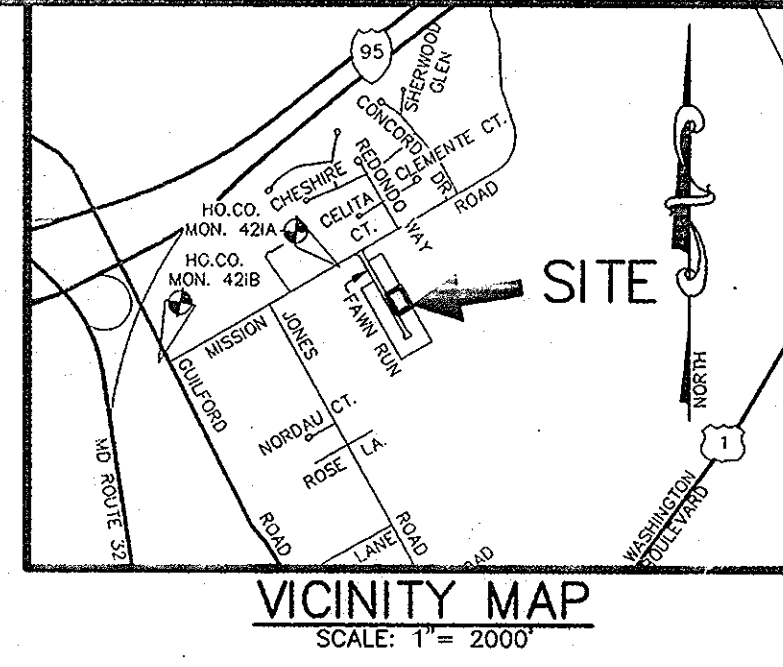
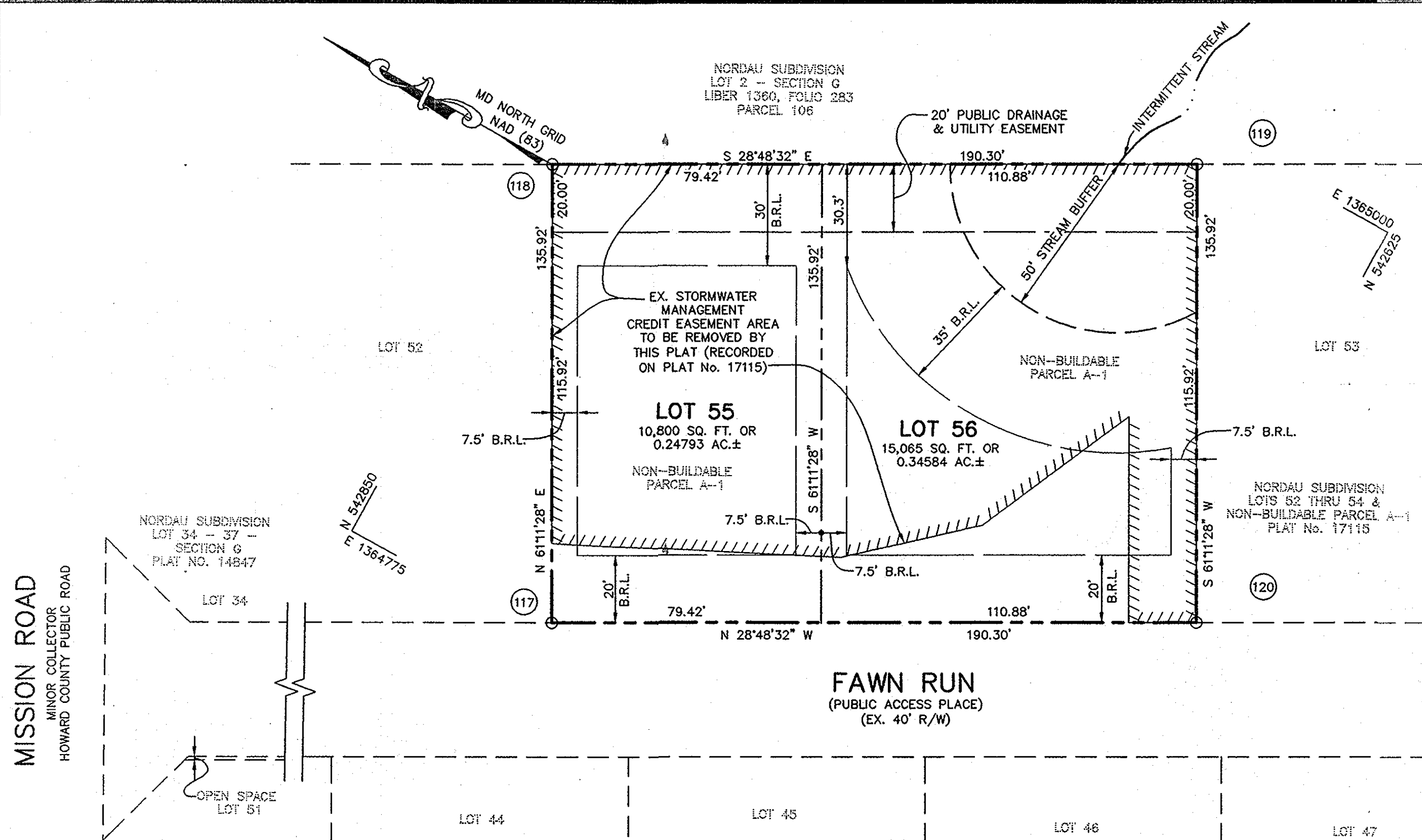


COORDINATES LIST		
POINT	NORTH	EAST
117	542785.2958	1364779.6395
118	542850.7944	1364898.7369
119	542684.0475	1364990.4406
120	542618.5490	1364871.3433



GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 421A AND 421B.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2001, BY PATTON HARRIS RUST & ASSOCIATES, P.C.
- THE SUBJECT PROPERTY IS ZONED R-12 AS PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMPREHENSIVE LITE ZONING REGULATIONS EFFECTIVE 7-28-06.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- THE FOREST CONSERVATION WAS SATISFIED UNDER F-03-32. THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PROVIDING 2.69 AC. OF OFF-SITE REFORESTATION WHICH WILL OCCUR ON HOWARD COUNTY TAX MAP 2, PARCEL 17 "LISTON FARM" (LIBER 561, FOLIO 521). SURETY FOR 2.69 AC. OF OFF-SITE REFORESTATION IN THE AMOUNT OF \$58,588.20 HAS BEEN POSTED WITH THE DEVELOPER AGREEMENT FOR F-03-32.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY WILDMAN ENVIRONMENTAL SERVICES ON JULY 10, 2000.
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE SEPTEMBER 30, 2003, ON WHICH DATE DEVELOPER'S AGREEMENT 24-4084-D WAS FILED AND ACCEPTED.
- FOR STORMWATER MANAGEMENT-OPV WAS ADDRESSED UNDER F-03-032 AND WQV AND REV IS PART OF THIS SUBMISSION.
- SEE PLANNING AND ZONING FILES F-01-159, F-01-19 AND F-79-146, SP-01-11, WP-02-11, WP-07-015, F-03-32, F-04-20 AND F-05-07.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM OR STREAM BUFFER.
- WP-02-11 - A REQUEST TO WAIVE SECTION 16.134(b)(1)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRING THE CONSTRUCTION OF A SIDEWALK ON ONLY ONE SIDE OF A CUL-DE-SAC OR LOCAL ROAD FOR A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH 11 OR MORE DWELLING UNITS HAS BEEN DENIED PER LETTER DATED SEPTEMBER 11, 2001.
- WP-07-015 - A REQUEST TO WAIVE SECTION 16.120(b)(4)(iii)b OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE WAIVER REQUEST IS TO ALLOW A 50' STREAM BUFFER ON A 15,065 SQUARE FOOT RESIDENTIAL LOT. APPROVED PER LETTER DATED NOVEMBER 17, 2006.
- 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 52 THRU 54. ANY 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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND 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.
- THE HOMEOWNER'S ASSOCIATION DOCUMENTS HAVE BEEN FILED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION ON APRIL 3, 2002, IN LIBER 369 AT FOLIO 1649.
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
- DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFERS REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- THE DECLARATION OF COVENANTS AND EASEMENTS WAS RECORDED ON APRIL 4, 2002, IN LIBER 6101 AT FOLIO 199.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-03-02.
- A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOTS 55 TO 56.
- LANDSCAPING REQUIREMENTS FOR THIS PROJECT WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS/PARCEL TO BE RECORDED:	2
BUILDABLE LOTS	2
NON-BUILDABLE PARCEL	0
OPEN SPACE(NON-CREDITED)	0
OPEN SPACE(CREDITED)	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS/PARCEL TO BE RECORDED:	
BUILDABLE LOTS	0.59379 AC.±
NON-BUILDABLE PARCEL	0
OPEN SPACE(NON-CREDITED)	0
OPEN SPACE(CREDITED)	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	0.59379 AC.±

I FURTHER CERTIFY THAT 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.

MEADOWLARK, LLC
BY MARK S. PRITCHETT, MANAGING MEMBER

Mark S. Pritchett 9/13/07
MARK S. PRITCHETT, MANAGING MEMBER DATE

Arthur M. Botterill 09/13/07
ARTHUR M. BOTTERILL, No. 10886 DATE

LEGEND

- DENOTES 4" X 4" X 36" CONCRETE MONUMENT SET
- ⊙ DENOTES 5/8" REBAR AND CAP TO BE SET
- DENOTES IRON PIPE FOUND
- ⊗ DENOTES ROD FOUND
- DENOTES PROPERTY LINE
- - - DENOTES ADJOINER LINE
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- ▨ EX. STORMWATER MANAGEMENT CREDIT EASEMENT AREA TO BE REMOVED BY THIS PLAT

Patton Harris Rust & Associates,pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

OWNERS
MEADOWLARK LLC
6375 HANOVER CROSSING WAY
HANOVER, MD 21076

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL "A-1" INTO TWO NEW LOTS 55 & 56, TO REMOVE THE STORMWATER MANAGEMENT CREDIT EASEMENT AREA, AND TO REVISE THE STREAM AND STREAM BUFFER.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

B. Nelson for Peter Beilenson 10/11/07
HOWARD COUNTY HEALTH OFFICER DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY ELMER GREEN AND GWENDOLYN FRANCES GREEN AND KATHLEEN K. PRITCHETT TO MEADOWLARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 19, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6060 AT FOLIO 92 AND ALL OF THE LANDS CONVEYED BY KATHLEEN K. PRITCHETT AND PRITCHETT FAMILY HOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO LINDA A. THOMAS-MCINTOSH BY DEED DATED JUNE 13, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6256 AT FOLIO 614 AND ALL OF THE LANDS CONVEYED BY HAROON I. SHAMI AND FAREEHA HAROON TO HITENDRA J. PATEL AND BHARTI H. PATEL BY DEED DATED DECEMBER 20, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6846 AT FOLIO 683 AND ALL OF THE LANDS CONVEYED BY KATHLEEN K. PRITCHETT AND PRITCHETT FAMILY HOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO RICHARD S. BAXLEY AND CHRISTINE M. BAXLEY BY DEED DATED JULY 18, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6354 AT FOLIO 516 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, THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

OWNER'S CERTIFICATE

I, MEADOWLARK LLC, BY MARK S. PRITCHETT, MANAGING MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 13th DAY OF September, 2007.

RECORDED AS PLAT No. 19460
ON 10/13/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Arthur M. Botterill 10/9/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark S. Pritchett 10/13/07
DIRECTOR DATE

Arthur M. Botterill 09/13/07
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886 DATE

MEADOWLARK, LLC.
BY MARK S. PRITCHETT, MANAGING MEMBER

Mark S. Pritchett 9/13/07
MARK S. PRITCHETT, MANAGING MEMBER DATE

Thomas A. ... 9/13/07
ATTESTS DATE

NORDAU SUBDIVISION
LOTS 55 & 56,
SECTION "G"

A RESUBDIVISION OF NON-BUILDABLE PARCEL "A-1" AS SHOWN ON RECORDED RECORD PLAT ENTITLED "NORDAU SUBDIVISION LOTS 52 THRU 54 & NON-BUILDABLE BULK PARCEL "A-1", SECTION "G" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT No. 17115

F-01-159, F-01-19, F-79-146, SP-01-11, WP-02-11 & WP-07-015

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 24 TAX MAP NO. 42 PARCEL 107 & P/O 448 ZONED: R-12
SCALE: 1" = 50' DATE: 09-12-07 SHEET: 1 OF 1

01076/1-0/SURVEY/FINAL/004 PLAT RESUB PARCEL A-1.DWG