

COORDINATES			MINIMUM LOT AREA CALCULATIONS						
N <sup>o</sup>	NORTH	EAST	LOT NO.	GROSS LOT AREA (AC)	PRESTEM AREA (AC)	REMAINING AREA (AC)	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
BD 196	545458.867	817786.659	76	4.4082 ±	0.2287 ±	4.1795 ±	0.7516 ±	1.0727 ±	1.5627 ±
LT 26	546187.300	818371.229	77	3.2784 ±	0.1078 ±	3.1706 ±	0.6170 ±	0.8782 ±	1.6804 ±
BD 58	545632.892	818475.274	78	3.2046 ±	0.0936 ±	3.1110 ±	0.6202 ±	0.8781 ±	3.0127 ±
BD 198	544317.910	818383.059	79	3.9707 ±	0.0654 ±	3.9053 ±	1.8067 ±	0.9821 ±	2.5065 ±
BD 199	545295.207	818630.046	IN THE "RE" DISTRICT, UP TO 90% OF MIN. LOT SIZE MAY BE LAND IN THE 100 YR FLOODPLAIN OR STEEP SLOPES (25% OR GREATER)						
BD 205	544294.203	818435.478							
LT 29	544569.187	818301.207							
LT 30	544665.450	818326.818							
LT 32	544278.206	818341.253							
LT 37	545904.188	818096.444							
BD 300	544775.150	818528.360							
BD 301	544739.066	818769.003							
BD 302	544689.580	818761.864							
BD 303	544726.026	818519.411							

CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING + DIST.
C-1	50.00	26.18	13.40	30°00'00"	S81°41'54"E 29.88'
C-2	101.16	50.00	25.00	02°50'00"	N08°12'09"E 50.00'

THE REQUIREMENTS OF § 9-108, 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 THE MARKERS HAVE BEEN COMPLIED WITH.

**NOTES (CONT.)**

- DECLARATION OF MAINTENANCE OBLIGATION RECORDED IN LIBER 3106 FOLIO 807, FOR LOTS 76, 77, 78.
- DRIVEWAYS/ROADWAYS SERVING 2 OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE & EMERGENCY SERVICE VEHICLES ACCESS:
  - WIDTH - RESIDENTIAL DRIVEWAY SIXTEEN (16) FEET.
  - CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHER-RUN" BASE WITH A TAR & CHIP COATING.
  - TURNING RADIUS - FORTY FIVE (45) FEET.
  - BRIDGES & CURBS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY FIVE (25) TONS.
  - OVERHEAD CLEARANCE - TWELVE (12) FEET.
  - MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL WEATHER USE.
  - GRADE - THE MAX. ALLOWABLE GRADE SHALL BE 15%, WITH THE DURABLE AND SUSTAINED GRADE OF 8%. THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
  - HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS) A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERS SIGN WHERE THE COMMON DRIVEWAY INTERSECTS THE MAIN ROAD.
- ON MAY 27, 1994, THE PLANNING DIRECTOR APPROVED WP 04-87, WHICH WAIVED SUBMISSION OF A FOREST CONSERVATION PLAN REQUIRED BY SEC. 16-1204, SUBJECT TO ESTABLISHMENT OF A FOREST CONSERVATION EASEMENT OF AT LEAST THE MINIMUM SIZE REQUIRED.

SPRINGHILL ASSOCIATES  
 CAROLYN ALIAH  
 DATE 7/22/94

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
BUILDABLE OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	16.9369 AC ±
BUILDABLE OPEN SPACE (FLOODPLAIN)	3.1815 AC ±
AREA AND % OF DRY GROUND AND USABLE OPEN SPACE	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.9369 AC ±

**NOTES (CONT.)**

- LANDSCAPING IS BEING PROVIDED BY ALTERNATIVE COMPLIANCE THROUGH THE FOREST CONSERVATION EASEMENT. NO SURETY IS REQUIRED.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16-1200 OF THE HOWARD COUNTY CODE: FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT UNLESS FOREST MANAGEMENT PRACTICES AS PROVIDED IN THE FOREST CONSERVATION EASEMENT ARE ALLOWED.

APPROVED:  
 FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS  
 Joyce M. Boydner per Jim 7/8/94  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Joseph S. Smith 7/22/94  
 DIRECTOR DATE

APPROVED:  
 FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Paul J. Simpson 7/20/94  
 DIRECTOR M.I.C. ACTING DATE

**OWNER'S CERTIFICATE**

WE, SPRINGHILL ASSOCIATES BY CAROLYN ALIAH, MANAGING PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT 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, MD., ITS SUCCESSORS AND ASSIGNS (1) RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES; IN AND UNDER ALL EASES 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 THE 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 TO 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 APRIL, 1994.

SPRINGHILL ASSOCIATES  
 CAROLYN ALIAH 14 APR 94  
 MANAGING PARTNER DATE

WITNESS  
 JEFF 297/89  
 DATE 4/14/94

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY C. OLIVER GOLDMITH TO SPRINGHILL ASSOCIATES, DEED DATED 6/15/83 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1168 FOLIO 141 AND PART OF THE LANDS CONVEYED BY MILLERBUILT CORPORATION TO SPRINGHILL ASSOCIATES BY DEED DATED 4/20/90 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2194 FOLIO 182, 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, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Scott Shanaberger 4/14/94  
 G. SLOTT SHANABERGER  
 PROF. LAND SURVEYOR # 10849  
 SHANABERGER & LANE  
 3726 TOWN & COUNTRY BLVD.  
 SUITE 104  
 ELLICOTT CITY, MD. 21043  
 (410) 461-2563

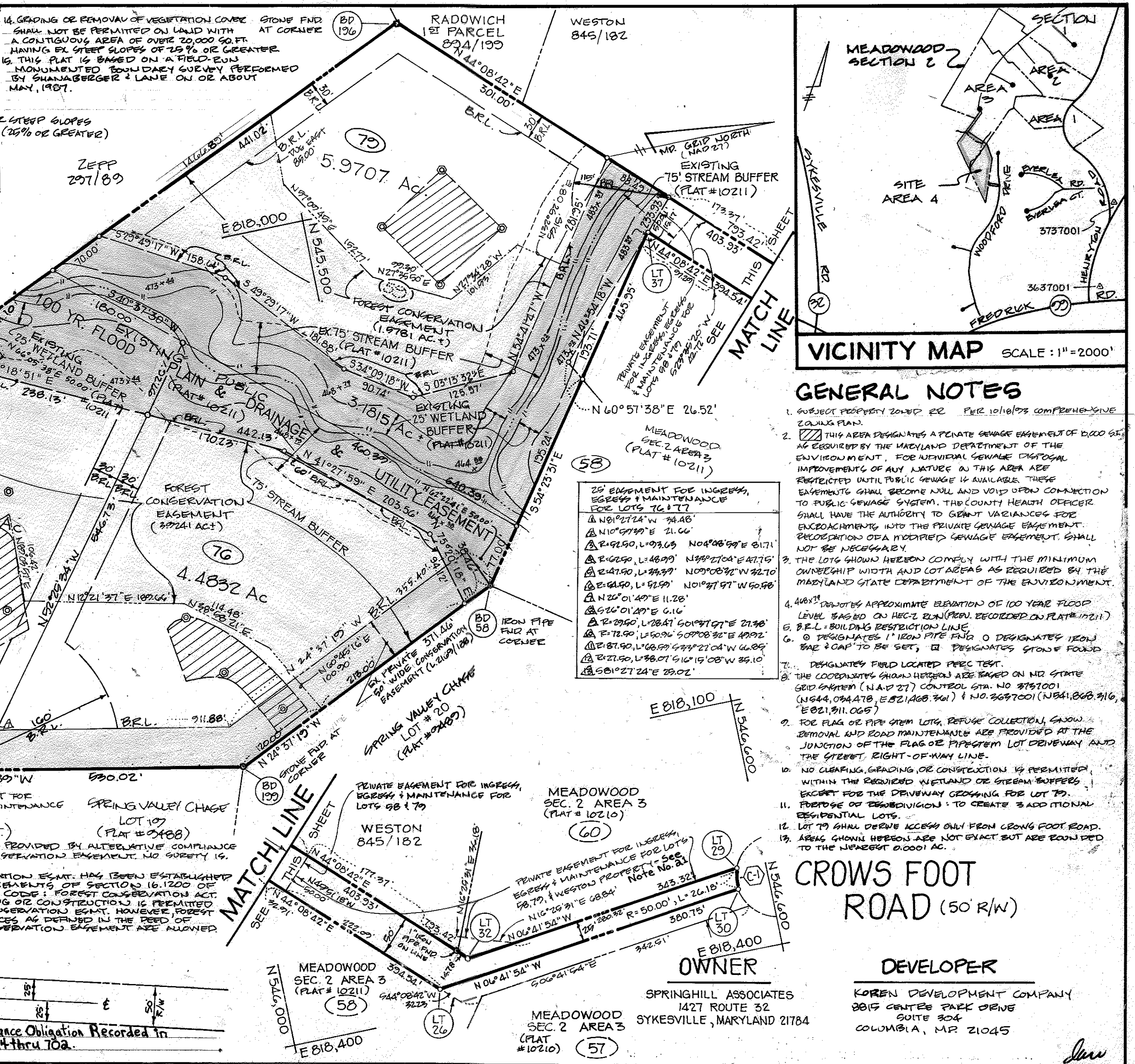
RECORDED AS PLAT NO. 11306 ON 8/1/94 AMONG THE LAND RECORDS OF HOWARD CO., MD.

**RESUBDIVISION OF LOT 59 MEADOWOOD SECTION TWO AREA FOUR LOTS 76 THRU 79 SHEET 1 OF 1**

A RESUBDIVISION OF LOT 59, MEADOWOOD, SEC. 2, AREA 3

VP-84-39-A1, S-84-08, S-87-13, P-88-78, F-89-214

TAX MAP: 10  
 PARCEL NO.: 312  
 EX. ZONING: RF  
 ELECTION DISTRICT: 38D  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 DATE: DEC. 1993



**GENERAL NOTES**

- OWNER PROPERTY ZONED RF PER 10/16/93 COMPREHENSIVE ZONING PLAN
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 1000 GPD AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 4083' DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOOD LEVEL BASED ON REC-2 PLAN (RECORDED ON PLAT # 10211)
- B.R.L. - BUILDING RESTRICTION LINE
- O DESIGNATES 1" IRON PIPE FLAG O DESIGNATES IRON FLAG & CAP TO BE SET, I DESIGNATES STONE FOUND
- DESIGNATES FIELD LOCATED PERC TEST
- THE COORDINATES SHOWN HEREON ARE BASED ON MD STATE GRID SYSTEM (NAD 27) CONTROL STA. NO. 8757001 (N 844, 084, 478, E 821, 468, 361) & NO. 3697001 (N 841, 868, 316, E 831, 311, 065)
- FOR FLAG OR PIPE FROM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPE FROM LOT DRIVEWAY AND THE STREET, RIGHT-OF-WAY LINE.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND OR STREAM BUFFERS EXCEPT FOR THE DRIVEWAY GRADING FOR LOT 79.
- PURPOSE OF RESUBDIVISION: TO CREATE 3 ADDITIONAL RESIDENTIAL LOTS.
- LOT 79 SHALL OBTAIN ACCESS ONLY FROM CROWS FOOT ROAD.
- AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 0.0001 AC.

**CROWS FOOT ROAD (50' R/W)**

**OWNER**  
 SPRINGHILL ASSOCIATES  
 1427 ROUTE 32  
 SYKESVILLE, MARYLAND 21784

**DEVELOPER**  
 KOREN DEVELOPMENT COMPANY  
 2815 CENTER PARK DRIVE  
 SUITE 304  
 COLUMBIA, MD 21045

**MEADOWOOD SECTION 2 AREA 3 (PLAT # 10210)**

**MEADOWOOD SECTION 2 AREA 3 (PLAT # 10211)**

**MEADOWOOD SECTION 2 AREA 3 (PLAT # 10212)**

**MEADOWOOD SECTION 2 AREA 3 (PLAT # 10211)**

**MEADOWOOD SECTION 2 AREA 3 (PLAT # 10210)**

**MEADOWOOD SECTION 2 AREA 3 (PLAT # 10212)**