

**FOREST CONSERVATION EASEMENT**

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 58°32'55" E	46.16'
L2	S 30°12'45" E	384.48'
L3	S 89°42'25" W	38.77'
L4	N 58°00'18" W	28.03'
L5	S 86°18'38" W	36.41'
L6	S 42°41'21" W	17.09'
L7	S 15°57'14" E	22.27'
L8	S 10°33'27" W	40.51'
L9	S 28°03'41" E	53.98'
L10	S 79°47'00" E	24.22'
L11	S 39°20'28" W	96.56'
L12	S 10°15'54" W	287.41'
L13	N 49°13'38" W	39.87'

**COORDINATES**

PT. #	NORTH	EAST
87	613087.5091	1342350.2844
88	613332.8086	1342252.2933
104	612641.7989	1341817.5621
135	613479.5441	1341962.3479
136	613310.2537	1341964.6918
140	612887.3967	1342003.1657
141	612971.5499	1341972.6778
202	612499.5345	1342103.4777
203	612451.4511	1341901.4175
205	612740.3099	1342387.7807
206	613685.6992	1342046.8034
207	613640.7380	1341973.2932
208	613635.8803	1341959.3449
212	613205.9234	1342011.0959
214	612853.9220	1342041.9839
215	612689.9800	1342020.0330
216	612732.9274	1342071.0747

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	3.1435 Ac±	0.1364 Ac±	3.0071 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.

*Sourabh Munshi* 10/06/05  
SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

*Joseph P. Crosby* 09.27.05  
JOSEPH P. CROSBY, OWNER DATE

**AREA TABULATION CHART**

a. Total number of lots and/or parcels to be recorded	
• Buildable	2
• Non-Buildable	0
• Open Space	1
• Preservation Parcels	0
b. Total area of lots and/or parcels	
• Buildable	6.5208 Ac±
• Non-Buildable	0
• Open Space	1.4738 Ac±
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips 0.0716 Ac±	
d. Total area of subdivision to be recorded 8.0862 Ac±	

**APPROVED**

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

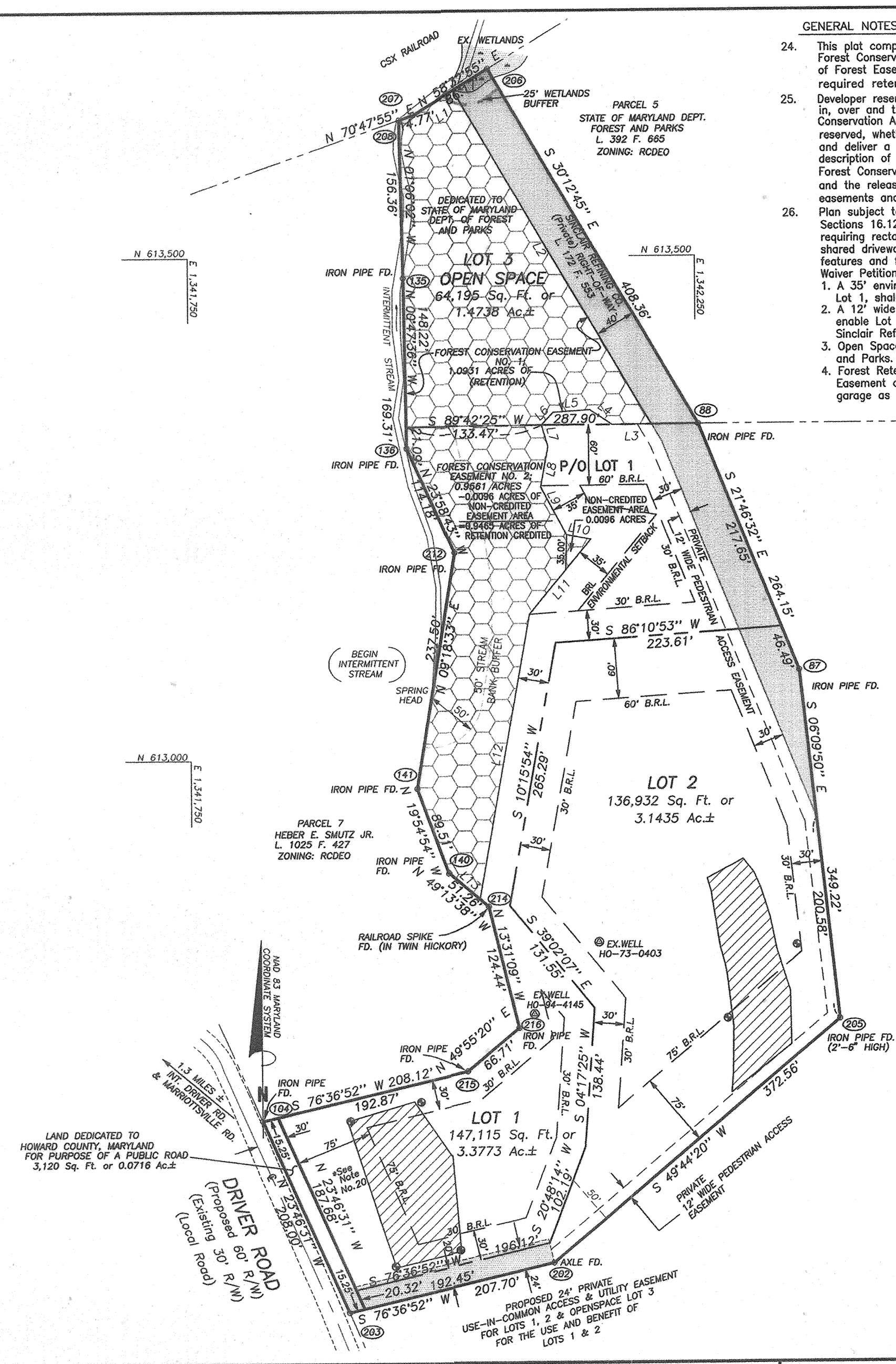
*[Signature]* 11/2/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/2/05  
DIRECTOR DATE

**APPROVED**

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 10/28/05  
HOWARD COUNTY HEALTH OFFICER DATE

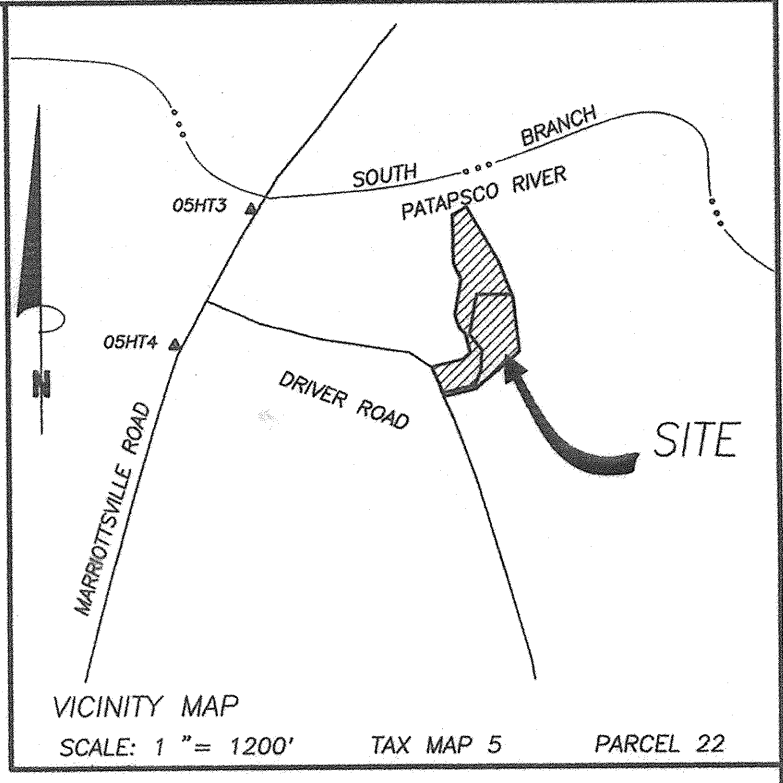


**GENERAL NOTES (Cont.)**

- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by providing 1.0931 Acres of Forest Easement on Open Space lot 3 and 0.9561 acres of Forest Easement on lot 1, which is sufficient to meet the break even point of 2 acres of required retention. No surety is required for retention easements with minor subdivisions.
- Developer reserves unto itself, its successors and assigns, the forest conservation easement located in, over and through Lots 1 and Lot 3, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easement herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver a Deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. Upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the Developer's surety posted with said Agreement, the County shall accept the easements and record the Deed of Forest Conservation Easement in the Land Records of Howard County.
- Plan subject to Waiver petition WP-05-91: Sections 16.121 (a)(2), prohibiting creation of open space in RC Zoning District; 16.120 (b)(4)(i) and (ii), requiring rectangular shaped lots, not to exceed 3:1 depth to width ratio; 16.120(b)(6)(vi), requiring shared driveway to be 10' from project boundary and 16.120(b)(4)(iii)(b), prohibiting environmental features and forest conservation easements on a lot less than 10 acres. Waiver Petition approved on June 13, 2005 subject to the following conditions of approval:
  - A 35' environmental setback around the forest conservation easement located on the rear portion of Lot 1, shall be shown on the final plat.
  - A 12' wide "Pedestrian Access" easement shall be provided along the eastern property line of Lot 1 to enable Lot 2 to reach Open Space Lot 3. This Pedestrian Access Easement shall not encroach over the Sinclair Refining Co. Right of Way located on the site.
  - Open Space Lot 3 containing approximately 1.47 acres shall be dedicated to the State of Maryland Forest and Parks.
  - Forest Retention easements shall be provided on Open Space Lot 3 and Lot 1. The Forest Conservation Easement area to be on Lot 1 shall encumber the existing forest located north of the existing frame garage as shown on the Waiver Exhibit dated May 2, 2005.

**GENERAL NOTES**

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on NAD 83' Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 05HT3 & 05HT4.
- This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments. Recordation of a modified sewage easement shall not be necessary.
- B.R.L. - Represents building restriction line
  - Represents concrete monument set (unless otherwise noted)
  - Represents iron rebar set (unless otherwise noted)
- Percolation test holes shown hereon have been field located and shown thus ⊕
- Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
- The subject property zoned 'RCDEO' per 02/02/04 Comprehensive Zoning Plan.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line only and not onto the flag or pipestem lot driveway.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12' (14' serving more than one residence);
  - Surface - 6" of compacted crusher run base with tar and chip coating.
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
  - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
  - Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - minimum 12 feet.
  - Maintenance - sufficient to insure all weather use.
- This plat is based on a field run monumented boundary survey performed on or about October 7, 2004 by Sourabh G. Munshi, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- There are wetlands located on this site in accordance with the Wetlands Delineation conducted by Exploration Research Inc. The wetlands on this site will not be impacted by the proposed lots or potential development.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
- Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. Financial surety for the required Perimeter Landscaping is not required as a result of credits from existing trees.
- Stormwater Management requirement for Lot 1 is provided under Section 5.6 of the 2000 Maryland Design Manual for single lot development. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved stormwater management exhibit. If changes are made, a new stormwater management exhibit shall be required. There is an existing dwelling on Lot 2.
- There is an existing dwelling/structure located on Lot 2 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.
- This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations effective 10/02/2003 and to the zoning regulations effective 02/02/2004.
- Plan subject to B.A. Case No. 04-006V reducing required lot width from 200 feet to 187.68 feet for lot 1.
- A use in common Maintenance Agreement for Lots 1 & 2 and Open Space Lot 3 shall be recorded simultaneously with this plat in the Land Records of Howard County.
- The Open Space Lot 3 shown hereon is hereby donated to the State of Maryland.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and 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 as defined in the deed of Forest Conservation Easement are allowed.



**OWNER'S CERTIFICATE**

I, JOSEPH P. CROSBY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 27th DAY OF September, 2005.

*[Signature]*  
JOSEPH P. CROSBY, OWNER

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY EDWARD W. TWining AND HELEN T. TWining TO JOSEPH P. CROSBY AND CHARLOTTE JANE CROSBY (DECEASED) BY DEED DATED SEPTEMBER 14, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 654 FOLIO 413. 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.

*[Signature]* 10/06/05  
Sourabh G. Munshi, Prof. L.S. #10770 DATE

*[Signature]* 10/06/05  
Sourabh G. Munshi, Prof. L.S. #10770 DATE

RECORDED AS PLAT NO. 17796 ON 11/10/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**MINOR SUBDIVISION PLAT**

LOTS 1-2 & OPEN SPACE LOT 3

**JOSEPH P. CROSBY SR. PROPERTY**

(LIBER 654 AT FOLIO 413)

TAX MAP: 5 ELECTION DISTRICT: No. 3 SCALE: 1"=100'  
GRID NO: 22 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER, 2005  
PARCEL NO: 22 EX. ZONING: RCDEO SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.** F05-083  
Engineers Surveyors Planners  
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Mount Airy, Maryland 21771  
(501) 829 2890 (301) 831 5015 (410) 549 2751