

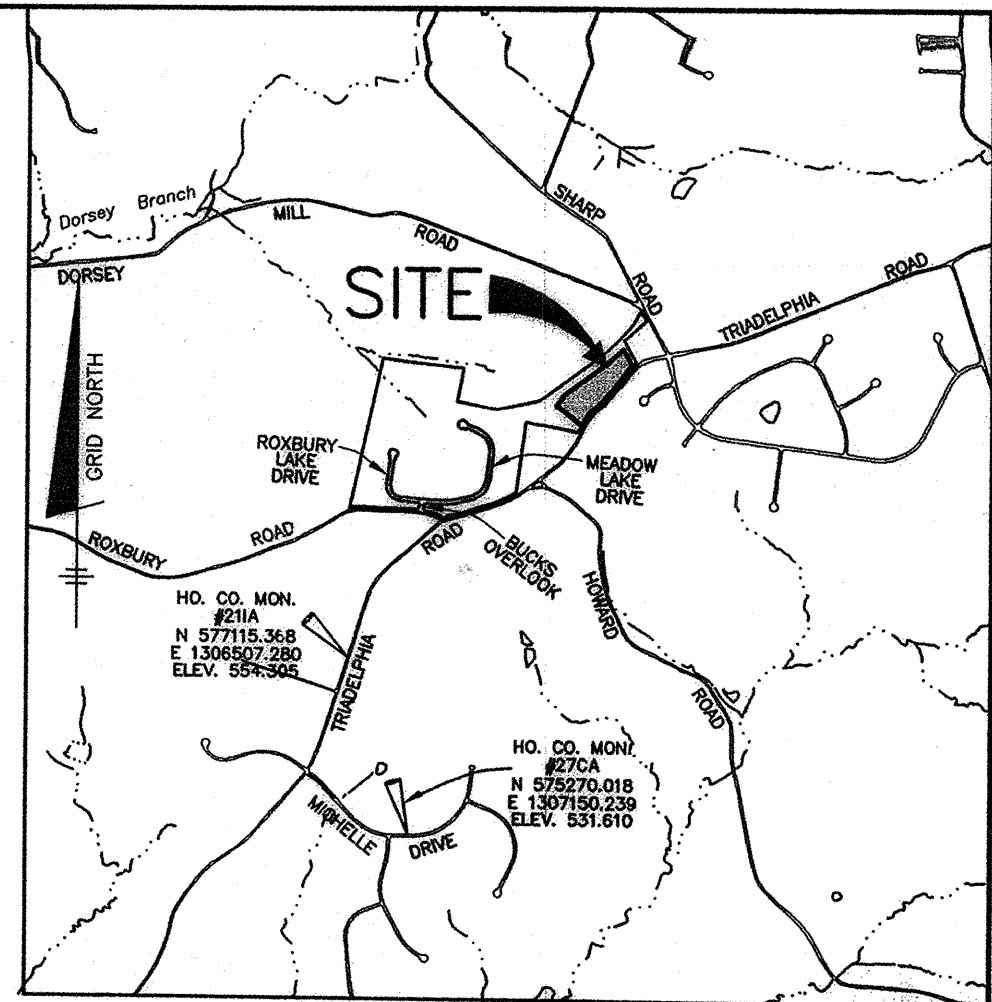
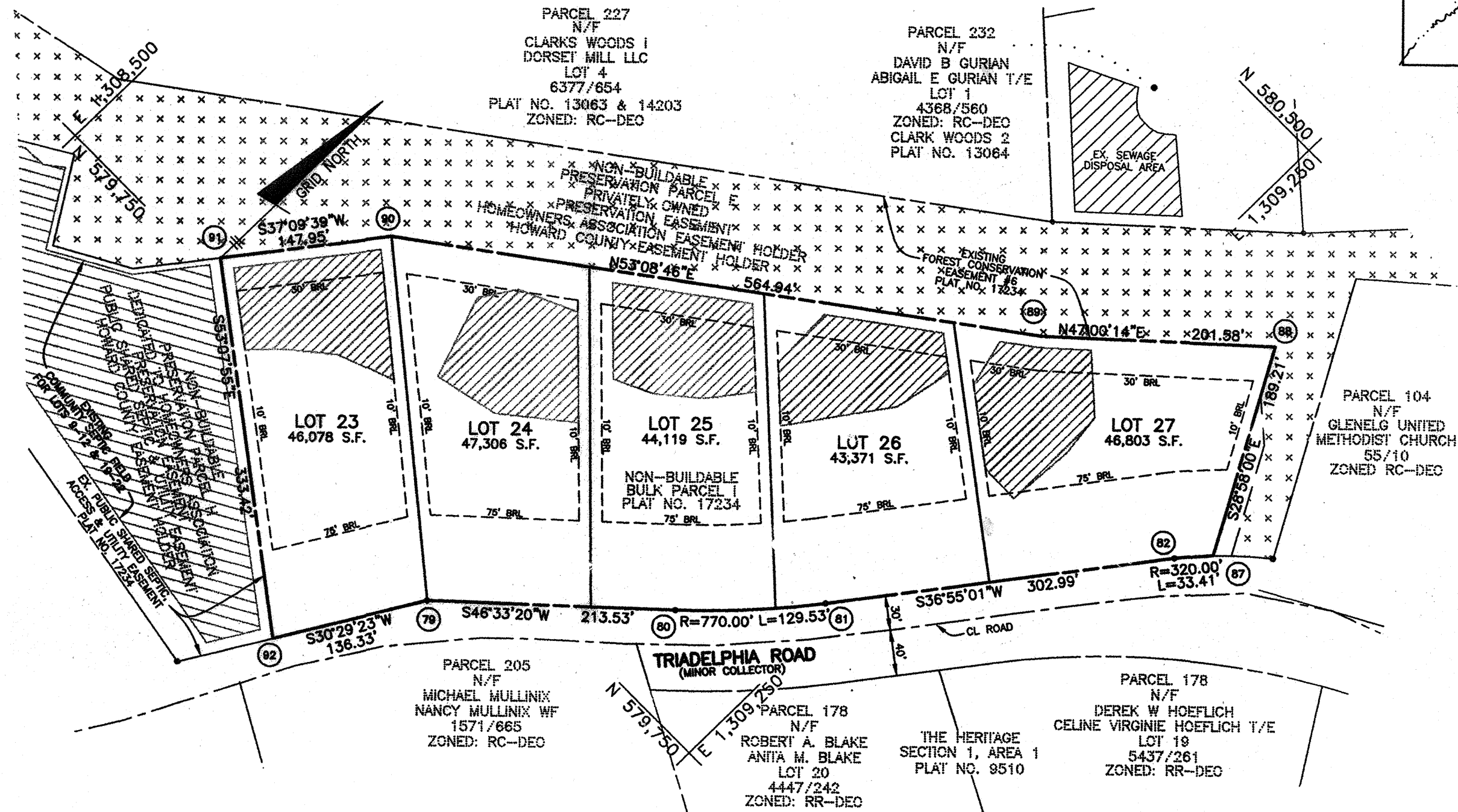
GENERAL NOTES

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE FOUND.
 - DENOTES IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 21A AND 27CA.
- 'BRL' INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2000 BY CLARK, FINEPROCK & SACKETT, INC.
- THERE ARE NO WETLANDS, STREAMS, 100-YEAR FLOODPLAINS OR THEIR BUFFERS LOCATED WITHIN THE LIMITS OF PHASE 2.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR SEPTIC, STORM DRAINAGE, TREE MAINTENANCE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 23 THROUGH 27. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST OBLIGATION FOR PHASE 2 HAS BEEN PROVIDED UNDER PHASE 1 (F-04-118). THE TOTAL FOREST OBLIGATION AMOUNT OF 25.7 ACRES HAS BEEN MET BY THE ON-SITE RETENTION OF 6.6 AC. WITHIN A FOREST CONSERVATION EASEMENT AND THE ON-SITE REFORESTATION OF 15.4 AC. WITHIN A FOREST CONSERVATION EASEMENT AND OFF-SITE REFORESTATION OF 3.7 AC. WITHIN A FOREST CONSERVATION EASEMENT LOCATED ON PRESERVATION PARCEL 'A' OF THE CLARKS WOODS I (F-04-118) SUBDIVISION WITH A DPW DEVELOPER'S AGREEMENT WITH SURETY IN THE TOTAL AMOUNT OF \$473,497.00 (\$392,911.00 ON SITE AND \$80,586.00 OFF-SITE).
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY AN EXTENDED DETENTION POND (WITH MICRO-POOL) A BIO-RETENTION FACILITY, RAINGARDENS AND DISCONNECTION CREDITS PROVIDED AND APPROVED UNDER PHASE 1 (F-04-118).
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES LOCATED ON THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- PERIMETER LANDSCAPING WAS PROVIDED UNDER PHASE 1 (F-04-118).
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 12-31-04 AS ID #D10369809 LIBER: B00741 FOLIO: 0897.
- THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AS A CONSEQUENCE OF SUBMISSION OF THE PRELIMINARY PLAN (P-04-05) PRIOR TO 11-15-2001. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-1-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
- OPEN SPACE IS NOT REQUIRED AS PRESERVATION PARCEL 'A' SHALL BE DEDICATED TO HOWARD COUNTY UNDER F-04-118.
- USING THE CLUSTER EXCHANGE OPTION PROCESS AS DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, 5 DEVELOPMENT UNITS HAVE BEEN TRANSFERRED FROM THE PROPERTY OF EDGEWOOD FARM, INC. TO THIS PROPERTY TO SATISFY THE DENSITY ALLOWED REQUIREMENT FOR THE PROPOSED 5 LOTS.

DENSITY EXCHANGE CHART	
GROSS AREA	65.68 AC.± (62.31 AC. RESIDUE PARCEL 97 + 3.37 AC. CLARKS WOODS II LOTS 1-3)
100-YEAR FLOODPLAIN AREA	1.81 AC.±
NET TRACT AREA	63.87 AC.±
DWELLING UNITS ALLOWED (as matter of right)	65.68 AC.± @ 1 DU per 4.25 GROSS ACRES = 15
MAXIMUM DWELLING UNITS ALLOWED W/ CEO's	63.87 AC.± @ 1 DU per 2.00 NET ACRES = 31
PROPOSED DWELLING UNITS	30*
NUMBER OF CEO UNITS TO BE RECEIVED	30 - 15 (base density) - 10** = 5
SENDING PARCEL INFORMATION	5 CEO's EDGEWOOD FARM, INC. TAX MAP 27 GRID 3 & 4 P/O PARCEL 213 1295/048

*22 UNITS IN PHASE 1 OF THIS SUBDIVISION, 5 UNITS FOR PHASE 2 AND 3 UNITS ALREADY USED IN CLARK WOODS II
** CEO'S PREVIOUSLY RECEIVED UNDER F-04-118 FOR PHASE 1

CURVE DATA CHART					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
87 - 82	320.00'	33.41'	16.72'	5'58"57"	S39°54'29"W 33.40'
81 - 80	770.00'	129.53'	64.92'	9'38"19"	S41°44'11"W 129.38'



21A - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3" DEEP). LOCATED 4' FROM WEST EDGE OF TRIADELPHIA ROAD 99' FROM BISE POLE #104879.
27CA - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3" DEEP). LOCATED 2.8' FROM PK NAIL IN MACADAM CURB ON NORTH SIDE OF MICHELLE DRIVE. (APPROX. 158' FROM SAFLING DRIVE).

VICINITY MAP
SCALE: 1" = 200'

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
79	579681.8912	1308998.7654
80	579828.7219	1309153.7935
81	579925.2682	1309239.9227
82	580167.5108	1309421.9157
87	580193.1286	1309443.3418
88	580358.8698	1309351.7087
89	580221.2018	1309204.2702
90	579882.3666	1308752.2278
91	579764.4582	1308662.8575
92	579564.4170	1308829.5962

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5.23± AC.
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.23± AC.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 05/09/05
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351
DATE:

Robert C. Ship 5-16-05
TOLL MD V LIMITED PARTNERSHIP
OWNER
SIGNATURE OF OWNER
DATE:

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Wala 6/10/05
FOR HOWARD COUNTY HEALTH OFFICER JAB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark Kral 6/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

Matthew DeLoyle 6/16/05
DIRECTOR DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-485-8105 & fax: 410-485-6844
www.bei-civilengineering.com

PLAN VIEW
SCALE: 1" = 100'

OWNER:
TOLL MD V LIMITED PARTNERSHIP
250 GILBRALTAR ROAD
HORSHAM, PENNSYLVANIA 19044

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE FIFTH PARCEL OF LAND ACQUIRED BY TOLL MD V LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED JANUARY 5, 2005 AND RECORDED IN LIBER 08901 AT FOLIO 299 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



David M. Harris
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

OWNER'S CERTIFICATE
"TOLL MD V LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE WHERE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF MAY, 2005."

Robert C. Ship 5-16-05
TOLL MD V LIMITED PARTNERSHIP
DOUGLAS C. SHIPE DATE

Robert C. Ship 5-16-05
WITNESS DATE

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL 'I', PREVIOUSLY RECORDED UNDER PHASE 1 (F-04-118) INTO 5 BUILDABLE LOTS.

RECORDED AS PLAT NO. 17723
ON 5-23-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TRIADELPHIA CROSSING
PHASE 2
LOTS 23 - 27
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'I' RECORDED UNDER PHASE 1 PLAT NO. 17234
S-01-23 P-04-005 F-04-118
FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 21
GRID: 17&23
PARCEL: 97
ZONED: RC-DEO
SCALE: AS SHOWN
DATE: MAY, 2005
SHEET: 1 OF 1