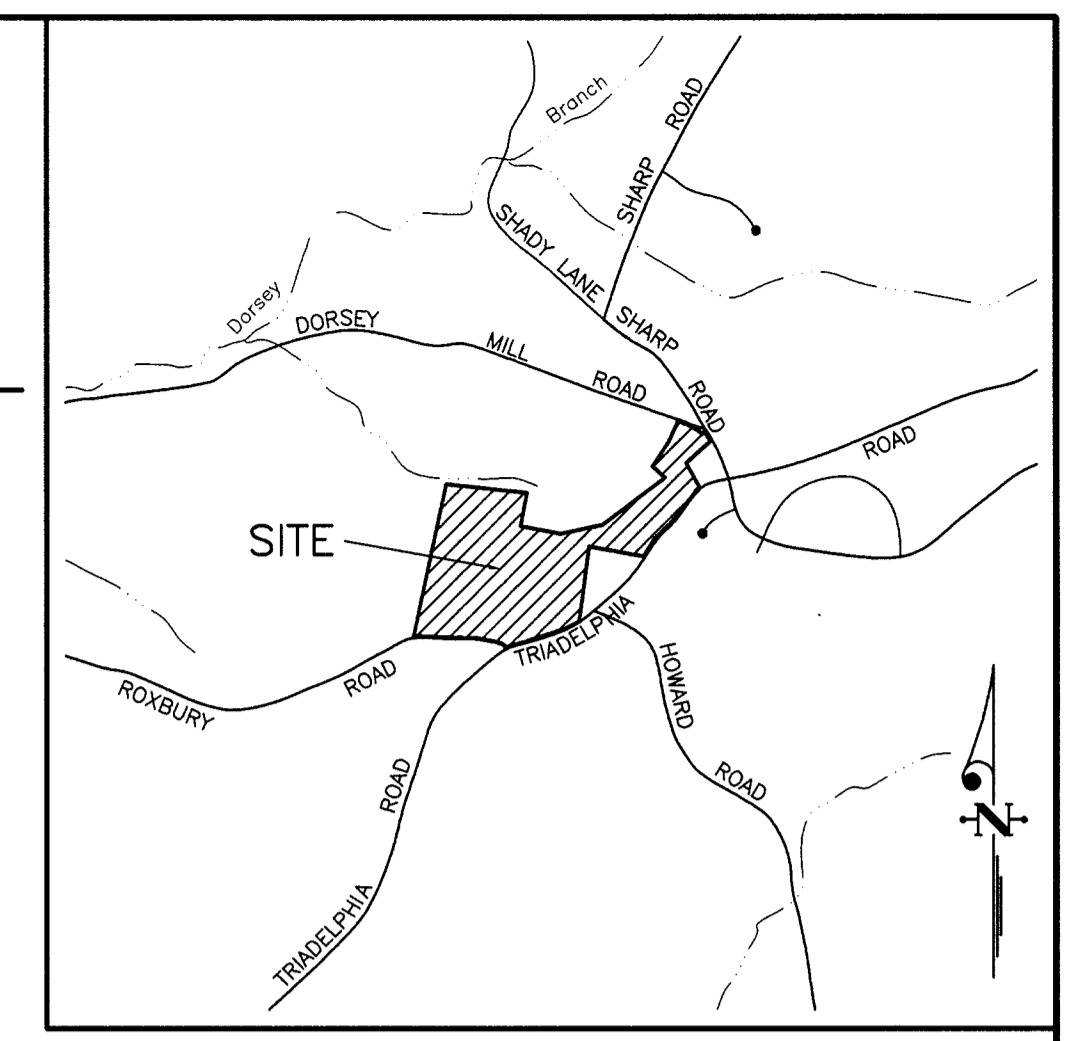


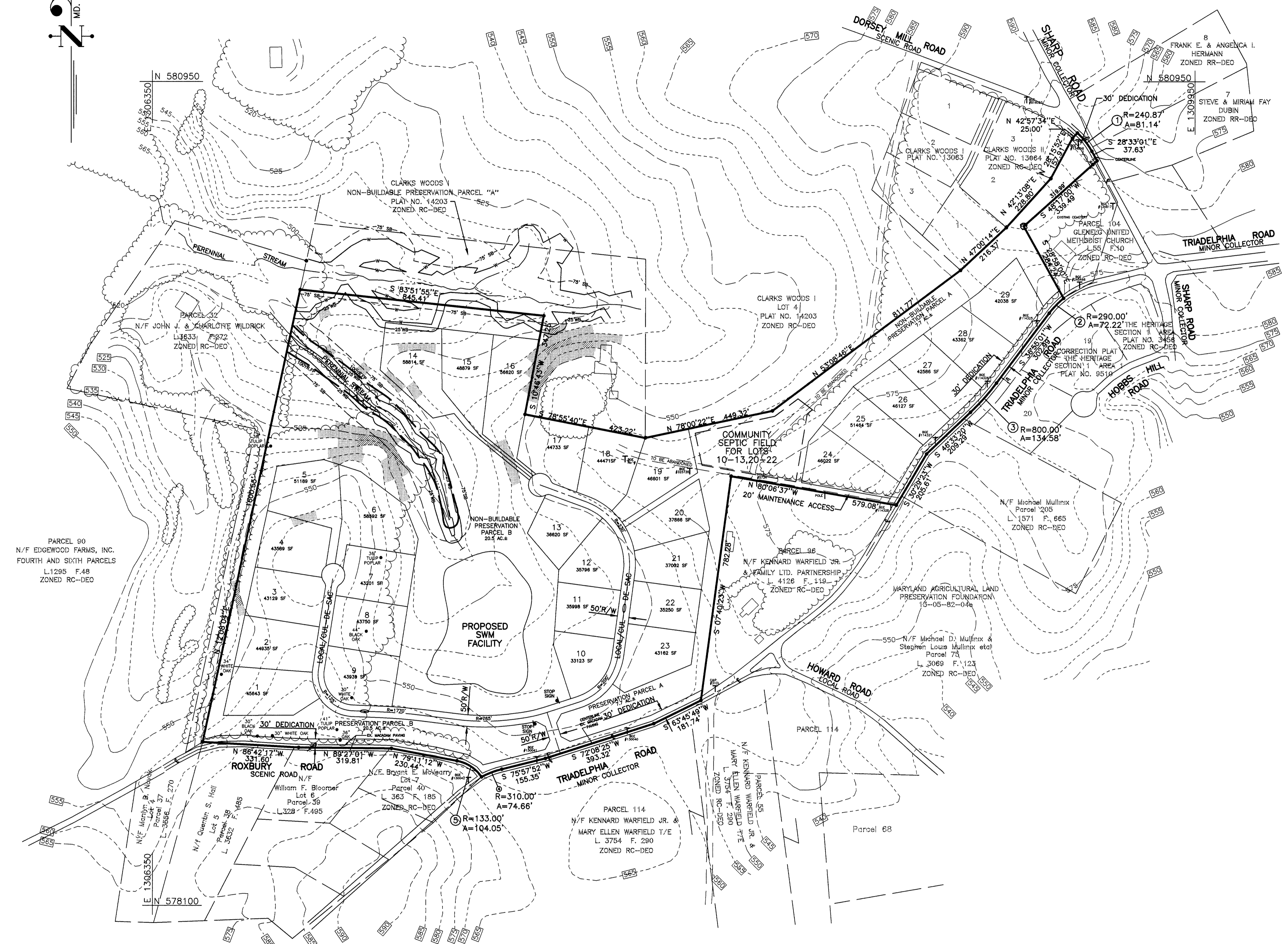
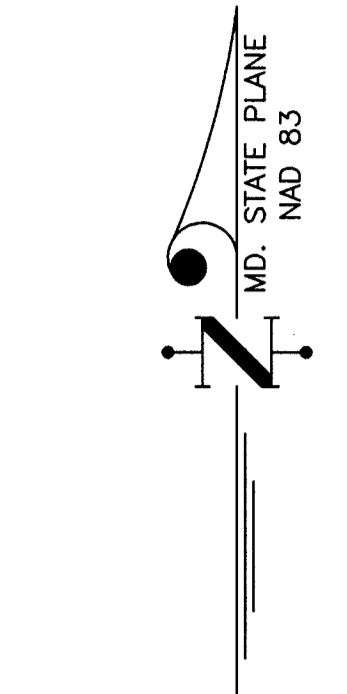
CURVE TABLE ①						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	19°18'04"	240.87'	81.14'	40.96'	80.76'	S 38°12'02"E
2	14°16'08"	290.00'	72.22'	36.30'	72.04'	S 44°03'05"W
3	09°38'19"	800.00'	134.58'	67.45'	134.42'	S 41°44'11"W
4	13°47'57"	310.00'	74.66'	37.51'	74.48'	S 69°03'53"W
5	44°49'34"	133.00'	104.05'	54.85'	101.42'	N 56°46'25"W

**LEGEND**

- Contour Interval: 5 feet
- Existing Contour:
- Direction of Drainage:
- Spot Elevation:
- SB = 75 Stream Buffer
- WB = 25' Wetland Buffer
- W = Limit of Wetlands
- 100YFP = 100 Year Floodplain
- Slopes 25% or greater:
- Slopes 15-24.9%:
- Traffic Calming device:



VICINITY MAP  
Scale: 1"=2000'



**GENERAL NOTES:**

1. This project is in conformance with the latest Howard County Subdivision Regulations unless otherwise approved.
2. Boundary is based on field survey by Clark, Finefrack & Sackett Sept., 2000.
3. Topography was compiled from Howard County Orthometric Topographic Composite maps, dated 1998. (at 5' contour intervals)
4. Water and Sewer for this project will be Private Wells and Septic Systems. Property is not within the Metropolitan District.
5. Existing utility locations shown were taken from available records.
6. Soils information was taken from Howard County Soils Survey Map 17.
7. The stormwater management facility shown on this plan is an approximation of its ultimate size and shape. It is understood that this facility has not been designed and its size and shape may change altering the number of units allocated for this development.
8. Forest Stand, and Wetland Delineation Reports were prepared by ECO Sense, Inc. dated February, 2001.
9. APFO Traffic Study for this project was prepared by Integrated Transportation Solutions, Inc., dated February, 2001.
10. To the best of the owner's knowledge, there are no burial or cemetery locations on the property.
11. Sediment and Erosion Control will be provided as required.
12. Street Lighting will be provided as required per the Design Manual.
13. Street Trees and Perimeter Landscape requirements, per the Landscape Manual, shall be shown at the Preliminary Plan Stage.
14. The Preservation Parcels A and B are being created to preserve the environmentally sensitive areas including wooded slopes, swales, streams, wetlands, and to provide buffers, open space and tree preservation areas. Ownership will be a Homeowners Association Easement holders to be determined prior to Final Plan. Maintenance will be by the Homeowners Association.
15. The creation of Lots 1-3, Clark Woods II necessitated the future creation of a 9.380 acre Preservation Parcel (34.25 ac - 12.75 ac - 3.370 ac - 9.380 ac) per section 104.5.1.a. of the Zoning Ordinance upon the subdivision of the residue of Parcel 97. Based on the final configuration of the residue of Parcel 97 and the lot yield realized through that subdivision, the 9.380 acre Preservation Parcel may be located either entirely on this site or partly on-site and partly off-site on a Sending Parcel. With the subdivision of the residue of Parcel 97, the full potential density of the site, 29 units, may be achieved only through the purchase of 14 CED's. (See site data note #5.)
16. Wetland buffer located on lot 14 will require a 35' setback.
17. Previous DPZ file number F-98-29 Clark Woods II, lots 1-3.
18. No clearing, grading or construction is permitted within the wetlands, stream or their required buffers.
19. The 5% open space required for DED/CEO receiving subdivisions will be satisfied in this subdivision by the dedication of non-buildable preservation parcels A and B to the HOA. This project requires 3.1 acres of open space and 28.26 acres of Non-Buildable Preservation Parcels will be provided to the HOA.

**SITE DATA**

1. Existing Zoning: RC - DED
2. Location: Tax Map # 21, grids 17 and 23  
4th Election District, Parcel 97 & Clark Woods II, lots 1-3, parcel 232
3. Deed References / Areas:  
Clark Woods II, Plot #13064 (previously recorded) 3.37 Ac.  
Parcel 97 (part residue of fifth parcel), L.1295 F.48 62.31 Ac.
4. Total Tract Area for Density Calculation Purposes (includes 3.37 Ac. for Clark Woods II, Lots 1 - 3) 65.68 Ac.
5. Density Calculations:  
Base Density Allowed (1 DU/4.25 Gross Ac.) 15 units  
Max. Density Allowed with CEO option (1 DU/2 Ac.) 32 units  
Proposed number of additional dwelling units 29 units  
for Triadelphia Meadows  
Existing number of dwelling units for recorded Clark Woods II 3 units  
Number of CEO required 14 units
6. Gross Tract Area: 62.31± Ac.  
100 Year Floodplain 1.5 ± Ac.  
Net Area 60.81± Ac.  
Area of Buildable lots 29.49± Ac.  
Area of Streets to be Dedicated 4.58± Ac.  
Area of Preservation Parcels A & B 28.26± Ac.
7. Average cluster lot size 44,293 SF
8. Cluster Setbacks: Front 50'  
Side 10'  
Rear 30'  
Minor Collector Triadelphia Road 75'

**OWNER**  
EDGEWOOD FARMS, INC.  
14943 ROXBURY ROAD  
GLENELG, MARYLAND 21737

**DEVELOPER/CONTRACT PURCHASER**  
TOLL BROTHERS, INC.  
7164 COLUMBIA GATEWAY DRIVE, SUITE 230  
COLUMBIA, MARYLAND 21046

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR

7/15/01  
DATE

**CLARK · FINEFROCK & SACKETT, INC.**  
ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED DAR	<b>SKETCH PLAN</b> <b>TRIADELPHIA MEADOWS</b> LOTS 1-29 AND NON-BUILDABLE PRESERVATION PARCELS A AND B SUBDIVISION OF RESIDUE OF PARCEL 97 PART OF FIFTH PARCEL L.1295 F.48 TAX MAP 21, GRID 17 & 23, PARCEL 97 FOURTH (4TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 200'
DRAWN ZAH/LAI		DRAWING 1 of 1
CHECKED DAR		JOB NO. 99-197
DATE 9-19-01		FILE NO. 99-197-P

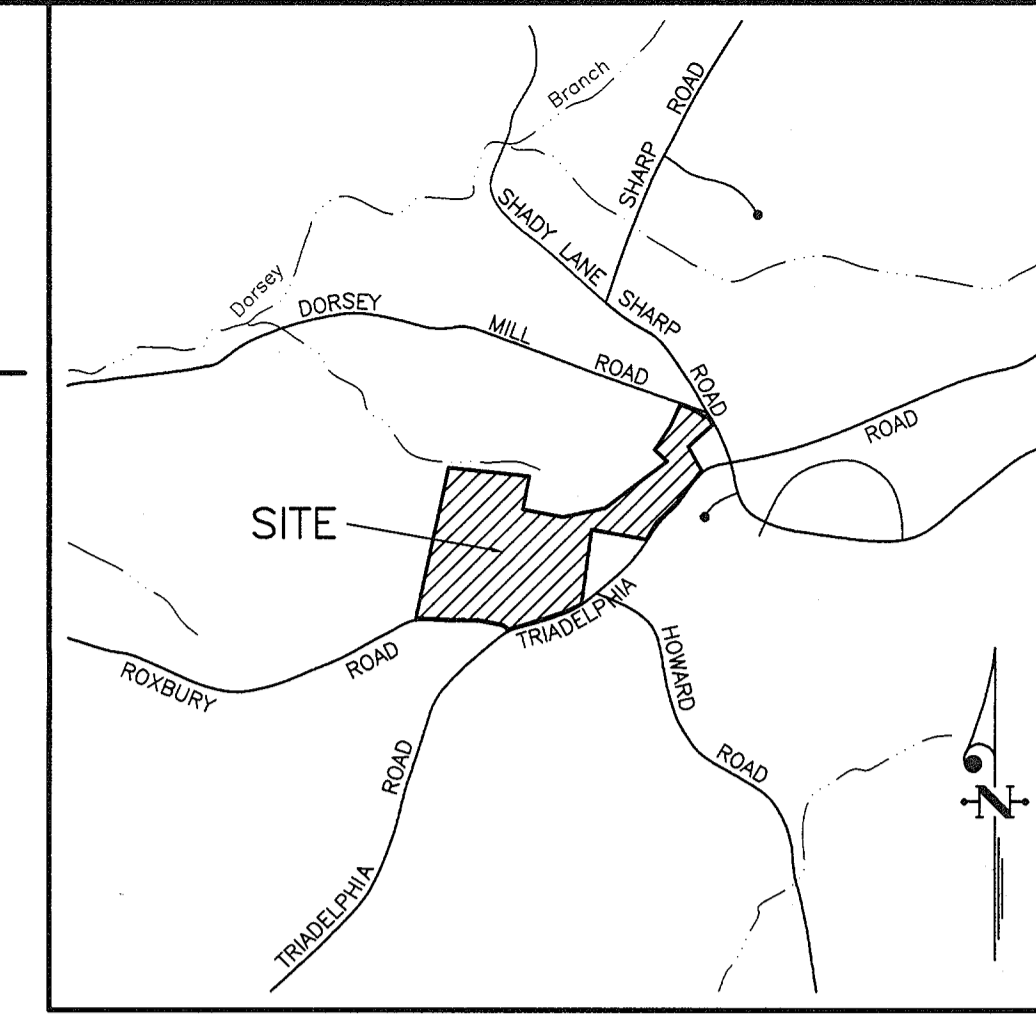
FOR: TOLL BROTHERS  
7164 COLUMBIA GATEWAY DRIVE  
SUITE 230  
COLUMBIA, MARYLAND 21046



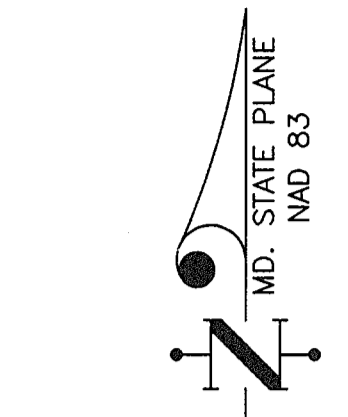
CURVE TABLE ①						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
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2	14°16'08"	290.00'	72.22'	36.30'	72.04'	S 44°03'05"W
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5	44°49'34"	133.00'	104.05'	54.85'	101.42'	N 56°46'25"W

**LEGEND**

- Contour Interval: 5 feet
- Existing Contour:
- Direction of Drainage:
- Spot Elevation:
- SB = 75' Stream Buffer
- WB = 25' Wetland Buffer
- W = Limit of Wetlands
- 100YFP = 100 Year Floodplain
- Slopes 25% or greater:
- Slopes 15-24.9%:
- Traffic Calming device:



VICINITY MAP  
Scale: 1"=200'



**GENERAL NOTES:**

1. This project is in conformance with the latest Howard County Subdivision Regulations unless otherwise noted.
2. Boundary is based on field survey by Clark, Finefrock & Sackett Sept., 2000.
3. Topography was compiled from Howard County Orthometric Topographic Composite maps, dated 1998. (at 5' contour intervals)
4. Water and Sewer for this project will be Private Wells and Septic Systems. Property is not within the Metropolitan District.
5. Existing utility locations shown were taken from available records.
6. Soils information was taken from Howard County Soils Survey Map 17.
7. The stormwater management facility shown on this plan is an approximation of its ultimate size and shape. It is understood that this facility has not been designed and its size and shape may change altering the number of units allocated for this development.
8. Forest Stand, and Wetland Delineation Reports were prepared by EDO Sense, Inc. dated February, 2001.
9. APFD Traffic Study for this project was prepared by Integrated Transportation Solutions, Inc., dated February, 2001.
10. To the best of the owner's knowledge, there are no burial or cemetery locations on the property.
11. Sediment and Erosion Control will be provided as required.
12. Street Lighting will be provided as required per the Design Manual.
13. Street Trees and Perimeter Landscape requirements, per the Landscape Manual, shall be shown at the Preliminary Plan Stage.
14. The Preservation Parcels A and B are being created to preserve the environmentally sensitive areas including wooded slopes, swales, streams, wetlands, and to provide buffers, open space and tree preservation areas. Ownership will be a Homeowners Association Easement holders to be determined prior to Final Plan. Maintenance will be by the Homeowners' Association.
15. The creation of Lots 1-3, Clark Woods II necessitated the future creation of a 9,380 acre Preservation Parcel (34.25 ac-12.75 ac-3,370 ac-9,380 ac), per section 104.1.1 of the Zoning Ordinance upon the subdivision of the residue of Parcel 97. Based on the final configuration of the residue of Parcel 97 and the lot yield realized through that subdivision, the 9,380 acre Preservation Parcel may be located either entirely on this site or partly on-site and partly off-site on a Sending Parcel. With the subdivision of the residue of Parcel 97, the full potential density of the site, 29 units, may be achieved only through the purchase of 14 CEO's. (See site data note #5.)
16. Wetland buffer located on lot 14 will require a 35' setback.
17. Previous DPZ file number F-98-29 Clark Wood II, lots 1-3.
18. No clearing, grading or construction is permitted within the wetlands, stream or their required buffers.
19. The 55% open space required for DED/CEO receiving subdivisions will be satisfied in this subdivision by the dedication of non-buildable preservation parcels A and B to the HOA. This project requires 3.1 acres of open space and 28.26 acres of Non-Buildable Preservation Parcels will be provided to the HOA.
20. This plan is subject to compliance with the Fourth Edition of the Subdivision and Land Development Regulations as a consequence of its submission prior to November 15, 2001. This project is subject to compliance with County Council Bill 50-2001 which amends portions of the Zoning Regulations because this project did not have preliminary plan approval prior to November 1, 2001.

**SITE DATA**

1. Existing Zoning: RC - DEO
2. Location: Tax Map # 21, grids 17 and 23  
4th Election District, Parcel 97 & Clark Woods II, lots 1-3, parcel 232
3. Deed References / Areas:  
Clark Woods II, Plot #13064 (previously recorded) 3.37 Ac.  
Parcel 97 (part residue of fifth parcel), L1295 F.48 62.31 Ac.
4. Total Tract Area for Density Calculation Purposes (includes 3.37 Ac. for Clark Woods II, Lots 1 - 3) 65.68 Ac.
5. Density Calculations:  
Base Density Allowed (1 DU/4.25 Gross Ac.) 15 units  
Max. Density Allowed with CEO option (1 DU/2 Net Ac.) 32 units  
Proposed number of additional dwelling units for Triadelphia Meadows 29 units  
Existing number of dwelling units for recorded Clark Woods II 3 units  
Number of CEO required 14 units  
Net acreage for density = 65.68 Ac. - 1.5 Ac. Floodplain= 64.18 Ac.
6. Gross Tract Area:  
100 Year Floodplain 1.5 ± Ac.  
Net Area 60.81 ± Ac.  
Area of Buildable lots 29.49 ± Ac.  
Area of Streets to be Dedicated 4.56 ± Ac.  
Area of Preservation Parcels A & B 28.26 ± Ac.
7. Average cluster lot size 44,293 SF
8. Cluster Setbacks: Front 50'  
Side 10'  
Rear 30'  
Minor Collector 75'  
Triadelphia Road

**PHASING PLAN**

PHASE	LOTS	ALLOCATION	REQUEST YEAR
ONE	1-23		2002
TWO	24-29		2004

**OWNER**  
EDGEWOOD FARMS, INC.  
14943 ROXBURY ROAD  
GLENELG, MARYLAND 21737

**DEVELOPER/CONTRACT PURCHASER**  
TOLL BROTHERS, INC.  
7164 COLUMBIA GATEWAY DRIVE, SUITE 230  
COLUMBIA, MARYLAND 21046

**CLARK · FINEFROCK & SACKETT, INC.**  
ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

DESIGNED DAR	<b>AMENDED SKETCH PLAN</b> <b>TRIADELPHIA MEADOWS</b> LOTS 1-29 AND NON-BUILDABLE PRESERVATION PARCELS A AND B SUBDIVISION OF RESIDUE OF PARCEL 97 PART OF FIFTH PARCEL L1295 F.48 TAX MAP 21, GRID 17 & 23, PARCEL 97 FOURTH (4TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 200'
DRAWN ZAH/LAI		DRAWING 1 of 1
CHECKED DAR		JOB NO. 99-197
DATE 9-19-01	FOR: TOLL BROTHERS 7164 COLUMBIA GATEWAY DRIVE SUITE 230 COLUMBIA, MARYLAND 21046	FILE NO. 99-197-P

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Handwritten signature*  
PLANNING DIRECTOR

DATE: 6/12/03

(7)F:/Drawings/Clark Farm/Sketch-Plan