

POINT	NORTHING	EASTING
1	583524.3887	131290.9241
2	583525.1845	131297.4544
3	583569.2310	1310835.6460
4	582405.5061	1310682.3900
5	582447.0549	1310875.7634
6	582243.0097	1310908.4708
7	582042.8261	1310940.5594
8	582002.1159	1310729.3571
9	582202.2624	1310697.9784
10	582348.2925	1310674.8498
11	582281.2452	1310483.6998
12	581445.3322	1310696.5675
13	581565.1613	1311133.5153
14	580829.0692	1311385.6014
15	580937.1088	1311628.6782
16	581632.4075	1311402.9740
17	581647.9466	1311388.7787
18	581927.6832	1311315.4735
19	582142.6794	1311823.6589
20	582272.0203	1311814.6183
21	582273.6816	1312386.7218
22	583269.6401	1312390.0682
23	583284.3796	1311965.8802
24	583159.8927	1311726.0193
25	582931.6591	1311576.9990
26	582846.0484	1311527.1136
27	582747.4005	1311476.1616
28	582713.7158	1311486.9011
29	582700.6826	1311512.1345
30	582827.1387	1311991.7382
31	582852.3878	1312008.2241
32	582874.6526	1312010.7685
33	582841.9595	1312061.0773
34	582830.6838	1312041.8244
35	582805.2702	1312025.2311
36	582665.1432	1311493.7783
37	582804.4775	1311224.0138
38	583206.7387	1311030.0892
39	583140.7596	1311087.6345
40	583114.3892	1311064.3467
41	582840.0167	1311242.3704
42	582759.6063	1311398.0526
43	582770.3458	1311431.7374
44	582668.9931	1311482.6895
45	582958.9947	1311535.1329
46	583187.2263	1311884.1533
47	583334.3491	1311967.6252
48	583319.5910	1312390.2360

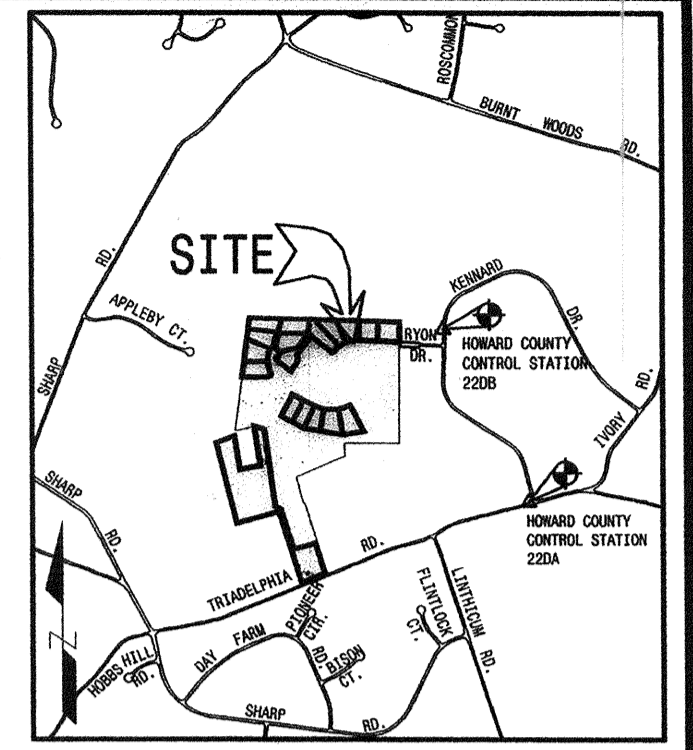
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT	DIRECTION
C1	312.81	325.00	55°08'46"	300.87	169.71	S64°25'37"W
C5	230.81	55.00	240°26'55"	95.05	94.41	N48°07'48"W
C6	236.14	371.49	36°25'16"	232.19	122.21	S07°00'12"E
C7	394.00	410.11	55°02'40"	379.02	213.69	N89°47'39"E

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO MAKING THIS PLAT AND THE SETTING OF MONUMENTS HAVE BEEN COMPLIED WITH.

*John C. Mellema*  
 JOHN C. MELLEMA, PROFESSIONAL LAND SURVEYOR  
 10-27-05  
 DATE

*Theresa F. Bass*  
 THERESA F. BASS  
 10-28-05  
 DATE

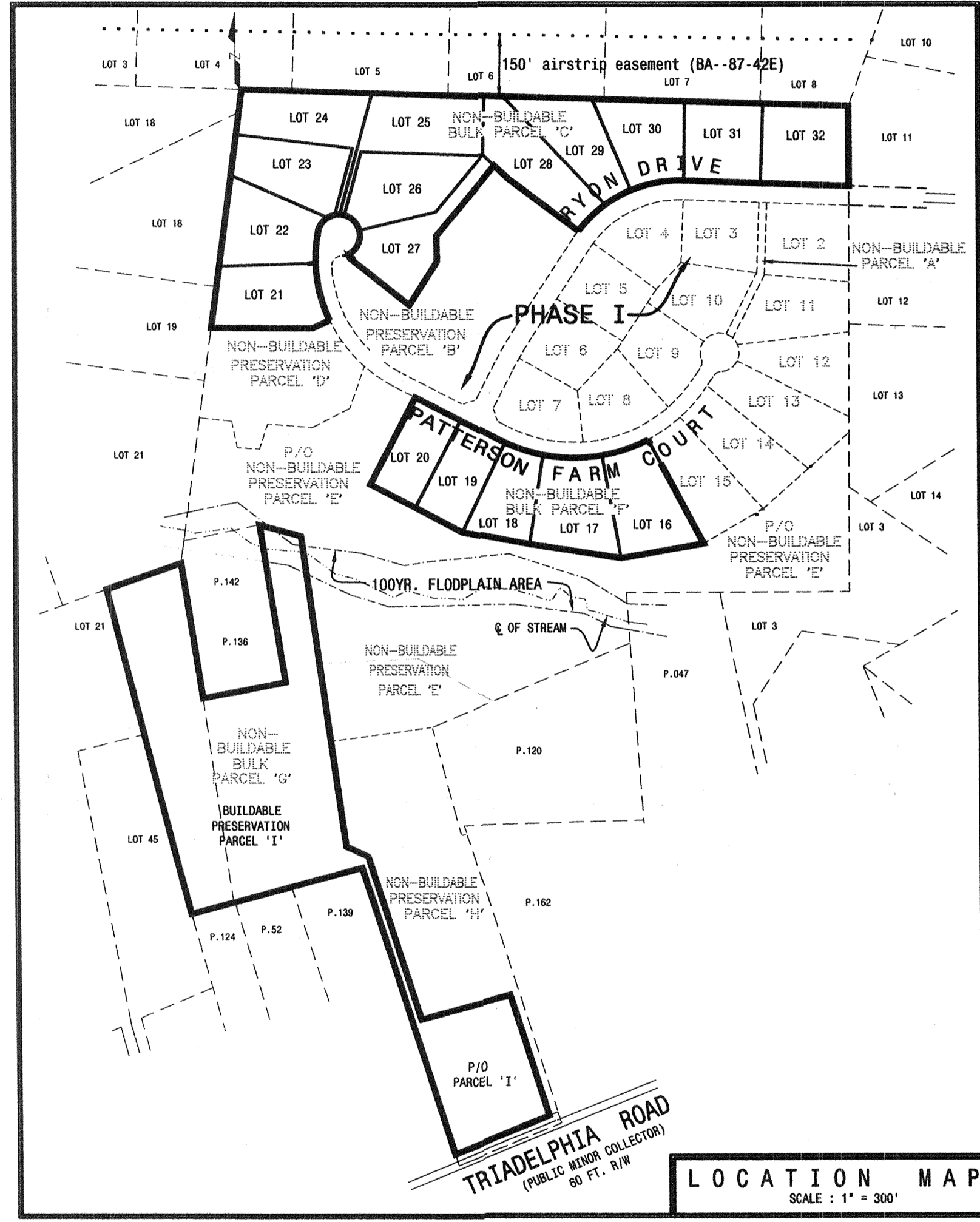
PRESCRIPTION ACRES, LLC,  
 A MARYLAND LIMITED LIABILITY COMPANY



PARCEL	OWNER	EASEMENT HOLDERS	PURPOSE
Buildable Preservation Parcel 'I'	Donald H. Patterson, Jr. Stephanie K. Patterson	Howard County & HOA	Buildable Preservation Parcel

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
24	44,358 S.F.	2,070 S.F.	42,288 S.F.
25	48,011 S.F.	1,973 S.F.	46,038 S.F.

RECEIVING PARCEL INFORMATION		SUBDIVISION NAME AND DPZ FILE #, SECTION AREA, TAX MAP No., BLOCK(S), PARCEL No.
TOTAL AREA OF SUBDIVISION	66.83 Ac.	
ALLOWED DENSITY UNITS	66.83 Ac. / 4.25 = 15 UNITS	
NET ACREAGE OF SUBDIVISION	64.20 Ac.	
MAXIMUM DENSITY UNITS	64.20 Ac. / 2.0 Ac. = 32 UNITS	
PROPOSED DENSITY UNITS	32 UNITS	
NUMBER OF CEO/DEO UNITS REQUIRED	17 UNITS	
SENDING PARCEL INFORMATION		17 DEO UNITS FROM MURRAY PROPERTY TAX MAP 6, BLOCK 18.



- General Notes:
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland Department of the Environment.
  - Coordinates are based on Nad 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 220B & 220A.
  - This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in any nature in this area are restricted until public sewage is 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 adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
  - B.R.L. - Represents building restriction line.
  - Represents concrete monument set (unless otherwise noted).
  - ⊙ Represent iron rebar set (unless otherwise noted).
  - Resurveys test holes shown have been field located and shown thus.
  - Public water and public sewer are not available to this site. On lot water, private septic and public shared septic treatment and collection systems will be utilized. for Lots 17 thru 22 and 27.
  - Subject property zoned 'RR-DEO' per the 2-2-04 Comprehensive Zoning Plan.
  - For Flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.
  - Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
    - Width - 12' (14' serving more than one residence);
    - Surface - 6" of compacted crusher run base w/ tar and chip coating (1-1/2" min.);
    - Geometry - Max. 15% grade, max. 8% grade change and min. 45' turning radius;
    - Structures (culvert/bridges) - capable of supporting 25 gross tons (9H25 loading);
    - Drainage Elements - capable of safely passing 100-yr. flood with no more than 1 foot depth over driveway surface;
    - Maintenance - sufficient to insure all weather use.
  - Areas as stated on this plat are to be taken as more or less (±), unless otherwise noted.
  - MDE has granted a non tidal wetlands letter of authorization and water quality certification, see file # 03NT 0468/200460265.
  - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easements areas. The Division of Land Development has determined the stream and wetland crossing to be necessary for the force main connection to the shared septic area on Non-Buildable Preservation Parcel 'H'.
  - Landscaping for Phase I and II was prepared in accordance with Section 16.124 of the Howard County Code and Landscape Manual; The surety for street trees equalled \$41,400.00 and the surety for landscaping equalled \$ 25,950.00 was paid under F-05-29.
  - Forest Conservation Easement acreage of 15.80 acre was created under Phase I. The area of planting equalled 11.65 Ac. The area of retention equalled 4.25 Ac. including credits. The total Surety of \$290,763.00 was paid under F-05-29.
  - This plat is based on a field run monumental boundary survey performed on or about Oct. 2002 by Jack C. Mellema Sr., Inc.
  - This project is subject to the 5th Edition Subdivision and Land Development Regulations because SP-03-09 was submitted on December 11, 2002. It is subject to the 1993 Zoning Regulations as amended by CSO-2001, effective Jan. 8, 2002 because SP-03-09 was technically complete on June 6, 2003. Prior to the adoption of the 2004 Zoning Regulation, MDE approved the shared septic plan on October 25, 2004.
  - Department of Public Works granted a waiver from Vol. II of the Design Manual to allow the two (2) shared septic systems on September 22, 2004. The shared septic approval was granted by DPZ (D.E.D.) on May 19, 2005.
  - Thirteen (13) allocation were granted in addition to the existing lot recorded on January 7, 2004. See plat #16468. These 14 lots comprised Phase I and were recorded under F-05-29. Lots 2-15.
  - The 100YR. floodplain equals 2.49 Ac. and study was approved on June 20, 2003.
  - Stormwater Management requirements has been achieved by a series of credits in addition to the retention facility, approved under F-05-29.
  - Articles of Incorporation for the Hopkins Choice Home Owners Association Inc. were accepted by the State Department of Assessments & Taxation on June 20, 2005, Identification #D10707784. Community Association Documents have been recorded.
  - All infrastructure improvements, forest conservation, and perimeter landscaping obligations associated with the developer's agreements were provided with Phase I. under F-05-29.
  - A Deed of Preservation Easement was recorded for each preservation parcel. These Deeds describe the permitted uses and restrictions for each preservation parcel.

SITE ANALYSIS:

PHASE I AND II	VALUE
GROSS AREA OF TRACT	= 66.83 AC.
AREA OF FLOODPLAIN	= 2.49 AC.
AREA OF 2% STEEP SLOPES	= 0.14 AC.
NET AREA OF TRACT	= 64.20 AC.

DENSITY TABULATION:

BY RIGHT YIELD (66.83/4.25 AC.)	= 15 LOTS
MAXIMUM ALLOWABLE YIELD (64.20/2)	= 32 LOTS
DEO UNITS REQUIRED (32-15)	= 17 LOTS
PHASE I YIELD	= 14 LOTS
PHASE II YIELD (FUTURE)	= 17 LOTS + BUILDABLE PRESERVATION PARCEL 'I' (REQUIRES THE TRANSFER OF 17 DEO UNITS)

TOTAL TABULATION:

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	17
BUILDABLE LOTS 16-32	17
BUILDABLE PRESERVATION PARCEL 'I'	1
TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE	716,995 S.F. ± OR 16.46 AC.
BUILDABLE PRESERVATION PARCEL 'I'	435,613 S.F. ± OR 10.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1,152,608 S.F. ± OR 26.46 AC.

Approved: For Private Water and Private Sewerage Systems, Lots 16, 23-26, 28-32 & Buildable Preservation Parcel 'I' and Private Water and a Shared Sewerage System for Lots 17-22 and 27. Howard County Health Department.

*Robert J. Wald* 11/15/05  
 Howard County Health Officer Date

Approved: For Howard County Department of Planning and Zoning.

*Theresa F. Bass* 11/16/05  
 Chief, Development Engineering Date

*Mark J. Leung* 12/7/05  
 Director Date

OWNER'S CERTIFICATE

I, Prescription Acres, LLC, a Maryland limited liability company owner of the properties 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, establishes the minimum building restriction lines. All easement of right-of-way affecting the property are included in this plan of subdivision.

Witness our hands this day of 2005.

*Theresa F. Bass* 10/28/05  
 Witness Date

Prescription Acres, LLC, a Maryland Limited Liability Company  
 By: *Theresa F. Bass*  
 Name: Theresa F. Bass  
 Title: Managing Member

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the lands conveyed by James H. Patterson, Mary A. Patterson, Dorothy P. Easter, Theresa F. Bass, Donald H. Patterson Jr. to Prescription Acres, LLC, a Maryland Limited Liability Company, by deed dated May 16, 2003 and recorded among the land records of Howard County, Maryland in Liber 07504 folio 437 and that all monuments are in place or will be placed prior to the commencement of the streets in the subdivision by Howard County as shown in accordance with the annotated Code of Maryland as amended.

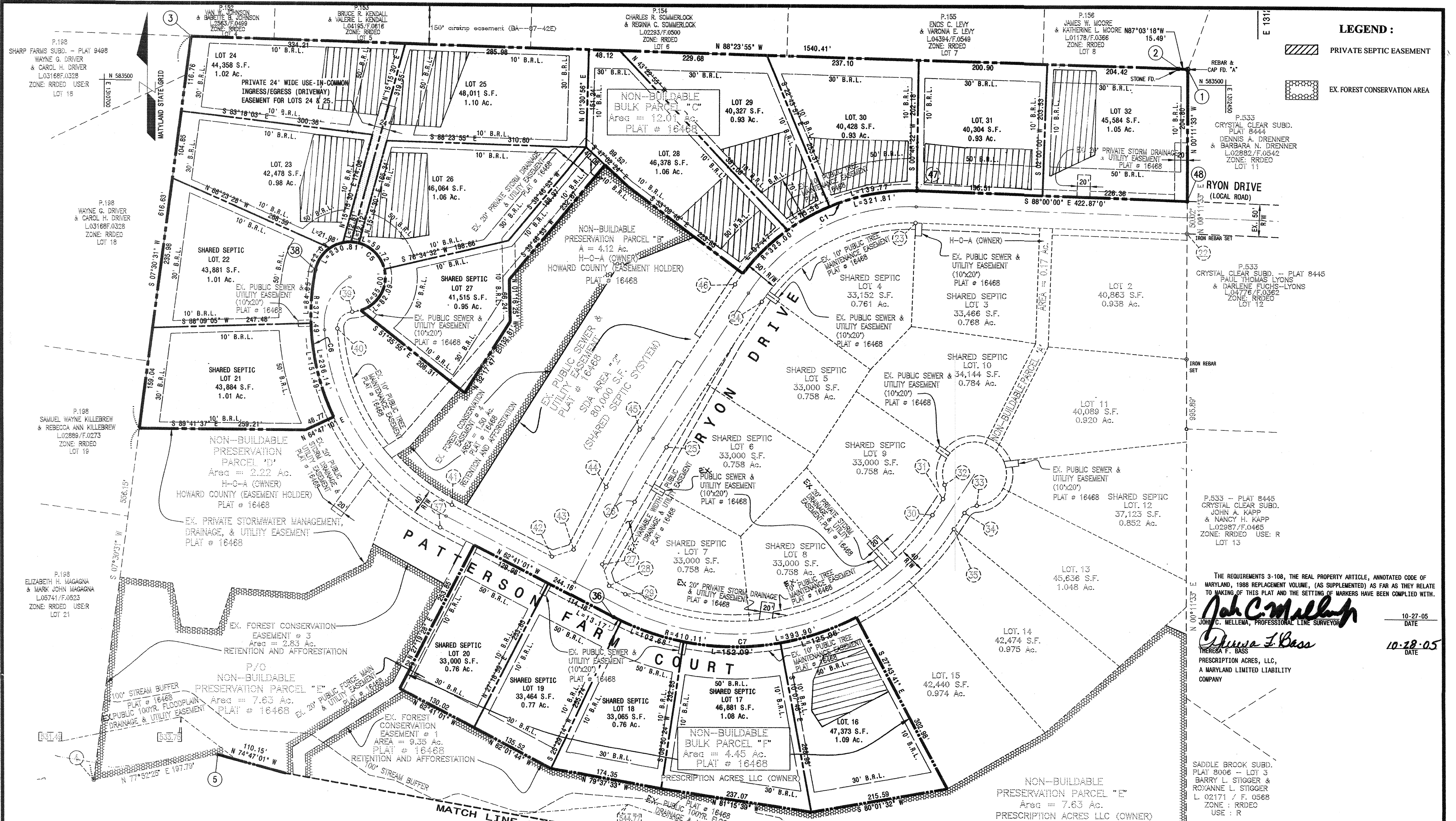
*John C. Mellema*  
 John C. Mellema  
 10-27-05  
 Date

Recorded as Plat 17902 on 12-14-05 among the Land Records of Howard County, Maryland.

**HOPKINS CHOICE - PHASE II**  
 LOTS 16-32 AND BUILDABLE PRESERVATION PARCEL 'I'  
 A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCELS 'C', 'F' & 'G'  
 (PHASE -I PLAT # 16468)  
 4th ELECTION DISTRICT, TAX MAP # 21, PARCEL NO. 163 GRID 12, ZONE : RR-DEO  
 HOWARD COUNTY, MARYLAND.  
 SCALE : 1" = 300' DATE : OCT. 27, 2005 F-03-159, SP-03-09, F-05-29 SHEET 1 OF 3

PREPARED BY:  
**American Land Development and Engineering, Inc.**  
 10749 BIRNINGHAM WAY WOODSTOCK, MD. 21163  
 TEL. (410) 455-7403 FAX. (410) 455-3945

SUBDIVISION-PROJECTS/HOPKINS CHOICE-FINAL/PLAN/REC PLAT/PLAT-AREA2.dwg, SHEET10F3, 10/27/2005 1:28:17 PM, 912



**LEGEND:**

- PRIVATE SEPTIC EASEMENT
- EX. FOREST CONSERVATION AREA

**TOTAL TABULATION:**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	17
BUILDABLE LOT:	17
BUILDABLE PRESERVATION PARCEL:	0
TOTAL AREA OF LOTS AND/OR PARCELS:	716,995 S.F. ± OR 16.46 Ac.
BUILDABLE PRESERVATION PARCEL:	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	716,995 S.F. ± OR 16.46 Ac.

**OWNER:**  
**PRESCRIPTION ACRES, LLC.**  
 8444 SPRING ROAD  
 PASADENA, MD. 21122

**DEVELOPER:**  
**TRIADELPHIA FARM, LLC.**  
 7017 MEADERING STREAM WAY  
 FULTON, MD 20759

Approved: For Private Water and Private Sewerage Systems, Lots 16, 23-26, 28-32 & Buildable Preservation Parcel 'I' and Private Water and a Shared Sewerage System for Lots 17-22 and 27. Howard County Health Department.

*[Signature]* 11/15/05  
 Howard County Health Officer Date

Approved: For Howard County Department of Planning and Zoning.

*[Signature]* 11/15/05  
 Chief, Development Engineering Date

*[Signature]* 12/1/05  
 Director Date

**OWNER'S CERTIFICATE**

I, Prescription Acres, LLC, a Maryland limited liability company owner of the properties shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establishes the minimum building restriction lines. All easement of right-of-way affecting the property are included in this plan of subdivision.

Witness our hands this day of 2005.

*[Signature]* 10/26/05  
 Witness Date

Prescription Acres, LLC, a Maryland Limited Liability Company  
 By: *[Signature]*  
 Name: Theresa F. Bass  
 Title: Managing Member

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the lands conveyed by James H. Patterson, Mary A. Patterson, Dorothy P. Easter, Theresa F. Bass, Donald H. Patterson Jr. to Prescription Acres, LLC, a Maryland Limited Liability Company, by deed dated May 16, 2003 and recorded among the land records of Howard County, Maryland in liber 07504 folio 437 and that all monuments in place or will be placed prior to the acceptance of the streets in the subdivision by Howard County in accordance with the annotated Code of Maryland as amended.

*[Signature]*  
 Date: 10-27-05

Recorded as Plat/7903 on 12-14-05 among the Land Records of Howard County, Maryland.

**HOPKINS CHOICE - PHASE II**  
 LOTS 16-32 AND BUILDABLE PRESERVATION PARCEL 'I'  
 A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCELS 'C', 'F' & 'G'  
 ( PHASE - I PLAT # 16468 )  
 4th ELECTION DISTRICT, TAX MAP # 21, PARCEL NO. 163 GRID 12, ZONE : RR-DEO  
 HOWARD COUNTY, MARYLAND.  
 SCALE : 1" = 100' DATE : OCT. 27, 2005 F-03-159, SP-03-09, F-05-29 SHEET 2 OF 3

PREPARED BY: **American Land Development and Engineering, Inc.**  
 10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163  
 TEL. (410) 465-7903 FAX. (410) 465-3845

I:\SUBDIVISION-PROJECTS\HOPKINS CHOICE-FINAL\PLAN\REC PLAT\PLAT-AREA2.dwg, SHEET20F3, 10/27/2005 1:26:57 PM, GJZ

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

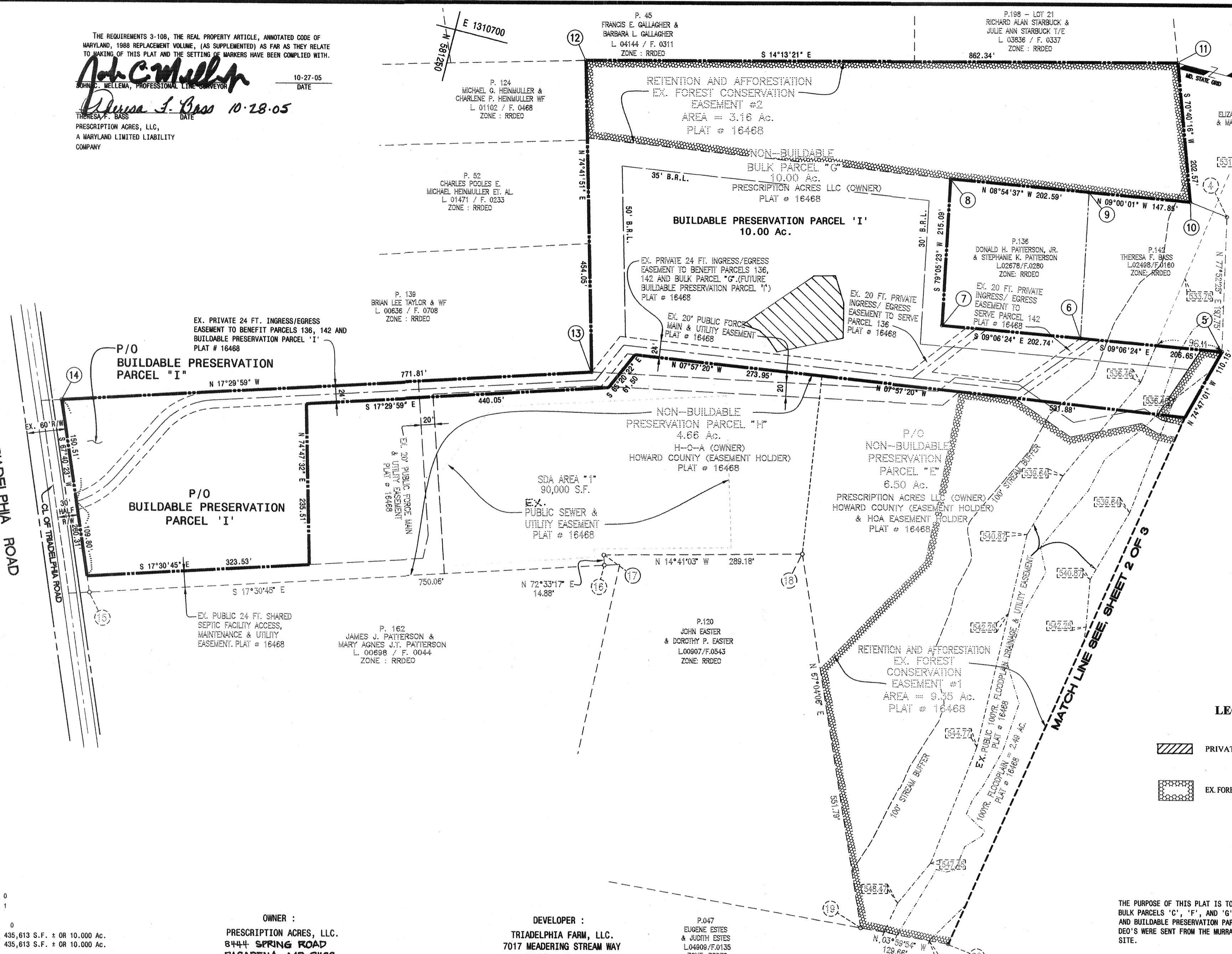
*John C. Mellor*  
 JOHN C. MELLOR, PROFESSIONAL LAND SURVEYOR

10-27-05  
 DATE

*Theresa F. Bass* 10-28-05  
 THERESA F. BASS DATE

PRESCRIPTION ACRES, LLC,  
 A MARYLAND LIMITED LIABILITY  
 COMPANY

TRIADELPHIA ROAD  
 (PUBLIC MINOR COLLECTOR)



**LEGEND :**  
 PRIVATE SEPTIC EASEMENT  
 EX. FOREST CONSERVATION AREA

**TOTAL TABULATION :**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED :	
BUILDABLE LOT	0
BUILDABLE PRESERVATION PARCEL	1
TOTAL AREA OF LOTS AND/OR PARCELS :	
BUILDABLE	0
BUILDABLE PRESERVATION PARCEL	435,613 S.F. ± OR 10.000 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED :	435,613 S.F. ± OR 10.000 AC.

**OWNER :**  
 PRESCRIPTION ACRES, LLC.  
 8444 SPRING ROAD  
 PASADENA, MD. 21122

**DEVELOPER :**  
 TRIADELPHIA FARM, LLC.  
 7017 MEADERING STREAM WAY  
 FULTON, MD 20759

Approved: For Private Water and Private Sewerage Systems, Lots 16, 23-26, 28-32 & Buildable Preservation Parcel 'I' and Private Water and a Shared Sewerage System for Lots 17-22 and 27. Howard County Health Department.

*Robert J. Wilcox* 11/15/05  
 Howard County Health Officer Date

Approved: For Howard County Department of Planning and Zoning.

*William J. ...* 11/15/05  
 Chief, Development Engineering & Division Date

*March ...* 12/2/05  
 Director Date

**OWNER'S CERTIFICATE**

I, Prescription Acres, LLC, a Maryland limited liability company owner of the properties 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, establishes the minimum building restriction lines. All easement of right-of-way affecting the property are included in this plan of subdivision.

Witness our hands this 11 day of November 2005.

*Theresa F. Bass*  
 Witness Date

Prescription Acres, LLC, a Maryland Limited Liability Company  
 By: *Theresa F. Bass*  
 Name: Theresa F. Bass  
 Title: Managing Member

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the lands conveyed by James H. Patterson, Mary A. Patterson, Dorothy P. Easter, Theresa F. Bass, Donald H. Patterson Jr. to Prescription Acres, LLC, a Maryland Limited Liability Company, by deed dated May 16, 2003 and recorded among the land records of Howard County, Maryland in Liber 07504 folio 437 and that all monuments are in place or will be placed 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.

*John C. Mellor*  
 John C. Mellor

10-27-05  
 Date

Recorded as Plat 17904 on 12-14-05 among the Land Records of Howard County, Maryland.

**HOPKINS CHOICE - PHASE II**  
 LOTS 16-32 AND BUILDABLE PRESERVATION PARCEL 'I'  
 A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCELS 'C', 'F' & 'G'  
 (PHASE - I PLAT # 16468)  
 4th ELECTION DISTRICT, TAX MAP # 21, PARCEL NO. 163 GRID 12, ZONE : RR-DEO  
 HOWARD COUNTY, MARYLAND.  
 SCALE : 1" = 100' DATE : OCT. 27, 2005 F-03-159, SP-03-09, F-05-29 SHEET 3 OF 3

PREPARED BY :  
**American Land Development and Engineering, Inc.**  
 10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163  
 TEL. (410) 465-7903 FAX. (410) 465-3845

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE, NON-BUILDABLE BULK PARCELS 'C', 'F', AND 'G' INTO BUILDABLE LOTS 16-32 AND BUILDABLE PRESERVATION PARCEL 'I'. TO DO THIS 17 DEO'S WERE SENT FROM THE MURRAY PROPERTY F-06-26 TO THIS SITE.