

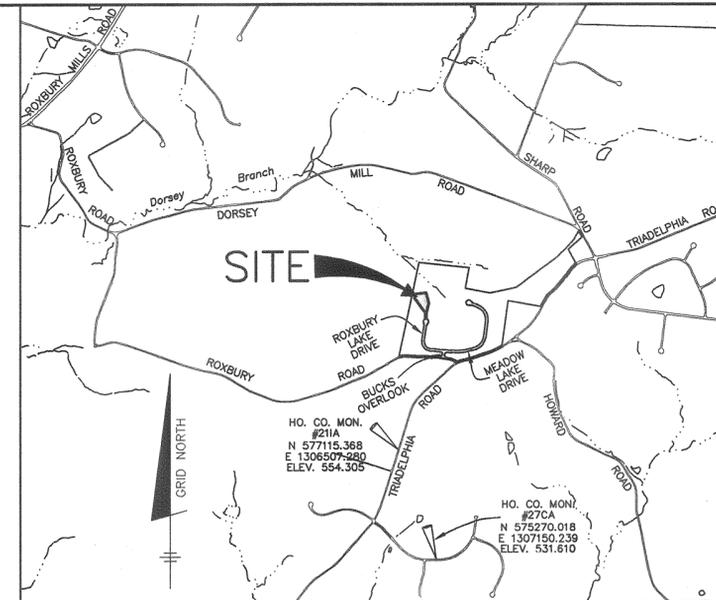
**GENERAL NOTES**

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
  - DENOTES STONE FOUND.
  - DENOTES IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 211A AND 27CA.
- 'BRL' INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2000 BY CLARK, FINEFROCK & SACKETT, INC.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR SEPTIC, STORM DRAINAGE, TREE MAINTENANCE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 9-12 AND 19-22. 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 LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THE TOTAL FOREST OBLIGATION AMOUNT OF 25.7 ACRES WAS MET UNDER F-04-118 BY THE ON-SITE RETENTION OF 6.6 AC. WITHIN A FOREST CONSERVATION EASEMENT AND THE ON-SITE REFORESTATION OF 15.4 AC. WITHIN A FOREST CONSERVATION EASEMENT AND OFF-SITE REFORESTATION OF 3.7 AC. WITHIN A FOREST CONSERVATION EASEMENT LOCATED ON PRESERVATION PARCEL 'A' OF THE CLARKS WOODS 1 (F-04-118) SUBDIVISION WITH A DPW, DEVELOPER'S AGREEMENT WITH SURETY IN THE TOTAL AMOUNT OF \$473,497.00 (\$392,911.00 ON-SITE AND \$80,586.00 OFF-SITE).
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY AN EXTENDED DETENTION POND (WITH MICRO-POOL) A BIO-RETENTION FACILITY, RAINGARDENS AND DISCONNECTION CREDITS UNDER F-04-118.
- THERE ARE EXISTING RESIDENTIAL STRUCTURES LOCATED ON THESE LOTS.
- ▨ THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- LANDSCAPING FOR THIS SUBDIVISION WAS PROVIDED UNDER F-04-118 IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH A DPW, DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$45,300.00.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 12-21-04 IN LIBER 800741 AT FOLIO 0897.
- THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AS A CONSEQUENCE OF SUBMISSION OF THE PRELIMINARY PLAN (P-04-05) PRIOR TO 11-15-2001. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-15-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.

CURVE DATA CHART					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
104-105	50.00'	20.14'	10.21'	23°04'26"	S89°06'20"W 20.00'

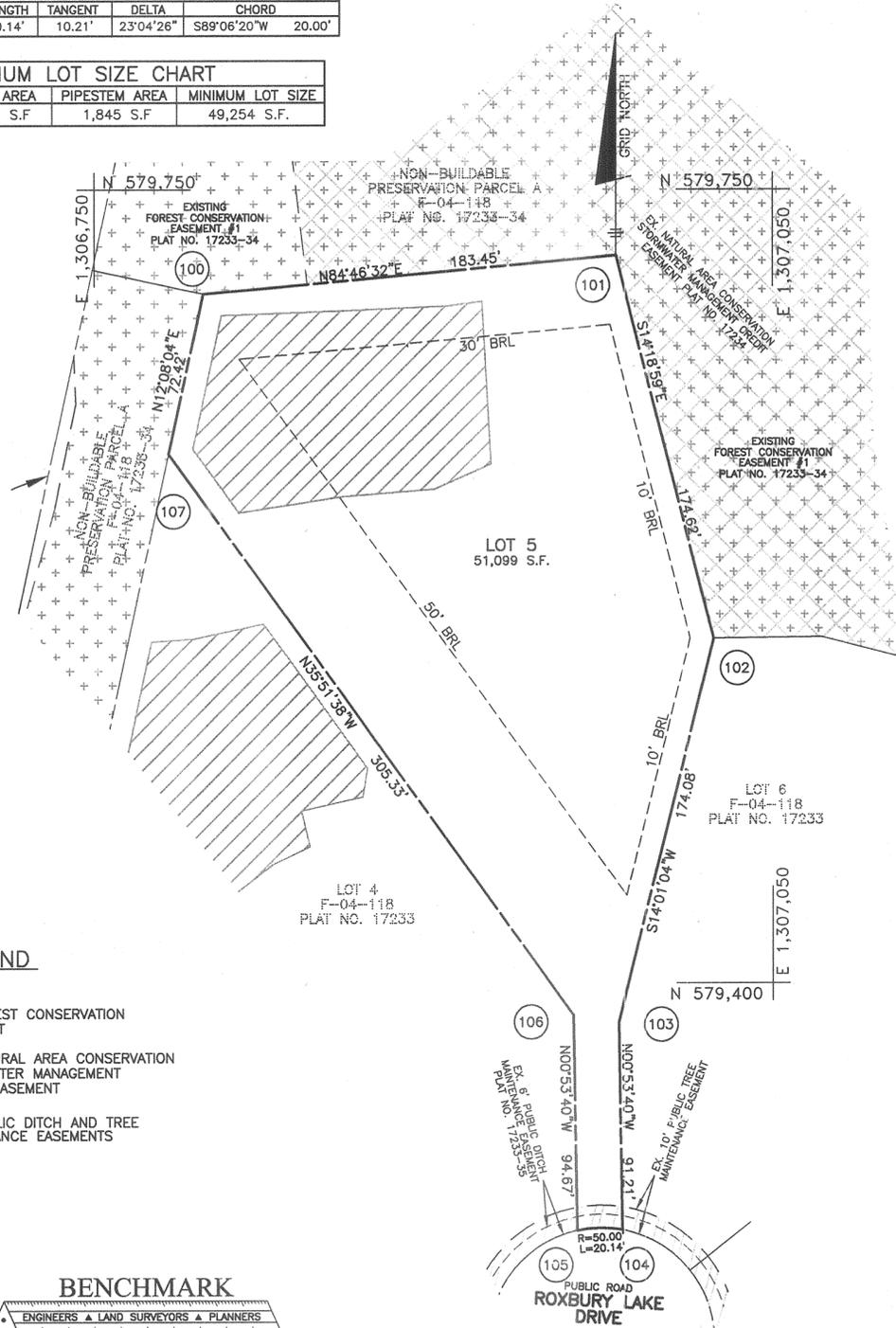
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	51,099 S.F.	1,845 S.F.	49,254 S.F.

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
100	579704.3086	1306797.9740
101	579721.0125	1306980.6583
102	579551.8135	1307023.8385
103	579382.9127	1306981.6715
104	579291.7100	1306981.6715
105	579291.3978	1306963.0979
106	579386.0532	1306961.6200
107	579633.5101	1306782.7515



211A - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3' DEEP). LOCATED 4' FROM WEST EDGE OF TRIADELPHIA ROAD 99' FROM BGE POLE #134679.  
 27CA - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3' DEEP). LOCATED 2.8' FROM PK NAIL IN MACADAM CURB ON NORTH SIDE OF MICHELLE DRIVE. (APPROX. 158' FROM SAPPING DRIVE).

**VICINITY MAP**  
 SCALE: 1" = 2000'



**LEGEND**

- EX. FOREST CONSERVATION EASEMENT
- EX. NATURAL AREA CONSERVATION STORMWATER MANAGEMENT CREDIT EASEMENT
- EX. PUBLIC DITCH AND TREE MAINTENANCE EASEMENTS

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.17± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.17± AC.

**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-465-6105 • fax: 410-465-6644  
 www.bei-civilengineering.com

**PLAN VIEW**  
 SCALE: 1" = 50'

**OWNER:**  
 TOLL MD V PARTNERSHIP  
 250 GIBALTAR ROAD  
 HORSHAM, PENNSYLVANIA 19044

*David M. Harris* 10/21/05  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351

*Robert C. Shipe* 10-19-05  
 TOLL MD V PARTNERSHIP  
 OWNER  
 SIGNATURE OF OWNER DATE

**PURPOSE STATEMENT:**  
 THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO REVISE THE 50' FRONT BRL FOR LOT 5 TO BE PARALLEL WITH COMMON LINE WITH LOT 4.

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

*Robert J. Weber* 11/18/05  
 HOWARD COUNTY HEALTH OFFICER KN MGD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Mark J. ...* 11/23/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAS DATE

*Frank ...* 11/23/05  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE FIFTH PARCEL OF LAND ACQUIRED BY TOLL MD V PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED JANUARY 5, 2005 AND RECORDED IN LIBER 08901 AT FOLIO 299 AND THAT ALL MONUMENTS ARE IN PLACE AS FAR AS THEY RELATE TO THE MAKING OF THIS EASEMENT PLAT PRIOR TO ACCEPTANCE OF THE EASEMENTS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David M. Harris* 10/21/05  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND No. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND No. 351

**OWNER'S CERTIFICATE**

"TOLL MD V PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 19th DAY OF OCTOBER, 2005."

*Robert C. Shipe* 10-19-05  
 DOUGLAS S. SHIPE  
 TOLL MD V PARTNERSHIP DATE

*Ronald ...* 10/19/05  
 WITNESS DATE

**REVISION PLAT**

**TRIADELPHIA CROSSING**  
 LOT 5

PREVIOUSLY RECORDED AS  
 PLAT NUMBER 17232-17235

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 21 SCALE: AS SHOWN  
 GRID: 17 & 23 DATE: OCTOBER, 2005  
 PARCEL: 97  
 ZONED: RC-DEO SHEET: 1 OF 1