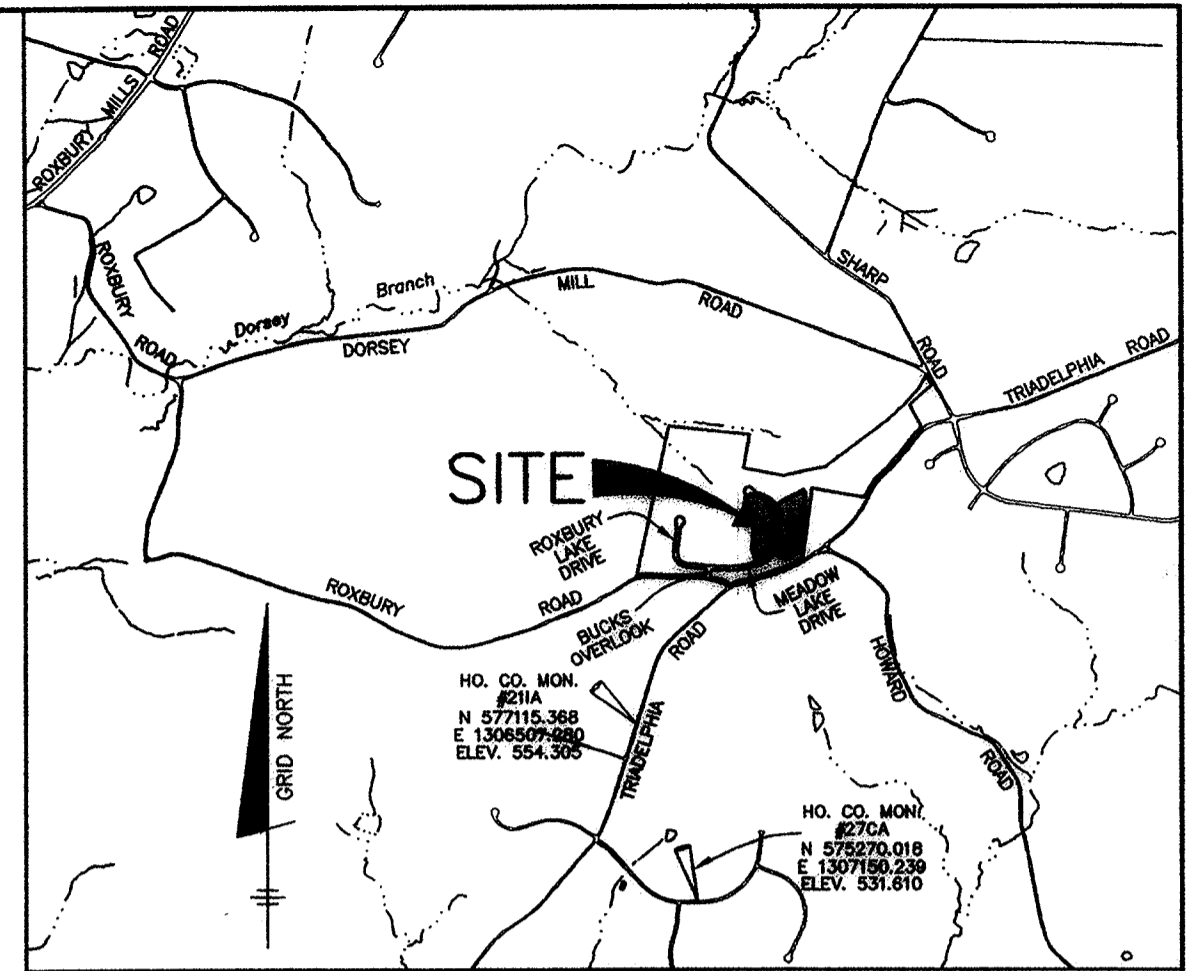


GENERAL NOTES

1. ■ 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.
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 21A AND 27CA.
3. 'BRL' INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
5. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT 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 BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
6. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
7. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2000 BY CLARK, FINEPROCK & SACKETT, INC.
8. 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 9-12 AND 19-22. 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 DEED(S) 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.
9. THE TOTAL FOREST OBLIGATION AMOUNT OF 25.7 ACRES WAS MET UNDER F-04-118 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 DPM, DEVELOPER'S AGREEMENT WITH SURETY IN THE TOTAL AMOUNT OF \$473,497.00 (\$392,911.00 ON-SITE AND \$80,586.00 OFF-SITE).
10. STORMWATER MANAGEMENT SHALL BE PROVIDED BY AN EXTENDED DETENTION POND (WITH MICRO-POOL) A BIO-RETENTION FACILITY, BARRIAGES AND DISCONNECTION CREDITS UNDER F-04-118.
11. THERE ARE EXISTING RESIDENTIAL STRUCTURES LOCATED ON THESE LOTS.
12. 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 PLAT SHALL NOT BE NECESSARY.
13. LANDSCAPING FOR THIS SUBDIVISION WAS PROVIDED UNDER F-04-118 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 DPM, DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$49,300.00.
14. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 12-21-04 IN LIBER 800741 AT FOLIO 0897.
15. THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
16. 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 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.
17. THE OWNERS OF LOTS 9-12 AND 19-22 WILL BE SUBJECT TO AN OPERATION AND MAINTENANCE FEE FOR THE SHARED SEPTIC SYSTEM LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'H'.
18. SHARED SEPTIC DEVELOPERS AGREEMENT NO. 50-4207-2 WAS EXECUTED ON 1-4-05.
19. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16-200 OF THE HOWARD COUNTY CODE AND 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.
20. APPLICABLE PREVIOUS DPZ FILE NUMBERS: S-01-23 P-04-005, F-04-118, #50-4207-2

CURVE DATA CHART						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	
91 - 59	50.00'	41.67'	22.13'	47°45'09"	N80°53'05"E	4048'
59 - 58	25.00'	23.18'	12.50'	53°07'48"	N83°34'25"E	22.36'
57 - 56	210.00'	284.18'	168.65'	77°32'04"	S31°05'39"E	262.99'
55 - 54	180.00'	202.53'	113.50'	64°28'02"	S39°54'24"W	192.01'
92 - 64	220.00'	69.91'	35.25'	18°12'24"	N16°46'35"E	69.61'
63 - 93	250.00'	168.31'	87.48'	38°34'24"	N11°36'49"W	168.11'

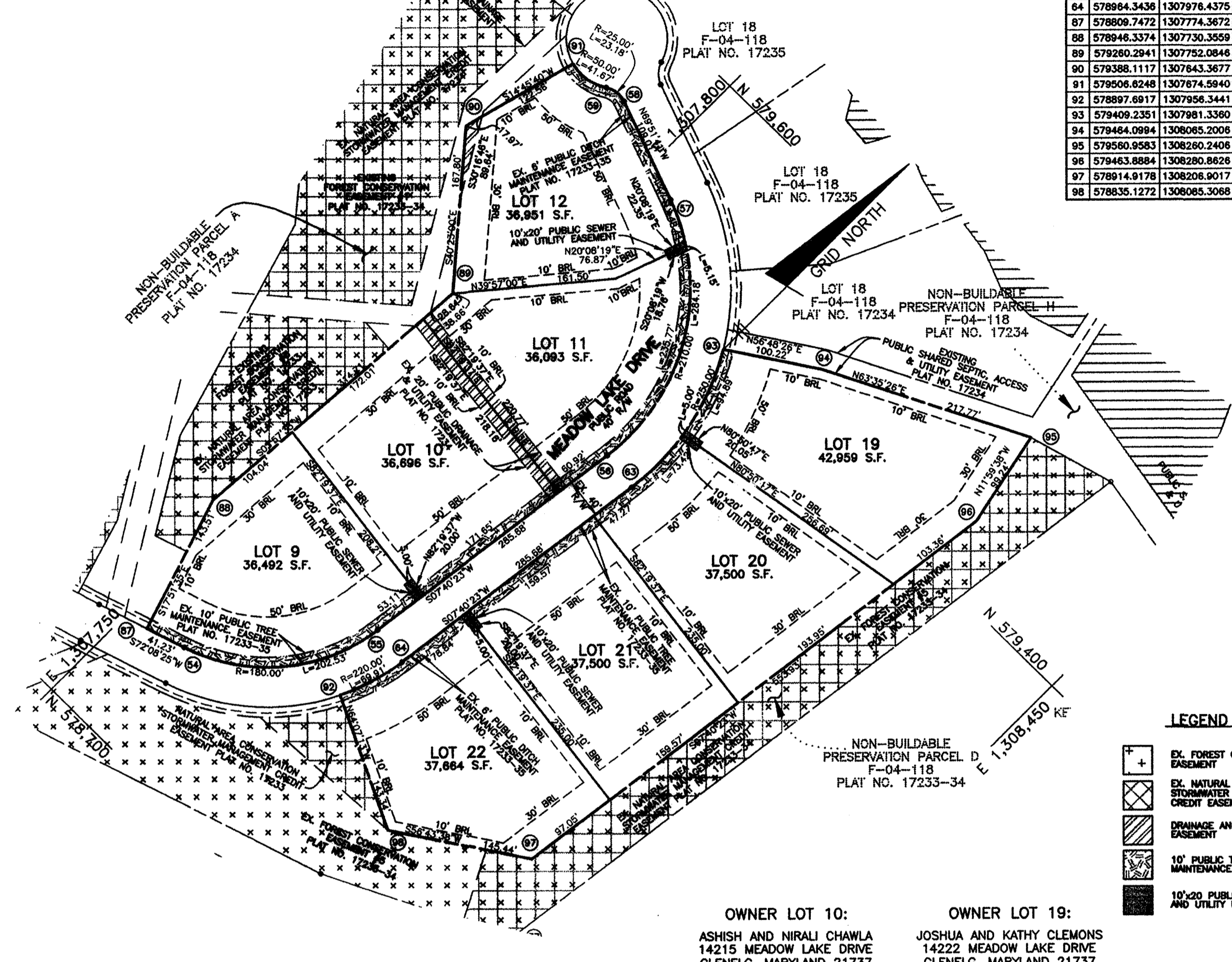
COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
54	578822.3921	1307813.6110
55	578989.8844	1307936.7957
56	579252.8094	1307974.9401
57	579478.0099	1307839.1217
58	579515.5399	1307736.7794
59	579513.0371	1307714.5592
63	579247.4686	1308014.5819
64	578964.3436	1307976.4375
87	578809.7472	1307774.3672
88	578946.3374	1307730.3559
89	579260.2941	1307752.0846
90	579388.1117	1307843.3677
91	579506.8248	1307874.5940
92	578897.6917	1307956.3441
93	579409.2351	1307981.3360
94	579464.0994	1308065.2008
95	579560.9583	1308260.2406
96	579463.8884	1308280.8626
97	578914.9178	1308206.9017
98	578835.1272	1308085.3068



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 BGE POLE #134878.
 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 SAPLING DRIVE).

VICINITY MAP

SCALE: 1" = 2000'
 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.



LEGEND

- EX. FOREST CONSERVATION EASEMENT
- EX. NATURAL AREA CONSERVATION EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- 10'x20' PUBLIC SEWER AND UTILITY EASEMENT

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	6.93± AC.
BUILDABLE	N/A
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	6.93± AC.

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

PLAN VIEW
 SCALE: 1" = 100'

- | | |
|---|--|
| OWNER LOT 10:
ASHISH AND NIRALI CHAWLA
14215 MEADOW LAKE DRIVE
GLENELG, MARYLAND 21737 | OWNER LOT 19:
JOSHUA AND KATHY CLEMONS
14222 MEADOW LAKE DRIVE
GLENELG, MARYLAND 21737 |
| OWNER LOT 11:
ROBERT AND MELINDA LINTON II
14219 MEADOW LAKE DRIVE
GLENELG, MARYLAND 21737 | OWNER LOT 20:
JONG AND MEE KIM
14218 MEADOW LAKE DRIVE
GLENELG, MARYLAND 21737 |
| OWNER LOT 12:
RAYMOND AND LYNDA SILVA
14223 MEADOW LAKE DRIVE
GLENELG, MARYLAND 21737 | OWNER LOT 21:
VIKAS AND LISA DATTA
14214 MEADOW LAKE DRIVE
GLENELG, MARYLAND 21737 |
| OWNER LOTS 9 & 22:
TOLL MD V PARTNERSHIP
250 GIBRALTAR ROAD
HORSHAM, PENNSYLVANIA 19044 | |

David M. Harris 05/06/06
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

all ell 3/10/06
 ASHISH CHAWLA DATE
Joshua Clemmons 3/10/06
 JOSHUA CLEMONS DATE
Nirali Chawla 3/10/06
 NIRALI CHAWLA DATE
Robert Linton II 3/10/06
 ROBERT LINTON II DATE
Melinda Linton 3/10/06
 MELINDA LINTON DATE
Raymond Silva 3/10/06
 RAYMOND SILVA DATE
Lynda Silva 3/10/06
 LYNDA SILVA DATE
Douglas C. Shipe 3-17-06
 DOUGLAS C. SHIPE DATE
 TOLL MD V PARTNERSHIP

PURPOSE STATEMENT:
 THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO REVISE THE 10'x10' PUBLIC SEWER EASEMENTS ON LOTS 9&10, 11&12, 19&20 AND 21&22 TO BE 10'x20' PUBLIC SEWER EASEMENTS.

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

Robert J. Walden 6/12/06
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark K. Gough 6/19/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark K. Gough 6/21/06
 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 PART OF THE FIFTH PARCEL OF LAND (LOT 9 AND 22) ACQUIRED BY TOLL MD V PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED JANUARY 5, 2005 AND RECORDED IN LIBER 08901 AT FOLIO 298; ALL OF THE LAND (LOT 10) ACQUIRED BY ASHISH AND NIRALI CHAWLA FROM TOLL MD V PARTNERSHIP BY DEED DATED OCTOBER 26, 2005 AND RECORDED IN LIBER 9640 AT FOLIO 510; ALL OF THE LAND (LOT 11) ACQUIRED BY ROBERT AND MELINDA LINTON II FROM TOLL MD V PARTNERSHIP BY DEED DATED January 25, 2006, and RECORDED IN LIBER 18022 AT FOLIO 41; ALL OF THE LAND (LOT 12) ACQUIRED BY RAYMOND AND LYNDA SILVA FROM TOLL MD V PARTNERSHIP BY DEED DATED NOVEMBER 29, 2005 AND RECORDED IN LIBER 9704 AT FOLIO 481; ALL OF THE LAND (LOT 19) ACQUIRED BY JOSHUA AND KATHY CLEMONS FROM TOLL MD V PARTNERSHIP BY DEED DATED DECEMBER 19, 2005 AND RECORDED IN LIBER 9741 AT FOLIO 595; ALL OF THE LAND (LOT 20) ACQUIRED BY JONG AND MEE KIM FROM TOLL MD V PARTNERSHIP BY DEED DATED DECEMBER 19, 2005 AND RECORDED IN LIBER 9754 AT FOLIO 275 AND ALL OF THE LAND (LOT 21) ACQUIRED BY VIKAS AND LISA DATTA FROM TOLL MD V PARTNERSHIP BY DEED DATED OCTOBER 27, 2005 AND RECORDED IN LIBER 9640 AT FOLIO 532 AND THAT ALL MONUMENTS ARE IN PLACE AS FAR AS THEY RELATE TO THE MAKING OF THIS EASEMENT PLAT PRIOR TO ACCEPTANCE OF THE EASEMENTS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

OWNER'S CERTIFICATE

"TOLL MD V PARTNERSHIP, ASHISH & NIRALI CHAWLA, ROBERT AND MELINDA LINTON II, RAYMOND AND LYNDA SILVA, JOSHUA AND KATHY CLEMONS, JONG AND MEE KIM AND VIKAS & LISA DATTA, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 10th DAY OF MARCH, 2006."

Douglas C. Shipe WITNESS
 TOLL MD V PARTNERSHIP
all ell ASHISH CHAWLA
Robert Linton II ROBERT LINTON II
Melinda Linton MELINDA LINTON
Raymond Silva RAYMOND SILVA
Joshua Clemmons JOSHUA CLEMONS
Jong Kim JONG KIM
Vikas Datta VIKAS DATTA
Lisa Datta LISA DATTA

RECORDED AS PLAT NO. 18395
 ON 6-23-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
TRIADELPHIA CROSSING
 LOTS 9-12 AND 19-22
 PREVIOUSLY RECORDED AS PLAT NUMBER 17232-17235

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 21
 GRID: 17 & 23
 PARCEL: 97
 ZONED: RC-DEO

SCALE: AS SHOWN
 DATE: MAY, 2006
 SHEET: 1 OF 1