

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	554029.291	1368617.479
2	554127.748	1369728.134
3	554142.424	1369715.939
4	554430.435	1368476.619
5	554400.371	1368436.594
6	554422.560	1368418.156
7	554408.981	1368400.078
8	554503.951	1368320.054
9	554456.797	1368257.277
10	554052.491	1368597.931
14	554093.249	1368644.103

FLOOD DATA		
No.	Bearing	Distance
F1	S20°54'57"E	49.00'
F2	S00°30'24"E	13.47'
F3	S32°29'07"W	44.00'
F4	S09°06'22"W	22.30'
F5	S26°23'15"E	14.50'
F6	S66°04'39"E	70.00'
F7	N60°38'45"E	6.14'
F8	N44°23'42"E	10.00'
F9	S82°31'23"E	29.00'
F10	S66°04'25"E	34.00'
F11	S39°10'39"E	105.00'
F12	S67°18'11"E	46.00'
F13	N77°37'52"E	14.97'
F14	N51°52'02"E	10.50'

MINIMUM LOT SIZE TABULATION					
Lot No.	Gross Area	Pipestem	Minimum Lot Size		
2	15,635 SF	4,851 SF	10,784 SF		

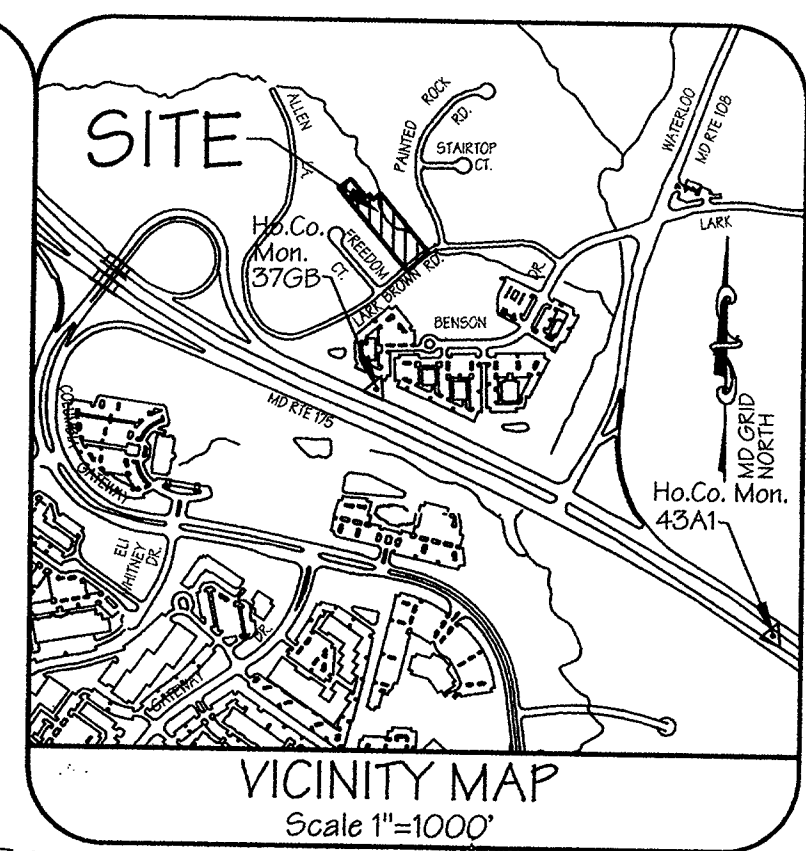
CURVE DATA TABLE						
Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-1	87.27'	355.00'	N55°36'26"E	87.06'	14°05'09"	43.86'

WETLAND DATA		
No.	Bearing	Distance
W1	S43°48'07"W	16.68'
W2	S14°59'26"E	44.78'
W3	S48°40'53"E	139.09'
W4	S82°11'58"E	20.22'

The requirements of § 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.

D. Wayne Weller 8/13/01
D. Wayne Weller MD No. 10685 Date
Regina N. Pritchett
Regina N. Pritchett Date

GENERAL NOTE CONTINUED

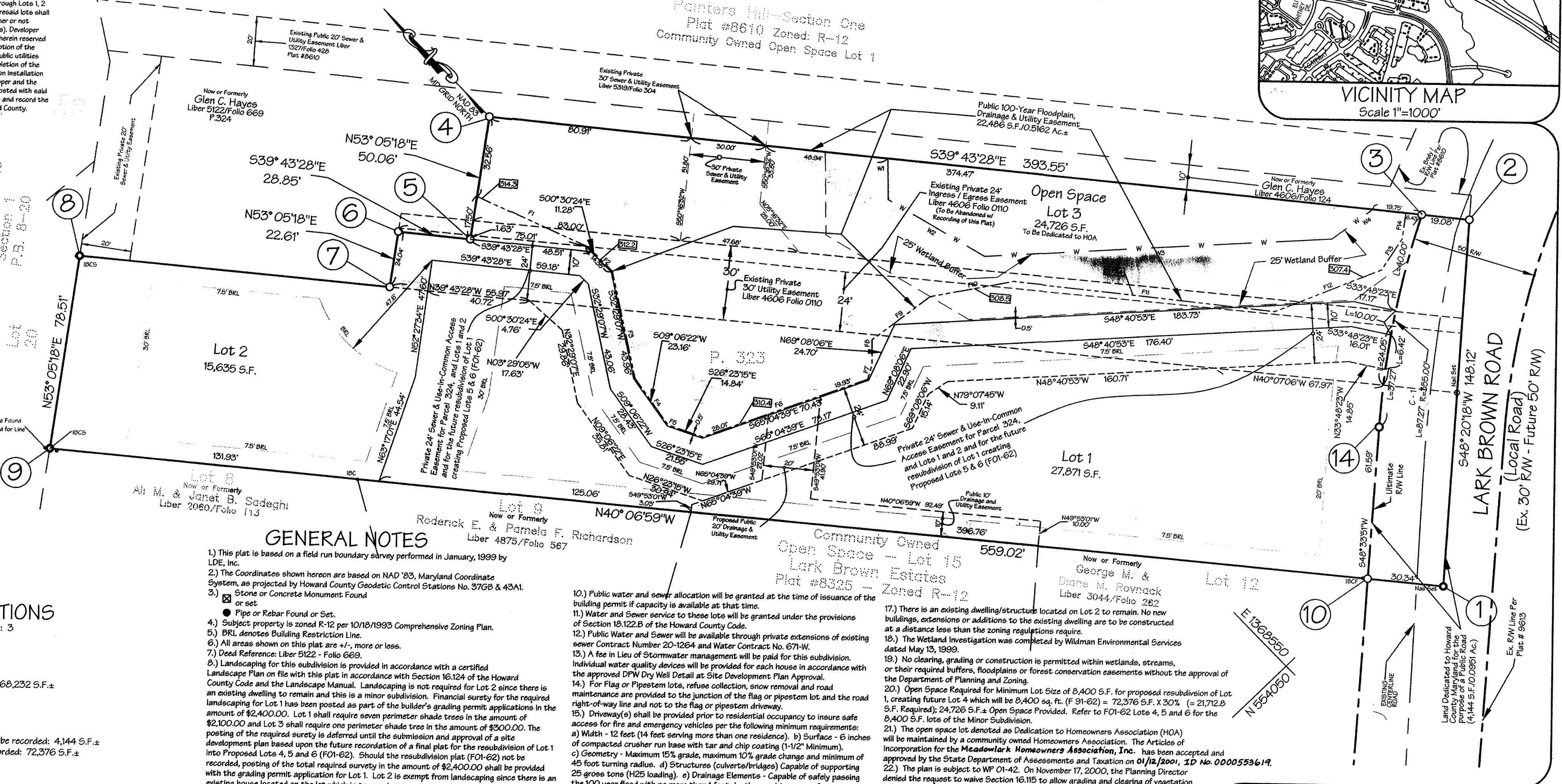


Reservation of Public Utility
Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, on, over and through Lots 1, 2 and Open Space Lot 3, and conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds for the easements herein 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, 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 the developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

OWNER
Regina N. Pritchett
6375 Hanover Crossing Way
Hanover, MD 21076

DEVELOPER
Pritchett Family Homes, LLC
6375 Hanover Crossing Way
Hanover, MD 21076
410 786-6505

Environmental/Easement Legend
Non-Tidal Wetland
25' Wetland Buffer
100 Yr. Floodplain Eas't Elev.
307.4



AREA TABULATIONS

- Total number of lots to be recorded: 3
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 1
 - Preservation Parcels: 0
- Total area of lots to be recorded: 68,232 S.F.±
 - Buildable: 43,506 S.F.±
 - Non-Buildable: 0
 - Open Space: 24,726 S.F.±
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 4,144 S.F.±
- Total area of subdivision to be recorded: 72,376 S.F.±

GENERAL NOTES

- This plat is based on a field run boundary survey performed in January, 1999 by LDE, Inc.
- The Coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected by Howard County Geodetic Control Stations No. 37GB & 43A1.
- Stone or Concrete Monument Found or set.
 - Pipe or Rebar Found or Set.
- Subject property is zoned R-12 per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/-, more or less.
- Deed Reference: Liber 5122 - Folio 669.
- Landscaping for this subdivision is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Landscaping is not required for Lot 2 since there is an existing dwelling to remain and this is a minor subdivision. Financial surety for the required landscaping for Lot 1 has been posted as part of the builder's grading permit applications in the amount of \$2,400.00. Lot 1 shall require seven perimeter shade trees in the amount of \$2,100.00 and Lot 3 shall require one perimeter shade tree in the amount of \$300.00. The posting of the required surety is deferred until the submission and approval of a site development plan based upon the future recordation of a final plat for the resubdivision of Lot 1 into Proposed Lots 4, 5 and 6 (FOI-62). Should the resubdivision plat (FOI-62) not be recorded, posting of the total required surety in the amount of \$2,400.00 shall be provided with the grading permit application for Lot 1. Lot 2 is exempt from landscaping since there is an existing house located on the lot which is to remain.
- All Forest Conservation Plan obligations for the 0.16 acres of afforestation for this subdivision have been met by a fee-in-lieu payment of \$3,006.00 into the Forest Conservation Fund in accordance with Section 16.1200 of the Howard County Code.
- Public water and sewer allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Water and Sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public Water and Sewer will be available through private extensions of existing sewer Contract Number 20-1264 and Water Contract No. 671-W.
- Individual water quality devices will be provided for each house in accordance with the approved DPW Dry Well Detail at Site Development Plan Approval.
- For Flag or Pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem lot and the road right-of-way line and not to the flag or pipestem lot.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (14 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum).
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
 - Structures (culverts/bridges) Capable of supporting 25 gross tons (H25 loading).
 - Drainage Elements - Capable of safely passing the 100 year flood with no more than 1 foot depth over driveway surface.
 - Structure Clearances - minimum 12 feet.
 - Maintenance sufficient to insure all weather use.
- The Use-In-Common Access Maintenance Agreement for Parcel 324, Lots 1 and 2 and the Future Resubdivision of Lot 1 into Proposed Lots 5 and 6 (FOI-62) shall be recorded simultaneously with this plat.
- There is an existing dwelling/structure located on Lot 2 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- The Wetland Investigation was completed by Wildman Environmental Services dated May 13, 1999.
- No clearing, grading or construction is permitted within wetlands, streams, or their required buffers, floodplains or forest conservation easements without the approval of the Department of Planning and Zoning.
- Open Space Required for Minimum Lot Size of 8,400 S.F. for proposed resubdivision of Lot 1, creating future Lot 4 which will be 8,400 sq. ft. (F 91-62) = 72,376 S.F. X 30% (= 21,712.8 S.F. Required); 24,726 S.F.± Open Space Provided. Refer to FOI-62 Lots 4, 5 and 6 for the 8,400 S.F. lots of the Minor Subdivision.
- The open space lot denoted as Dedication to Homeowners Association (HOA) will be maintained by a community owned Homeowners Association. The Articles of Incorporation for the Meadowlark Homeowners Association, Inc. has been accepted and approved by the State Department of Assessments and Taxation on 01/12/2001, ID No. 0000553619.
- The plan is subject to WP 01-42. On November 17, 2000, the Planning Director denied the request to waive Section 16.115 to allow grading and clearing of vegetation cover within the 100 year floodplain, and Section 16.116 (a)(1) to allow grading disturbance and removal of vegetation cover within the required 25 foot wetland buffer.

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.
David J. Matney 9-7-01
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
David J. Matney 9/27/01
Director Date
Mark J. Pritchett 8/22/01
Chief, Development Engineering Division 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 Regina N. Pritchett to Regina N. Pritchett by deed dated June 12, 2000 and recorded in the land records of Howard County in Liber 5122, Folio 669, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, in accordance with the Annotated Code of Maryland, as amended.

D. Wayne Weller 8/13/01
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

I, Regina N. Pritchett, owner 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 right-of-ways and the specific easement areas shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other 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 space 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-ways.

Witness by my hand this 12th day of August, 2001.
Regina N. Pritchett
Regina N. Pritchett
Mark J. Pritchett
Witness

RECORDED AS PLAT NUMBER 14941
ON 9-21-01 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

MEADOWLARK
Lots 1 & 2 and Open Space Lot 3

6th Election District - Howard County, MD
Tax Map 37 - Grid 19 - Parcel 323
Scale 1"=30' - Date: August 2001
Zoning: R-12 Sheet 1 of 1

Previous Submittals: SDP 00-150, WP01-42, F 01-61, F 01-62, WP 01-119

LDE, INC.
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