

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
1	592,912.1180	1,334,543.6950
2	592,452.1890	1,334,198.3350
3	592,318.8730	1,334,050.3590
4	592,211.8990	1,334,354.1330
5	591,990.9590	1,334,136.3380
6	592,041.8370	1,334,085.0050
7	592,290.6240	1,333,953.5950
8	592,328.4640	1,333,881.9140
9	593,054.6400	1,334,134.8340
21	593,016.7622	1,334,121.6416
34	592,879.6878	1,334,519.3429

**METRIC EQUIVALENT COORDINATE TABLE**

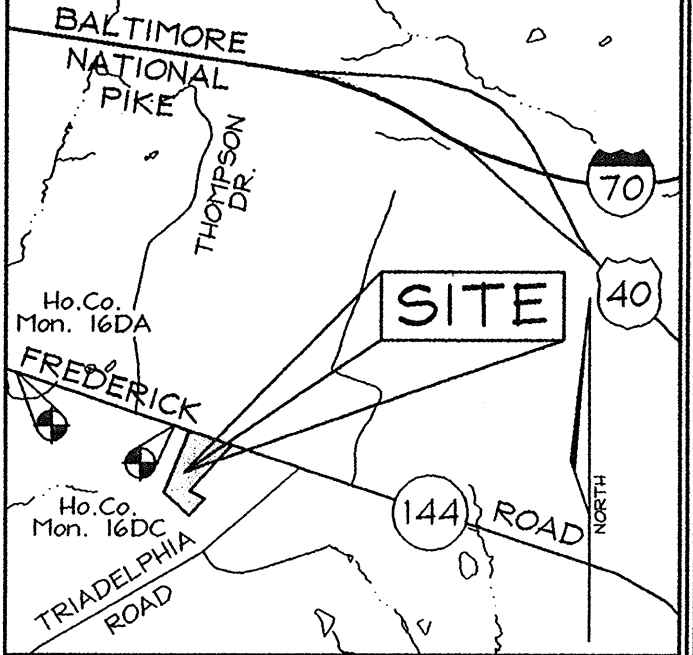
POINT	NORTHING	EASTING
1	180,719.9750	406,769.7318
2	180,579.7884	406,664.4658
3	180,539.1536	406,619.3627
4	180,506.5478	406,711.9532
5	180,439.2052	406,645.5691
6	180,454.7128	406,629.9228
7	180,530.5433	406,589.8689
8	180,542.0769	406,568.0205
9	180,763.4158	406,645.1107
21	180,751.8706	406,641.0896
34	180,710.0903	406,762.3092

**MINIMUM LOT SIZE CHART**

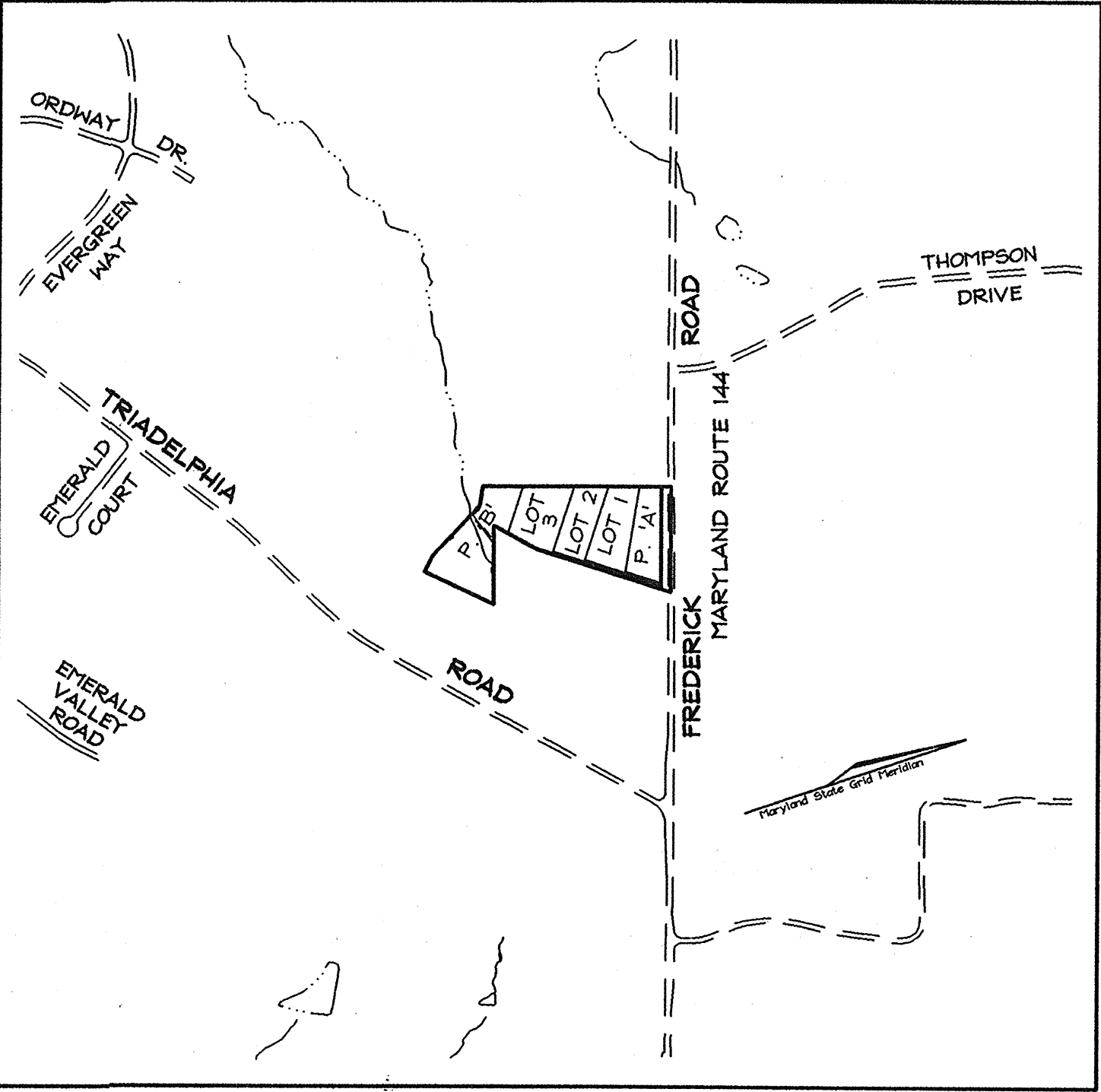
LOT/PARCEL NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
1	50,587.223±	929.965±	49,657.258±
2	42,698.311±	1,969.976±	40,728.335±
3	51,585.399±	2,791.593±	48,793.806±

**Reservation Of Public Utility And Forest Conservation Easements**

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1-3 and Preservation Parcels 'A' and 'B'. Any and all conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in 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 forest conservation area(s). Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of 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."



General Notes continued...  
 29. The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.



**LOCATION MAP**  
SCALE:1=600'

**GENERAL NOTES**

- Subject property zoned RR-DEO per 2/2/04 Comprehensive Zoning Plan.
  - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 16da and no. 16dc. ♦ Denotes approximate location (see vicinity map).  
 Sta. 16DA N 180,964.0592 (meters) E 406,095.6182 (meters)  
 N 593,712.917 (feet) E 1,332,332.040 (feet)  
 Sta. 16DC N 180,775.8742 (meters) E 406,592.1800 (meters)  
 N 593,095.513 (feet) E 1,333,961.177 (feet)
  - 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 of 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.
  - Denotes Wetland Areas.
  - Denotes Wetland Area outline.
  - Denotes existing centerline of Stream Channel.
  - Denotes Wetland Buffer outline.
  - Denotes Stream Buffer outline.
  - Denotes Public Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 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 Easements are allowed.
  - Denotes iron pipe found.
  - Denotes rebar and cap set.
  - Denotes concrete monument found.
  - Denotes concrete monument set.
  - There is no 100 Year Floodplain existing on-site.
  - There is an existing dwelling on Lot 1 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.
  - This plat is based on field run Monumented Boundary Survey performed on or about February 1, 2001 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
  - 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.
  - Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:  
 A) Width - 12 feet (14 feet serving more than one residence);  
 B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);  
 C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;  
 D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);  
 E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;  
 F) Structure clearances - minimum 12 feet;  
 G) Maintanances - sufficient to ensure all weather use
  - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- See this sheet for continuation...

- General Notes continued...
- No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department Of Planning And Zoning.
  - Density by-right = gross area / 4.25 = 6.84 ac./4.25 = 1 unit.  
 Allowable density receiving = net area / 2 = 6.84 ac./2 = 3 units.  
 number of DEO units required = 3 units - 1 unit = 2 units to be received.
  - Using the Density Exchange Option described in Section 106 of the Zoning Regulations, the development rights for 2 of the 3 residential lots/parcels included on this subdivision plat have been transferred from the following two properties: 1) Feaga Property 2) Crowder Property  
 Tax Map 8 Block 14 Parcel 187 Plat No. 14848 Tax Map 6 Block 3 Parcel 86 Plat No. 14849  
 The creation of these lots is based on a maximum density of one residential unit for every two net acres.
  - Preservation Parcels 'A' & 'B' are encumbered by an easement agreement with Ho. Co. and the Homeowners Association. This agreement prohibits further subdivision of the parcel, outlines the maintenance responsibilities of their owner and enumerates the uses permitted on the property.
  - The Articles of Incorporation for the HOA were accepted by the State Department of Assessment and Taxation on August 13, 2004. Department ID: D10158665
  - The surety amount for Forest Conservation afforestation (\$0.50 per sq. ft.):  
 59,677sq.ft. x \$0.50/sq.ft. = \$29,839.00
  - The landscaping surety (\$300 per shade tree) will be part of the grading permit.  
 22 shade trees x \$300 = \$6,600.
  - This project is exempt from providing stormwater management channel protection, Water quality and recharge for lot 2 and Lot 3 is provided through the disconnection of rooftops and non-rooftops credit. See the stormwater management calculations in the county files for this project.
  - As a consequence of its submission for county review prior to November 15, 2001, this plat is subject to compliance with the fourth edition of the subdivision and land development regulations. In addition, because it did not have preliminary plan approval prior to November 1, 2001, it is subject to compliance with County Council bill 50-2001 which amends portions of the zoning regulations (1993)
- See this sheet for continuation...

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.

*C.B. Miller*  
 C.B. Miller (Maryland Property Line Surveyor #135) 11/17/04 Date

*Wayne Greenfield*  
 Greenfield Homes, Inc. Wayne Greenfield (President) 11/16/04 Date

*Barbara Feinstein*  
 Greenfield Homes, Inc. Barbara Feinstein (V.P. and Treasurer) 11-16-04 Date

*John A. Alascio Jr.*  
 John A. Alascio Jr. 11/16/04 Date

*Kathryn M. Alascio*  
 Kathryn M. Alascio 11/06/04 Date

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 3  
 Total area of Buildable Lots to be recorded: 3.3258 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded: 2  
 Total area of Non-Buildable Preservation Parcels to be recorded: 3.1295 Acres±
- Total area of road right-of-way to be recorded: 0.3857 Acres±
- Total area of subdivision to be recorded: 6.8410 Acres±

**OWNER**  
 John A. and Kathryn M. Alascio  
 11805 Frederick Road  
 Ellicott City, Maryland 21042

**OWNER/DEVELOPER**  
 GREENFIELD HOMES, Inc.  
 6656 Luster Drive  
 Highland, Maryland 20777

**FSH Associates**  
 Engineers Planners Surveyors  
 8318 Forrest Street Ellicott City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: info@FSHA.biz

APPROVED: For Private Water and Private Sewerage Systems  
 Howard County Health Department

*Robert J. Weber*  
 Robert J. Weber 12/28/04 Date  
 Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

*John J. Alascio*  
 John J. Alascio 12/20/04 Date  
 Chief, Development Engineering Division

*John A. Alascio*  
 John A. Alascio 12/28/04 Date  
 Director

**OWNER'S CERTIFICATE**

We, Greenfield Homes, Inc. and John A. and Kathryn M. Alascio, 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: (1) The right to lay, construct and maintain sewers, drains, water pipes and other Municipal utilities and services in and under all road 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 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; (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 said Easements and Rights-of-Way.

Witness my hand this 16<sup>th</sup> day of November, 2004.

*Wayne Greenfield*  
 Wayne Greenfield (President) Witness

*Barbara Feinstein*  
 Barbara Feinstein (V.P. and Treasurer) Witness

*John A. Alascio Jr.*  
 John A. Alascio Jr. Witness

*Kathryn M. Alascio*  
 Kathryn M. Alascio Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Land Marketing Consultants, Inc. to Greenfield Homes, Inc. by deed dated March 16, '01 and recorded in the land records of Howard County in liber 5395 folio 208, and the lands conveyed by Greenfield Homes, Inc. to John A. and Kathryn M. Alascio by deed dated April 8, '02 and recorded in the land records of Howard County in liber 6140 folio 629, 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 as shown, in accordance with the Annotated Code of Maryland, as amended.

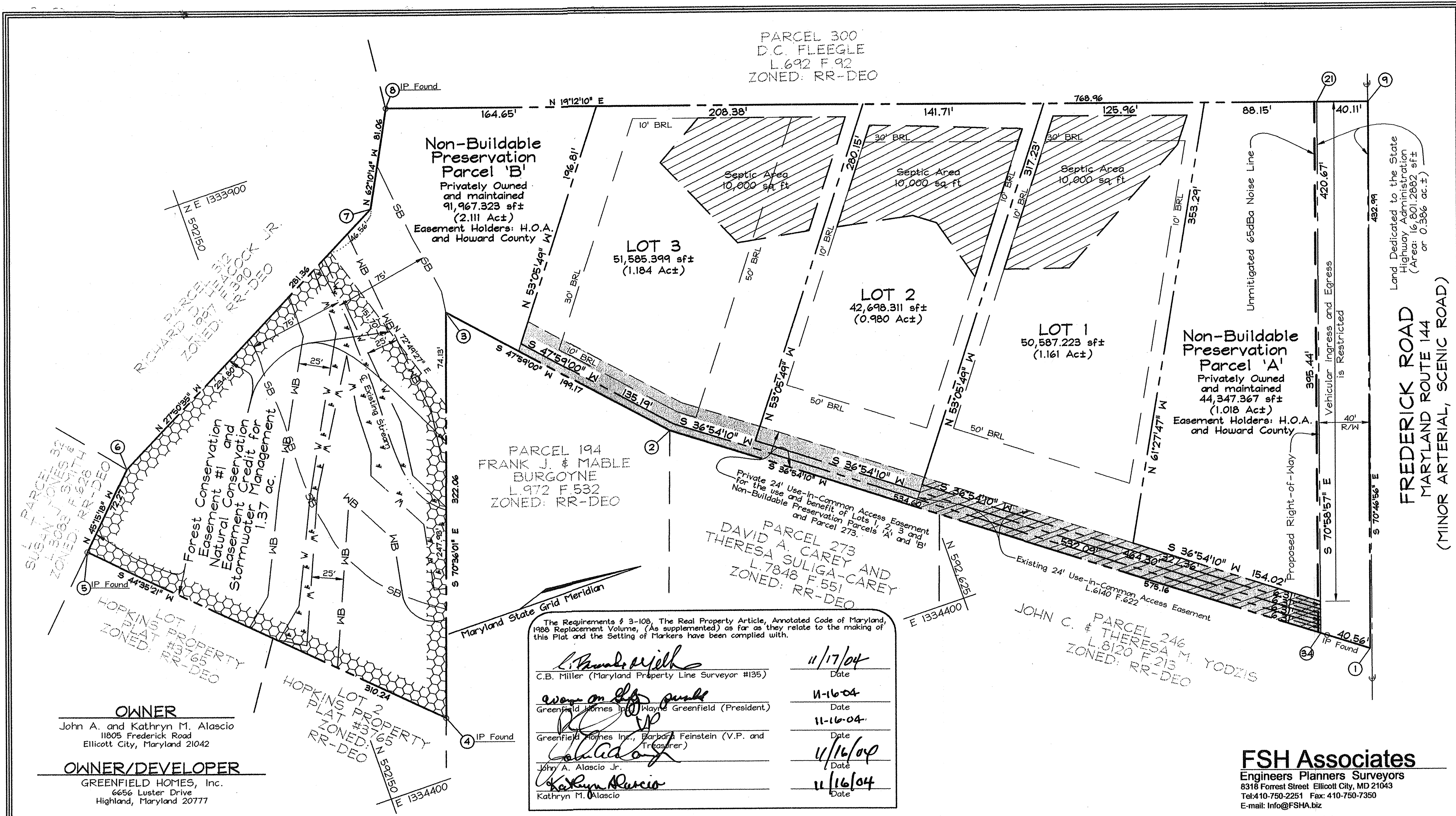
*C.B. Miller*  
 C.B. Miller (Maryland Property Line Surveyor #135) 11/17/04 Date

Recorded as Plat No. 17170 on 11/16/05  
 Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF**  
**MEADOW SPRINGS**

LOTS 1, 2, 3 AND NON-BUILDABLE PRESERVATION PARCELS 'A' AND 'B'  
 A SUBDIVISION OF PARCEL 283 AND 443  
 TAX MAP 16 GRID 14  
 3RD ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: As Shown  
 Date: Nov. 16, 2004  
 Sheet 1 of 2





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.

<i>C.B. Miller</i>	11/17/04
C.B. Miller (Maryland Property Line Surveyor #135)	Date
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Greenfield Homes Inc. Wayne Greenfield (President)	Date
<i>Barbara Feinstein</i>	11-16-04
Greenfield Homes Inc. Barbara Feinstein (V.P. and Treasurer)	Date
<i>John A. Alascio Jr.</i>	11/16/04
John A. Alascio Jr.	Date
<i>Kathryn M. Alascio</i>	11/16/04
Kathryn M. Alascio	Date

APPROVED: For Private Water and Private Sewerage Systems  
Howard County Health Department

*Robert J. Weber* 12/25/04  
Howard County Health Officer RW Date

APPROVED: Howard County Department of Planning and Zoning

*William J. ...* 12/20/04  
Chief, Development Engineering Division MWS Date

*Stephen ...* 12/28/04  
Director JSA Date

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Witness

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*C.B. Miller* 11/17/04  
C.B. Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 17171 on 11/16/05  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF**  
**MEADOW SPRINGS**

LOTS 1, 2, 3 AND NON-BUILDABLE PRESERVATION PARCELS 'A' AND 'B'  
A SUBDIVISION OF PARCEL 283 AND 443  
TAX MAP 16 GRID 14  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1" = 50'  
Date: Nov. 16, 2004  
Sheet 2 of 2

F-02-02