

Being A Resubdivision Of Parcel A. As Shown On Plats Entitled "Forest Green, Parcel A" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21636 And 21637 Zoned: B-2 And B-1

Tax Map: 24 Grid: 2 Parcel: 72 Second Election District - Howard County, Maryland
Date: December 19, 2014 Scale: As Shown Sheet 1 Of 2



Frederick Rodd

U.S. Route 40 (Baltimore National Pike)

ZONED: B-2 ZONED: B-1

PROPERTY OF PAUL R. KRAMPF & WF. LIBER 376, FCLIC 187

P/O PARCEL 723 LOT 17, OAK LEA PLAT BOOK 7, PAGE 94 ZONED: R-20

Cour

Lea

Lot A-1

FOREST GREEN

PARCEL A

(PLAT NOS. 21636 AND 21637)

Lot A-2

Howard County ADC Map #20, Grid B-7 Vicinity Map 5cale: 1" = 1200'

General Notes:

(Meters)

N 178994.157990

PROPERIY OF

GARY S. DANGELO AND

TAMMY F. DANGELO

UBER 5072, FOLIO 666

TAX MAP 24 P/O PARCEL 723

LOT 12, OAK LEA PLAT BOOK 7,

PAGE 94

ZONED: R-20

Oak Lea

Court

PROPERTY OF CHESTER E GRIMES AND

DOLORES E. GRIMES LIBER 1145, FOLIO 448 TAX MAP 24

P/O PARCEL 723 LOT 13, OAK LEA PLAT BOOK 7, PAGE 94 ZONED: R-20

PROPERIY OF

ALBERT F. BROWN AND

GRACE L BROWN LIBER 1913, FOLIO 657

TAX MAP 24

LOT 14, OAK LEA PLAT BOOK 7, PAGE 94

ZONED: R-20

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Basements Shown On This Plan For Water, Sewer.

Storm Orainage, And Other Public Utilities Located In. On. Over, And Through Lots A-1 And A-2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The

Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their

Acceptance By Howard County. The County Shall Accept The Easements And Record The Deed(s) Of Easement in The

This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About October. 2008 By Fisher, Collins And Carter, Inc.
 B.R.L. Denotes Building Restriction Line.
 Denotes Iron Pin Set With Cap "F.C.C. 106".
 Denotes Iron Pipe Or Iron Bar Found.
 O Denotes Angular Change in Bearing Of Boundary Or Rights-Of-Way.
 B Denotes Concrete Monument Set With Cap "F.C.C. 106".
 Denotes Concrete Monument Or Stone Found.
 No Grading, Removal Of Vegetative Cover Or Trees, Paving and New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Required Buffers, Floodplain and Forest Conservation Easement Areas, Except As Permitted Per Any Approved Waiver Petition (See General Notes 21000 125.
 All Lot Areas Are More Or Less (s).

11. All Lot Areas Are More Or Less (*). 12. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '88 Grid

13. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On Site.

The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For The Forest Green Subdivision Has Been Fulfilled As Follows: A. The Reforestation Requirement For 1.3 Acres Has Been Provided On The Howard Hunt Properties, Incorporated Property Recorded As Plat No. 21630 And Provided With The Developer's Agreement For F-11-020.

8. The On-Site Forest Retention Obligation For 0.30 Acres Removed By Recordation Of This Plat is Provided by Off-Site Reforestation Of 0.60 Acres On A Forest Retention Bank, SDP-11-056. "Brighton Mill Property Forest Mitigation Bank". Forest

Surety is Not Required.

15. There are No Wetlands Within This Property Based On A Report From Eco-Science Professionals.

Inc. Dated February 9, 2009.

Previous Department Of Planning And Zoning File Numbers: WP-10-110, WP-10-132, ZB-1084-M, SDP-10-036 And F-11-020.

28-1084-M. SDP-10-036 And F-11-020.

17. There is No 100 Year Floodplain On This Property.

18. This Plat is in Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Or Construction Of This Lot 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.

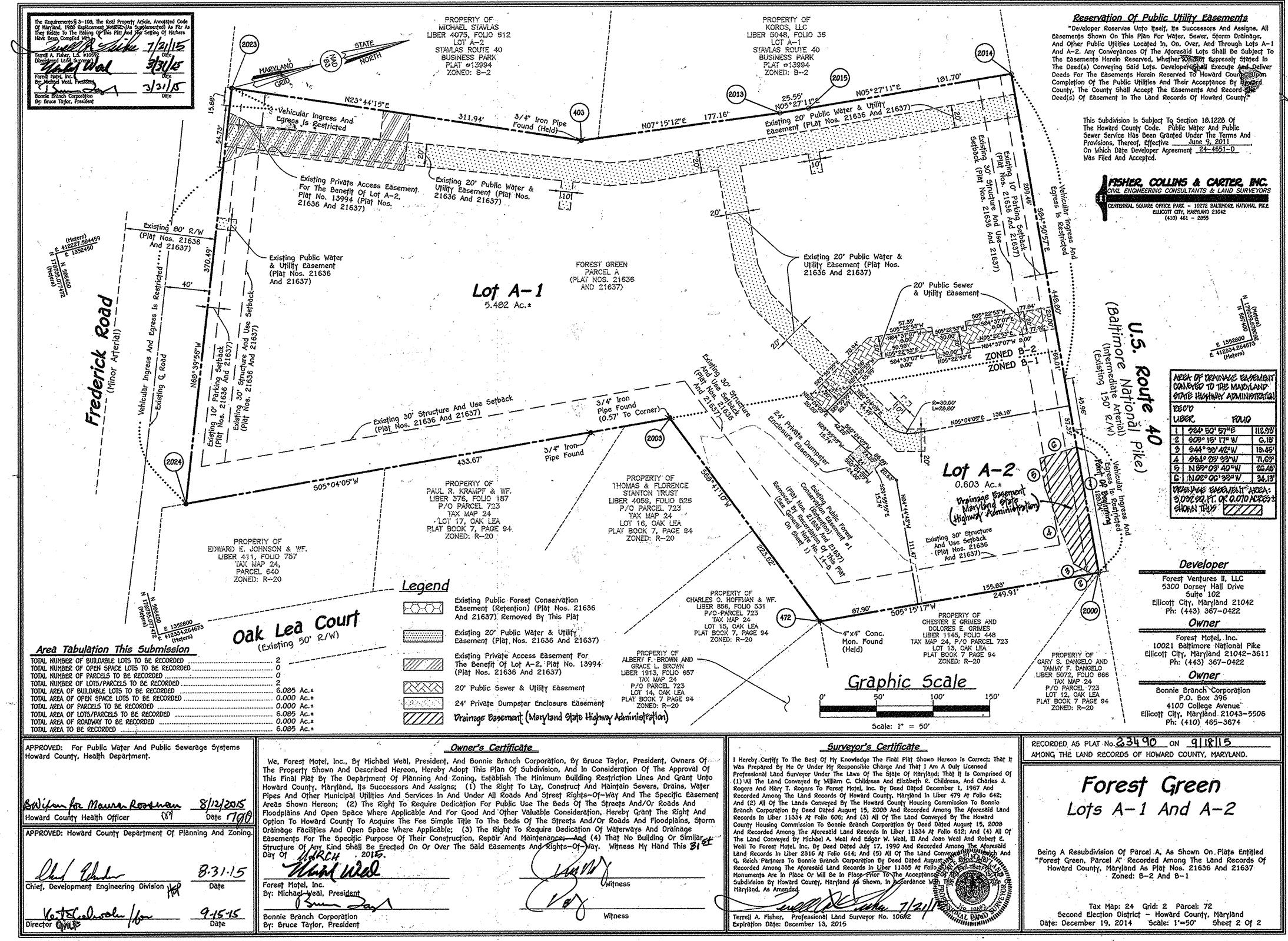
19. WP-10-110 is To Waive Section 16.156(g)(2), Which States That if The Department Of Planning And Zoning Or The Review Committee Indicates That Additional Information is Needed in Order To Decide Whether To Approve The Plan, The Developer Shall Provide The Information Within 45 Days Of Receiving Such Indication. Approval is Subject To The Pollowing Conditions:

1) The Developer Shall Resubmit The Site Development Plan To The Department Of Planning And Zoning Within 60 Days From The Previous Due Date Of March 11, 2010 (On Or Before May 10, 2010).

2) Additional Extensions Of Time To Complete Deadlines Will Require Additional Waiver

2) Additional Extensions Of Time To Complete Deadlines Will Require Additional Waiver Petitions, Unless Proof Of Government Delay Can Be Established.

Purpose Statement



11/2006/06/21/4/WAN RECORD DI ATS/06/067-4001 FOREST GREEN-LOTS A-1 AND A-2-RECORD PLAT-SHEET 2 dwg. SHEET 3

F-15-001