

GENERAL NOTES

1. □ DENOTES CONCRETE MONUMENT TO BE SET UNDER F-06-108.
● DENOTES IRON PIPE TO BE SET UNDER F-06-108.
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 21A AND 27CA
3. SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7-28-2006.
4. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
5. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
6. BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED DURING JULY, 2004 BY BENCHMARK ENGINEERING, INC.
7. THERE IS NO 100-YR FLOODPLAIN, WETLANDS, STREAMS, THEIR BUFFERS OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA ON THESE LOTS.
8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (1 SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF CONCRETE CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, ON, OVER AND THROUGH LOTS 8-60 AND PARCELS H-1, ANY CONVEYANCES OF THE FORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS AND PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF A DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
10. STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F-06-108 BY 4 EXTENDED DETENTION FACILITIES (WITH MICRO-POND) AND BY NATURAL AREA CONSERVATION AND SHEETFLOW TO BUFFER CREDITS.
11. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES LOCATED ON THESE LOTS.
12. WETLAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN MARCH 2004.
13. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED JULY, 2004 AND APPROVED UNDER SP-05-014.
14. 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 SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAN SHALL NOT BE NECESSARY.
15. THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 27.0 ACRES WAS MET BY THE ON-SITE RETENTION OF 10.9 AC. OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT, THE ON-SITE AFForestation OF 13.1 AC. WITHIN A FOREST CONSERVATION EASEMENT AND BY THE ON-SITE REFORESTATION OF 3.0 AC. WITHIN A FOREST CONSERVATION EASEMENT. WITH A DWP DEVELOPER'S AGREEMENT WITH SURETY IN THE TOTAL AMOUNT OF \$445,618.80 UNDER F-06-108.
16. LANDSCAPING FOR THIS SUBDIVISION WAS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH A DWP, DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$97,750.00 UNDER F-06-108.
17. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 12/21/04 ID # D10369109 UNDER F-06-108.
18. THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY. TO THE BEST OF OUR KNOWLEDGE.
19. OPEN SPACE IS NOT REQUIRED AS PRESERVATION PARCEL 'C' SHALL BE DEDICATED TO HOWARD COUNTY, MARYLAND UNDER F-06-108.
20. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE).
21. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2011 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.
22. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. IN NOVEMBER, 2004.
23. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.

24. THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
PRESERVATION PARCEL 'H' IS PROPOSED AS NON-BUILDABLE PARCELS FOR A SHARED SEPTIC SYSTEM AS A REQUIREMENT TO PROVIDE SEWAGE FOR LOTS 42-46, 49, AND 53-54. IT WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
PRESERVATION PARCEL 'I' IS PROPOSED AS A NON-BUILDABLE PARCEL THAT MAY INCLUDE BUT NOT BE LIMITED TO STORM DRAINS, UTILITY EASEMENTS, AND NATURAL AREA CONSERVATION CREDIT. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE 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.

25. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC. IN NOVEMBER, 2004 AND SUPPLEMENTED IN APRIL, 2005.

26. 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 ONTO THE PIPESTEM LOT DRIVEWAY.

27. USING THE CLUSTER EXCHANGE OPTION PROCESS AS DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, 29 DEVELOPMENT UNITS HAVE BEEN TRANSFERRED FROM THE 'CARROLL-ZIEGLER PROPERTY' TO THIS PROPERTY TO SATISFY THE DENSITY ALLOWED REQUIREMENT FOR 29 OF THE PROPOSED LOTS.

28. LOTS 42-46, 49, 53 & 54 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTION 18.1200 et seq. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISIONS OF THE DEVELOPER AGREEMENT NUMBER 02-1122 DATED 7-29-07. A BUILDING PERMIT FOR LOTS 42-46, 49, 53 & 54 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 42-46, 49, 53 & 54 SHALL BE ASSSESSED SHARED SEWAGE DISPOSAL FACILITY CHARGES AND ASSESSMENTS PURSUANT TO SECTION 20.800 et seq. OF THE HOWARD COUNTY CODE.

29. WP-06-80 A REQUEST TO WAIVE SECTION 16.116(c)(2)(iii) WHICH STATES "GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 100 FEET OF A PERENNIAL STREAMBANK FOR USE IN STREAMS" AND SECTION 16.115(c)(2) WHICH STATES "NO CLEARING, EXCAVATING, FILLING, MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN" WAS WITHDRAWN FROM PROCESSING ON MAY 8, 2006 BY REQUEST OF THE ENGINEER.

30. THE DESIGN FLOW FOR THE SHARED SEPTIC SYSTEM EQUALS 4800 GPD (8 LOTS x 4 BEDROOMS x 150 GPD PER BEDROOM).

TRAVERSE CHART

1	578657.0547	1307172.7871	566.8700	"TRV R+C CFS 227"
2	578632.7603	1306835.3194	568.7300	"TRV R+C CFS 226"
3	578637.6794	1306451.5892	556.6400	"TRAV R+C"
4	579074.0246	1306489.2795	531.8308	"TRAV R+C"
5	579627.9430	1306657.0694	536.5702	"TRAV R+C"
6	579829.5662	1308059.4738	538.5005	"TRAV RCS"
7	580478.5258	1306104.2786	505.1221	"TRAV RCS"
8	580532.1081	1306815.0982	514.2161	"TRAV RCS"
9	580686.3972	1306844.5728	526.6989	"TRAV RCS"
10	580886.1266	1306638.4457	536.9912	"TRAV RCS"
11	580921.3913	1306247.1921	500.8719	"TRAV RCS"
12	580931.6495	1305792.7225	503.6743	"TRAV RCS"
13	581118.3629	1305506.0547	510.7883	"TRAV RCS"
14	581388.3752	1305120.7682	508.3920	"TRAV RCS"
15	581753.6362	1305219.9938	431.4180	"TRAV RCS"
16	581441.1224	1304650.3222	428.6639	"TRAV RCS"
17	580950.7325	1304581.7900	474.8099	"TRAV RCS"
18	580550.4336	1304897.2031	503.8673	"TRAV RCS"
19	580051.7399	1304806.1594	529.3832	"TRAV RCS"
20	579425.4251	1304706.2470	543.8789	"TRAV RCS"
21	578695.7734	1304634.0002	552.2577	"TRAV"
22	577929.3741	1304644.9078	558.0917	"TRAV RCS"
23	577822.2475	1305612.1440	579.0037	"TRAV RCS"
24	581871.4511	1306036.3171	457.1823	"TRAV RCS"
25	581717.4905	1306657.4230	477.9849	"TRAV PKNAIL SET"
26	581740.3072	1307095.6493	500.2040	"TRAV RCS"
27	581379.8900	1307230.7169	541.1746	"TRAV RCS"
28	581068.1601	1307320.1935	539.6667	"TRAV NAIL SET"

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
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DENSITY EXCHANGE CHART

GROSS AREA	131.87 AC.±
100-YEAR FLOODPLAIN & STEEP SLOPE AREA	11.25 AC.±
NET TRACT AREA	120.62 AC.±
DWELLING UNITS ALLOWED (as matter of right)	131.87 AC.± @ 1 DU per 4.25 GROSS ACRES = 31
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	120.62 AC.± @ 1 DU per 2.00 NET ACRES = 60
PROPOSED DWELLING UNITS	60
NUMBER OF CEO UNITS TO BE RECEIVED	60 - 31 (base density) = 29
SENDING PARCEL INFORMATION	29 CEO UNITS CARROLL-ZIEGLER PROPERTY PARCEL 130 TAX MAP 23, GRID 10 F-06-228 PLAT NUMBER: 18640 RECORDED: 11-17-2006

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 42-46, 49, 53 & 54. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

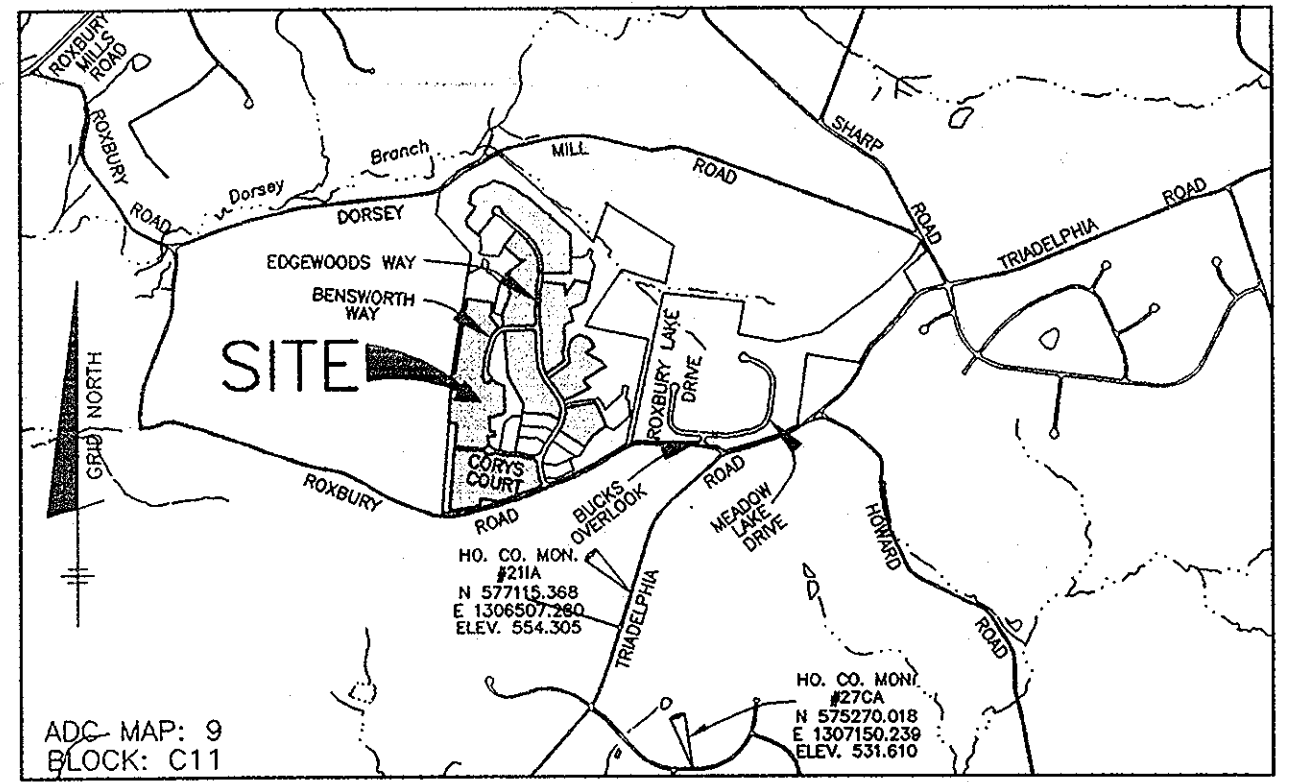
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

William M. Holmes 5/14/07
TOLL MD V LIMITED PARTNERSHIP

Donald A. Mason 5/18/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

William M. Holmes 5/14/07
TOLL MD V LIMITED PARTNERSHIP

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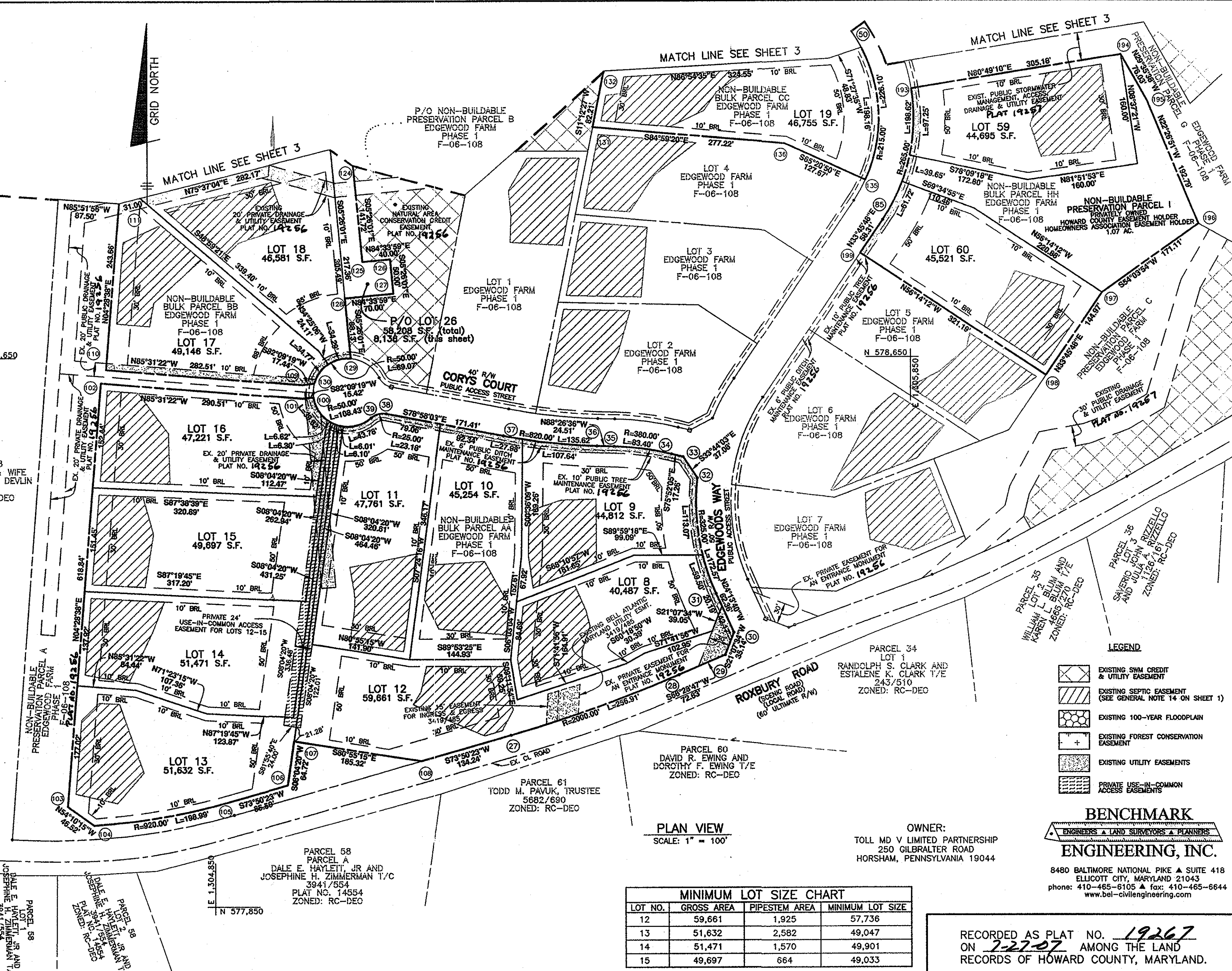
21A - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3' DEEP). LOCATED 4' FROM WEST EDGE OF TRAYLOR ROAD 90' FROM BGE POLE #134678.
27CA - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3' DEEP). LOCATED 2.8' FROM PK NAIL IN MACADAM CURB ON NORTH SIDE OF MICHELLE DRIVE. (APPROX. 158' FROM SAPPING DRIVE).

VICINITY MAP
SCALE: 1" = 2000'

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		RIGHT-OF-WAY COORDINATES									
No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
1	579376.7725	1304661.5467	80	579921.2317	1305580.8264	131	579894.9663	1305393.4607	167	580321.2635	1305845.5921
2	578099.5052	1305274.8827	81	579856.4151	1305587.6131	132	579065.6040	1305409.4384	168	580216.6797	1305849.3843
28	578186.6387	1305516.3726	82	579521.8380	1305597.8566	133	579370.3500	1305242.0511	169	580364.1774	1305947.0394
29	578215.6234	1305582.9687	84	579151.4440	1305805.7250	134	579844.8313	1305209.2543	170	580330.7465	1306098.9724
30	578248.3982	1305595.6326	85	578849.8994	1305810.5624	135	579807.4963	1305785.6604	171	580294.9362	1306095.1082
31	578305.2652	1305570.0425	100	578592.7242	1304991.5500	136	578960.7510	1305669.6240	172	580142.3078	1306046.4869
32	578473.7073	1305543.3151	101	578590.6191	1304976.2712	137	579884.0940	1305191.1916	173	580069.3140	1305891.0351
33	578504.5431	1305522.7235	102	578613.2969	1304686.6502	138	580016.6808	1305187.1323	174	579940.9985	1305921.0482
34	578508.7574	1305505.9852	103	577996.3473	1304638.3420	139	580208.5188	1305263.6584	175	579898.8925	1305831.3768
35	578520.1174	1305423.5282	104	577969.1186	1304676.0549	140	580461.2243	1305269.6000	176	579689.7374	1305837.7803
36	578520.7831	1305399.0296	105	578003.4825	1304871.6578	141	580577.8576	1305421.9279	177	579625.3139	1305817.8897
37	578535.6352	1305264.3834	106	578027.3038	1304953.8633	142	580578.5969	1305371.3741	178	579523.8801	1305835.8240
38	578568.4363	1305096.1458	107	578091.3859	1304962.9517	143	580724.1866	1305202.6328	179	579383.7001	1305640.0324
39	578562.4485	1305074.6018	108	578062.1429	1305145.9484	144	580882.3735	1305339.6534	180	579342.7643	1305668.7464
50	579122.3369	1305765.0707	109	578610.7266	1304975.6801	145	581040.8664	1305112.4171	181	579501.5645	1305890.5451
51	579341.0573	1305608.4745	110	578632.7802	1304694.0312	146	580837.3145	1304936.1015	182	579622.1147	1305869.2309
52	579520.3079	1305547.8800	111	578875.7010	1304713.0523	147	580930.2868	1304828.7674	183	579747.8477	1305908.0505
53	579829.8967	1305538.4016	112	578882.0093	1304625.7826	148	580996.4929	1304817.6503	184	579792.5112	1305988.1081
54	579854.1200	1305512.6483	113	579402.4794	1304665.6801	149	581127.8227	1304910.7813	185	579755.7987	1306091.7046
61	579354.6588	1304976.7352	114	579397.9207	1304695.3324	150	581166.4315	1304849.5407	186	579668.3973	1306144.1766
62	579601.4523	1305016.4173	115	580178.9493	1304820.9146	151	581262.8200	1304865.5514	187	579607.9543	1306059.7550
63	579732.7338	1305055.8232	116	580136.6446	1305084.0184	152	581329.8430	1304937.7025	188	579516.3106	1306211.5703
64	579813.9124	1305092.4448	117	580103.1233	1305086.5320	153	581349.5158	1305015.7748	189	579462.2941	1306260.4607
65	579884.5103	1305198.1571	118	579987.6598	1305061.3266	154	581398.6576	1305112.2133	190	579324.5295	1306034.3702
66	579894.2543	130516.4219	119	579871.5263	1305147.4271	155	581372.8982	1305203.3871	191	579235.5987	1306098.1914
67	579920.0076	1305540.8451	120	579325.8023	1305071.5147	156	581335.1596	1305292.5199	192	579109.7783	1305830.1440
68	580083.6046	1305335.6364	121	579261.9514	1305210.1311	157	581294.9300	1305354.7657	193	579039.4557	1305851.8625
69	580252.7113	1305544.5225	122	578987.9810	1305211.0728	158	581265.5662	1305387.0215	194	579088.1459	1306153.1355
70	580453.2427	1305571.8834	123	578966.0177	1305186.0449	159	581235.2411	1305447.1202	195	579022.0361	1306190.6818
71	580791.8357	1305444.1771	124	578930.7995	1305048.7019	160	581061.1371	1305648.1190	196	578843.8578	1306264.2941
74	581080.9141	1305186.8179	125	578789.7195	1305062.1210	161	581041.0320	1305695.7564	197	578743.4380	1306125.7482
75	581060.2553	1305195.3876	126	578793.5071	1305101.9413	162	581028.9436	1305685.2855	198	578622.9183	1306045.1792
76	580822.0694	1305470.3672	127	578743.7317	1305106.6758	163	580839.4415	1305904.0609	199	578801.4258	1305778.1572
77	580447.8351	1305611.5162	128	578737.1034	1305036.9903						

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
27-28	2000.00'	256.91'	07°21'35"	128.63'	N70°09'35"E 256.73'
31-32	325.00'	172.57'	30°25'23"	88.37'	N09°00'58"E 170.55'
34-35	380.00'	83.40'	12°34'31"	41.87'	N82°09'21"W 83.24'
36-37	820.00'	135.62'	09°28'34"	67.96'	N83°42'20"W 135.46'
38-39	25.00'	23.18'	53°07'48"	12.50'	S74°28'03"W 22.36'
39-100	50.00'	108.43'	124°15'10"	94.54'	N69°58'16"W 88.40'
104-105	920.00'	198.99'	12°23'33"	99.88'	N80°02'09"E 198.60'
129-130	50.00'	69.07'	79°08'48"	41.32'	S55°18'24"W 63.71'
50-135	215.00'	226.10'	60°15'14"	124.77'	S05°28'28"E 215.82'
85-193	265.00'	198.62'	45°56'37"	104.24'	N12°17'29"E 194.00'



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 5/16/07
 DONALD A. MASON DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

William M. Holmes 5/14/07
 TOLL MD V LIMITED PARTNERSHIP DATE:

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	14 and P/O 1
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	15.58± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	1.07± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED	N/A
(INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.65± AC.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS. USE OF THE SHARED SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN. HOWARD COUNTY HEALTH DEPARTMENT

Robert Peter Biskamp 6/8/2007
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William M. Holmes 7/16/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Parish de Cogle 7/20/07
 DIRECTOR DATE

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 ALL OF LAND ACQUIRED BY TOLL MD V LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED MAY 4, 2007 AND RECORDED IN LIBER 10077 AT FOLIO 401 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 5/16/07
 DONALD A. MASON DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320



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, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY; AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (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 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14th DAY OF MAY, 2007."

William M. Holmes 5/14/07
 TOLL MD V LIMITED PARTNERSHIP DATE
 Witness: *[Signature]* 5.14.07 DATE

PLAN VIEW
 SCALE: 1" = 100'

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

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
12	59,661	1,925	57,736
13	51,632	2,582	49,047
14	51,471	1,570	49,901
15	49,697	664	49,033

- LEGEND**
- EXISTING SWM CREDIT & UTILITY EASEMENT
 - EXISTING SEPTIC EASEMENT (SEE GENERAL NOTE 14 ON SHEET 1)
 - EXISTING 100-YEAR FLOODPLAIN
 - EXISTING FOREST CONSERVATION EASEMENT
 - EXISTING UTILITY EASEMENTS
 - PRIVATE USE-IN-COMMON ACCESS EASEMENTS

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 & fax: 410-465-6644
 www.bel-civilengineering.com

RECORDED AS PLAT NO. 19267
 ON 7-27-07 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

EDGEWOOD FARM

PHASE 2
 LOTS 8 - 60 AND
 NON-BUILDABLE PRESERVATION PARCELS 'H' AND 'I'
 A RESUBDIVISION OF
 NON-BUILDABLE BULK PARCELS 'AA'-'HH'
 PLAT NOS. 19255 - 19261
 SP-05-014 F-06-108 RE-06-10

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 21 SCALE: AS SHOWN
 GRID: 22 DATE: MAY, 2007
 PARCEL: 90 ZONED: RC-DEO SHEET: 2 OF 4

F-07-054

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
51-52	325.00'	192.00'	33°50'52"	98.89'	N18°40'39"W 189.22'
120-61	50.00'	143.47'	164°24'08"	365.06'	N73°04'00"W 99.08'
62-63	520.00'	137.47'	15°08'49"	69.14'	N16°42'28"E 137.07'
64-119	120.00'	81.18'	38°45'35"	42.21'	S43°39'40"W 79.64'
82-179	275.00'	146.15'	30°26'58"	74.84'	S16°58'42"E 144.43'
84-192	265.00'	48.36'	10°27'22"	24.25'	S30°22'24"W 48.29'

THE REQUIREMENTS § 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.

Donald A. Mason 5/8/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

William M. Helms 5/14/07
 TOLL MD V LIMITED PARTNERSHIP
 DATE:

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	21 and P/O 1
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	23.44± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	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	23.44± AC.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS, USE OF THE SHARED SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT

Peter Baileman MD 6/8/2007
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald A. Mason 2/6/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Perbe K. Ayer 2/20/07
 DIRECTOR
 DATE

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 ALL LAND ACQUIRED BY TOLL MD V LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED MAY 4, 2007 AND RECORDED IN LIBER 10677 AT FOLIO 461 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 5/8/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

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, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF MAY, 2007."

William M. Helms 5/14/07
 TOLL MD V LIMITED PARTNERSHIP
 DATE

William M. Helms 5/14/07
 WITNESS
 DATE

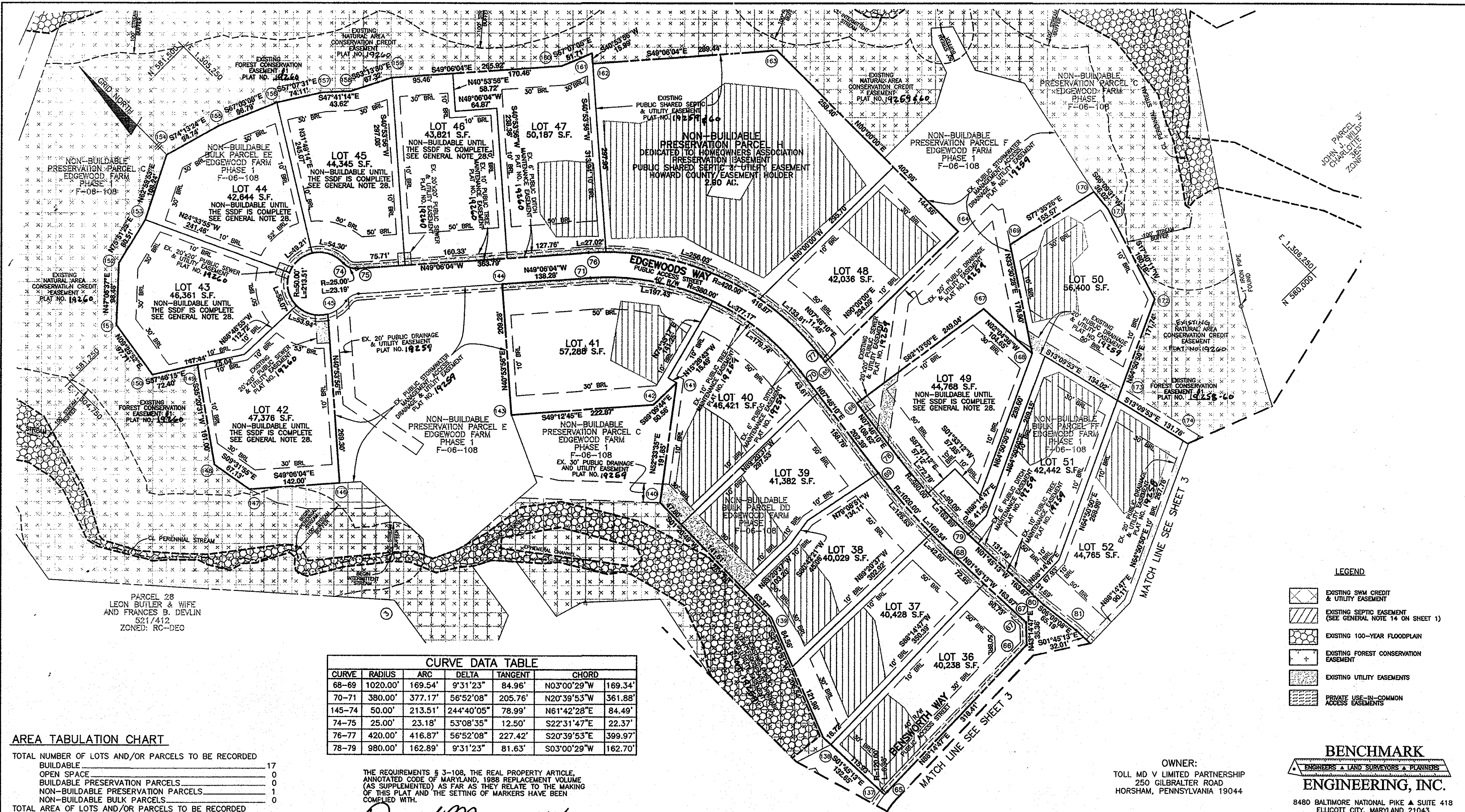
EDGEWOOD FARM

PHASE 2
 LOTS 8 - 60 AND
 NON-BUILDABLE PRESERVATION PARCELS 'H' AND 'I'
 A RESUBDIVISION OF
 NON-BUILDABLE BULK PARCELS 'AA'-'HH'
 PLAT NOS. 14255 - 19261
 SP-05-014 F-06-108 RE-06-10

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 21
 GRID: 22
 PARCEL: 90
 ZONED: RC-DEO

SCALE: AS SHOWN
 DATE: MAY, 2007
 SHEET: 3 OF 4

F-07-054



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	17
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	17.69± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	2.90± AC.
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	20.59± AC.

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
68-69	1020.00'	169.54'	9°31'23"	84.96'	N03°00'29"W 169.34'
70-71	380.00'	377.17'	56°52'08"	205.76'	N20°39'53"W 361.88'
145-74	50.00'	213.51'	244°40'05"	78.99'	N61°42'28"E 84.49'
74-75	25.00'	23.18'	53°08'35"	12.50'	S22°31'47"E 22.37'
76-77	420.00'	416.87'	56°52'08"	227.42'	S20°39'53"E 399.97'
78-79	980.00'	162.89'	9°31'23"	81.63'	S03°00'29"W 162.70'

THE REQUIREMENTS § 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.

Donald Mason 5/16/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

William M. Holmes 5/14/07
 WILLIAM M. HOLMES
 TOLL MD V LIMITED PARTNERSHIP

PLAN VIEW
 SCALE: 1" = 100'

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
50	56,400 S.F.	9,959 S.F.	46,441 S.F.

- LEGEND**
- EXISTING SWM CREDIT & UTILITY EASEMENT
 - EXISTING SEPTIC EASEMENT (SEE GENERAL NOTE 14 ON SHEET 1)
 - EXISTING 100-YEAR FLOODPLAIN
 - EXISTING FOREST CONSERVATION EASEMENT
 - EXISTING UTILITY EASEMENTS
 - PRIVATE USE-IN-COMMON ACCESS EASEMENTS

BENCHMARK ENGINEERING, INC.
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 8480 BALTIMORE NATIONAL PIKE • SUITE 418
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 phone: 410-485-8105 • fax: 410-485-6644
 www.bai-civilengineering.com

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

RECORDED AS PLAT NO. 19269
 ON 7-27-07 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS, USE OF THE SHARED SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Peter Beilerman MD 6/8/2007
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald Mason 7/6/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Parish LaVigne 7/20/07
 DIRECTOR DATE

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 ALL LAND ACQUIRED BY TOLL MD V LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED MAY 4, 2007 AND RECORDED IN LIBER 10677 AT FOLIO 461 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 5/16/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320



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, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (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 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 4TH DAY OF MAY, 2007."

William M. Holmes 5/14/07
 TOLL MD V LIMITED PARTNERSHIP DATE
[Signature] 5/14/07
 WITNESS DATE

EDGEWOOD FARM

PHASE 2
 LOTS 8 - 60 AND
 NON-BUILDABLE PRESERVATION PARCELS 'H' AND 'I'

A RESUBDIVISION OF
 NON-BUILDABLE BULK PARCELS 'AA'-'HH'
 PLAT NOS. 19255 - 19261
 SP-05-014 F-06-108 RE-06-10

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 21 SCALE: AS SHOWN
 GRID: 22 DATE: MAY, 2007
 PARCEL: 90 ZONED: RC-DEO SHEET: 4 OF 4