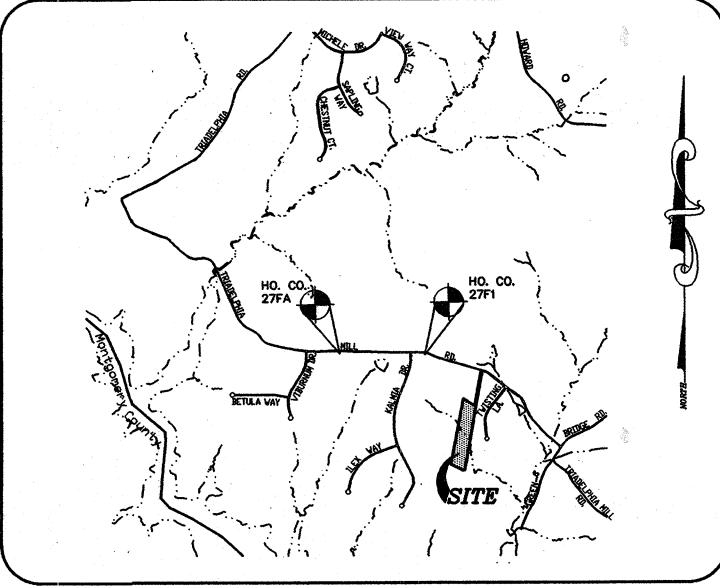
MINIMUM LOT SIZE CHART COORDINATE LIST MINIMUM LOT AREA PIPESTEM TOTAL LOT AREA 51,579 SQ. FT. 8,421 SQ. FT. 60,000 SQ. FT. NORTH LOT NO. 1 534,123.012 1,338,446.987 3 2 534,110.175 1,338,395.510 BUILDABLE 3 534,083.767 1,338,401.181 PRESERVATION 353,255 SQ. FT. 9,164 SQ. FT. 362,419 SQ. FT. (0.21 ACRES) (8.32 ACRES) (8.11 ACRES) 4 568,575.068 1,309,836.365 PARCEL A
5 534,302.276 1,337,729.831
6 534,602.073 1,337,747.729

7 534.600.562 1.337.761.443 8 568,045.666 1,309,457.013 9 567,889.808 1,309,692.512 10 | 568,581,769 | 1,309,813.171 NOTE: COORDINATES AND GRID TICS SHOWN

DIVIDE BY 3.28083333.

HEREON ARE BASED ON NAD '83 AND

ARE IN FEET, TO CONVERT TO METERS



VICINITY MAP SCALE 1"=2000"

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME NTED) AS FAR AS THEY RELATE TO THE MAKING

TOTAL AREA TABULATION NUMBER OF BUILDABLE LOTS NUMBER OF BUILDABLE PRESERVATION PARCELS NUMBER OF OPEN SPACE LOTS NUMBER OF LOTS OR PARCELS AREA OF BUILDABLE LOTS 1.38 AC ± 8.32 AC ± AREA OF BUILDABLE PRESERVATION PARCELS AREA OF OPEN SPACE LOTS O AC AREA OF RECREATIONAL OPEN SPACE O AC AREA OF 100 YEAR FLOODPLAIN 0 AC 0 AC AREA OF ROADWAY

APPROVED: FOR PRIVATE WATER AND PRIVATE

HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF

HOWARD COUNTY HEALTH DEPARTMENT

AREA

SEWERAGE SYSTEMS

PLANNING AND ZONING

9.70 AC ±

33. THE PURPOSE OF BUILDABLE PRESERVATION PARCEL A IS TO CONSTRUCT ONE DWELLING UNIT AND TO PRESERVE AND PROTECT THE EXISTING ENVIRONMENTAL FEATURES AND REQUIRED BUFFERS. THIS PARCEL WILL BE PRIVATLEY OWNED.

- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003. DEVELOPMENT OR CONSTRUCTION ON ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING/GRADING PERMIT APPLICATION.
- 25. A PRIVATE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1, 2, AND THE FUTURE RESUBDIVISION OF LOT 2 HAS BEEN RECORDED CONCURRENTLY WITH THE RECORDING OF THE FINAL PLAT, F-04-32, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- 26. A PRIVATE STORMWATER MANAGEMENT & USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 3 & PRESERVATION PARCEL A WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS FINAL PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE LOTS SHOWN HEREON COMPLY WITH THE APPROVED VARIANCE TO THE MINIMUM OWNERSHIP LOT WIDTH AND AREA AS ALLOWED BY MDE LETTER DATED APRIL 6, 2004.
- 28. PRIVATE WELL AND PRIVATE SEWERAGE WILL BE UTILIZED.
- 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:

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.

- SERVATION PARCEIS A IS ENGIMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE ARTICLES OF INCORPORATION HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING LIBER: 00900, FOLIO: 0002 ON 12/30/05. THE ARTICLES OF INCORPORATION ARE TO ESTABLISH AN EASEMENT HOLDER FOR THE PRESERVATION PARCEL.
- THE PRESERVATION PARCEL ACREAGE NECESSARY TO SUPPORT THE CLUSTER SUBDIVISION IS LOCATED ON—SITE. DENSITY ALLOWED FOR THIS SUBDIVISION IS AS FOLLOWS:

 9.70 ACRES / 4.25 ACRES = 2 UNITS.

GENERAL NOTES

- 1. TAX MAP: 27 , PARCEL: 15 , BLOCK: 24 , LOT: 2.
- 2. SUBJECT PROPERTY ZONED RR-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- 3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2002 BY MILDENBERG, BOENDER & ASSOC, INC.
- 4. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 27FA & 27F1

STA. No. 27FA

N 569,002.154 E 1,306,892.544

ELEV. 497.15

STAMPED BRASS OR ALUMINUM DISC SET ON TOP OF A 3' DEEP CONCRETE COLUMN ON SOUTH SIDE OF TRIADELPHIA MILL ROAD APPROXIMATELY 55.1' WEST OF C&P POLE #92 NEAR DRIVEWAY TO HOUSE #14551

ELEV. 527.26 STA. No. 27F1 N 568,964.659 E 1,308,655.333

STAMPED BRASS OR ALUMINUM DISC SET ON TOP OF A 3' DEEP CONCRETE COLUMN PPROXIMATELY 6.3' EAST OF C&P POLE #836 & G&E POLE #157488 ON THE SOUTH SIDE OF TRIADELPHIA MILL ROAD NEAR HOUSE #14429

DENOTES AN IRON ROD OR IRON PIPE FOUND. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. BRL DENOTES A BUILDING RESTRICTION LINE.

6. ALL AREAS ARE MORE OR LESS.

- JOHNSON FAMILY CEMETERY EXISTS ADJACENT TO THE 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.
- 8. NO HISTORIC STRUCTURES EXIST ON-SITE.
- 9. NO FLOODPLAIN EXISTS ON-SITE.

17.

- WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN JULY 2003.
- 11. 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 PRESERVATION PARCEL 'A', 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. THIS OBLIGATION WAS PREVIOUSLY ADDRESSED UNDER THE FOREST CONSERVATION PLAN ON FILE WITH F-04-32, TRIADELPHIA MILL ROAD PROPERTY, LOTS 1 & 2.
- 12. NO SCENIC ROADS ARE ADJACENT TO THIS SITE.

DENOTES EXISTING 100 YEAR FLOODPLAIN.

DENOTES AN EXISTING OR PROPOSED PRIVATE STORMWATER MANAGEMENT & USE-IN-COMMON DRIVEWAY EASEMENT.

DENOTES AN EXISTING CEMETERY.

DENOTES AN EXISTING 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.

AREA OF SUBDIVISION = 9.70 Ac. \pm AREA OF THE SMALLEST LOT = 60,000 SQ.FT.

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH
- TAR AND CHIP COATING. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE
- AND MINIMUM OF 45-FOOT TURNING RADIUS.
- STRUCTURES (CULVERT/BRIDGES) CAPABLE OF SUPPORTING
- 25 GROSS TONS (H25 LOADING). DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR
- FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- STRUCTURE CLEARANCES MINIMUM 12 FEET MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 20. 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.
- PER THE APPROVED SWM CREDIT PLAN AND CANNOT BE RELOCATED OR ELIMINATED WITHOUT A
- LANDSCAPING FOR LOT 2 (NOW LOT 3 & PRESERVATION PARCEL A) IS PROVIDED 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 3 & PRESERVATION PARCEL A IN THE AMOUNT OF \$9,000:00: THESE OBLIGATIONS WERE PREVIOUSLY ADDRESSED UNDER F-04-32. LANDSCAPING FOR LOT 1 WILL BE ADDRESSED WITH THE PERMIT FOR THE RESIDENTIAL CARE FACILITY FOR LOT 1 & WP-03-147.
- 23. 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.

NOTE: THE PURPOSE OF THIS RESUBDIVISION IS TO SUBDIVIDE LOT 2

INTO LOT 3 AND PRESERVATION PARCEL A.

OWNER'S STATEMENT

WE, EUGENE T. VALENTINE AND VICTORIA SESSLER OWNERS OF THE IPROPERTY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 23 MY DAY OF JANUARY 06

<u>OWNER</u>

EEUGENE T. VALENTINE AND VICTORIA SESSLER

P.O. BOX 867

ARNOLD, MARYLAND 21012

(410) 974-4710

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY CONSOLIDATED SOUTHERN INVESTMENTS, INC. TO EUGENE T. VALENTINE AND VICTORIA SESSLER BY DEED DATED JULY 29, 2004, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 00900 AT FOLIO 0002 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN

SURVEYOR'S CERTIFICATE

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.



RECORDED AS PLAT /8054 ON 2-/6-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TRIADELPHIA MILL ROAD PROPERTY, LOT 3 & BUILDABLE PRESERVATION PARCEL A A RESUBDIVISION OF TRIADELPHIA MILL ROAD PROPERTY, LOT 2 PLAT NO. <u>17186</u> SHEET 1 OF 2

TAX MAP 27 PARCEL NO. 15 GRID NO. 24 LOT NO. 2

148-06

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO

SCALE : AS SHOWN DATE : DEC 2004 DPZ FILE NOS. BA-02-24C; WP-03-147; WP-04-15; F-04-32.



Engineers Planners Surveyors

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

