

CURVE DATA TABULATION					
Prj-Prf	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
739-756	50.00'	12.09'	13°50'57"	6.07'	N01°09'04"W 12.06'

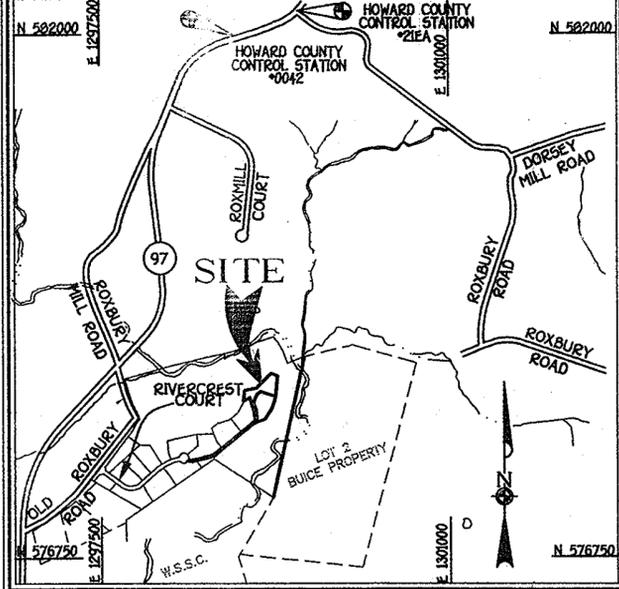
COORDINATE TABULATION		
U.S. EQUIVALENT COORDINATES		
Prf	North	East
739	577711.979908	1290301.507501
740	577709.498096	1290413.060266
741	577761.802318	1290626.439920
742	578090.893901	1299031.405420
743	578134.210577	1299145.513329
744	578248.130501	1299219.647980
745	578364.470661	1299253.554660
746	578567.797519	1299275.651306
747	578592.508559	1299206.363711
748	578445.245134	1299061.234253
749	578421.670045	1298941.542353
750	578316.769352	1298931.268419
751	578350.821938	1298995.802156
752	578218.666012	1299036.061081
753	578119.167659	1299047.170147
754	577772.811935	1298620.959741
755	577721.610034	1298412.860632
756	577724.033743	1298381.265306

USE-IN-COMMON ACCESS EASEMENT CHART		
No.	BEARING	DISTANCE
1	N16°56'33"W	218.56'
2	N78°51'27"E	24.12'
3	S16°56'33"E	218.34'
4	S06°22'15"E	101.18'
5	S50°54'05"W	585.98'

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
11	52,031 SQ. FT.	8,463 SQ. FT.	43,568 SQ. FT.
12	47,635 SQ. FT.	4,626 SQ. FT.	43,009 SQ. FT.

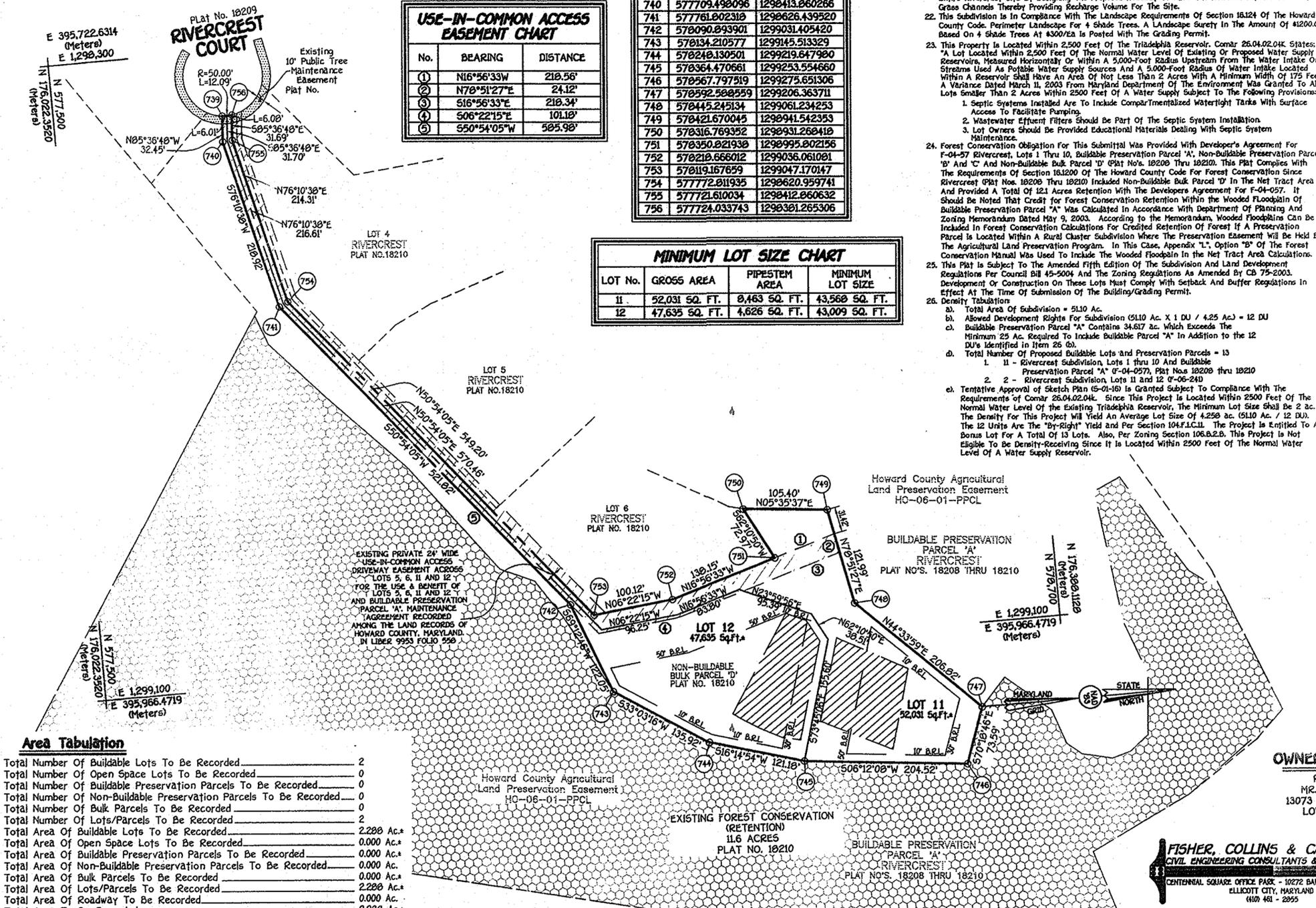
GENERAL NOTES CONTINUED:

18. Wetland Delineation Was Prepared By Eco-Science Professionals, Inc., Dated August, 2005. No Wetlands Exist Within PRT Subdivision Limits.
19. Articles of Incorporation Of The Rivercrest Homeowners' Association By The State Department Of Assessments And Taxation Filed On January 23, 2006. Receipt Number D11081791.
20. Plat Is Subject To Prior Department Of Planning And Zoning File Nos. S-01-16, F-02-20, BA-02-69C, And F-04-57.
21. Water Quality Volume (WQV) Will Be Met Via Section 51 "Natural Area Credit" In Accordance With The Maryland Stormwater Management Design Manual. As Stated In The Original Rivercrest Stormwater Management Report (F-04-57), Groundwater Recharge Volume (REV) Has Been Over Compensated Over The Entire Rivercrest Site By Designing The Proposed Roadway To Allow The Roadside Ditches To Function As Grass Channels Thereby Providing Recharge Volume For The Site.
22. This Subdivision Is In Compliance With The Landscape Requirements Of Section 16.124 Of The Howard County Code. Perimeter Landscape For 4 Shade Trees, A Landscape Surety In The Amount Of \$1200.00 Based On 4 Shade Trees At 4300/EA Is Posted With The Grading Permit.
23. This Property Is Located Within 2500 Feet Of The Triadelphia Reservoir. Comar 26.04.02.04K States: "A Lot Located Within 2500 Feet Of The Normal Water Level Of Existing Or Proposed Water Supply Reservoirs, Measured Horizontally Or Within A 5,000-Foot Radius Upstream From The Water Intake On Streams Used As Potable Water Supply Sources And A 5,000-Foot Radius Of Water Intake Located Within A Reservoir Shall Have An Area Of Not Less Than 2 Acres With A Minimum Width Of 175 Feet. A Variance Dated March 11, 2003 From Maryland Department Of The Environment Was Granted To Allow Lots Smaller Than 2 Acres Within 2500 Feet Of A Water Supply Subject To The Following Provisions:
 1. Septic Systems Installed Are To Include Compartmentalized Watertight Tanks With Surface Access To Facilitate Pumping.
 2. Wastewater Effluent Filters Should Be Part Of The Septic System Installation.
 3. Lot Owners Should Be Provided Educational Materials Dealing With Septic System Maintenance.
24. Forest Conservation Obligation For This Submittal Was Provided With Developer's Agreement For F-04-57 Rivercrest, Lots 1 Thru 10, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And 'C' And Non-Buildable Bulk Parcel 'D' Plat No. 18208 Thru 18210. This Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation Since Rivercrest (Plat Nos. 18208 Thru 18210) Included Non-Buildable Bulk Parcel 'D' In The Net Tract Area And Provided A Total Of 121 Acres Retention With The Developers Agreement For F-04-057. It Should Be Noted That Credit For Forest Conservation Retention With The Wooded Floodplain Of Buildable Preservation Parcel 'A' Was Calculated In Accordance With Department Of Planning And Zoning Memorandum Dated May 9, 2003. According To The Memorandum, Wooded Floodplains Can Be Included In Forest Conservation Calculations For Credited Retention Of Forest If A Preservation Parcel Is Located Within A Rural Cluster Subdivision Where The Preservation Easement Will Be Held By The Agricultural Land Preservation Program. In This Case, Appendix 'L', Option 'B' Of The Forest Conservation Manual Was Used To Include The Wooded Floodplain In The Net Tract Area Calculations. This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-5004 And The Zoning Regulations As Amended By CB 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building/Grading Permit.
25. Density Tabulation:
 - a. Total Area Of Subdivision = 5110 Ac.
 - b. Allowed Development Rights For Subdivision (5110 Ac. X 1 DU / 4.25 Ac.) = 12 DU
 - c. Buildable Preservation Parcel 'A' Contains 34,617 ac. Which Exceeds The Minimum 25 Ac. Required To Include Buildable Parcel 'A' In Addition To The 12 DUs Identified In Item 25 b.
 - d. Total Number Of Proposed Buildable Lots and Preservation Parcels = 13
 1. 11 - Rivercrest Subdivision, Lots 1 thru 10 And Buildable Preservation Parcel 'A' (F-04-057), Plat Nos 18208 thru 18210
 2. 2 - Rivercrest Subdivision, Lots 11 and 12 (F-06-241)
 - e. Tentative Approval Of Sketch Plan (S-01-16) Is Granted Subject To Compliance With The Requirements Of Comar 26.04.02.04K. Since This Project Is Located Within 2500 Feet Of The Normal Water Level Of The Existing Triadelphia Reservoir, The Minimum Lot Size Shall Be 2 ac. The Density For This Project Will Yield An Average Lot Size Of 4,250 ac. (5110 Ac. / 12 DU). The 12 Units Are The "By-Right" Yield And Per Section 104.14C.C. The Project Is Entitled To A Bonus Lot For A Total Of 13 Lots. Also, Per Zoning Section 106.B.2.B. This Project Is Not Eligible To Be Density-Receiving Since It Is Located Within 2500 Feet Of The Normal Water Level Of A Water Supply Reservoir.



GENERAL NOTES:

- VICINITY MAP**
SCALE: 1" = 1200'
1. 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
 2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 3. Subject Property Is Zoned RC-DEO Per The 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 7/28/06.
 4. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0042 And No. 21EA.
 - Sta. 0042 N 177,450.9870 M E 395,922.2400 M
 - Sta. 21EA N 177,611.9279 M E 396,391.9686 M
 5. The Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 2002, By Fisher, Collins And Carter, Inc.
 6. B.R.L. Denotes Building Restriction Line.
 7. Ⓢ Denotes Iron Pin Set Capped "C.C. 106".
 8. Ⓛ Denotes Iron Pipe Or Iron Bar Found.
 9. ⓐ Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
 10. Ⓜ Denotes Concrete Monument Set With Aluminum Plate "C.C. 106".
 11. Ⓢ Denotes Concrete Monument Or Stone Found.
 12. The Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road R/W Line And Not Onto The Flag Or Pipe Stem Driveway.
 13. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings. To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - a. Width - 12 Feet (4 Feet Serving More Than One Residence).
 - b. Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
 - c. Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
 - d. Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (225-Loading).
 - e. Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces.
 - f. Structure Clearances - Minimum 12 Feet.
 - g. Maintenance - Sufficient To Ensure All Weather Use.
 14. All Areas Are More Or Less (±).
 15. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 16. Traffic Study Was Prepared By Traffic Group, Inc. On August, 2005.
 17. No Cornerstones Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.



Area Tabulation

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0
Total Number Of Bulk Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	2,228 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Buildable Preservation Parcels To Be Recorded	0.000 Ac.±
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.±
Total Area Of Bulk Parcels To Be Recorded	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	2,228 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	2,228 Ac.±

OWNER AND DEVELOPER
ROXBURY FARM, LLC
MR. BOBBY JOE WHEELER
13073 LUTHERAN CHURCH ROAD
LOVETTSVILLE, VIRGINIA
20180

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481 - 2955

OWNER'S CERTIFICATE
I, Bobby Joe Wheeler, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 22nd Day Of August, 2007.

SURVEYOR'S CERTIFICATE
I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Robert Preston Buice To Roxbury Farm, LLC By Deed Dated September 21, 2005 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 9502 At Folio 624; Said Property Also Being Non-Buildable Bulk Parcel 'D' As Shown On A Plat Entitled "Rivercrest - Lots 1 Thru 10, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And 'C' And Non-Buildable Bulk Parcel 'D'" And Recorded As Plat Nos. 18208 Thru 18210 And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

RECORDED AS PLAT No. 19487 ON Oct. 26, 2007 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERCREST
LOTS 11 AND 12
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'D', RIVERCREST SUBDIVISION)
PLAT NO'S. 18208 THRU 18210
TAX MAP NO. 21 GRID NO. 20 PARCEL NO. 270
FOURTH ELECTION DISTRICT
ZONED: RC-DEO
HOWARD COUNTY, MARYLAND
Scale: 1" = 100'

DATE: December 27, 2006 SHEET 1 OF 1

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department.
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.
Chief, Development Engineering Division Date
Director Date

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F-06-241