CURVE DATA TABLE CHORD DELTA TANGENT CURVE RADIUS N10°35'04"W 08°42'01" 430.81 01°49'33" 45.25 N07°08'48"W 90.49 C2 2839.79 90.49 N11°29'50"W 340.53 C3 2839.79 340.53 06*52'29" 170.57 S78°32'04"W 77.05 10°03'00" 38.62 76.95 439.26 1316500 LINE TABLE S75°29'32"W N75°29'32"E 46.47 L2 L3 N21°15'16"E 35.38

L4

L6

L8

L9

EXISTING PAVING

04/09/02

N77°18'34"E

S81'16'56"W

N12'34'28"W

S83°45'57"W

S12"34'28"E

S69°12'46"W

L10 N09°42'10"W

34.91

21.01

17.10

15.00

18.11

31.13

97.00

COORDINATE TABLE NORTH **EAST** 1316418.93110 581784.67860 581779.17060 1316370.13840 1316294.72400 581763.87460 1316254.12710 581789.12260 1316174.99490 582212.60220 583485.34970 1316035.96290

GENERAL NOTES (CONTINUED)

- 18. THE FOREST CONSERVATION OBLIGATION:
 - A. FOR PARCEL A PER SDP-97-52 OF 0.7 ACRE OF REFORESTATION WAS MET BY A FEE-IN-LIEU PAYMENT OF \$ 9,147.60 TO THE HO. CO. FOREST CONSERVATION FUND.
 - B. FOR PARCEL B PER THE FOREST CONSERVATION PLAN FOR THIS SUBDIVISION PLAT WAS MET BY THE CREATION OF A 0.24 ACRE RETENTION FOREST CONSERVATION EADEMENT ON THE PARCEL AND A FEE-IN-LIEU PAYMENT OF \$15,163.80 TO THE HO. CO. FOREST CONSERVATION FUND FOR 0.71 ACRE OF REFORESTATION. 17. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS

SEE BOARD OF APPEALS CASE (B.A. CASE) NO. 96-04E FOR SPECIAL EXCEPTION TO OPERATE A GASOLINE SERVICE STATION AND CONVENIENCE STORE IN A B-2 ZONING DISTRICT.

W HE WP 97-53, LIMTING TENOORS ROOP WIDEWING TO GAS STATION L'EASE DIFFER

MARYLAND ROUTE 32 SRC R/W PLAT NO. 23588

VEHICULAR INGRESS AND EGRESS IS RESTRICTED FOREST CONSERVATION EASEMENT (RETENTION)

AREA 0.24 ACRES Q OF DRAINAGE EASEMENT PARCEL 104960 SQ._. Ur UKAINAUL 49.64 WETLAND BUFFER -WETLAND LIMIT

1. SUBJECT PROPERTY IS ZONED B-2 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN DATED 10/18/93. 2. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND BUFFER.

3. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBER, BA98-14, SDP-97-52 AND SDP-00-03.

4. ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM; ORIGIN OF THE COORDINATE VALUES ARE FROM HOWARD COUNTY, MARYLAND GEODETIC CONTROL (NAD 83)

STATIONS NO. N 587502.6351 E 1317897.8040 N 585988.4309 E 1316283.7360

59336 SQ.

5. THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 17, 1998 BY VOGEL & ASSOCIATES, INC.

6. ALL AREAS LISTED ARE MORE OR LESS.

7. DENOTES IRON PIN W/CAP SET

8. # DENOTES IRON PIPE OR IRON BAR FOUND.

9. O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.

10. DENOTES STONE OR MONUMENT.

11. EXISTING BUILDING PER SDP-97-52 (CONVENIENCE STORE/GAS STATION) ON PARCEL A IS TO REMAIN.

12. DEED REFERENCE LIBER 3842 FOLIO 421.

13. ROAD IMPROVEMENTS ALONG TEN OAKS ROAD MUST BE PROVIDED AT SITE PLAN STAGE.

3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 410-669-2222

GENERAL NOTES (CONTINUED)

14. STORMWATER MANAGEMENT TO BE PROVIDED BY AN UNDERGROUND FACILITY. THIS FACILITY

15. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL

EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE,

AND PARCEL B OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA AND ANY AND ALL CONVEYANCES OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER

DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE

DEVELOPERS 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(S) OF EASEMENT

OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING

OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER,

OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, OVER AND THROUGH PARCEL

OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)

DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS

PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN

CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF

FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF

FT.

IN THE LAND RECORDS OF HOWARD COUNTY.

FOREST CONSERVATION EASEMENTS ARE ALLOWED.

2.4095 ACRES

WILL BE PRIVATELY OWNED AND MAINTAINED AND WILL BE PROVIDED AT THE SITE PLAN STAGE.

DEVELOPER CLOVERLAND FARMS DAIRY, INC. TRIANGLE HOWARD CORPORATION 4281 MONTGOMERY ROAD

ELLICOTT CITY, MARYLAND 21043 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS 410-461-5856 SITE INTO TWO FARCELS.

Bel Air, Maryland SURVEYORS

HOWARD COUNTY HEALTH OFFICER

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAS DATE

PLAN FOR HOWARD COUNTY.

SYSTEMS IN CONFORMANCE WITH THE MASTER

1316000

THIS PLAT HAVE BEEN COMPLIED WITH.

JOSEPH JAY WOOLDRIDGE

THE REQUIREMENTS § 3-108, THE REAL PROPER ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF

CLOVERLAND FARMS DAIRY, INCORPORATED

REDERICK WARD ASSOCIATES, INC. 7125 Riverwood Drive Columbia, Maryland 21046-2354

Phone: 410-290-9550 Fax: 410-720-6226

7/5/02

DATE

Columbia, Maryland Warrenton, Virginia

OF MAR

CLOVERLAND FARMS DAIRY, INCORPORATED, BY JOHN KEMP, VICE PRESIDENT OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT 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 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 SHOWN HEREON; (2) 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 STREET 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 PASSEMENTS AND PROCEED OF MAYS. STRUCTURE OF ANY KIND SHALL BE ERECTED, ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

CLOVERLAND FARMS DAIRY, INCOR! JOHN KEMP, VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY THE HOWARD HUNT PROPERTIES, INCORPORATED TO CLOVERLAND FARMS DAIRY, INCORPORATED BY DEED DATED OCTOBER 15, 1996 AND RECORDED IN THE LAND RECORD OF HOWARD COUNTY IN LIBER 3842 FOLIO 421 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. MONUMENT OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

DATE

04/09/02

RECORDED AS PLAT NO. 15543 ON 8-14-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. TRIANGLE HOWARD PARCELS A & B

TAX MAP NO 22, BLOCK 8, PARCEL NO. 55 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: JANUARY 27, 2000 GRAPHIC SCALE

TO HO. CO. STATIONS 22AA & 22A2

RIDGEWOOD

TRIADELPHIA

CENTER OF

47.87.

MAINLINE PAVING

VICINITY MAP

1316500

1316000

SCALE 1"= 100'

EXISTIN

SCALE 1"= 100'

SHEET 1 OF 1 F - 00 - 01

9767RP.DWG

MAJOR COLLECTOR

FOREST CONSERVATION EASEMENT

DESIGNATES A 10000 SQUARE FOOT SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBDIVISION REGULATIONS (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNLESS PUBLIC SEWAGE BECOMES 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT, RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 2
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED: 0
TOTAL NUMBER OF PARCELS TO BE RECORDED: 2 TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: TOTAL AREA OF OPEN SPACE REQUIRED:
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: TOTAL AREA OF PARCELS TO BE RECORDED: 3.7717 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED: 0
TOTAL AREA TO BE RECORDED: 3.7717 AC,

OWNER'S CERTIFICATE

JOSEPH JAY WOOLDRIDGE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 11027