

MARYLAND COORDINATE SYSTEM 1987, U.S. FEET		
No.	NORTH	EAST
FCCa16	611462.46436	1312605.05589
FCCa97	611228.97881	1312177.50644
FCCa522	611113.29720	1312168.52167
FCCa523	611074.46313	1312219.66973
FCCa524	611007.08827	1312230.18184
FCCa525	610946.60109	1312212.49508
FCCa526	610895.97441	1312305.48709
FCCa527	610802.35922	1312387.12238
FCCa528	610674.31598	1312541.48961
FCCa545	610199.08810	1312785.92609
FCCa546	610215.15463	1312815.94177
FCCa548	610278.23475	1312941.08444
FCCb3	610711.73949	1312996.71102
FCCb4	610665.48552	1312908.05116
FCCb5	610500.49504	1312943.89923
FCCb6	610450.95692	1312967.00099
FCCb8	610337.54436	1313067.88843

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENT**

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 lot 3 and buildable preservation parcel "A", 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 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 deed(s) of easement in the land records of Howard County.

**GENERAL NOTES CONTINUED**

22. Development density tabulations:  
 A.) Total acreage of property (F-01-156) = 13.354 Ac.  
 B.) Total development units allowed = 3 D.U.  
 (13.354 Ac x 1 D.U. / 4.25 Ac) = 3.14 D.U.  
 C.) Total buildable lots and parcels provided = 3 D.U.  
 (Lot 1, Lot 3 and buildable preservation parcel "A")

23. The creation of lot 1 on a plat entitled Gross Property, Lots 1 and 2 recorded as plat no. 15836 requires the provision of 3.124 acres of preservation easement upon resubdivision of Lot 2. The creation of buildable preservation parcel "A" fulfills the deferred obligation for lot 3 and parcel "A".

24. Articles of incorporation of Gross Property Homeowner's Association, Inc. filed with Maryland State Department of Assessments and Taxation on Account No. D 07133853.

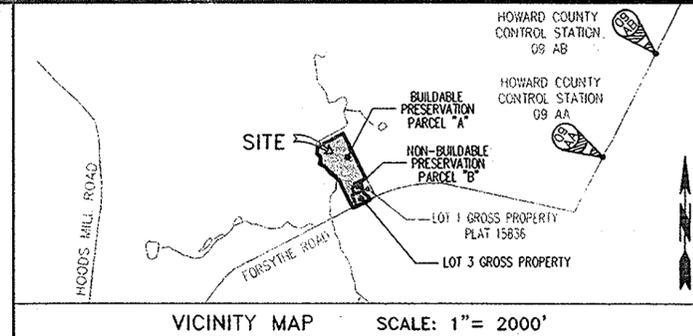
25. No clearing, grading or construction is permitted within the permitted wetlands, stream or their buffers or the forest conservation easement and its buffers.

26. The division of land development has determined that the impact of the wetland buffer by the existing driveway is considered an essential disturbance since it was created prior to the subdivision. Any widening or relocation of this driveway must receive prior approval from the department of planning and zoning.

27. Financial surety for the 4 required landscaping trees in the amount of \$1,200.00 for lot 3 will be posted as part of the developers agreement.

28. Since this plat was submitted for county review/approval prior to November 15, 2001, it is subject to compliance with the requirements/restrictions of the fourth edition of the county's subdivision and land development regulations.

29. Stormwater management project has been provided by H.O.A. privately owned and maintained bio-retention facility on preservation parcel "B" under F-01-156.

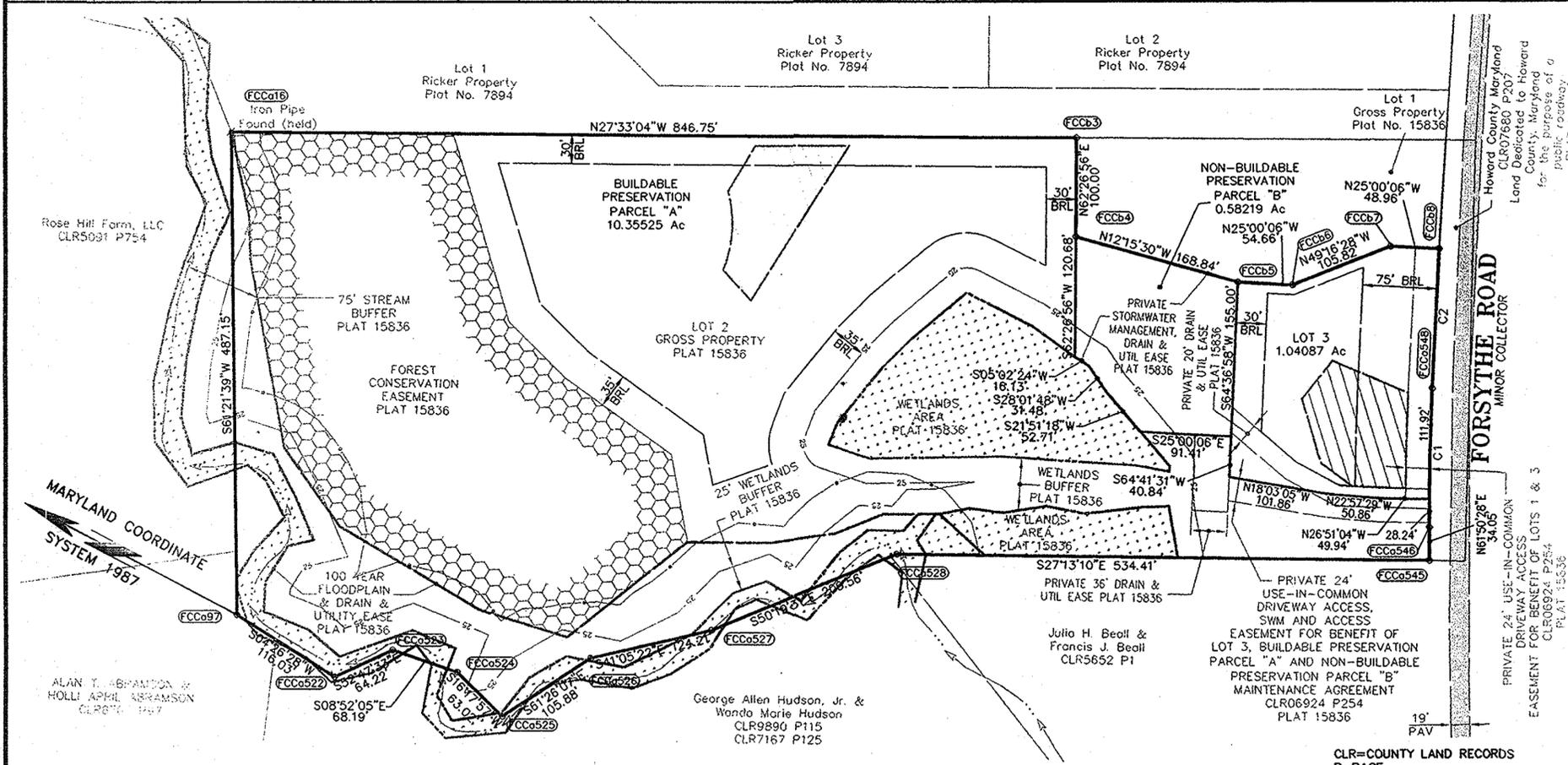


**CURVE DATA**

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	02°48'56"	2852.20	140.16	70.09	N63°14'56"E 140.14
C2	00°33'12"	14498.50	139.99	70.00	N64°56'00"E 139.99

**GENERAL NOTES**

- This area designates a private sewerage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewerage disposal. Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The county health officer shall have the authority to grant variances for encroachment into the private sewerage easement. Recordation of a modified sewerage easement shall not be necessary.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- The subject property is zoned RC-DED per the 02/02/04 Comprehensive Planning Plan and the Comp-Lite Zoning Amendments dated 07/28/06.
- Coordinates based on Maryland Coordinate System of 1987 U.S. Feet as projected by Howard County Geodetic Control Stations No. 09AA and No. 09AB.  
 Sta. 09AA N 186092.6031 (meters)  
 E 401107.6895 (meters)  
 Sta. 09AB N 186588.9259 (meters)  
 E 401379.6812 (meters)
- This plat is based on field run monument boundary survey performed on or about December 2000 by Fisher, Collins and Carter, Inc.
- B.R.L. denotes Building Restriction Line.
- Denotes iron pin set capped "F.C.C. 106".
- ✱ Denotes iron pipe or iron bar found.
- Denotes angular change in bearing of boundary or rights-of-way.
- Driveways shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following (minimum) requirements:  
 A) width - 12 feet (14 feet serving more than one residence).  
 B) Surface - six (6") inches of compacted crusher run base with tar and chip coating. (1-1/2" minimum).  
 C) Geometry - maximum 15% grade, maximum 10% grade change and 45-foot turning radius.  
 D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading).  
 E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface.  
 F) Structure clearances - minimum 12 feet.  
 G) Maintenance - sufficient to ensure all weather use.
- Forest Stand Delineation information shown was taken from reports prepared by Eco-Science Professionals, Inc. as part of the Gross Property, Lots 1 & 2 Subdivision Plans.
- Denotes existing public forest conservation easement. The forest conservation easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code 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.
- The forest conservation requirement per Section 16.1202 of the Howard County Code and the forest conservation manual for the project have been fulfilled by the retention of existing forest in the amount of 3.09 acres shown on Plat No. 15836. (F-01-156).
- Denotes wetland areas delineated by Eco-Science Professionals, Inc. during December 2000. The limits of the wetland area has been field surveyed by Fisher, Collins & Carter, Inc. and shown hereon per Section 16.116 (a) (4) of the Howard County Code, wetlands (metes and bounds) are not delineated for rural cluster subdivisions since a qualified professional certifies that wetlands and their buffer will not be impacted by the proposed lot or development.
- Per Section 16.115 (d) of the Howard County Code, floodplain limit delineation is not necessary to the proposed development.
- There is an existing dwelling on buildable preservation parcel "A" to remain, no new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- Landscaping for lot 3 is provided in accordance with a certified landscape plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the landscape manual. Buildable preservation parcel "A" is exempt from landscaping requirements.
- Buildable preservation parcel "A" is encumbered with a Preservation Easement held by the Gross Property Homeowner's Association and Howard County. This Easement is subject to the provisions and restrictions outlined in the Deed of Preservation Easement recorded simultaneously with this plat. Buildable Preservation Parcel "A" will be privately owned and maintained.
- Non-Buildable Preservation Parcel "B" is encumbered with a Preservation Easement held by Howard County. This Easement is subject to the provisions and restrictions outlined in the Deed of Preservation Easement recorded simultaneously with this plat. Non-Buildable Preservation Parcel "B" will be owned and maintained by the Gross Property Homeowners Association.



**AREA TABULATION**

A. Total Number of Buildable lots to be recorded: 1  
 B. Total Number of Buildable Preservation Parcels to be Recorded: 1  
 C. Total Number of Non-Buildable Preservation Parcels to be Recorded: 1  
 D. Total Number of Lots and Parcels to be Recorded: 3  
 E. Total Area of Buildable Lots to be Recorded: 1.04087 Ac  
 F. Total Area of Buildable Preservation Parcels to be Recorded: 10.35525 Ac  
 G. Total Area of Non-Buildable Preservation Parcels to be Recorded: 0.58219 Ac  
 H. Total Area of Lots and Parcels to be Recorded: 11.97831 Ac  
 I. Total Area to be Recorded: 11.97831 Ac

The requirements §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.

*Daniel R. Staley* 2007-01-04  
 DANIEL R. STALEY L.S. #10735 DATE

*Angus R. Gross III* 2007-04-04  
 ANGUS ROY GROSS, III DATE

*Adrienne A. Gross* 2007-01-04  
 ADRIENNE A. GROSS DATE

**DEVELOPER**  
 DAN RICKER  
 13898 FORSYTHE ROAD  
 SYKESVILLE, MD 21784

**OWNER**  
 ANGUS ROY GROSS &  
 ADRIENNE R. GROSS  
 13920 FORSYTHE ROAD  
 SYKESVILLE, MD 21784

**D.R.S. & ASSOCIATES**  
 LAND DESIGN CONSULTANTS  
 52 WINTERS STREET WESTMINSTER, MARYLAND 21157  
 410-848-4060 410-876-6040 F. 410-876-7603

**APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT**

*Robert J. Wilson* 2/2/07  
 HOWARD COUNTY HEALTH OFFICER (C) DATE

**APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

*Mark D. Ayoub* 2/5/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 DIRECTOR DATE

**OWNERS DEDICATION**

ANGUS ROY GROSS, III AND ADRIENNE R. GROSS OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN THE CONSIDERATION OF THE APPROVAL OF THIS FINAL 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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; AND (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 RIGHT OF WAYS. WITNESS MY HAND THIS DAY OF 2006.

*Angus R. Gross III*  
 ANGUS R. GROSS, III  
*Adrienne R. Gross*  
 ADRIENNE R. GROSS

*Jennie A. Ricker*  
 WITNESS  
*Jennie A. Ricker*  
 WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JAMES ELDRD ZUCK AND EFFIE A. ZUCK, HIS WIFE TO ANGUS ROY GROSS, III AND ADRIENNE R. GROSS, HIS WIFE, BY DEED DATED FEBRUARY 9, 1973 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN COUNTY LAND RECORD 624 PAGE 671, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

2007-01-04 *Daniel R. Staley*  
 DATE PROFESSIONAL SURVEYOR REG. NO. 10735

REV.No.	DATE	BY	DESCRIPTION
1	2006-11-20	DRS/jfs	PER HCHD 2006-11-20
2	2006-12-21	DRS/jfs	PER HCHD 2006-12-20

**PURPOSE NOTE**

THE PURPOSE OF THIS PLAT IS TO CREATE 1 CLUSTER LOT (LOT 3), 1 BUILDABLE PRESERVATION PARCEL "A" AND 1 NON-BUILDABLE PRESERVATION PARCEL "B" FROM LOT 2 ON A PLAT ENTITLED "GROSS PROPERTY LOTS 1 AND 2" RECORDED AS PLAT NO. 15836 AND IDENTIFIED AS DEPARTMENT OF PLANNING AND ZONING FILE NO. F-01-156

RECORDED AS PLAT 18869 ON 2/20/07  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**GROSS PROPERTY**  
 LOT 3, BUILDABLE PRESERVATION PARCEL "A"  
 AND NON-BUILDABLE PRESERVATION PARCEL "B"  
 RESUBDIVISION OF LOT 2, GROSS PROPERTY - PLAT NO 15836

ZONED: RC-DED  
 TAX MAP: 09 BLOCK 1 PARCEL 69  
 4TH ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: 1"=100'  
 DATE: 2006-08-28 F-01-156, F-02-16

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F-02-016