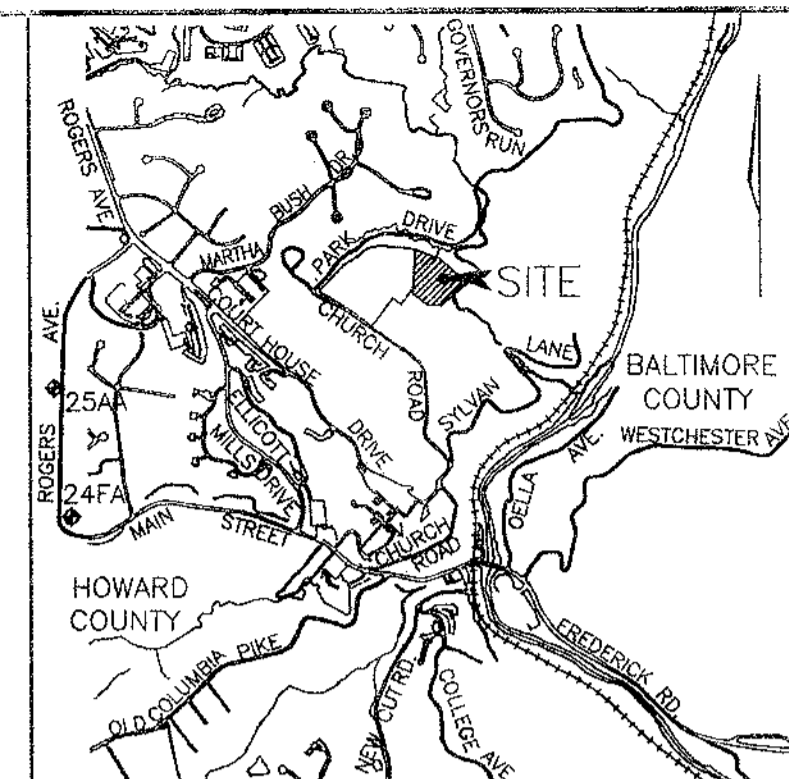
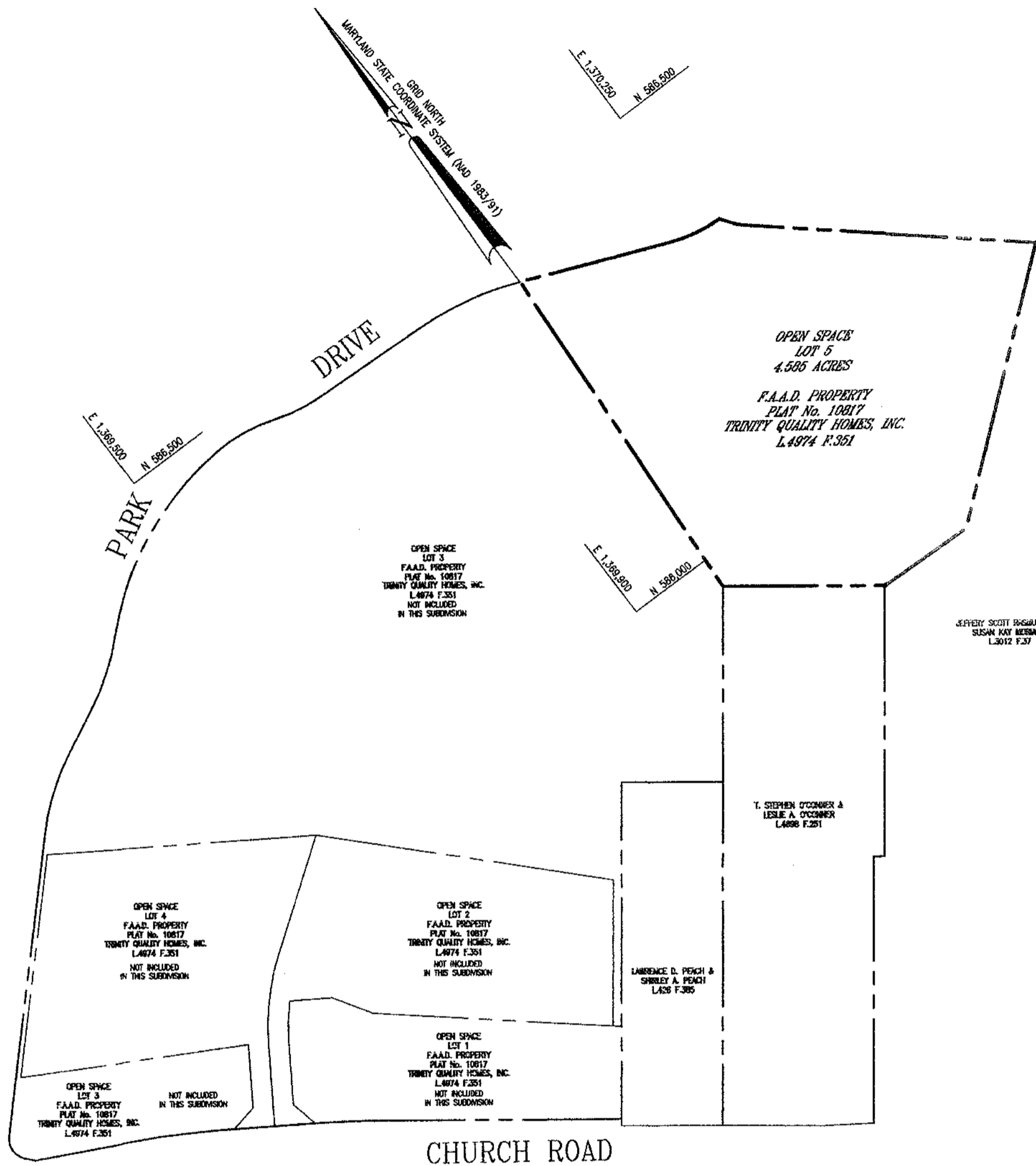


**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 24F4 AND 25AA  
24F4 N 583,751.410 E 1,366,091.943  
25AA N 585,307.185 E 1,366,071.024
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. OCTOBER 1999.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH FWA4 CAP SET.
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/1993 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT 5, ANY CONVEYANCES OF THE AFORESAID LOT 5 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOT 5. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY 17, 2000.
- FLOODPLAIN PER PLAT No. 10817.
- PREVIOUS DPZ FILE NUMBERS: F-92-132, PB-276, S-00-10, PB-344, WP-02-57, **P-02-02, F-02-154**
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE FOR A RESUBDIVISION THAT DOES NOT CREATE ADDITIONAL LOTS, EXEMPT DIVISIONS AND PLAT CORRECTIONS.
- THE SUBJECT PROPERTY IS LOCATED IN THE ELLICOTT CITY HISTORIC DISTRICT. NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THE SUBJECT PROPERTY.
- THE PROPOSED ROUTE FOR THE 20' PUBLIC SEWER AND UTILITY EASEMENT HAS BEEN DETERMINED A NECESSARY DISTURBANCE OF THE 25% OR GREATER STEEP SLOPES, THE STREAM BUFFER AND THE 100 YEAR FLOODPLAIN IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.



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 BEEN COMPLIED WITH.

*James R. Meeks* 10/04/02  
 JAMES ROBERT MEEKS, PROF LS #10857 DATE

*Michael Pfauf* 10/9/02  
 MICHAEL PFAU, PRESIDENT

JEFFERY SCOTT BRAGGESSIN & SUSAN KAY MERRIBY L.S. 1012 F.37

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	4.585 Ac.
TOTAL AREA OF LOTS TO BE RECORDED.....	4.585 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0 Ac.
TOTAL AREA TO BE RECORDED.....	4.585 Ac.

**OWNER/DEVELOPER**  
 TRINITY QUALITY HOMES, INC.  
 MICHAEL PFAU, PRESIDENT  
 6212 DEVON DRIVE  
 COLUMBIA, MARYLAND 21044

THE PURPOSE OF THIS PLAT IS TO CREATE A 20' PUBLIC SEWER AND UTILITY EASEMENT, TO REVISE THE PROPERTY LINE BEARINGS AND DISTANCES, REVISE THE 25' WETLAND BUFFER, ADDING ADDITIONAL STREAM BUFFERS, REVISING EXISTING STREAM BUFFERS, SHOWING AND REFERENCING AN EXISTING 20' WIDE PUBLIC SEWER AND UTILITY EASEMENT, AND TO ABANDON AN EXISTING 20' WIDE LANDSCAPE BUFFER LINE.

**FREDERICK WARD ASSOCIATES, INC.**  
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
 ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226  
 SURVEYORS Bel Air, Maryland Warrenton, Virginia

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*Penny Bonetta* 10-24-02  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Pfauf* 10/23/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 900 DATE

*Joseph S. Smith* 10/22/02  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, TRINITY QUALITY HOMES, INC., BY AGENT MICHAEL PFAU, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 11th DAY OF OCTOBER, 2002.

*Michael Pfauf*  
 TRINITY QUALITY HOMES, INC.  
 MICHAEL PFAU, PRESIDENT

*Jim Keane*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION OF THE LAND CONVEYED BY FOUNDATION FOR AUTISM AND ATYPICAL DEVELOPMENT, INC. AND TRINITY QUALITY HOMES, INC., BY DEED DATED NOVEMBER 24, 1999 AND RECORDED IN LIBER 4974 AT FOLIO 351 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*James R. Meeks* 10/04/02  
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. **15638** ON **10-31-02** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
 F.A.A.D. PROPERTY  
**OPEN SPACE LOTS**  
 ZONED R-ED

TAX MAP No. 25 GRID: 1 & 2 PARCEL No. 3  
 2nd ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 JULY 10, 2002  
**PLAT No. 10817**  
 GRAPHIC SCALE

100' 0 100' 200' 300'  
 SCALE: 1" = 100' SHEET No. 1 OF 2

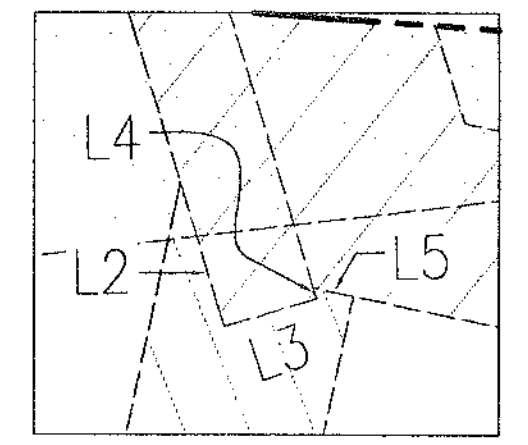
LINE TABLE		
POINT	BEARING	DISTANCE
L1	N 03°17'31" E	20.61'
L2	S 19°38'53" W	15.69'
L3	S 70°21'07" E	10.00'
L4	N 19°38'53" E	1.17'
L5	S 41°38'09" E	4.24'

CURVE DATA TABLE						
CURVE NO.	RADIUS	TANGENT	LENGTH	△	CHORD LENGTH	CHORD BEARING
C1	200.00'	35.59'	70.43'	20°10'40"	70.07'	N 77°58'07" W

LINE TABLE		
NON-TIDAL WETLANDS		
POINT	BEARING	DISTANCE
L16	N 83°11'03" E	19.54'
L17	N 28°17'56" E	22.87'
L18	N 33°26'31" E	17.48'
L19	N 11°46'58" W	11.88'
L20	N 70°11'51" E	50.97'
L21	N 63°14'38" E	48.27'
L22	N 07°38'53" E	15.53'
L23	N 03°44'29" E	22.50'
L24	N 30°28'11" E	21.61'
L25	S 89°11'08" E	37.00'
L26	S 66°17'37" E	37.19'
L27	S 53°10'59" E	32.38'
L28	N 72°00'02" W	91.73'
L29	S 22°49'45" W	22.29'
L30	S 16°27'47" W	37.03'
L31	S 49°55'04" W	29.48'
L32	S 50°32'36" W	126.22'
L33	S 28°00'54" W	25.82'
L34	S 63°07'47" W	4.35'
L35	N 03°17'31" E	42.47'

LINE TABLE		
100 YEAR FLOOD PLAIN EASEMENT		
POINT	BEARING	DISTANCE
L6	N 24°26'18" E	25.58'
L7	N 48°40'21" E	268.27'
L8	N 13°14'46" E	58.50'
L9	N 50°25'52" W	54.58'
L10	N 60°18'55" W	154.47'
L11	N 35°34'52" W	50.32'
L12	N 62°33'57" W	86.24'
L13	N 71°11'55" W	125.63'
L14	N 52°39'50" W	53.69'
L15	N 50°38'07" W	51.93'

COORDINATE TABLE		
POINT	NORTH	EAST
300	585840.9858	1370164.3405
301	585837.8864	1370287.8116
302	586068.8063	1370567.8919
303	586308.1433	1370287.6166
304	586327.5426	1370273.7769
305	586342.1484	1370205.2461
306	586413.2546	1370030.3048
323	585960.9145	1370004.2870
377	585997.0720	1370006.3667
571	586158.2121	1370015.6352

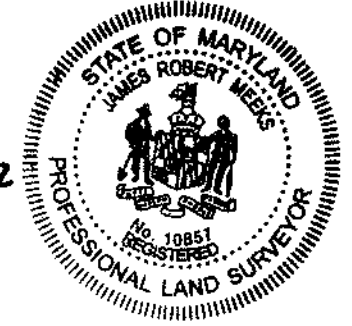


DETAIL 'A'  
1"=20'

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 BEEN COMPLIED WITH.

*James R. Meeks* 10/04/02  
JAMES ROBERT MEEKS, PROF. LS #10857 DATE

*Michael Pfauf* 10/19/02  
TRINITY QUALITY HOMES, INC. DATE  
MICHAEL PFAU, PRESIDENT



**FREDERICK WARD ASSOCIATES, INC.**  
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226  
SURVEYORS Bel Air, Maryland Warrenton, Virginia

OWNER/DEVELOPER  
TRINITY QUALITY HOMES, INC.  
MICHAEL PFAU, PRESIDENT  
6212 DEVON DRIVE  
COLUMBIA, MARYLAND 21044

THE PURPOSE OF THIS PLAT IS TO CREATE A 20' PUBLIC SEWER AND UTILITY EASEMENT, TO REVISE THE PROPERTY LINE BEARINGS AND DISTANCES, REVISE THE 25' WETLAND BUFFER, ADDING ADDITIONAL STREAM BUFFERS, REVISING EXISTING STREAM BUFFERS, SHOWING AND REFERENCING AN EXISTING 20' WIDE PUBLIC SEWER AND UTILITY EASEMENT, AND TO ABANDON AN EXISTING 20' WIDE LANDSCAPE BUFFER LINE.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*Denny Bonater* 10-24-02  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Pfauf* 10/23/02  
CHIEF, DEVELOPMENT ENGINEERING DIVISION 970 DATE

*James R. Meeks* 10/28/02  
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, TRINITY QUALITY HOMES, INC., BY AGENT MICHAEL PFAU, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 11<sup>th</sup> DAY OF OCTOBER, 2002.

*Michael Pfauf*  
TRINITY QUALITY HOMES, INC.  
MICHAEL PFAU, PRESIDENT

*James R. Meeks*  
WITNESS

SURVEYOR'S CERTIFICATE

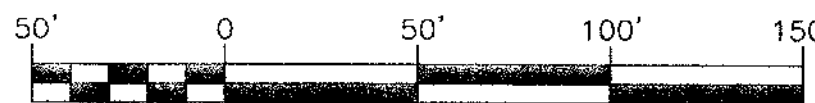
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION OF THE LAND CONVEYED BY FOUNDATION FOR AUTISM AND ATYPICAL DEVELOPMENT, INC. AND TRINITY QUALITY HOMES, INC., BY DEED DATED NOVEMBER 24, 1999 AND RECORDED IN LIBER 4974 AT FOLIO 351 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*James R. Meeks* 10/04/02  
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 15639 ON 10-31-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
F.A.A.D. PROPERTY  
OPEN SPACE LOT 5  
ZONED R-ED  
TAX MAP No. 25 GRID: 1 & 2 PARCEL No. 3  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
JULY 10, 2002  
PLAT No. 10817  
GRAPHIC SCALE



SCALE: 1" = 50' SHEET No. 2 OF 2

F03-42

MAPROJECTS20191433d\RV\PPF 11.DWG