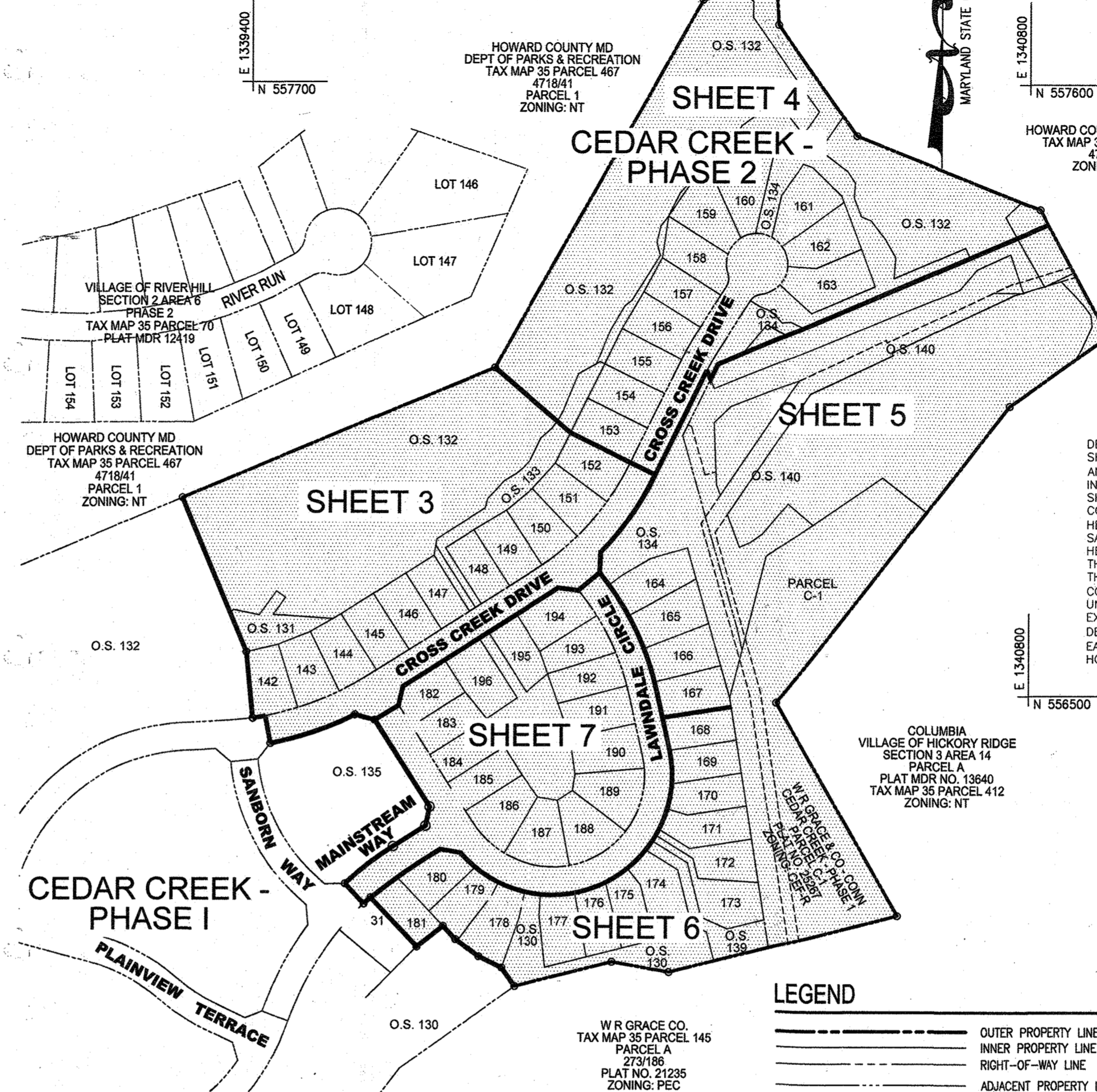
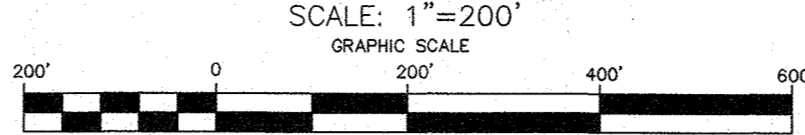


GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 35HA AND 35HB WERE USED FOR THIS PROJECT.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
 - DENOTES IRON PIPE OR BAR FOUND
 - DENOTES STONE OR MONUMENT FOUND
 - ⊗ DENOTES REBAR WITH CAP SET
 - BRL DENOTES BUILDING RESTRICTION LINE
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON PLATS 23334-23337, RECORDED MAY 2015 BY MORRIS & RITCHE ASSOCIATES, INC. THE BOUNDARY HAS BEEN VERIFIED BY VOGEL ENGINEERING-TIMMONS GROUP, SEPTEMBER 2017.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "CEF-R" PER ZONING BOARD DECISION AND ORDER FOR CASE ZB1104M, APPROVED ON APRIL 6, 2015 AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- HOWARD COUNTY ZONING BOARD CASE ZB-1104-M, APPROVED ON APRIL 6, 2015, CONTAINED THE FOLLOWING CONDITIONS OF APPROVAL:
 - THE ZONING BOARD, WHILE FULLY SUPPORTING THIS COMMUNITY BEING ANNEXED INTO THE VILLAGE OF RIVER HILL WANTS TO ENSURE THAT THE ACCESSORY USE PROVISIONS APPLICABLE TO THIS DEVELOPMENT BE THE SAME AS THOSE APPLICABLE TO RIVER HILL IF THE PROPERTY IS TO BE ANNEXED, OR SUBSTANTIALLY SIMILAR TO R-SC TYPE DEVELOPMENTS, IF THE PROPERTY IS NOT ANNEXED. THEREFORE, THE BOARD APPROVED FOR THIS DEVELOPMENT IF IT IS ANNEXED INTO THE VILLAGE OF RIVER HILL THE ACCESSORY USE PROVISIONS APPLICABLE TO RIVER HILL, WHETHER THEY BE ANY SPECIFIC ACCESSORY USE PROVISIONS IN THE RECORDED FINAL DEVELOPMENT PLAN FOR THE SECTION OF RIVER HILL ADJOINING THE SUBJECT PROPERTY, OR THE ACCESSORY USE PROVISIONS OF SECTION 110.0 (R-SC DISTRICT), OR ANY COMBINATION THEREOF; THE BOARD ALTERNATIVELY APPROVES FOR THIS DEVELOPMENT IF IT IS NOT ANNEXED INTO THE VILLAGE OF RIVER HILL, THE PROPOSED ACCESSORY USE PROVISIONS ORIGINALLY PROPOSED IN PETITIONER'S BOOKLET (PETITIONER'S EXHIBIT 2A'S ACCESSORY USE PROVISIONS WITH THE DELETIONS FOR SECTIONS B.5., 6., AND 8. REMOVED)
 - THE PETITIONER SHALL PROVIDE ON THE SUBSEQUENT SITE DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY'S DEVELOPMENT PROPOSED ADDITIONAL SCREENING AS NECESSARY ON PIPE STEM LOTS 3, 12, 15, 24, 27, 35, 38, AND 45 TO ENSURE APPROPRIATE YARD SEPARATION.
 - THE PETITIONER SHALL PROVIDE ON THE SUBSEQUENT SITE DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY'S DEVELOPMENT A CONNECTION BETWEEN THE NEIGHBORHOOD TRAIL AND THE CUL-DE-SAC BETWEEN LOTS 25 AND 26 SIMILAR TO THAT PROVIDED BETWEEN LOTS 13 AND 14 AND LOTS 36 AND 37 AS SHOWN ON THE CONCEPT PLAN.
- ITEMS B & C ABOVE ARE NO LONGER APPLICABLE DUE TO THE SITE CHANGES ASSOCIATED WITH THE SECOND HEARING.
 - IN ACCORDANCE WITH SECTION 121.0, THE HOWARD COUNTY ZONING BOARD HELD A SECOND HEARING FOR A DETERMINATION OF MINOR MODIFICATION (CASE ZB-1104-M). ON NOVEMBER 10, 2016 THE HOWARD COUNTY ZONING BOARD APPROVED THE REQUEST AND DETERMINED:
 - S-15-007 PROPOSES MINOR MODIFICATIONS TO THE APPROVED DEVELOPMENT CONCEPT PLAN IN THIS MATTER IN ACCORDANCE WITH ZONING REGULATION SECTION 121.0.
 - S-15-007, AS APPROVED, SHALL CONSTITUTE THE NEW DEVELOPMENT CONCEPT PLAN IN THIS CASE.
 - THE PETITIONER IS NOT REQUIRED TO COMMENCE A NEW CEF APPLICATION FOLLOWING THE SAME PROCEDURES USED FOR A PETITION TO CREATE A NEW CEF DISTRICT; AND
 - SECTION C.2 OF THE BULK REGULATIONS IN THIS CASE IS APPROVED TO BE AMENDED FROM SPECIFYING A 10' SETBACK FOR "BUILDING/USE" TO A 10' SETBACK FOR "PRINCIPAL STRUCTURE".
- AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE --- 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 - GEOMETRY --- MAX. 1% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES---MINIMUM 12 FEET.
 - MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- LOTS 172-173 WILL UTILIZE A PRIVATE USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 172-173 ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- TRASH AND RECYCLING COLLECTION WILL BE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- CROSS CREEK DRIVE PUBLIC ACCESS STREET 16+00 - 23+50
PUBLIC ACCESS PLACE 23+50 - END
MAINSTREAM WAY PUBLIC ACCESS STREET
LAWDALE CIRCLE PUBLIC ACCESS STREET
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
-WATER FOR THIS PHASE IS FROM 24-5009-D.
-SEWER FOR THIS PHASE IS FROM 24-5009-D.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 12-20-2019, ON WHICH DATE DEVELOPER AGREEMENT F-18-041 WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, WP-17-108, F-18-041, WP-18-083
- THERE ARE NO FLOODPLAIN LOCATED ON THE PHASE 2 LOTS.
- WETLANDS AND STREAMS SHOWN FOR THE PROJECT ARE BASED ON THE DELINEATION BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED MAY 31, 2013 AND APPROVED AUGUST 23, 2016.
-FOREST STAND DELINEATION REPORT DATED MAY 29, 2015 AND FEBRUARY 2016 WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. AND APPROVED AUGUST 23, 2016.
-THERE ARE NO WETLANDS LOCATED ON THE PHASE 2 LOTS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.

SEE SHEET 2 FOR CONTINUATION...

LOCATION / KEY MAP



LEGEND

- OUTER PROPERTY LINE
- INNER PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- SHEET MATCHLINE

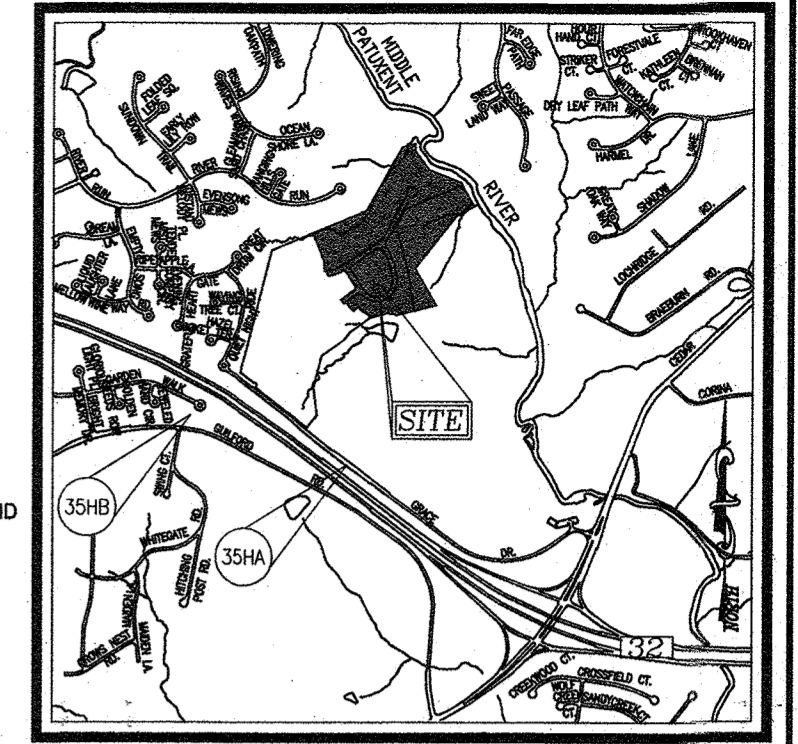
AREA TABULATION CHART

	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	TOTAL
BUILDABLE LOTS TO BE RECORDED	11	11	4	14	15	55
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0	0	0	0
OPEN SPACE LOTS TO BE RECORDED	0	0	0	0	0	0
TOTAL LOTS AND PARCELS TO BE RECORDED	11	11	4	14	15	55
AREA OF BUILDABLE LOTS TO BE RECORDED	2,076.0 AC	2,334.0 AC	0,868.8 AC	2,661.4 AC	2,869.0 AC	10,809.2 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	2,076.0 AC	2,334.0 AC	0,868.8 AC	2,661.4 AC	2,869.0 AC	10,809.2 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
TOTAL AREA TO BE RECORDED	2,076.0 AC	2,334.0 AC	0,868.8 AC	2,661.4 AC	2,869.0 AC	10,809.2 AC

DENSITY TABULATION

PHASE	GROSS AREA	FLOODPLAIN STEEP SLOPES	NET AREA	UNITS PERMITTED	UNITS PROPOSED	OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED	NON CREDITED OPEN SPACE PROVIDED	CREDITED OPEN SPACE PROVIDED
F-18-041 PHASE 1	66,807.6 AC±	2,140.0 AC±	64,667.6 AC±	184	129 *	22,050.0 AC±	30,690.0 AC±	0.0000 AC±	3,001.0 AC±
PHASE 2	10,806.2 AC±	0.0000 AC±	10,806.2 AC±	N/A	55	N/A	N/A	N/A	N/A

* F-18-041 PHASE 1 CONSISTS OF 83 SFA AND 46 SFD UNITS



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 32
GRID B-3, C-3, B-4 & C-4

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS 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, ON, OVER AND THROUGH LOTS 142 THROUGH 196, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL 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 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 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.

THE REQUIREMENTS OF § 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.

Eric David Salmi 1/13/2020
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
John L. ... 1/14/2020
DATE
SIMPSON OAKS CRP3, LLC

MIHU AGREEMENT

IN ACCORDANCE WITH SECTION 121.0 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS.
AT LEAST 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). 184 X 10% = 19 UNITS.
- THE 19 MIHU (SFA) UNITS SHALL PROVIDED UNDER F-18-041.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE F-18-041 NON-BUILDABLE BULK PARCELS A - G TO CREATE LOTS 142-196 (PLATS 25254-25269).

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
Maureen Roseman 2/13/2020
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris ... 3.3.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John ... 3/12/20
DIRECTOR DATE

OWNER'S CERTIFICATE
WE, SIMPSON OAKS CRP3, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.
WITNESS OUR HANDS THIS 14 DAY OF JANUARY 2020.
John ...
SIMPSON OAKS CRP3, LLC.
John ...
WITNESS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM W.R. GRACE & CO., - COIN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157.
I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.
Eric David Salmi 1/13/2020
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25377 ON 3-13-2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF RESUBDIVISION
CEDAR CREEK - PHASE 2
LOTS 142-196
A RESUBDIVISION OF CEDAR CREEK - PHASE 1
NON-BUILDABLE BULK PARCELS A-G
PLAT # 25254 - 25269
DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, WP-17-108, WP-20-010, WP-20-035
TAX MAP 35 GRID 21, P/O PARCEL 145 ZONED: CEF-R
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN JANUARY 2019
SHEET 1 OF 7

GENERAL NOTES (CONTINUED)

21. A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP, ENTITLED "TRAFFIC IMPACT ANALYSIS" WAS APPROVED JANUARY 19, 2016.
22. THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON MARCH 19, 2104 AT THE ROBINSON NATURE CENTER.
23. THIS PROJECT, CEDAR CREEK # 14-06, HAS BEEN REVIEWED BY THE HOWARD COUNTY DESIGN ADVISORY PANEL (DAP) ON MARCH 26, 2014.
24. THE ENVIRONMENTAL CONCEPT PLAN (ECP15-080) WAS APPROVED PER LETTER DATED AUGUST 23, 2016 AND THE SECOND HEARING FOR CASE ZB-1104-M ON NOVEMBER 10, 2016
25. IN ACCORDANCE WITH SECTION 121.0(C) OF THE HOWARD COUNTY ZONING REGULATIONS AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS CEF-R PROJECT IS 33% OF GROSS AREA.
THE OPEN SPACE REQUIREMENTS FOR THIS PROJECT WERE SATISFIED UNDER F-18-041
26. ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON MARCH 27, 2019, DEPARTMENT REF# 019527133
27. THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, PRESERVATION PARCELS, AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN.
28. IN ACCORDANCE WITH SECTION 121.0 OF THE HOWARD COUNTY ZONING REGULATIONS AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THE RECREATION OPEN SPACE FOR THIS CEF-R PROJECT IS 1,000 SF / UNIT.
THE OVERALL REQUIREMENT WAS SATISFIED UNDER F-18-041.
29. STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
STORM WATER MANAGEMENT FOR THIS PROJECT TO BE PROVIDED BY THE USE OF NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA.
-PRIVATE ON-LOT PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED BY INDIVIDUAL PROPERTY OWNERS, SEE NOTE 30.
-PRIVATE OFF-LOT PRACTICES (WHICH RECEIVE NO PUBLIC ROAD RUNOFF) WILL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
-MICRO-SCALE FACILITIES MANAGING ROAD RUNOFF SHALL BE DESIGNATED AS EITHER PUBLICLY OR PRIVATELY OWNED AND JOINTLY MAINTAINED FACILITIES (H.O.A. AND HOWARD COUNTY); HOWARD COUNTY WILL MAINTAIN OUTLET STRUCTURES AND STORM DRAIN OUTLET PIPES WHILE THE H.O.A. SHALL MAINTAIN LANDSCAPE WALLS, ROUTINE MULCHING, WEEDING, PLANTINGS, PERFORATED UNDERDRAINS, OUTLET STRUCTURE FEEDER PIPES, AND ROUTINE SOIL REPLACEMENT.
-PER HOWARD COUNTY REQUIREMENT AND IN ACCORDANCE VOLUME 1, CHAPTER 5, SECTION 5.2.1.A.; 10 & 100 YEAR QUANTITY MANAGEMENT HAVE BEEN PROVIDED.
-IN ORDER TO MEET THE PROJECTS QUANTITY MANAGEMENT REQUIREMENTS, THE DEVELOPER PROPOSES THE FOLLOWING:
1. IN COOPERATION WITH W.R. GRACE, THE RECONSTRUCTION OF THE W.R. GRACE "FARM POND" FACILITY. THIS FACILITY WILL BE RECONSTRUCTED TO CURRENT MD-378 AND HOWARD COUNTY -VOLUME 1, CHAPTER 5 SPECIFICATIONS.
THIS FACILITY SHALL BE RECONSTRUCTED AS A P-3 WET EXTENDED DETENTION POND.
-THIS FACILITY WILL BE OWNED AND MAINTAINED BY W.R. GRACE.
2. A LARGE QUANTITY FACILITY SWM #2 SHALL PROVIDE 10 & 100 YEAR QUANTITY MANAGEMENT
-THIS FACILITY SHALL BE A DETENTION POND.
-THIS FACILITY WILL BE OWNED AND MAINTAINED BY W.R. GRACE.
3. A SMALL ONSITE QUANTITY FACILITY SWM #3 WILL PROVIDE 10 & 100 YEAR QUANTITY MANAGEMENT AND IS DESIGNED AS A "1-1" SAND FILTER.
-THIS FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
30. DECLARATION OF COVENANTS FOR LOTS 142-196 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
31. THE GROUNDWATER USE RESTRICTION AREA SHOWN HEREON IS DESCRIBED IN A TITLE NOTICE DATED APRIL 7, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11163 FOLIO 568. THE TITLE NOTICE DECLARES THAT THE AREA IS SUBJECT TO THE RESOURCE CONSERVATION AND RECOVERY CORRECTIVE ACTION PERMIT AND THE PROHIBITION AGAINST THE DEVELOPMENT OF ONSITE WELLS FOR DRINKING WATER OR OTHER DOMESTIC USES.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT WAS SATISFIED UNDER F-18-041.
33. LANDSCAPING FOR THIS PROJECT WAS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE F-18-041 ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
34. PUBLIC STREET TREES WERE PROVIDED UNDER F-18-041 FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE LANDSCAPE MANUAL AND THE ZONING BOARD DECISION AND ORDER, ZB-1104-M.
35. - IN ACCORDANCE WITH DESIGN MANUAL-VOLUME 3, CHAPTER 2 - SECTION 2.9.B. PARKING IS REQUIRED AT TWO (2) SPACES PER UNIT OFF STREET PARKING TO INCLUDE GARAGE SPACE, DRIVEWAY, PARKING PAD AND COURTS. GARAGES SHALL BE A FULL SPACE.
36. THIS PROJECT IS SUBJECT TO WP-16-073. ON JANUARY 4, 2016, THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.144(D)(2) FOR A REVISED SUBMISSION OF A SKETCH PLAN WITHIN 45 DAYS AND SECTION 16.104(B)(1) FOR A REVISED SUBMISSION OF A WAIVER PETITION WITHIN 45 DAYS.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
1. WITHIN 90 DAYS FROM THE DATE OF THE APPROVAL LETTER (APRIL 3, 2016) THE DEVELOPER SHALL RESUBMIT TO THE DEPARTMENT OF PLANNING AND ZONING THE REVISED SKETCH PLAN, S-15-007, AND REVISED WAIVER PETITION WP-16-038. IF THE SKETCH PLAN AND WAIVER PETITION ARE NOT RESUBMITTED WITHIN 90 DAYS, THE SKETCH PLAN WILL BE VOIDED AND THE WAIVER PETITION WILL BE DENIED. AFTER 90 DAYS ANY PLANS RESUBMITTED MUST BE PROCESSED AS A NEW SKETCH PLAN AND A NEW WAIVER PETITION REQUEST.
37. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON OCTOBER 22, 2015, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION DEFERRED THE REQUEST TO WAIVE THE REQUIREMENTS OF SECTION 2.5.B OF DESIGN MANUAL VOLUME III, WHICH REQUIRES A MINIMUM OF 250 FEET SPACING BETWEEN INTERSECTING ROAD CENTERLINES.
-A REQUEST FOR RECONSIDERATION WAS SUBMITTED AND ON APRIL 25, 2016, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE SECTION 2.5.B.1 TO REDUCE THE INTERSECTION SPACING FROM 250 FEET TO 240.79 FEET AND SECTION 2.3.A.3.E WHICH REQUIRES A SECOND MEANS OF ACCESS WHEN VOLUME EXCEEDS 1,000 ADT, PROVIDING AN ALTERNATE DESIGN AND SECTION 2.3.A.1 FOR REDUCTIONS IN CENTERLINE RADI. APPROVAL IS SUBJECT TO THE CONDITION TO PROVIDE THE PAVEMENT WIDTH OF 22 FEET ON NORTH AND SOUTHBOUND ROAD A BETWEEN ROAD B & GRACE DRIVE AND PARKING ALONG REDUCED HORIZONTAL CURVES BE RESTRICTED.
38. A PRELIMINARY PLAN (P-17-002) WAS APPROVED ON OCTOBER 6, 2017.
39. THIS PROJECT IS SUBJECT TO WP-18-038. ON DECEMBER 5, 2016, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1205(A)(7)(10) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. APPROVAL IS TO REMOVE 41 SPECIMEN TREES IDENTIFIED ON THE ALTERNATIVE COMPLIANCE EXHIBIT. A SEPARATE ALTERNATIVE COMPLIANCE REQUEST MUST BE SUBMITTED AND APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING FOR ANY OTHER SPECIMEN TREE TO BE REMOVED, UNLESS OTHERWISE NOTED IN THESE CONDITIONS OF APPROVAL.
2. SPECIMEN TREES WHERE THE CRITICAL ROOT ZONE IS IMPACTED BY THE LIMIT OF DISTURBANCE WILL REQUIRE PRE, DURING, AND POST-CONSTRUCTION PRACTICES AND MEASURES TO MINIMIZE IMPACT TO THE TREES. THESE SPECIFIC PRACTICES WILL BE IDENTIFIED WITHIN THE FINAL SUBDIVISION PLAN AND SHALL BE IMPLEMENTED AND/OR SUPERVISED IN THE FIELD BY A CERTIFIED ARBORIST.
3. SPECIMEN TREES WHERE THE CRITICAL ROOT ZONE IS IMPACTED BY THE LIMIT OF DISTURBANCE, AND INDICATED IN THE ALTERNATIVE COMPLIANCE EXHIBIT TO BE IN POOR OR FAIR CONDITION, MAY BE REMOVED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST IF A CERTIFIED ARBORIST DETERMINES SURVIVAL OF THE TREE IS IMPROBABLE OR THE TREE MAY BE A POTENTIAL HAZARD TO THE DEVELOPMENT. PRIOR TO REMOVING THE TREE, THE APPLICANT SHALL SUBMIT A REPORT FROM THE CERTIFIED ARBORIST TO THE DEPARTMENT OF PLANNING AND ZONING DETAILING THE TREES CONDITION, THE PRACTICES EXAMINED TO SAVE THE TREE, AND THE REASONING FOR THE TREE'S REMOVAL.
4. REMOVAL OF THE 41 SPECIMEN TREES WILL REQUIRE MITIGATION AS ADDITIONAL LANDSCAPE PLANTINGS OR 1" CALIPER FOREST CONSERVATION PLANTINGS, OR A COMBINATION THEREOF. MITIGATION WILL BE DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING DURING THE REVIEW OF THE PRELIMINARY PLAN OR FINAL PLAN WHEN SITE DESIGN IS FURTHER ENGINEERED.

40. IN ACCORDANCE WITH SECTION 121.0 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. AT LEAST 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). 184 LOTS X 10% = 19 UNITS.
-19 SFA UNITS SHALL BE PROVIDED FOR THIS PROJECT, REFER TO F-18-041.
- A MIHU AGREEMENT WAS RECORDED SIMULTANEOUSLY WITH THE RECORDING OF F-18-041.
41. THIS PROJECT IS SUBJECT TO WP-17-108. ON JULY 20, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE WITH SUBSECTION 16.144(G) OF THE CODE, REQUIRING A PRELIMINARY PLAN FOR PHASE 2:
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. APPLICANT SHALL SUBMIT A FINAL PLAN APPLICATION BASED ON P-17-002, ONCE APPROVED, AND SHALL RECORD A SUBDIVISION PLAN WITH THE LAND RECORDS OFFICE OF HOWARD COUNTY BASED ON SAID FINAL PLAN. THE FINAL PLAN SHALL INDICATE PHASE 1 AND PHASE 2 OF THE CEDAR CREEK SUBDIVISION. THE PHASE 1 FINAL PLAN WILL INCLUDE BUILDING LOTS, NON-BUILDABLE BULK PARCELS, OPEN SPACE LOTS AND ROAD CONSTRUCTION DRAWINGS FOR THE ENTIRE PROJECT. THE PHASE 2 FINAL PLAN WILL ONLY SHOW THE RESUBDIVISION OF NON-BUILDABLE PARCELS INTO THE REMAINING BUILDABLE LOTS.
42. THIS PROJECT IS SUBJECT TO WP-18-083. ON APRIL 3, 2018, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE FROM SECTION 16.144(G)(3) AND SECTION 16.144(R)(1)(I) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPLICANT SHALL SUBMIT TO THE DEPARTMENT OF PLANNING AND ZONING A FINAL PLAN IN ACCORDANCE WITH APPROVED SKETCH PLAN S-15-007 AND THE REQUIREMENTS OF SECTION 16.146 OF THE HOWARD COUNTY CODE AS INDICATED WITHIN THE DPZ APPROVAL LETTER DATED DECEMBER 20, 2016, WITHIN 6 MONTHS OF THE PREVIOUS DEADLINE DATE OF DECEMBER 31, 2017 (OR UNTIL JUNE 31, 2018). IF THE SUBMISSION IS NOT MADE BY THE ESTABLISHED DEADLINE THE PLAN SHALL BE VOIDED AND THE APPLICATION FOR PLAN APPROVAL CONSIDERED WITHDRAWN IN ACCORDANCE WITH SUBSECTION 16.144(R)(1)(I) OF THE CODE.
2. THE APPLICANT IS ADVISED THAT THE GRANTING OF 55 HOUSING UNIT ALLOCATIONS TO S-15-007 WAS RESCINDED UPON VOIDING OF THE PLAN DUE TO THE MISSED MILESTONE DEADLINE; THEREFORE UPON REACTIVATION ALLOCATIONS MUST AGAIN BE GRANTED AND THE OPEN/CLOSED SCHOOLS TEST REPEATED. ACCORDING TO THE DPZ RESEARCH DIVISION THE PLAN WILL RECEIVE 55 ALLOCATIONS FOR THE 2020 ALLOCATION YEAR IN THE ESTABLISHED COMMUNITIES ALLOCATION AREA. IT WILL TAKE THE OPEN/CLOSED SCHOOLS TEST AND PASS FOR THE WEST SCHOOL REGION, THE POINTERS RUN ELEMENTARY SCHOOL DISTRICT, AND THE CLARKSVILLE MIDDLE SCHOOL DISTRICT. GIVEN THAT THE AFO TESTS WILL PASS, THE PLAN WILL BE ACCEPTED FOR PROCESSING FOR THIS 55-UNIT PHASE.
3. THE APPLICANT IS STRONGLY ADVISED THAT ADDITIONAL REQUESTS FOR WAIVERS OF SUBSECTION 16.144(R)(1)(I) WITH RESPECT TO S-15-007 MAY BE DENIED.
43. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
44. ROAD CONSTRUCTION DRAWINGS ASSOCIATED WITH CEDAR CREEK PHASE 2 WERE SUBMITTED UNDER PLAN F-18-041.
THIS PROJECT IS SUBJECT TO WP-20-010. ON SEPTEMBER 12, 2019, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(p) WHICH REQUIRES THE DEVELOPER TO PAY ALL REQUIRED FEES TO THE COUNTY WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS THE PLANNING DIRECTOR ALSO APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.144(q) WHICH REQUIRES THE DEVELOPER TO SUBMIT THE FINAL SUBDIVISION PLAN TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECDORATION WITHIN 180 DAYS OF FINAL PLAN APPROVAL.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
F-18-041 CEDAR CREEK - PHASE 1
1. THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS AS INDICATED WITHIN THE EMAIL FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED JULY 11, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF AUGUST 18, 2019 (OR UNTIL OCTOBER 17, 2019).
2. THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAN TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECDORATION AS INDICATED WITHIN THE EMAIL FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED JULY 11, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF SEPTEMBER 17, 2019 (OR UNTIL NOVEMBER 16, 2019).
- F-18-109, CEDAR CREEK- PHASE 2
1. THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAN TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECDORATION AS INDICATED WITHIN THE DPZ TECHNICALLY COMPLETE LETTER DATED APRIL 11, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF OCTOBER 8, 2019 (OR UNTIL DECEMBER 7, 2019).
46. THIS PROJECT IS SUBJECT TO WP-20-035. ON OCTOBER 18, 2019, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(p) WHICH REQUIRES THE DEVELOPER TO PAY ALL REQUIRED FEES TO THE COUNTY WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS THE PLANNING DIRECTOR ALSO APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.144(q) WHICH REQUIRES THE DEVELOPER TO SUBMIT THE FINAL SUBDIVISION PLAN TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECDORATION WITHIN 180 DAYS OF FINAL PLAN APPROVAL.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
F-18-041, CEDAR CREEK - PHASE 1
1. THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED SEPTEMBER 12, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF OCTOBER 17, 2019 (OR UNTIL DECEMBER 16, 2019).
2. THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAN TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECDORATION AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED SEPTEMBER 12, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF NOVEMBER 16, 2019 (OR UNTIL JANUARY 15, 2020).
- F-18-109, CEDAR CREEK- PHASE 2
1. THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAN TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECDORATION AS INDICATED WITHIN THE ALTERNATIVE COMPLIANCE APPROVAL LETTER FROM KENT SHEUBROOKS, DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT, DATED SEPTEMBER 12, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF DECEMBER 7, 2019 (OR UNTIL FEBRUARY 5, 2020).
47. ADDITIONAL OPEN SPACE IS BEING PROVIDED ON THE VILLAGE OF HICKORY RIDGE - SECTION 3 AREA 14 - PARCEL A - PARCEL A - PLAT MDR NO. 13640. PARCEL A SHALL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS BY W.R.GRACE. PARCEL 'A' IS KNOWN AS TAX MAP 35, PARCEL 412. PARCEL 412 (PARCEL 'A') IS CONVEYING 31.39 ACRES OF OPEN SPACE TO THE "CEDAR CREEK" PROJECT.
48. ON APRIL 18, 2016 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DETERMINED THE EXISTING ENCROACHMENT FOR THE STORM DRAIN OCCURRING ALONG GRACE DRIVE. THE DISTURBANCE REQUIRED TO CONNECT TO PUBLIC SEWER, AND THE RECONSTRUCTION OF THE OFF SITE POND TO MEET MD-378 STANDARDS ARE NECESSARY DISTURBANCE.
49. ON APRIL 1, 2019 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DETERMINED THIRTEEN AREAS OF ENVIRONMENTAL DISTURBANCES FOR STORM DRAIN OUTFALL PIPES, RIP-RAP CHANNELS, ASSOCIATED GRADING AND A PEDESTRIAN PATHWAY AND FOOT BRIDGE WITHIN THE 50' AND 100' STREAM BUFFERS, 25' SUBLANDS BUFFERS AND 100 YEAR FLOODPLAIN AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

CEF-R REGULATIONS:

- A. PERMITTED USES:
-SINGLE FAMILY ATTACHED (SFA) DWELLING UNITS
-SINGLE FAMILY DETACHED (SFD) DWELLING UNITS
- B. ACCESSORY USES:
THE FOLLOWING ARE PERMITTED ACCESSORY USES IN THIS CEF-R DISTRICT. MORE THAN ONE ACCESSORY USE SHALL BE PERMITTED ON A LOT, PROVIDED THAT THE COMBINATION OF ACCESSORY USES REMAINS SECONDARY, INCIDENTAL, AND SUBORDINATE TO THE PRINCIPAL USE.
1. ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED DWELLINGS. ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENT OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.A.
2. THE HOUSING BY A RESIDENT FAMILY OF:
a. NOT MORE THAN FOUR NON-TRANSIENT ROOMERS OR BOARDERS; OR
b. NOT MORE THAN EIGHT MENTALLY AND/OR PHYSICALLY DISABLED PERSON OR PERSON 62 YEARS OF AGE OR OLDER, PROVIDED THE USE IS REGISTERED, LICENSED OR CERTIFIED BY THE STATE OF MARYLAND, OR
c. A COMBINATION OF A AND B ABOVE, PROVIDED THAT THE TOTAL NUMBER OF PERSONS HOUSED IN ADDITION TO THE RESIDENT FAMILY DOES NOT EXCEED EIGHT
3. HOME OCCUPATIONS, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.C.
4. HOME CARE, PROVIDED THAT IF HOME CARE IS COMBINED WITH HOUSING OF MENTALLY OR PHYSICALLY DISABLED PERSONS OR PERSONS 62 YEARS OF AGE OR OLDER, AS ALLOWED BY PARAGRAPH 2.B ABOVE, THE TOTAL NUMBER OF PERSONS RECEIVING HOME CARE AT ANY ONE TIME PLUS THE NUMBER OF PERSONS BEING HOUSED SHALL NOT EXCEED EIGHT.
5. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE FAMILY DETACHED DWELLINGS, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.L.
6. ACCESSORY SOLAR COLLECTORS
- C. GENERAL BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):

	REQUIRED	PROVIDED
1. MAXIMUM DENSITY:	2.75 DWELLING UNITS/ GROSS ACRE	2.75 DWELLING UNITS/ GROSS ACRE
2. PRINCIPAL STRUCTURE (SEE ITEM 1):		
a. FROM EXTERNAL PROPERTY LINES(ADJACENT TO SFD UNITS):	105'	105'
b. FROM EXTERNAL PROPERTY LINES(ADJACENT TO ALL OTHER):	30'	30'
c. FROM EXTERNAL RIGHTS-OF-WAYS:	50'	50'
3. MINIMUM DISTANCE BETWEEN SINGLE FAMILY ATTACHED BUILDINGS AND SINGLE FAMILY DETACHED BUILDINGS:		
a. FACE TO FACE:	30'	30'
b. FACE TO SIDE/REAR TO SIDE:	30'	30'
c. SIDE TO SIDE:	15'	15'
d. REAR TO REAR:	60'	60'
e. REAR TO FACE:	100'	100'
D. SINGLE FAMILY DETACHED BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):		
1. MINIMUM LOT SIZE:	7,200 SF	7,200 SF
2. MINIMUM WIDTH AT BUILDING RESTRICTION LINES:	60'	60'
3. BUILDING SETBACKS (SEE ITEM 1):		
a. FRONT:	20'	20'
b. SIDE (CORNER LOTS):		
i. FROM RIGHT-OF-WAY:	15'	15'
ii. TOTAL OF BOTH SIDE YARDS:	25'	25'
c. SIDE (INTERIOR LOTS):		
i. FROM LOT LINES:	7.5'	7.5'
ii. TOTAL OF BOTH SIDE YARDS:	15'	15'
d. REAR - PRINCIPAL STRUCTURE:	30'	30'
e. REAR - ACCESSORY STRUCTURE:	10'	10'
4. USE SETBACKS:	0'	0'
*USES INCLUDE DRIVEWAYS, PATIOS, AND LANDSCAPE STRUCTURES (PERGOLAS AND ARBORS INCLUDED)		
5. MAXIMUM HEIGHT:		
a. PRINCIPAL STRUCTURE:	34'	34'
(HOWEVER, THE MAXIMUM HEIGHT FOR PRINCIPAL STRUCTURES WITH GABLE, HIP, OR GAMBREL ROOFS SHALL BE 40')		
b. ACCESSORY STRUCTURES:	15'	15'
E. SINGLE FAMILY ATTACHED BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):		
1. MINIMUM LOT SIZE:	1,840 SF	1,840 SF
2. MAXIMUM UNITS PER STRUCTURE:	7 UNITS	7 UNITS
3. BUILDING SETBACKS (SEE ITEM 1):		
a. FRONT:	20'	20'
b. SIDE (ADJACENT TO RIGHT-OF-WAY):	20'	20'
c. SIDE (EXTERNAL LOT LINE):	5'	5'
d. SIDE (INTERNAL LOT LINE):	0'	0'
e. REAR - PRINCIPAL STRUCTURE:	20'	20'
f. REAR - ACCESSORY STRUCTURE:	10'	10'
4. MAXIMUM HEIGHT:		
a. PRINCIPAL STRUCTURE:	40'	40'
b. ACCESSORY STRUCTURES:	15'	15'
5. MAXIMUM LOT COVERAGE:	60%	60%
6. MAXIMUM BUILDING LENGTH:	180'	180'
7. SIDE SETBACKS FOR DECKS & PORCHES:		
a. INTERNAL LOT LINE:	1'	1'
b. EXTERNAL LOT LINE:	5'	5'
F. OPEN SPACE:	33% (22.05 AC)	30.69 AC. F-18-041
PARCEL 145, B-1:	30.69 AC.	
ADDITIONAL ZB-1104-M - PARCEL 412 - PARCEL A (W.R. GRACE TO HOWARD COUNTY):	31.39 AC.	
(SEE GENERAL NOTE 25 & 47.)		
-PARCEL 145, C-1 - (W.R. GRACE)	3.001 AC.	
G. ONSITE AMENITY AREA/RECREATIONAL AREA:	1,000 SF/UNIT (4.22 AC.)	SEE NOTE 28
(184 UNITS x 1,000 SF = 184,000 SF OR 4.22 ACRES)		(2.9 OPEN RECREATIONAL AREA PLUS AMENITY CREDITS * ON PARCELS 145, B-1 & C AND PARCEL 412-PARCEL A)
(*) THE OVERALL REQUIREMENT SHALL BE MET PER REGULATION IN COMBINATION WITH THE JUNE 2012 POLICY REGARDING THE ALLOWANCE OF A MAXIMUM 50% CREDIT FOR RECREATIONAL OPEN SPACE IN LIEU OF LAND AREA.		

THE REQUIREMENTS OF § 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

OWNER / DEVELOPER
T.M. 35 - P.145 (PARCEL B-1)
SIMPSON OAKS CRP3, LLC
4750 OWINGS MILLS BOULEVARD
OWINGS MILLS, MARYLAND 21117
410-356-9900

ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE 1/13/2020
DATE 1/14/2020

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
Maura Roseman 2/13/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING
Shelley Edwards 3.3.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Julia Damm 3/12/20
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, SIMPSON OAKS CRP3, LLC., OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14 DAY OF JANUARY, 2020.

Eric David Salmi
SIMPSON OAKS CRP3, LLC.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC. A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18609, FOLIO 157.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

Eric David Salmi 1/13/2020
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25378 ON 3.13.2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
CEDAR CREEK - PHASE 2
LOTS 142-196
A RESUBDIVISION OF CEDAR CREEK - PHASE 1
NON-BUILDABLE BULK PARCELS A-G
PLAT # 25254 - 25269

TAX MAP 35 GRID 21, P/O PARCEL 145 ZONED: CEF-R
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
GRAPHIC SCALE
JANUARY 2020

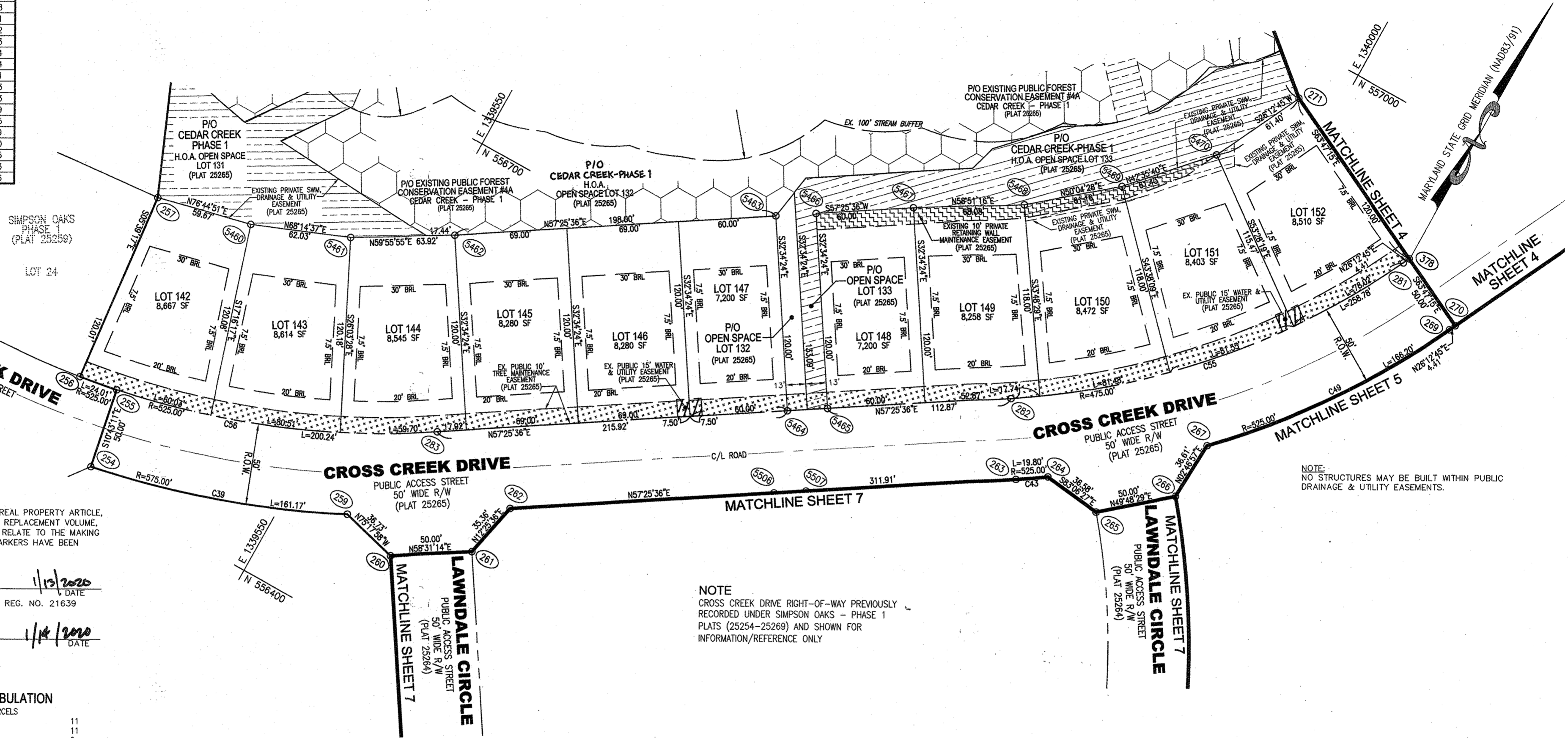
SHEET 2 OF 7

POINT	NORTHING	EASTING
201	557086.5010	1339836.2126
254	556409.5578	1339436.5796
255	556458.6852	1339427.2793
256	556454.7601	1339403.5943
257	556574.1834	1339391.7695
258	556851.4444	1339275.8747
259	556461.1950	1339588.6996
260	556451.8741	1339624.2275
261	556477.9885	1339666.8767
262	556512.5155	1339674.4847
263	556680.4393	1339937.3282
264	556691.4103	1339953.8073
265	556687.0207	1339990.1212
266	556719.2899	1340028.3177
267	556755.8599	1340030.0950
269	556890.9657	1340125.6892
270	556894.9250	1340127.6385
271	556970.0139	1339975.1208
281	556913.0506	1340080.8311
282	556722.5744	1339910.4092
283	556532.1045	1339612.2753
378	556917.0099	1340082.7804
5460	556587.8614	1339449.8464
5461	556610.8522	1339507.4551
5462	556642.8755	1339562.7693
5463	556749.4748	1339729.6243
5464	556648.3506	1339794.2299
5465	556661.8101	1339815.2975
5466	556762.9343	1339750.6919
5467	556795.2371	1339801.2540
5468	556830.4465	1339859.5165
5469	556869.7006	1339906.4213
5470	556914.9244	1339947.9986

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
C39	161.17	575.00	1603.36"	N71°15'01"E 160.85	81.12
C43	19.80	525.00	2°09'38"	N56°20'46"E 19.80	9.90
C49	168.20	525.00	18°08'17"	N35°16'53"E 165.50	83.80
C55	258.78	475.00	31°12'51"	N41°49'10"E 255.59	132.69
C56	200.24	525.00	21°51'13"	N71°59'26"E 199.03	101.35

LEGEND

- EX. FOREST CONSERVATION EASEMENT (RETENTION) (PLAT 25265)
- EX. PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25265)
- EX. PUBLIC 10' TREE MAINTENANCE EASEMENT (PLAT 25265)
- EX. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25265)
- EX. PRIVATE 10' RETAINING WALL MAINTENANCE EASEMENT (PLAT 25265)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 25265)
- EX. PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT 25265)



THE REQUIREMENTS OF § 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.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE 1/13/2020

Justin L. Miller
 SIMPSON OAKS CRP3, LLC
 DATE 1/14/2020

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11
- BUILDABLE	11
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.0760 AC.
- BUILDABLE	2.0760 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.0760 AC.

NOTE
 CROSS CREEK DRIVE RIGHT-OF-WAY PREVIOUSLY RECORDED UNDER SIMPSON OAKS - PHASE 1 PLATS (25254-25269) AND SHOWN FOR INFORMATION/REFERENCE ONLY

OWNER / DEVELOPER
 T.M. 35 - P. 145 (PARCEL B-1)
 SIMPSON OAKS CRP3, LLC
 4750 OWINGS MILLS BOULEVARD
 OWINGS MILLS, MARYLAND 21117
 410-356-9900

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

Maureen Rossman
 HOWARD COUNTY HEALTH OFFICER
 DATE 2/3/2020

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Anderson
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 3-3-20

Julia Sauer
 DIRECTOR
 DATE 3/12/20

OWNER'S CERTIFICATE

WE, SIMPSON OAKS CRP3, LLC., OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14 DAY OF JUNE, 2020.

Justin L. Miller
 SIMPSON OAKS CRP3, LLC.

Justin L. Miller
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE 1/13/2020

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25319 ON 3-13-2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
CEDAR CREEK - PHASE 2
 LOTS 142-196
 A RESUBDIVISION OF CEDAR CREEK - PHASE 1
 NON-BUILDABLE BULK PARCELS A-G
 PLAT # 25254 - 25269

TAX MAP 35 GRID 21, P/O PARCEL 145 ZONED: CEF-R

5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 GRAPHIC SCALE
 JANUARY 2020

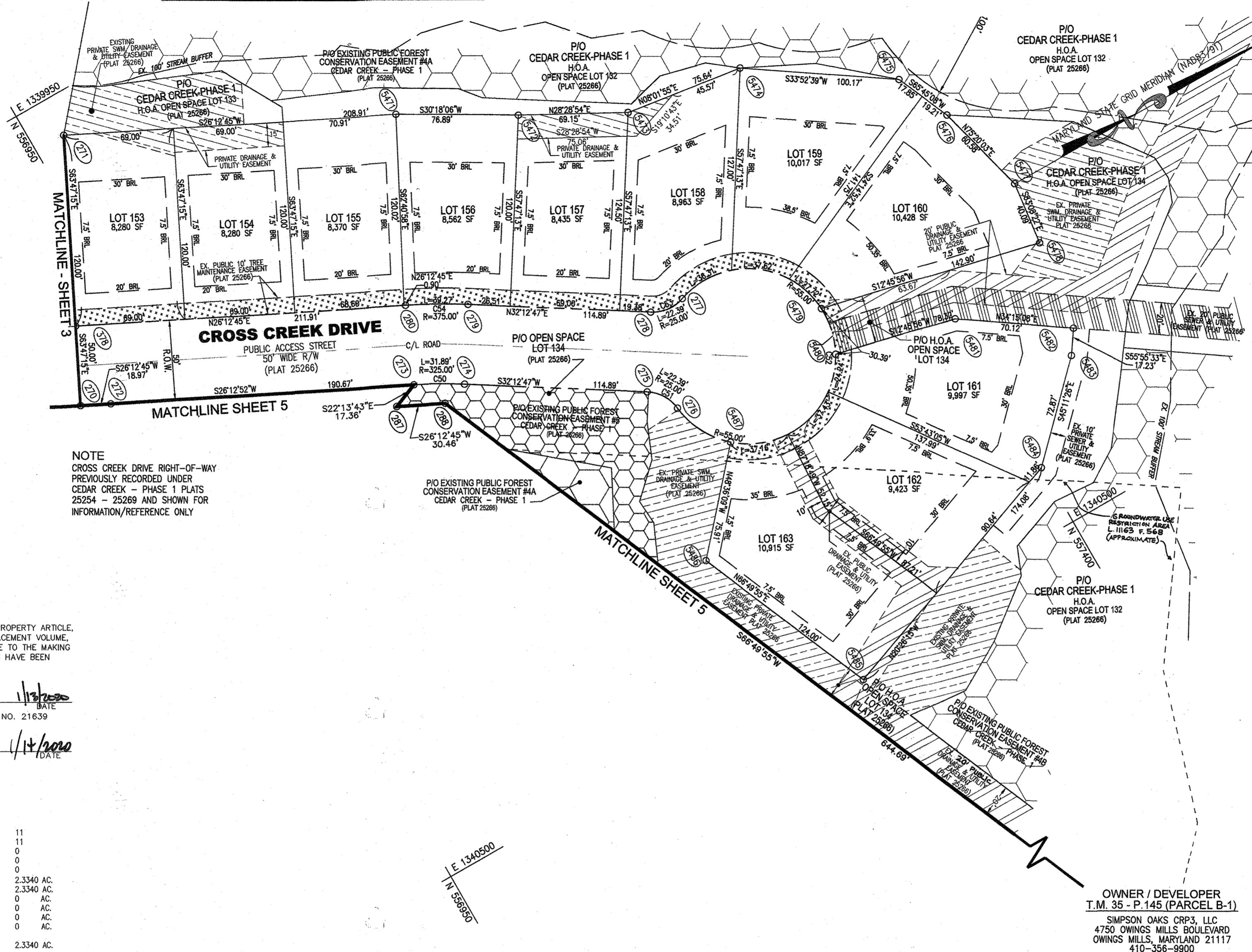
SHEET 3 OF 7

K:\Projects\15-55 SURVEY\dwg\RECORD PLAT\PHASE 2\RPPLAT_03

POINT	NORTHING	EASTING
201	557086.5010	1339838.2126
202	557749.2510	1340211.4027
203	557785.8041	1340342.0350
204	557705.4805	1340347.2089
205	557507.5908	1340488.2451
206	557374.7085	1340818.4671
270	556894.9250	1340127.6385
271	556970.0139	1339975.1208
272	556911.9464	1340136.0187
273	557083.0073	1340220.2449
274	557110.7774	1340235.8938
275	557207.9836	1340297.1385
276	557219.4877	1340315.4736
277	557256.1461	1340257.3061
278	557234.6370	1340254.8349
279	557137.4308	1340193.5802
280	557103.1678	1340174.4313
281	557066.9339	1340226.8137
288	557094.2654	1340240.2698
289	557347.9050	1340832.9663
5471	557157.4408	1340067.3966
5472	557223.8275	1340106.1926
5473	557284.6053	1340139.1669
5474	557359.4999	1340149.7354
5475	557442.6614	1340205.5705
5476	557457.8813	1340239.3610
5477	557473.2202	1340297.9715
5478	557468.4312	1340377.3754
5479	557329.0613	1340306.1993
5480	557322.5072	1340335.4747
5481	557398.8920	1340352.7807
5482	557460.4910	1340394.7256
5483	557450.8371	1340408.9982
5484	557399.4834	1340460.6947
5485	557236.3618	1340521.4808
5486	557187.5764	1340407.4809
5487	557237.7771	1340350.5344

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
C50	31.89	325.00	5°37'18"	S29°24'07"W 31.88	15.96
C51	22.39	25.00	51°19'04"	S57°52'19"W 21.65	12.01
C52	271.31	55.00	282°38'08"	N57°47'13"W 50.00	44.04
C53	22.39	25.00	51°19'04"	N06°33'14"E 21.65	12.01
C54	39.27	375.00	6°00'02"	S29°12'46"W 39.26	19.65

NOTE:
NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.



NOTE
CROSS CREEK DRIVE RIGHT-OF-WAY PREVIOUSLY RECORDED UNDER CEDAR CREEK - PHASE 1 PLATS 25254 - 25269 AND SHOWN FOR INFORMATION/REFERENCE ONLY

LEGEND

- EX. FOREST CONSERVATION EASEMENT (REFORESTATION) (PLAT 25266)
- EX. FOREST CONSERVATION EASEMENT (RETENTION) (PLAT 25266)
- EX. PUBLIC 10' TREE MAINTENANCE EASEMENT (PLAT 25266)
- EX. PUBLIC 20' SEWER & UTILITY EASEMENT (PLAT 25266)
- EX. PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25266)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 25266)
- EX. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25266)
- EX. PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT 25266)
- PRIVATE DRAINAGE & UTILITY EASEMENT

THE REQUIREMENTS OF § 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.

Eric David Salmi 1/13/2020
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Simpson Oaks CRP3, LLC 1/14/2020
SIMPSON OAKS CRP3, LLC DATE

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11
- BUILDABLE	11
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,334.00 AC.
- BUILDABLE	2,334.00 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,334.00 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: *Chad Edmonson* 3-3-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James D. Pae 3/12/20
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, SIMPSON OAKS CRP3, LLC., OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14 DAY OF JANUARY, 2020.

Simpson Oaks CRP3, LLC
SIMPSON OAKS CRP3, LLC.
WITNESS: *James D. Pae*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18669, FOLIO 157.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

Eric David Salmi 1/13/2020
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21143
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25380 ON 3-13-2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

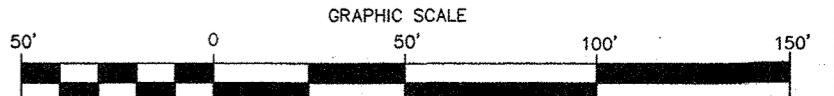
**PLAT OF RESUBDIVISION
CEDAR CREEK - PHASE 2**

LOTS 142-196
A RESUBDIVISION OF CEDAR CREEK - PHASE 1
NON-BUILDABLE BULK PARCELS A-G
PLAT # 25254 - 25269

TAX MAP 35 GRID 21, P/O PARCEL 145 ZONED: CEF-R

5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' JANUARY 2020



SHEET 4 OF 7

POINT	NORTHING	EASTING
185	556477.4335	1340266.3249
186	556473.2519	1340266.9887
187	556457.8175	1340142.7586
207	557146.4894	1340941.9205
208	557021.5465	1340764.4137
209	556485.9549	1340347.0081
266	556719.2899	1340028.3177
267	556755.8599	1340030.0950
269	556890.9657	1340125.6892
270	556894.9250	1340127.6385
272	556911.9464	1340136.0187
273	557083.0073	1340220.2449
285	556494.0214	1340263.6916
287	557066.9339	1340226.8137
288	557094.2654	1340240.2698
289	557347.9050	1340832.9663
290	556509.8126	1340131.0969
5488	556701.3013	1340042.5316
5489	556719.7809	1340067.5714
5490	556744.3894	1340108.7724
5491	556763.8681	1340186.1591

CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C48	235.50	500.00	26°59'12"	N26°08'05"W	119.98
C49	166.20	525.00	18°08'17"	N35°16'53"E	83.80

NOTE:
NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.

NOTE
LAWDALE CIRCLE AND CROSS CREEK DRIVE RIGHT-OF-WAY PREVIOUSLY RECORDED UNDER CEDAR CREEK - PHASE 1 PLATS 25254 - 25269 AND SHOWN FOR INFORMATION/REFERENCE ONLY

THE REQUIREMENTS OF § 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.

ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 1/13/2020
SIMPSON OAKS CRP3, LLC
DATE: 1/14/2020

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
- BUILDABLE	4
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	0.8658 AC
- BUILDABLE	0.8658 AC
- NON-BUILDABLE	0 AC
- OPEN SPACE	0 AC
- PRESERVATION PARCELS	0 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.8658 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 3-3-20
DATE: 3/12/20

OWNER'S CERTIFICATE

WE, SIMPSON OAKS CRP3, LLC., OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14 DAY OF JANUARY 2020.

ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 1/13/2020
SIMPSON OAKS CRP3, LLC.
WITNESS: Scott D. P...

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 1/13/2020

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

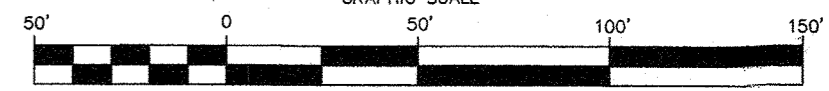
RECORDED AS PLAT NO. 25381 ON 3-13-2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
CEDAR CREEK - PHASE 2

LOTS 142-196
A RESUBDIVISION OF CEDAR CREEK - PHASE 1
NON-BUILDABLE BULK PARCELS A-G
PLAT # 25254 - 25269

TAX MAP 35 GRID 21, P/O PARCEL 145 ZONED: CEF-R
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' JANUARY 2020



SHEET 5 OF 7

LEGEND

- EX. PUBLIC 10' TREE MAINTENANCE EASEMENT (PLAT 25267)
- EX. PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25267)
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 25267)
- EX. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25267)
- EX. PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT 25267)
- EX. FOREST CONSERVATION EASEMENT (RETENTION) (PLAT 25267)
- EX. FOREST CONSERVATION EASEMENT (REFORESTATION) (PLAT 25267)
- EXISTING 20' PUBLIC CEDAR CREEK ENVIRONMENTAL TRAIL ACCESS EASEMENT (SDP-19-025) (PLAT 25267)
- EXISTING 20' PRIVATE STORMWATER MANAGEMENT MAINTENANCE EASEMENT TO BENEFIT W.R. GRACE CO. (PLAT 25267)
- EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASMENT L.12542 F.498

OWNER / DEVELOPER
T.M. 35 - P.145 (PARCEL B-1)
SIMPSON OAKS CRP3, LLC
4750 OWINGS MILLS BOULEVARD
OWINGS MILLS, MARYLAND 21117
410-356-9900



K:\Projects\15-561 SURVEY\dwg\RECORD PLAT PHASE 2\PLAT_05

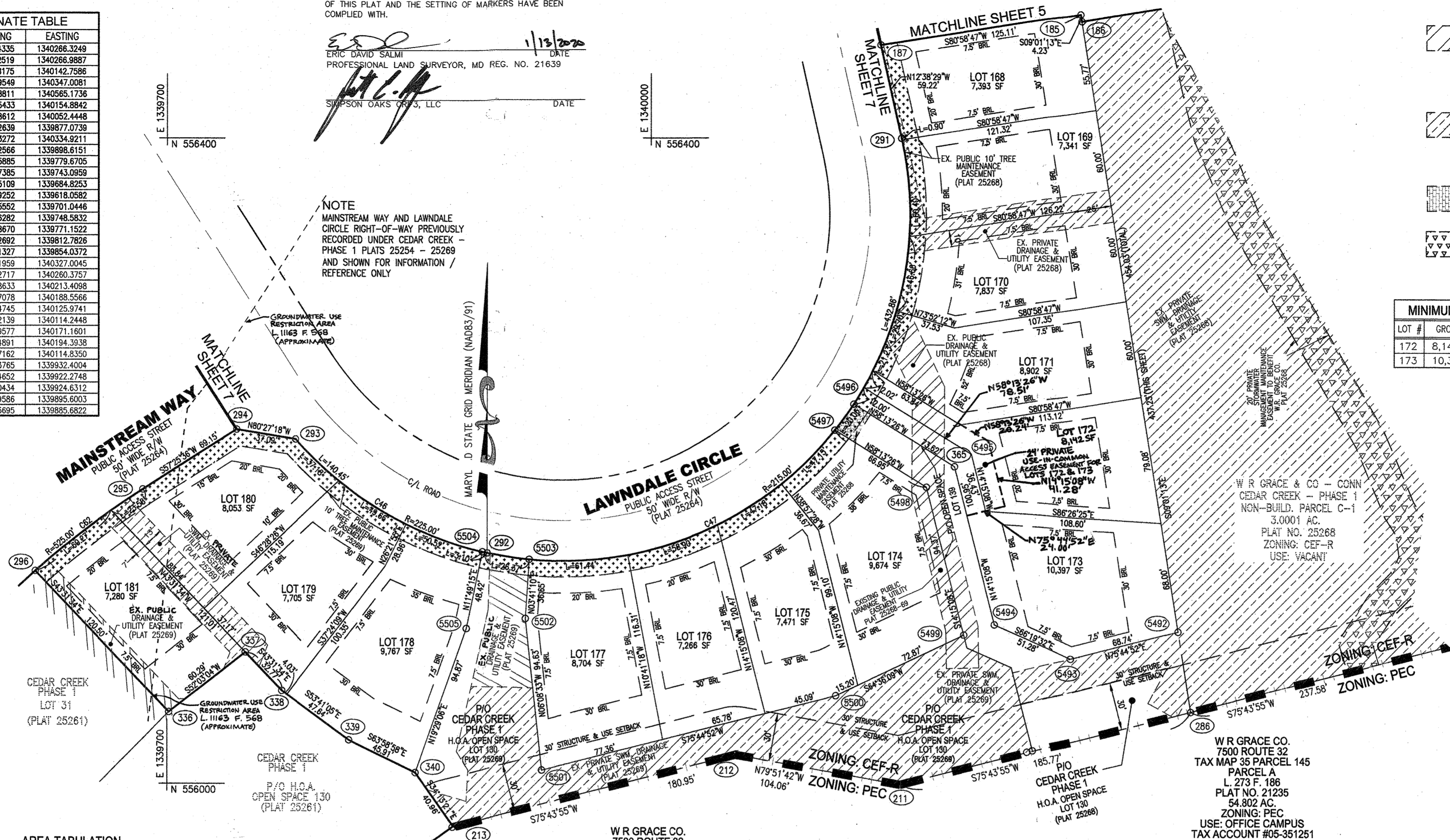
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C46	140.45	225.00	35°45'57"	S59°24'15"E	72.60
C47	432.86	215.00	115°21'15"	N45°02'09"E	339.80
C62	83.86	525.00	09°09'05"	N52°51'03"E	83.77

COORDINATE TABLE		
POINT	NORTHING	EASTING
185	556477.4335	1340286.3249
186	556473.2519	1340286.9887
187	556467.8175	1340142.7586
209	556485.9549	1340347.0081
210	556103.8811	1340585.1736
211	555999.5433	1340154.8842
212	556017.8612	1340052.4448
213	555873.2639	1339877.0739
286	556045.3272	1340334.9211
292	556143.2566	1339898.6151
293	556213.5885	1339779.6705
294	556219.7385	1339743.0959
295	556182.5108	1339684.8253
296	556131.9252	1339618.0582
336	556044.5552	1339701.0446
337	556081.6282	1339748.5832
338	556057.8670	1339771.1522
339	556027.2692	1339812.7826
340	556007.1327	1339854.0372
5492	556095.1959	1340327.0045
5493	556078.2717	1340260.3757
5494	556038.8633	1340213.4098
5495	556196.7078	1340188.5566
5496	556235.4745	1340125.9741
5497	556219.2139	1340114.2448
5498	556183.9577	1340171.1601
5499	556092.4891	1340194.3938
5500	556054.7162	1340114.8350
5501	556008.3765	1339932.4004
5502	556102.4652	1339922.2748
5503	556139.0434	1339924.6312
5504	556143.9586	1339895.6003
5505	556096.5695	1339885.6822

THE REQUIREMENTS OF § 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.

E.D.S. 1/13/2020
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
John C. P.
 SIMPSON OAKS CRP3, LLC DATE

NOTE
 MAINSTREAM WAY AND LAWNDALE CIRCLE RIGHT-OF-WAY PREVIOUSLY RECORDED UNDER CEDAR CREEK - PHASE 1 PLATS 25254 - 25269 AND SHOWN FOR INFORMATION / REFERENCE ONLY



LEGEND	
	EX. PUBLIC 10' TREE MAINTENANCE EASEMENT (PLAT 25268-69)
	EX. PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25268-69)
	EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 25268-69)
	EX. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25268-69)
	EX. PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT 25268-69)
	EXISTING PRIVATE UTILITY MAINTENANCE EASEMENT (PLAT 25268)
	EXISTING 20' PRIVATE STORMWATER MANAGEMENT MAINTENANCE EASEMENT TO BENEFIT W.R. GRACE CO. (PLAT 25268)

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
172	8,142 SF	761 SF	7,381 SF
173	10,397 SF	1,320 SF	9,077 SF

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	14
- BUILDABLE	14
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,6614 AC
- BUILDABLE	2,6614 AC
- NON-BUILDABLE	0 AC
- OPEN SPACE	0 AC
- PRESERVATION PARCELS	0 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,6614 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

B. Wilson for Maureen Roszman 2/13/2020
 HOWARD COUNTY HEALTH OFFICER *RS* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad E. ... 3-3-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
James ... 3/12/20
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, SIMPSON OAKS CRP3, LLC., OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14 DAY OF JANUARY, 2020.
John C. P.
 SIMPSON OAKS CRP3, LLC.
Scott D. ...
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.

E.D.S. 1/13/2020
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21143
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25382 ON 3-13-2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
CEDAR CREEK - PHASE 2
 LOTS 142-196
 A RESUBDIVISION OF CEDAR CREEK - PHASE 1
 NON-BUILDABLE BULK PARCELS A-G
 PLAT # 25254 - 25269

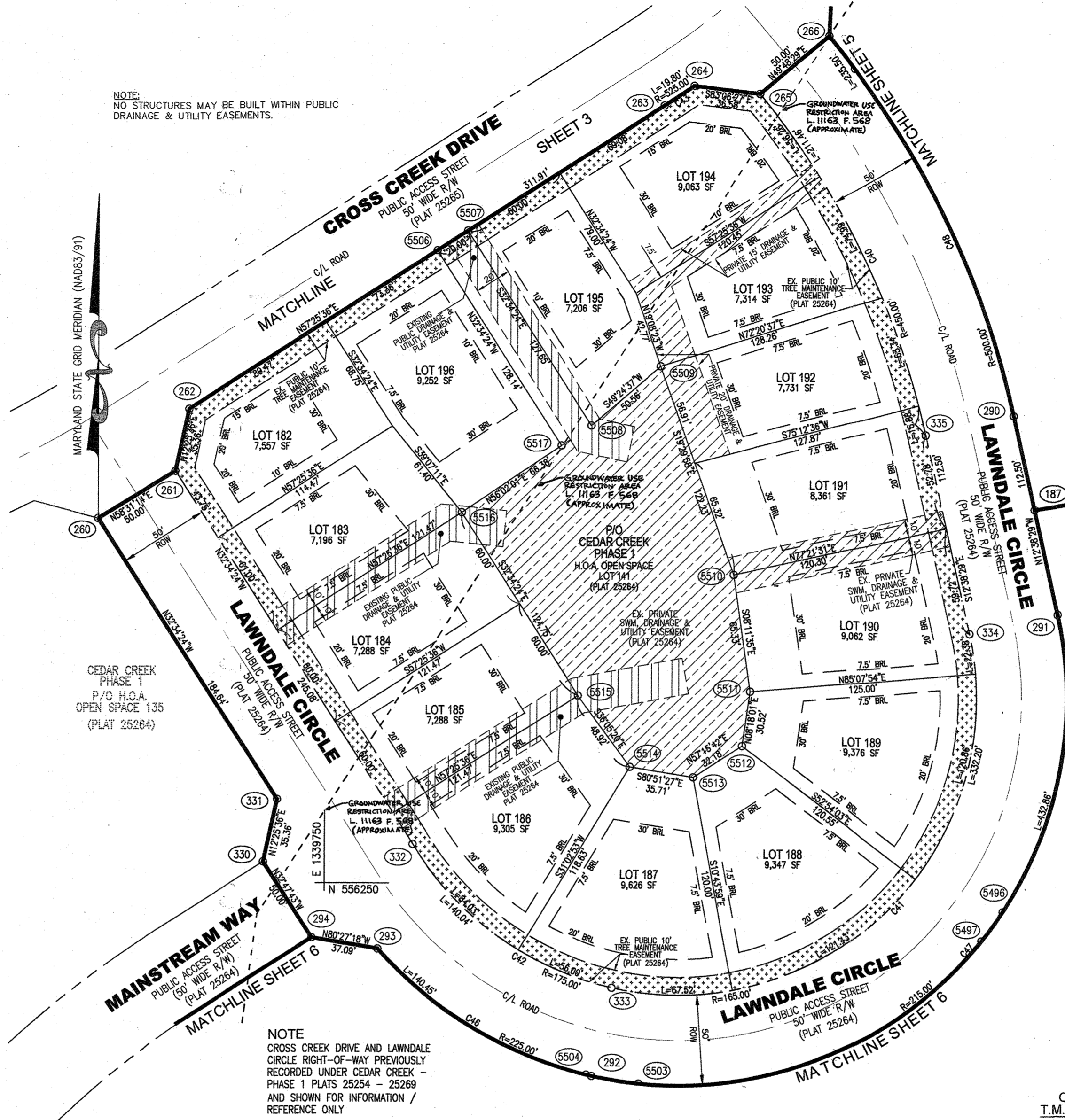
TAX MAP 35 GRID 21, P/O PARCEL 145 ZONED: CEP-R
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 GRAPHIC SCALE
 JANUARY 2020
 SHEET 6 OF 7

K:\Projects\15-55\SURVEY\dwg\RECORD PLAT\PHASE 2\PLAT_06

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
C40	211.46	450.00	26°55'27"	S26°06'12"E 209.52	107.72
C41	332.20	165.00	115°21'15"	S45°02'09"W 278.87	260.77
C42	140.04	175.00	45°50'53"	N54°21'47"W 136.33	74.01
C43	19.80	525.00	2°09'38"	N56°20'46"E 19.80	9.90
C46	140.45	225.00	35°45'57"	S59°24'15"E 138.18	72.60
C47	432.86	215.00	115°21'15"	N45°02'09"E 363.37	339.80
C48	235.50	500.00	26°59'12"	N26°08'05"W 233.33	119.98

POINT	NORTHING	EASTING
187	556457.8175	1340142.7586
260	556451.8741	1339624.2275
261	556477.9885	1339666.8767
262	556512.5155	1339674.4847
263	556690.4393	1339937.3282
264	556691.4103	1339953.8073
265	556687.0207	1339990.1212
266	556719.2899	1340028.3177
290	556508.8126	1340131.0989
291	556400.0380	1340155.7176
292	556143.2566	1339898.6151
293	556213.5885	1339779.6705
294	556219.7385	1339743.0959
330	556261.7895	1339716.0139
331	556296.2965	1339723.6219
332	556271.4626	1339798.8206
333	556192.0308	1339909.6184
334	556389.0956	1340106.9297
335	556498.8702	1340082.3090
5506	556600.1793	1339811.7009
5507	556610.9469	1339828.5549
5508	556503.3723	1339897.2816
5509	556536.2664	1339935.6736
5510	556421.0439	1339976.4749
5511	556356.3806	1339985.7851
5512	556326.1765	1339981.3786
5513	556308.7731	1339954.3099
5514	556314.4465	1339919.0568
5515	556353.9817	1339890.2388
5516	556455.1060	1339825.6332
5517	556492.1949	1339880.6893

NOTE:
NO STRUCTURES MAY BE BUILT WITHIN PUBLIC
DRAINAGE & UTILITY EASEMENTS.



LEGEND	
	EX. PUBLIC 10' TREE MAINTENANCE EASEMENT (PLAT 25264)
	EX. PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25264)
	EX. PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT (PLAT 25264)
	PRIVATE DRAINAGE & UTILITY EASEMENT

THE REQUIREMENTS OF § 3-10B, 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.

Eric David Salmi 1/13/2020
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Simpson Oaks CRP3, LLC 1/14/2020
SIMPSON OAKS CRP3, LLC DATE

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	15
- BUILDABLE	15
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,8690 AC
- BUILDABLE	2,8690 AC
- NON-BUILDABLE	0 AC
- OPEN SPACE	0 AC
- PRESERVATION PARCELS	0 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,8690 AC

NOTE
CROSS CREEK DRIVE AND LAWNDALE CIRCLE RIGHT-OF-WAY PREVIOUSLY RECORDED UNDER CEDAR CREEK - PHASE 1 PLATS 25254 - 25269 AND SHOWN FOR INFORMATION / REFERENCE ONLY

OWNER / DEVELOPER
T.M. 35 - P.145 (PARCEL B-1)
SIMPSON OAKS CRP3, LLC
4750 OWINGS MILLS BOULEVARD
OWINGS MILLS, MARYLAND 21117
410-356-9900

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

B. Nixon for Maureen Roseman 2/13/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Chubb 3-3-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Opelia Bueh 3/12/20
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, SIMPSON OAKS CRP3, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14 DAY OF January 2020.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Simpson Oaks CRP3, LLC
SIMPSON OAKS CRP3, LLC
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18699, FOLIO 157.

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Eric David Salmi 1/13/2020
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING
TIMMONS GROUP
3300-NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25383 ON 3-13-2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
CEDAR CREEK - PHASE 2
LOTS 142-196
A RESUBDIVISION OF CEDAR CREEK - PHASE 1
NON-BUILDABLE BULK PARCELS A-G
PLAT # 25254 - 25269

TAX MAP 35 GRID 21, P/O PARCEL 145 ZONED: CEF-R
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
GRAPHIC SCALE
JANUARY 2020
SHEET 7 OF 7

K:\Projects\15-55 SURVEY\DWG\RECORD PLAT\PHASE 2\PLAT_07