

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED B-2 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN DATED 02/02/04
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND BUFFER
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBER, BA98-14, SDP-97-52, SDP-00-03, SDP-04-130 & F-00-001
- COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD83(1991) AND ARE BASED UPON THE FOLLOWING HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY CEODETIC SURVEY CONTROL STATIONS

DESIGNATION	NORTH(±FT)	EAST(±FT)
22AA	N 587502.6351	E 1317897.8040
SSA2	N 585988.4309	E 1316283.7360

- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 17, 1998 BY VOGEL & ASSOCIATES, INC. NO FIELD VERIFICATION OF THE BOUNDARY HAS BEEN MADE BY DMW.
- ALL AREAS LISTED ARE MORE OR LESS.
- DEED REFERENCE LIBER 9312 FOLIO 423.
- ROAD IMPROVEMENTS ALONG TEN OAKS ROAD MUST BE PROVIDED AT SITE PLAN STAGE.
- THE FOREST CONSERVATION OBLIGATION FOR PARCEL B PER THE FOREST CONSERVATION PLAN WAS MET BY THE CREATION OF A .24 ACRE RETENTION FOREST CONSERVATION EASEMENT ON THE PARCEL AND A FEE-IN-LIEN PAYMENT OF \$15,463.80 TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR 0.71 ACRE OF REFORESTATION UNDER F-00-01.
- STORMWATER MANAGEMENT TO BE PROVIDED BY AN UNDERGROUND FACILITY. THIS FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED AND WILL BE PROVIDED AT THE SITE PLAN STAGE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH THE LOTS OR PARCELS. ANY CONVEYANCE OF THE AFORESAID LOTS OR PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS OR PARCELS. THE DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS AND THEIR ACCEPTANCE BY 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE ADEQUATE PUBLIC FACILITIES ROAD TEST MUST BE PROVIDED AT THE SITE PLAN STAGE
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- DENOTES IRON PIN WITH CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY
- DENOTES STONE OR MONUMENT FOUND
- NO REMOVAL OF VEGETATIVE COVER, CLEARING, GRADING, FILL, OR DISTURBANCE IS PERMITTED WITHIN THE WETLAND LIMITS AND THE 25' WETLAND BUFFER

CURVE TABLE

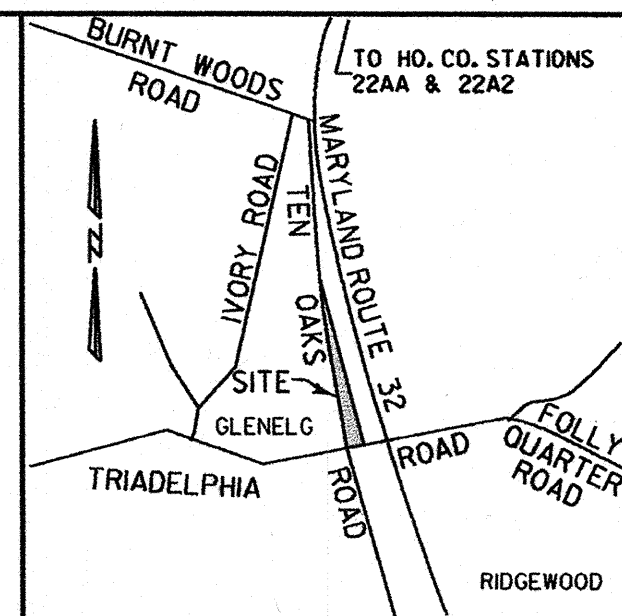
NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C2	01°49'33"	2839.79	90.49	N 07°08'48" W	90.49	45.25

LINE TABLE

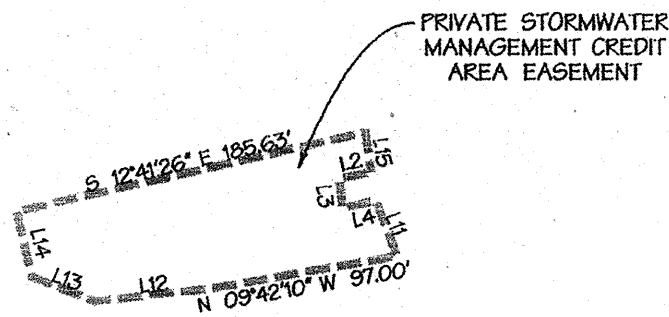
NUMBER	BEARING	DISTANCE
L1	S 81°16'56" W	2.17'
L2	N 12°34'28" W	17.10'
L3	S 83°49'57" W	15.00'
L4	S 12°34'28" E	18.11'
L5	S 69°12'46" W	3.05'
L6	N 06°00'22" W	7.28'
L7	N 64°52'44" E	35.11'
L8	N 06°52'58" W	20.63'
L9	S 64°01'44" W	56.05'
L10	S 06°00'22" W	22.70'
L11	S 69°12'46" W	31.13'
L12	N 06°14'03" W	62.00'
L13	N 21°15'16" E	35.38'
L14	N 77°13'20" E	34.90'
L15	S 81°16'56" W	21.01'

COORDINATE TABLE

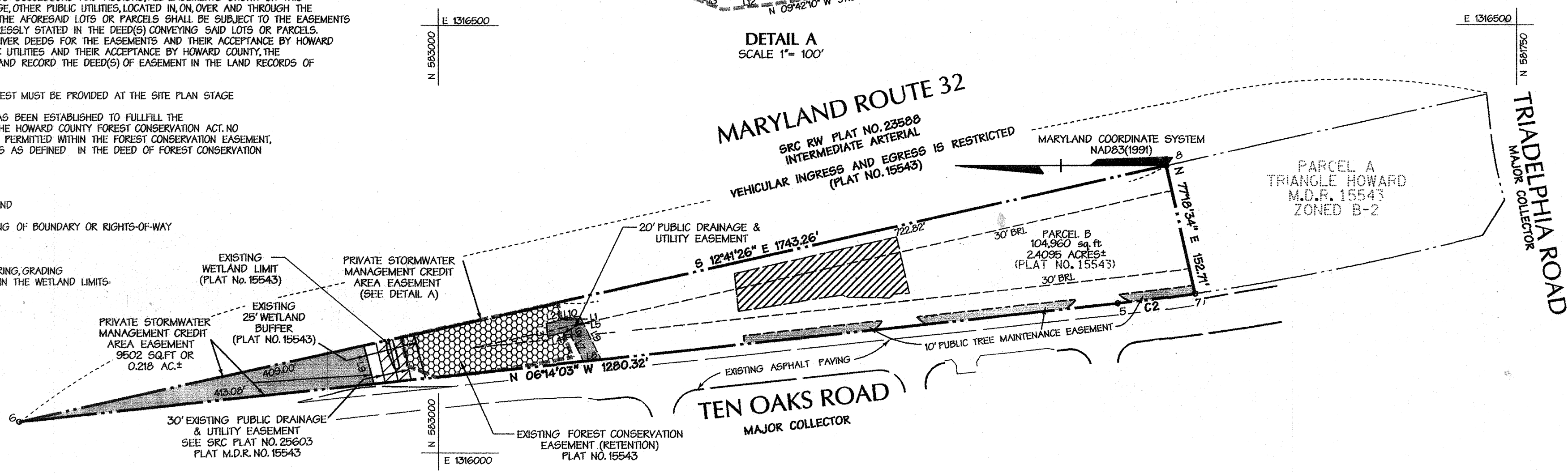
POINT#	NORTH	EAST
5	582212.60	1316174.99
6	583485.35	1316035.96
7	582122.82	1316186.25
8	582156.37	1316335.23



VICINITY MAP
SCALE 1" = 100'



DETAIL A
SCALE 1" = 100'



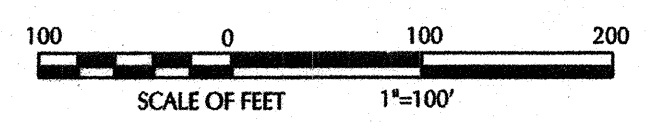
DESIGNATES A MINIMUM 10,000 SQ.FT. SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT SUBDIVISION REGULATIONS (COMAR 26.4.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNLESS PUBLIC SEWAGE BECOMES AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

TABULATION OF FINAL PLAT -- THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.4095 Ac. ±
BUILDABLE	2.4095 Ac. ±
NON-BUILDABLE	0 Ac. ±
OPEN SPACE	0 Ac. ±
PRESERVATION PARCELS	0 Ac. ±
C. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIP	0 Ac. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.4095 Ac. ±

OWNER
3881 TEN OAKS PROPERTIES, LLC
5221 LYNNGATE RD
COLUMBIA, MARYLAND 21044
410-730-5815

DEVELOPER
3881 TEN OAKS MANAGEMENT, LLC
5221 LYNNGATE RD
COLUMBIA, MARYLAND 21044
410-730-5815



SURVEYOR
DAFT-McCUNE-WALKER, INC.
200 EAST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21286
410-296-3333



THE PURPOSE OF THIS PLAT OF REVISION IS TO ADD STORMWATER MANAGEMENT CREDIT EASEMENT AREAS, PUBLIC TREE MAINTENANCE EASEMENTS, A 20' PUBLIC DRAINAGE & UTILITY EASEMENT AND TO REVISE THE SEPTIC AREA ON PARCEL B AS PREVIOUSLY RECORDED ON PLAT M.D.R. NO. 15543 (F-00-01)

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, IN HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walker
Howard County Health Officer
Date: 11/29/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Matthew J. Mat
Chief, Development Engineering Division
Date: 12/1/05

Don Paul Pistorio
Director
Date: 12/4/05

OWNER'S DEDICATION

We, 3881 Ten Oaks Properties, LLC, owners 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,

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

The requirements of Section 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.

Witness our hands this 17 day of OCT, 2005.

Don Paul Pistorio 10-13-05 Date
Matthew J. Mat 10/19/05 Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands conveyed by Steven Alms, by and through his attorney in fact, Christopher Rachuba, William Alms, by and through his attorney, Christopher Rachuba, and Christopher Rachuba to 3881 Ten Oaks Properties LLC, by deed dated July 5, 2005 and recorded in the Land Records of Howard County, Maryland, in Liber 9312, Folio 423; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

Anthony J. Vitti 10/19/05 Date
Anthony J. Vitti, Professional Land Surveyor
Maryland Registration No. 10951

RECORDED AS PLAT No. 17864
ON 12/8/05 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
TRIANGLE HOWARD
PARCEL B
FORMERLY RECORDED AS
"TRIANGLE HOWARD PARCELS A & B"
RECORDED IN PLAT BOOK M.D.R. NO. 15543

SHEET 1 OF 1
ZONED B-2
GRID 8 P/O PARCEL 55
THIRD ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1" = 100' SEPTEMBER 30, 2005