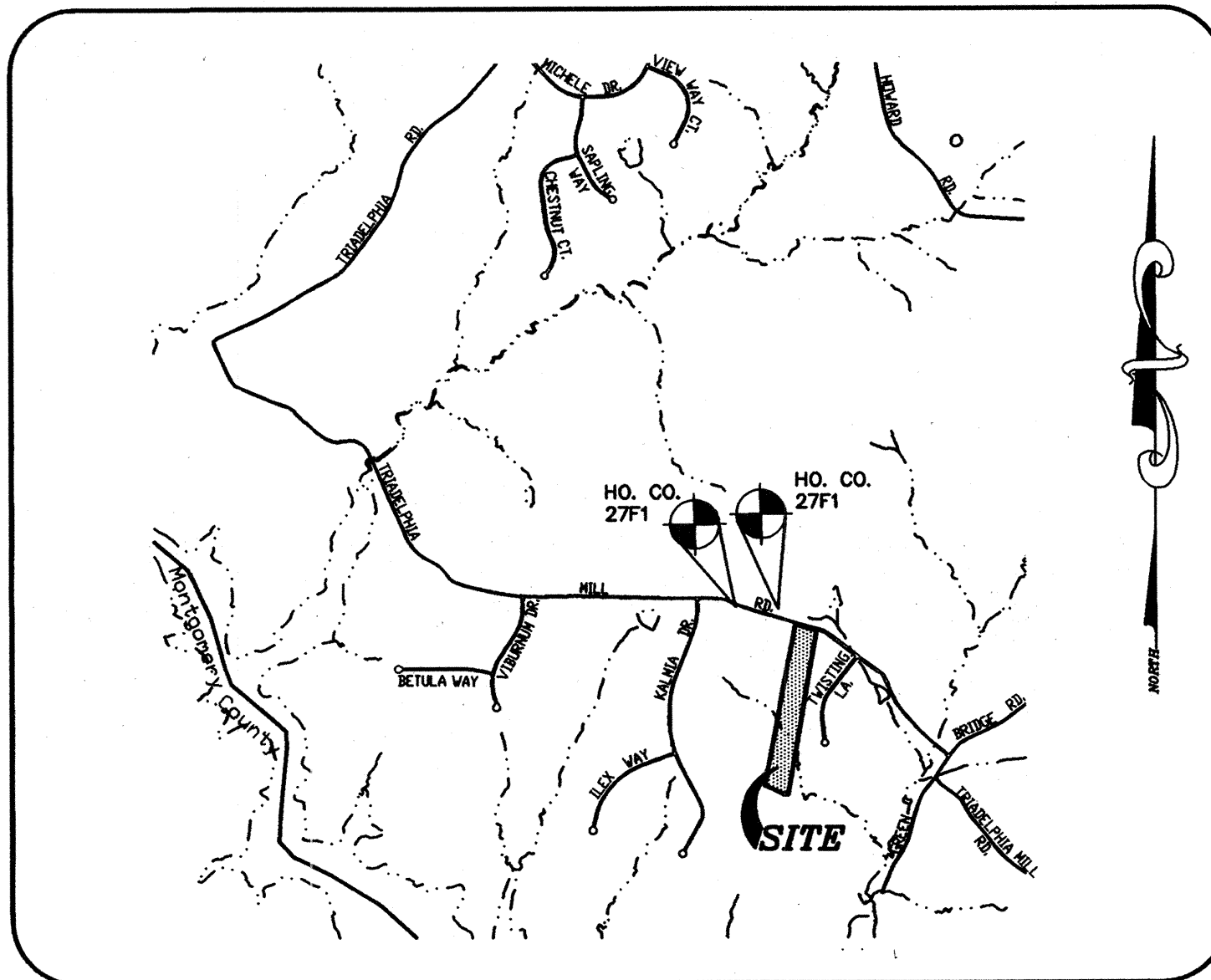


COORDINATE LIST			MINIMUM LOT SIZE CHART			
NO.	NORTH	EAST	LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
1	534,123.012	1,338,446.987	2	405,719 SQ. FT. (9.31 ACRES)	16,826 SQ. FT. (0.39 ACRES)	422,545 SQ. FT. (9.70 ACRES)
2	534,110.175	1,338,395.510				
3	534,083.767	1,338,401.181				
5	534,302.276	1,337,729.831				
6	534,602.073	1,337,747.729				
7	534,600.562	1,337,761.443				

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



VICINITY MAP  
SCALE 1"=2000'

**GENERAL NOTES**

- TAX MAP: 27, PARCEL: 15, BLOCK: 24.
- SUBJECT PROPERTY ZONED RR-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.  
STA. No. 46EA N 536,185.423 ELEV. 415.10  
E 1,338,091.710  
STA. No. 46EB N 534,750.221 ELEV. 413.24  
E 1,337,742.800
- DENOTES AN IRON ROD OR IRON PIPE FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.  
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- JOHNSON FAMILY CEMETERY EXISTS ON-SITE PER LIBER 5183, FOLIO 0672 AND IS IDENTIFIED AS HO CO ID #27-2 AND ID #80-GS. THE HOWARD COUNTY PLANNING BOARD APPROVED THE "CEMETERY BOUNDARY DOCUMENTATION AND ACCOMMODATION PLAN" FOR THIS PROPERTY ON JANUARY 8, 2004. THE CEMETERY IS A SEPARATE DEEDED PARCEL OF LAND THAT IS NOT PART OF THIS SUBDIVISION AND IS UNDER OWNERSHIP BY AN UNKNOWN PARTY.
- NO HISTORIC STRUCTURES EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON-SITE.
- WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN JULY 2003.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY A RETENTION CREDIT OF 4.02 ACRES (175,111 SQ. FT.) OF EXISTING FOREST LOCATED ON LOT 2 WHICH IS SUFFICIENT TO EXCEED THE BREAK-EVEN POINT OF 3.75 ACRES IN ACCORDANCE WITH THE ADOPTED DPZ POLICY MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET. REFER TO THE FOREST CONSERVATION PLAN ON FILE WITH THIS PLAT.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- DENOTES EXISTING 100 YEAR FLOODPLAIN.
- DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
- DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- DENOTES AN EXISTING CEMETERY.
- DENOTES A PRIVATE INGRESS & EGRESS EASEMENT FOR THE JOHNSON FAMILY CEMETERY.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE 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, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE 17,655 SQ. FT. SEPTIC EASEMENT ON LOT 1 IS TO SUPPORT THE CONVERSION OF THE EXISTING HOUSE TO AN 8-BEDROOM ASSISTED LIVING FACILITY.
- AREA OF SUBDIVISION = 13.64 Ac. ±  
AREA OF THE SMALLEST LOT = 163,845 SQ. FT. (3.76 ACRES)
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA ROOFTOP DISCONNECTION, GRASS SWALE, AND SHEET FLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (30 SHADE TREES) WILL BE PROVIDED ALONG WITH THE GRADING PERMIT FOR LOT 2 IN THE AMOUNT OF \$9,000.00. LANDSCAPING FOR LOT 1 WILL BE ADDRESSED WITH THE PERMIT FOR THE RESIDENTIAL CARE FACILITY FOR LOT 1 & WP-03-147.
- THERE IS AN EXISTING STRUCTURE ON LOT 1 KNOWN AS 14269 TRIADELPHIA MILL ROAD IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- 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 RETENTION CREDIT AREAS, UNLESS APPROVED UNDER WAIVER PETITION, WP-04-15.

THE REQUIREMENTS OF 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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*[Signature]* 7/9/04  
JOHN B. MILDENBERG, SURVEYOR  
*[Signature]* 7/16/04  
EUGENE VALENTINE, MANAGER  
CONSOLIDATED SOUTHERN INVESTMENTS, INC., OWNER

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	13.46 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.18 AC ±
AREA	13.64 AC ±

- THIS PROJECT IS SUBJECT TO AA-04-25 APPROVED ON JANUARY 6, 2005, GRANTING AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 16.105.E.4.(3)(b) OF THE HOWARD COUNTY ZONING REGULATION TO REDUCE THE SIDE BUILDING RESTRICTION LINE FROM 30 FEET TO 24.1 FEET TO ALLOW AN EXISTING BARN TO REMAIN ON LOT 1. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:  
1. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.  
2. THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE BARN AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING, OR USE.

- THIS PROJECT IS SUBJECT TO WP-04-15, APPROVED ON OCTOBER 29, 2003, WAIVING SECTION 16.120(b)(4)(iii)(b) TO ALLOW PLACEMENT OF WETLANDS, STREAMS, AND THEIR BUFFERS ON LOT 2. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:  
1. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF FLOOD PLAIN, STREAM BANK, WETLANDS, OR THEIR BUFFERS AND FOREST CONSERVATION CREDIT AREAS IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. NO WAIVERS WILL BE GRANTED FOR IMPACTS TO THE 100 YEAR FLOOD PLAIN, STREAM, WETLANDS, OR THEIR REQUIRED BUFFERS.
- LOT 1 IS SUBJECT TO APPROVED BA-02-24C AND WP-03-147 WHICH PERMITS A RESIDENTIAL CARE FACILITY ON THE PROPERTY. BA-02-24C WAS APPROVED BY THE BOARD OF APPEALS HEARING EXAMINER ON NOVEMBER 7, 2003, AND WP-03-147 WAS APPROVED BY THE DEPARTMENT OF PLANNING & ZONING ON AUGUST 22, 2003.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 & 2 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS FINAL PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- LOT 1 IS SUBJECT TO WP-03-147, APPROVED ON AUGUST 22, 2003, WAIVING SECTION 16.155(a)(3) REQUIRING THE SUBMISSION OF A SITE DEVELOPMENT PLAN TO ESTABLISH A RESIDENTIAL CARE FACILITY PER BA-02-24C.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF 1 NEW NON-CLUSTER SUBDIVISION LOT IN ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(a) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM MDE TO THIS SECTION OF THE REGULATION IS NOT REQUIRED FOR THESE LOTS.

**OWNER**  
CONSOLIDATED SOUTHERN INVESTMENTS, INC.  
P.O. BOX 867  
ARNOLD, MARYLAND 21012  
(410) 974-4710

**OWNER'S STATEMENT**

CONSOLIDATED SOUTHERN INVESTMENTS, INC., 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 AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF July 2004

*[Signature]*  
EUGENE VALENTINE, MANAGER  
CONSOLIDATED SOUTHERN INVESTMENTS, INC.

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY EUGENE VALENTINE TO CONSOLIDATED SOUTHERN INVESTMENTS, INC. BY DEED DATED AUGUST 21, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5183 AT FOLIO 0672 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*[Signature]* 7/30/04  
JOHN B. MILDENBERG, L.S. NO. 10718  
DATE

RECORDED AS PLAT 17186 ON 1-14-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**TRIADELPHIA MILL  
ROAD PROPERTY,  
LOTS 1 & 2**

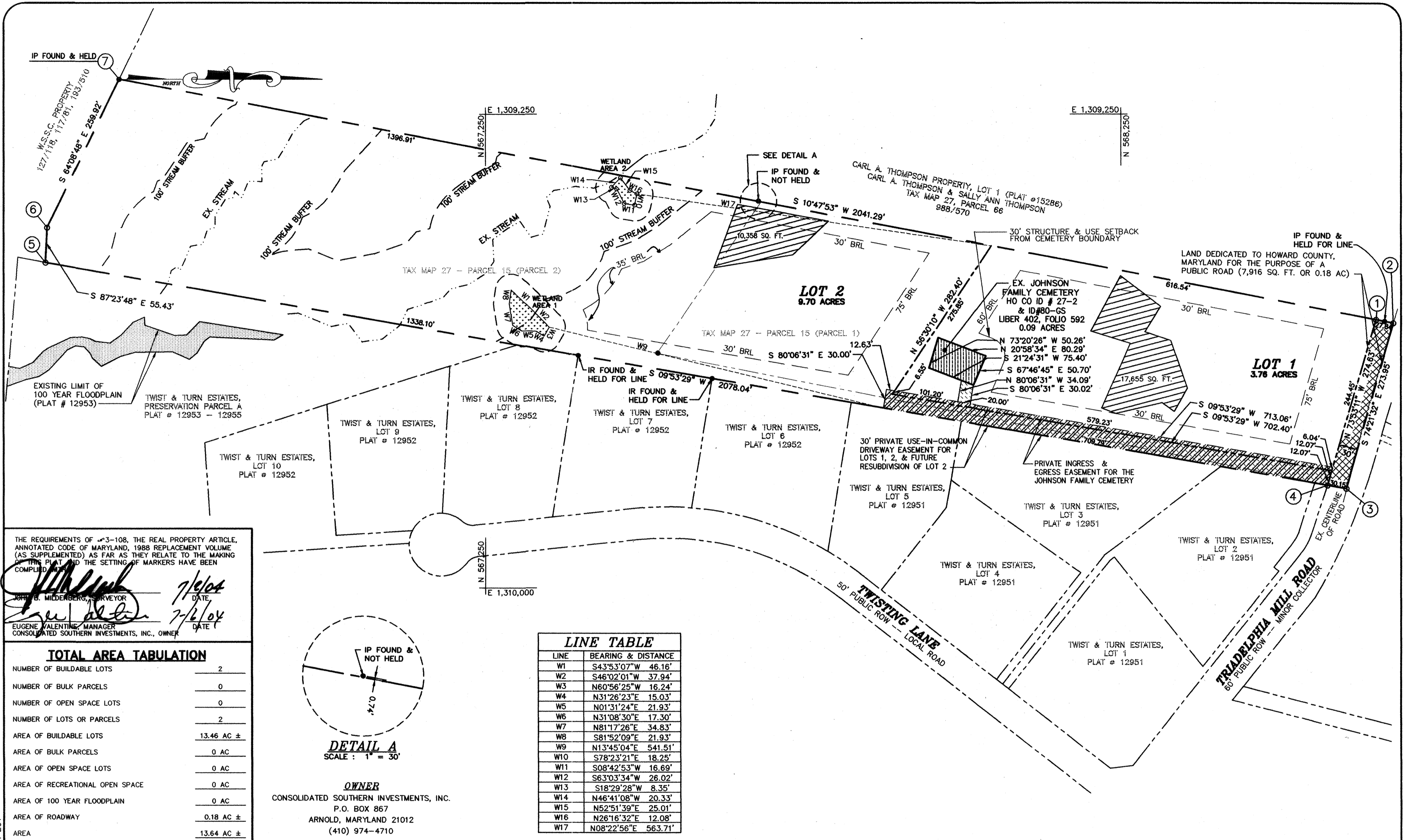
SHEET 1 OF 2

TAX MAP 27 FIFTH ELECTION DISTRICT SCALE : AS SHOWN  
PARCEL NO. 15 HOWARD COUNTY, MARYLAND DATE : MAR 2004  
GRID NO. 24 EX. ZONING RR-DEO DPZ FILE NOS. BA-02-24C;  
WP-03-147; WP-04-15.  
AA-04-25.

**MILDENBERG,  
BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.

01-049 DWG\049-rp-rev.dwg 3-9-04 9:02:32 am EST



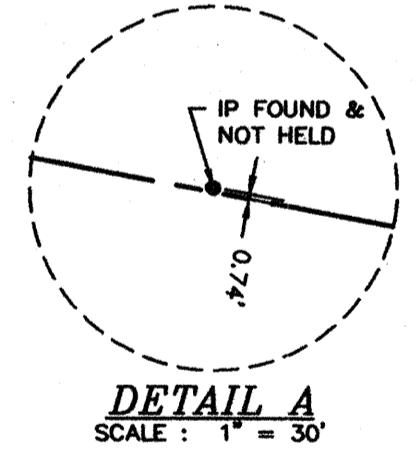
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*[Signature]*  
 JOHN B. MILDENBERG, SURVEYOR  
 DATE: 7/6/04

*[Signature]*  
 EUGENE VALENTINE, MANAGER  
 CONSOLIDATED SOUTHERN INVESTMENTS, INC., OWNER  
 DATE: 7-6-04

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF LOTS OR PARCELS	0
NUMBER OF OPEN SPACE LOTS	2
AREA OF BUILDABLE LOTS	13.46 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.18 AC ±
AREA	13.64 AC ±



**LINE TABLE**

LINE	BEARING & DISTANCE
W1	S43°53'07" W 46.16'
W2	S46°02'01" W 37.94'
W3	N60°56'25" W 16.24'
W4	N31°26'23" E 15.03'
W5	N01°31'24" E 21.93'
W6	N31°08'30" E 17.30'
W7	N81°17'26" E 34.83'
W8	S81°52'09" E 21.93'
W9	N13°45'04" E 541.51'
W10	S78°23'21" E 18.25'
W11	S08°42'53" W 16.69'
W12	S63°03'34" W 26.02'
W13	S18°29'28" W 8.35'
W14	N46°41'08" W 20.33'
W15	N52°51'39" E 25.01'
W16	N26°16'32" E 12.08'
W17	N08°22'56" E 563.71'

**OWNER**  
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 ARNOLD, MARYLAND 21012  
 (410) 974-4710

**OWNER'S STATEMENT**

CONSOLIDATED SOUTHERN INVESTMENTS, INC., 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 BEDS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF July 2004

*[Signature]*  
 EUGENE VALENTINE, MANAGER  
 CONSOLIDATED SOUTHERN INVESTMENTS, INC.

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY EUGENE VALENTINE TO CONSOLIDATED SOUTHERN INVESTMENTS, INC. BY DEED DATED AUGUST 21, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5183 AT FOLIO 0672 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*[Signature]*  
 JOHN B. MILDENBERG, P.E. NO. 10118  
 DATE: 7/6/04

RECORDED AS PLAT 17187 ON 1-14-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**TRIADELPHIA MILL ROAD PROPERTY, LOTS 1 & 2**

SHEET 2 OF 2

TAX MAP 27 PARCEL NO. 15 GRID NO. 24  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO  
 SCALE: 1" = 100'  
 DATE: MAR 2004  
 DP2 FILE NOS. BA-02-24C; WP-03-147; WP-04-15.  
 RA-04-025

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