




HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

August 2, 2001

COMMENTS

TO: Cindy Hamilton, Chief
Division of Land Development
Department of Planning and Zoning

FROM: Donna K. Clark, R.S. 
Water and Sewerage Program

RE: F-02-02
Meadow Springs
Lots 1 and 2, Parcel 'A' and Parcel 'B'

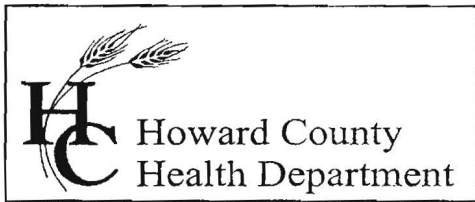
Applicant has not complied with the following general note(s) originally cited on the signed Percolation Certification Plan:

- General note #10 – "Wells to be drilled prior to submittal of record plat for signature."

Fulfillment of the above requirement(s) is expected prior to submission of the above referenced document for Health Department approval.

DKC

Cc: file




7178 Columbia Gateway Drive, Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

December 8, 2004

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Kacie Noonan, R.S. 
Well and Septic Program
Development Coordination Section

RE: File Number: F-02-02
Title: Meadow Springs

The following comments apply to the plan prepared by FSH Associates. The revisions/corrections mentioned below must be corrected prior to plan approval or signature. Applicant is advised to revise and resubmit prior to signature.

- Add to General Notes the lot width statement

KN

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 7/11/01

P&Z File No. F-02-02

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Bureau of Environmental Health
Board of Education
Recreation and Parks

- Tax Assessment
Bell Atlantic Telephone
BG&E
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Meadow Spring, Lots 1 & 2, Non-Bldg.
Pres. Parcel A & B - Bulldozed Parcel B

ENCLOSED FOR YOUR THE ENCLOSED Signature Approval Review & Comments Files

Plans # of Sheets

- Sketch Plan
Prel Equiv Sketch Plan
Preliminary Plan
Final Plat
Final Constr Plans (RDS)
Final Development Plan
Site Development Plan
Landscape Plan
Grading Plan
House Type Revision Plan
Water and Sewer Plan

Supplemental Documents

- Wetlands Report
Soils/Topo Map/Drain Area Map
FSD/FCP/Worksheet and Application
Declaration of Intent
Drainage and/or Computation/Pond Safety Comp.
Preliminary Road Profiles
APFO Roads Test/Mitigation Plan
Traffic Study/Noise Study
Sight Distance Analysis
Floodplain Study
Stormwater Management Comps.
Industrial Waste Survey (DPW)
Road Poster Form Letter
Response Letter
Perc Plat
Scenic Road Exhibits

Applications

- Waiver Petition Applic/Exhibit
Planning Board Applic
ASDP/CSDP Application
DED Application/Checklist
DED Fee Receipt/Deeds/Cost Estimate

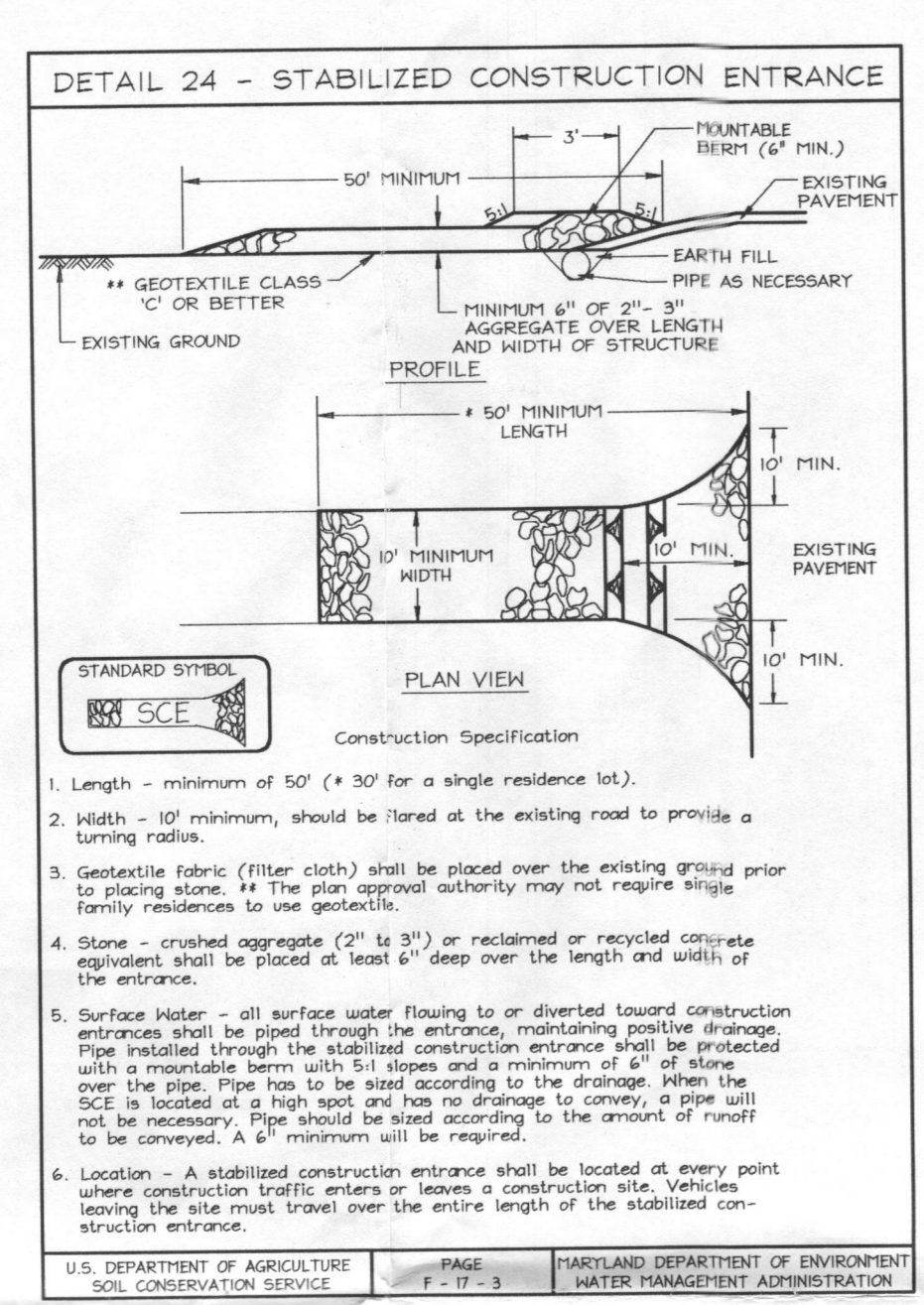
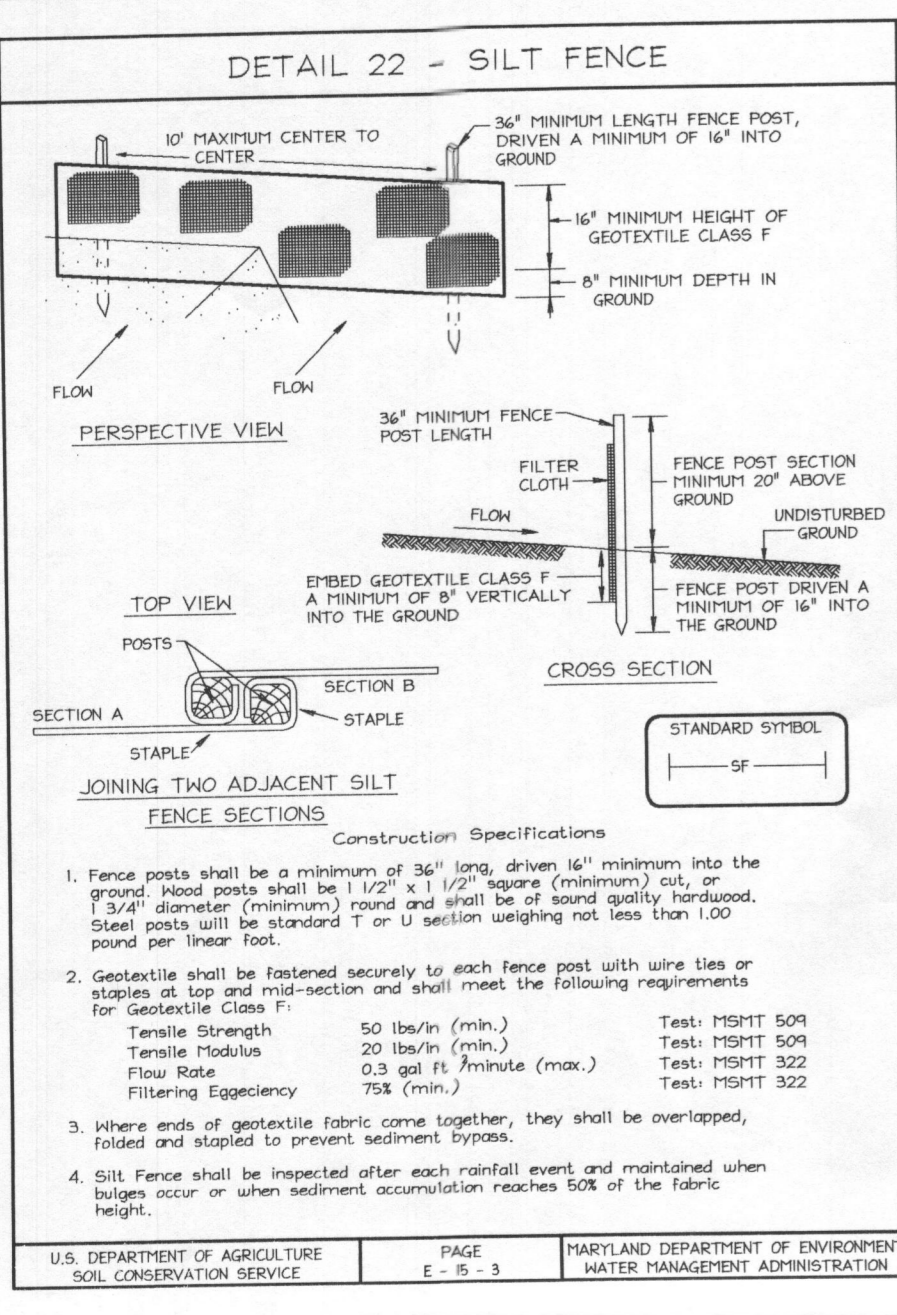
WAS: Received Tentatively Approved
Received and Revised Approved

Recorded On 7/11/01

COMMENTS:

SRC/COMMENTS DUE BY: 8/3/01

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.



SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (315-1855).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1; (b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment troughs/basins shall be fenced and warning signs posted around their perimeter in accordance with Vol. I, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area	2.24 Acres
Area Disturbed	1.30 Acres
Area to be roofed or paved	0.27 Acres
Area to be vegetatively stabilized	1.02 Acres
Total Cut	1,352cy
Total Fill	1,424cy

 Off-site waste/borrow area location: **
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is earlier.

* Earthwork quantities are solely for the purpose of calculating fees. Contractor to verify all quantities prior to the start of construction.

** To be determined by contractor with pre-approval of the Sediment Control Inspector with an approved active grading permit.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition: Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

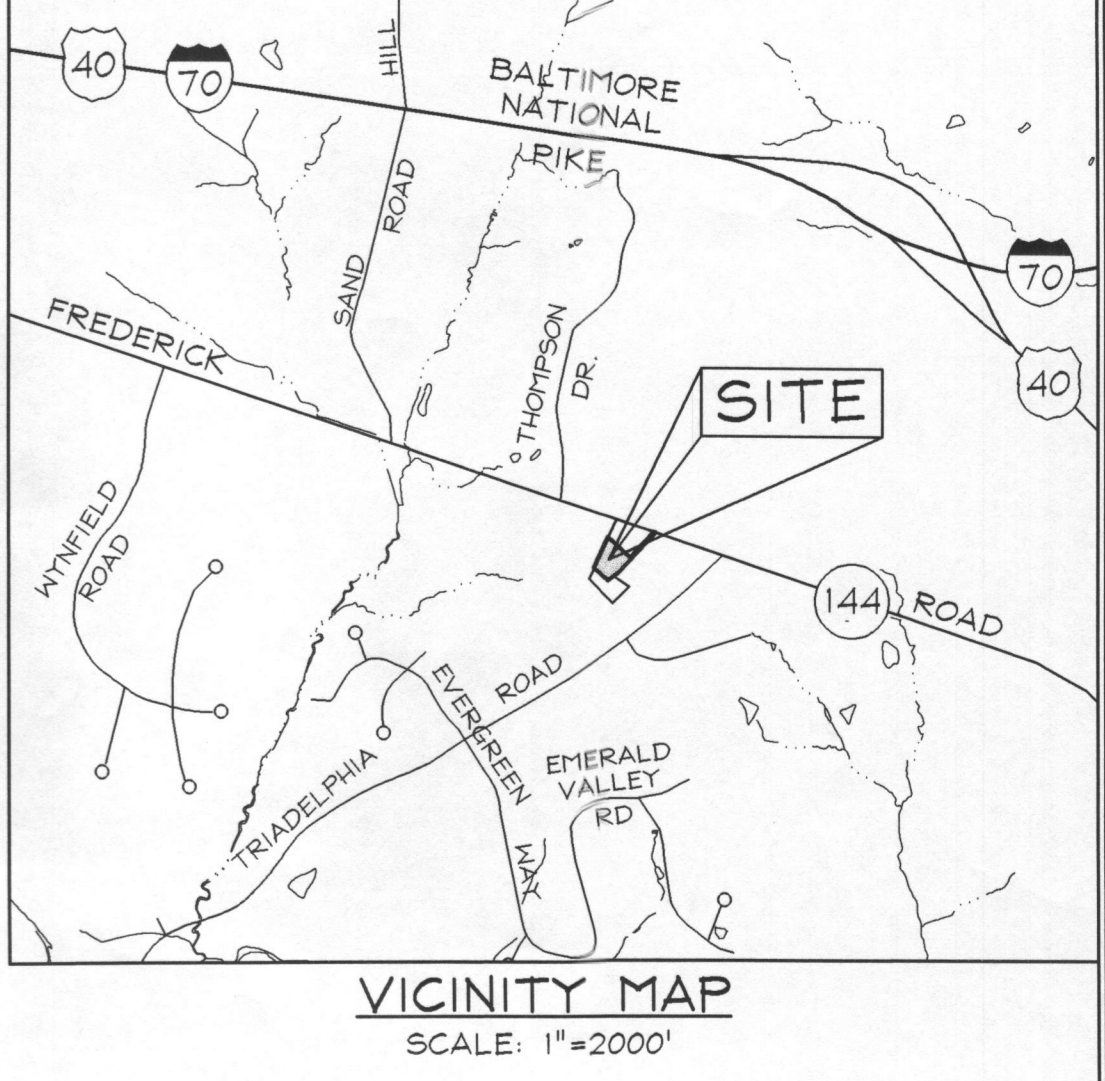
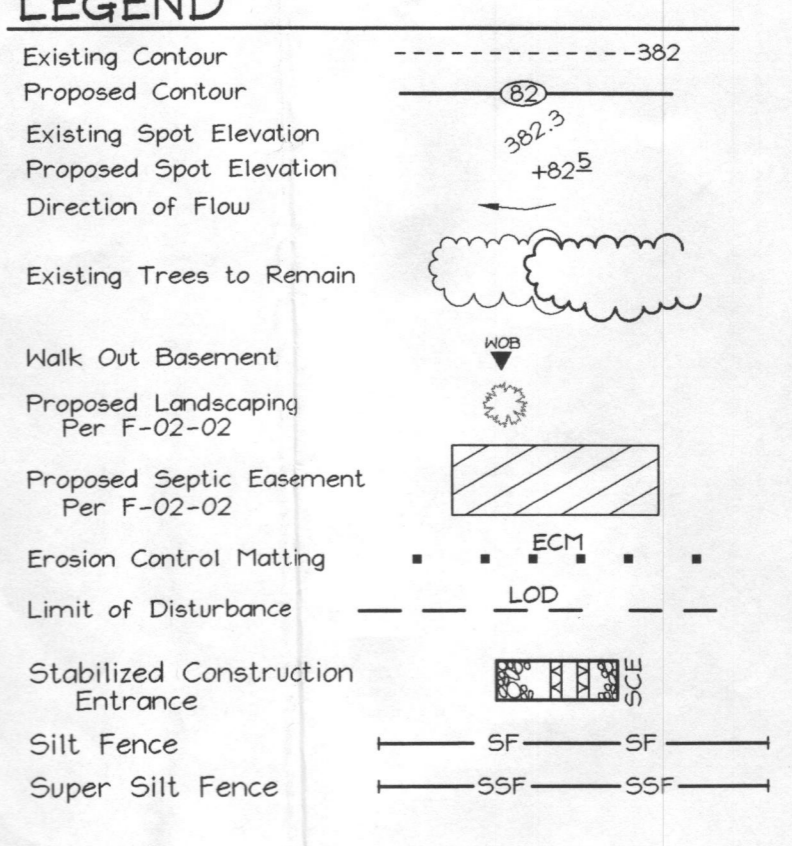
Purpose: To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies:

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish containing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with lime is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

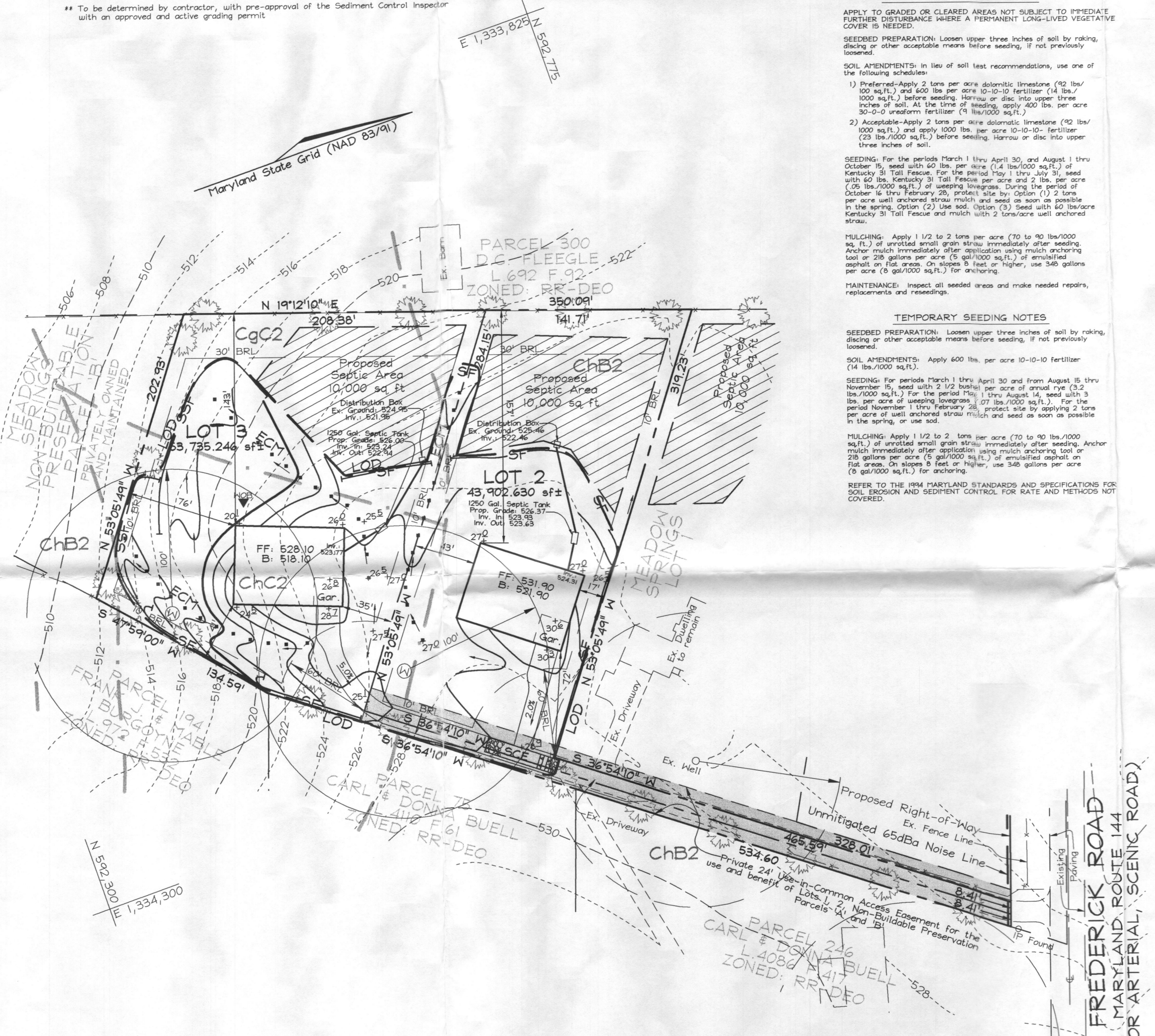
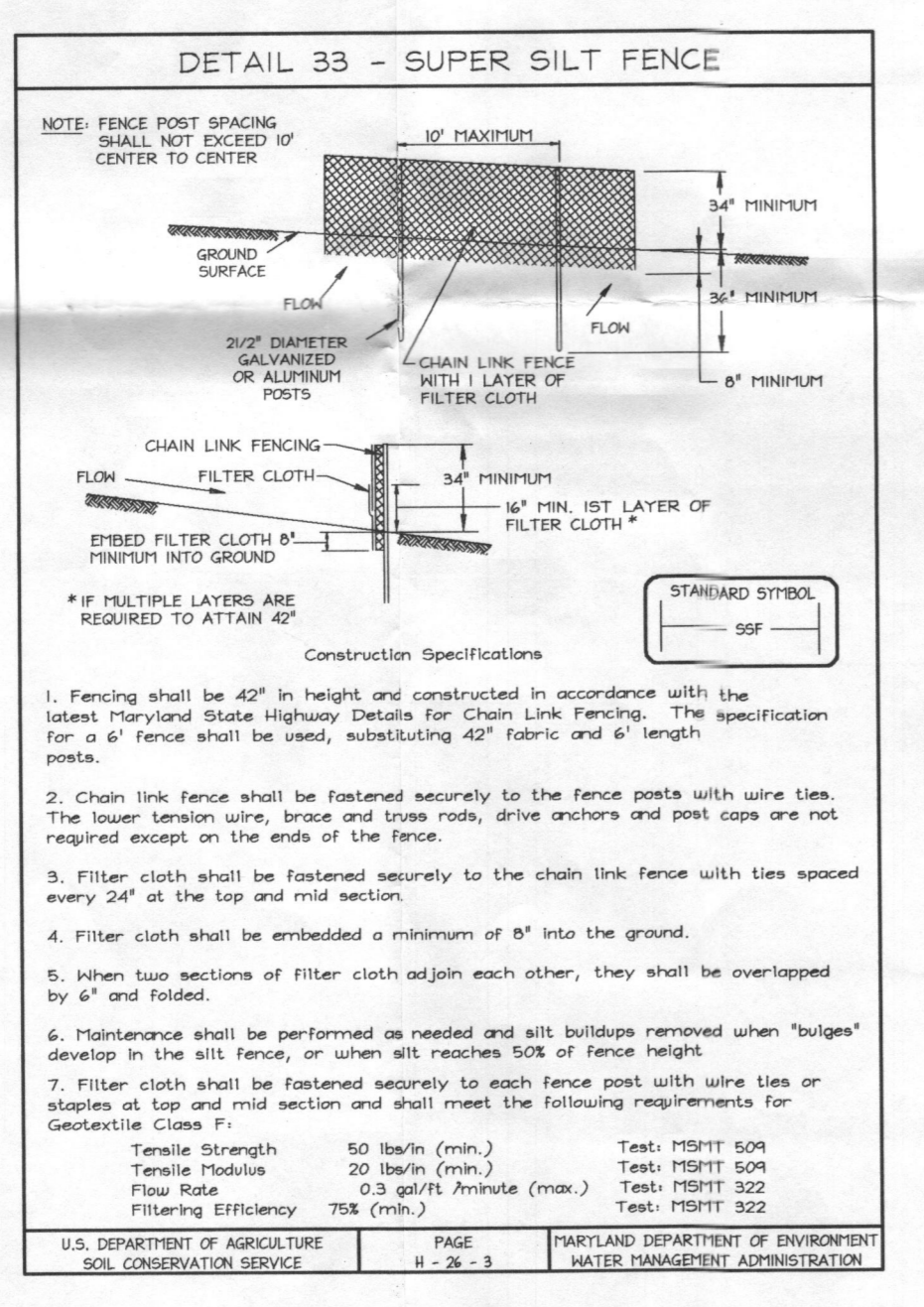
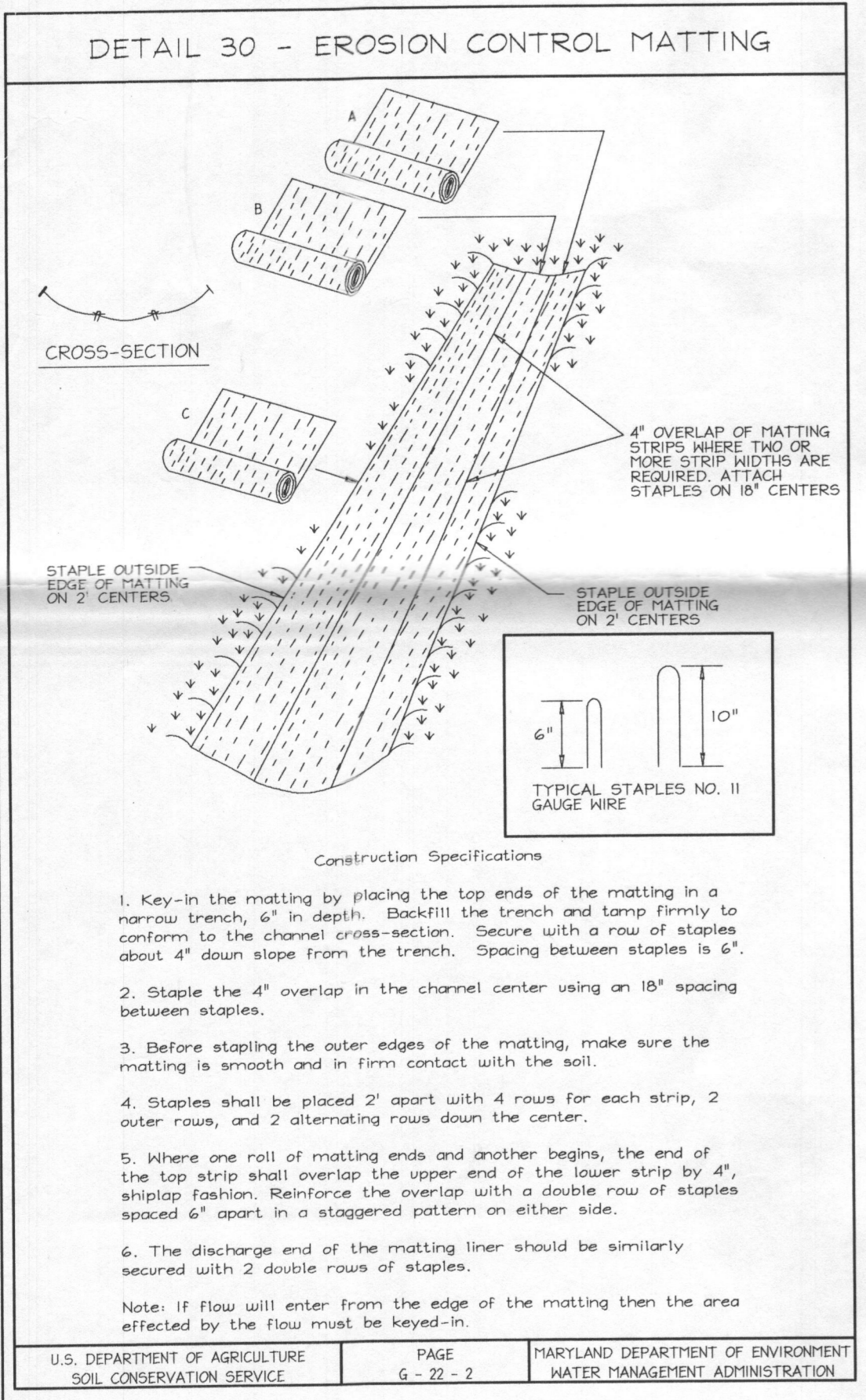
Construction and Material Specifications:

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section as found in the USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist, and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures and shall contain less than 1% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, rocks, or other materials larger than 1 and 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil to a depth of 4 inches.
- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section as found in the USDA-SCS in cooperation with Maryland Agricultural Experiment Station.



GENERAL NOTES

- Reference: F-02-02
- Existing topography is taken from Final Plans F-02-02.
- Contractor to confirm all dimension, utilities and topography in the field. If any conflicts arise, contact Engineer before beginning any work.
- Driveway entrance to be constructed in accordance with Howard County Standard Detail R.6.06.
- Private water and Private sewer will be used within this site.
- This area designates a private sewage easement of at least 10,000 sf 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.
- All gravity sewer house connections and septic lines to be 4" PVC at 2.0%.
- The existing wells shown on this plan (identified with the attached well log number: Lot 2-HO-94-3801; Lot 3-HO-94-3802) have been field located by C. B. Miller professional surveyor and are accurately shown.



SEQUENCE OF CONSTRUCTION

- Obtain Grading permit.
- Notify Howard County Department of Inspections, License and Permits at (410) 315-1880 at least 24 hours before starting any work.
- Install Stabilized Construction Entrance, Silt Fence and Super Silt Fence. (3 days)
- Rough grade site. (1 week)
- Begin house construction.
- Complete house construction, fine grade site, and install Erosion Control Matting. (2 months)
- Install Perimeter Landscaping per F-02-02. (1 week)
- During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures on this plan.
 - 7 calendar days for all perimeter sediment control structures, dikes, silt fences, and all slopes greater than 3:1.
 - 14 calendar days for all other disturbed areas.
- Upon stabilization of all disturbed areas and with the permission of the sediment control inspector, remove all sediment control measures and stabilize any remaining disturbed area. (1 week)

SOILS LEGEND

SYMBOL	NAME	DESCRIPTION	SOIL GROUP
ChB2	CHESTER SILT LOAM, 5 TO 15 PERCENT SLOPES, MODERATELY ERODED		B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED		B
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED		B

OWNER/DEVELOPER
GREENFIELD HOMES, Inc.
6656 Luster Drive
Highland, Maryland 20777
410.781.6782

GRADING, SEDIMENT AND EROSION CONTROL PLAN
MEADOW SPRINGS
LOTS 2 AND 3

TAX MAP 16 GRID 14
3RD ELECTION DISTRICT

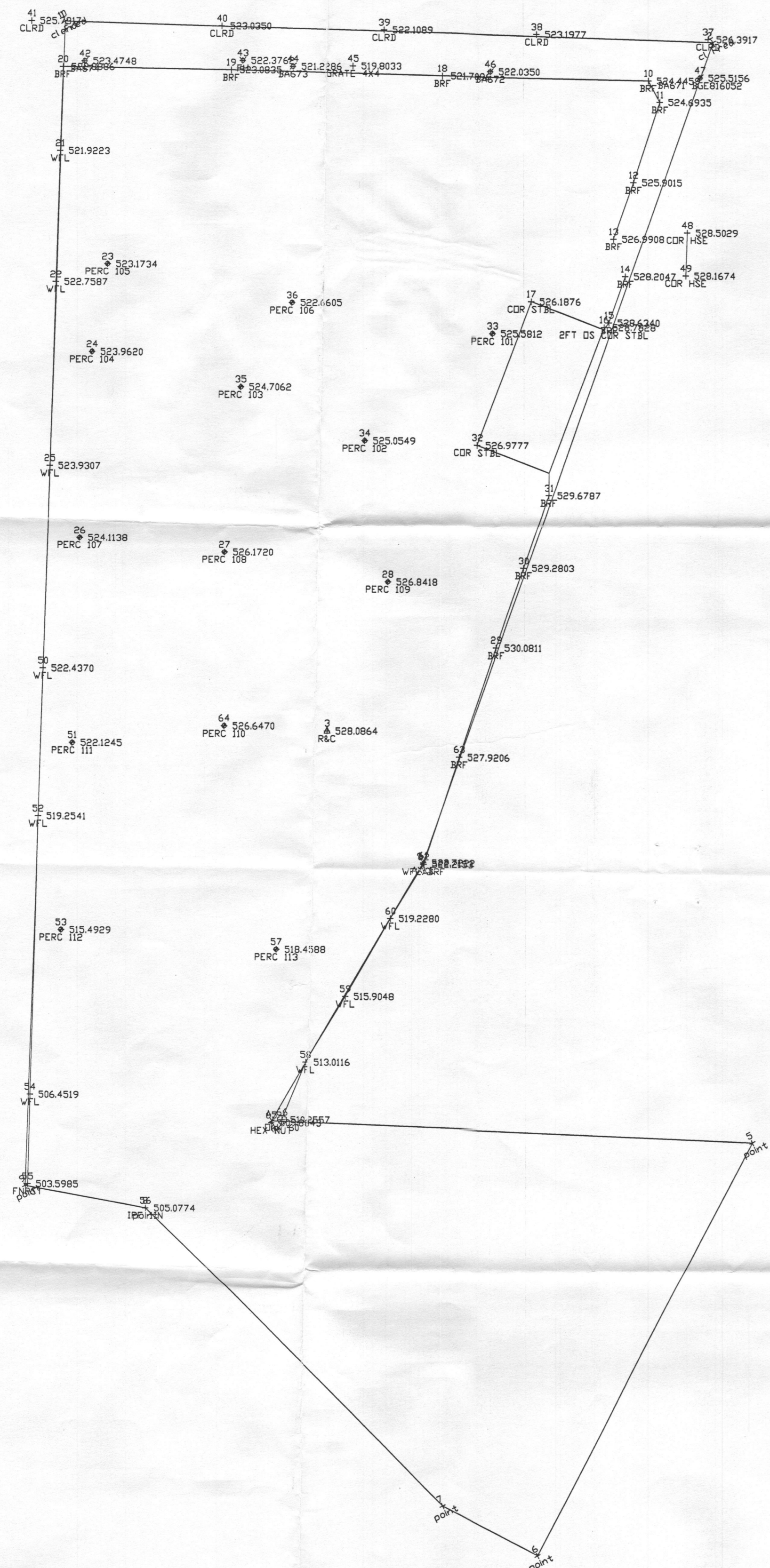
PARCEL 283
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
818 Forrest Street, Elliott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

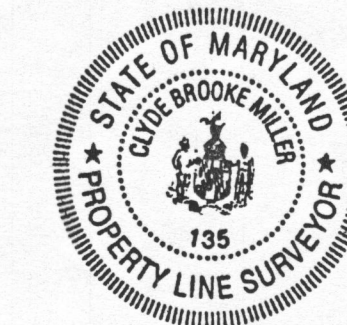
DESIGN BY: PS
DRAWN BY: GS
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: August 16, 2004
W.O. No.: 3037
SHEET No.: 1 OF 1

HC 165C

RR SPKR TRID









MD. RT. 144 BUELL PROP.
 Scale 1"=60'

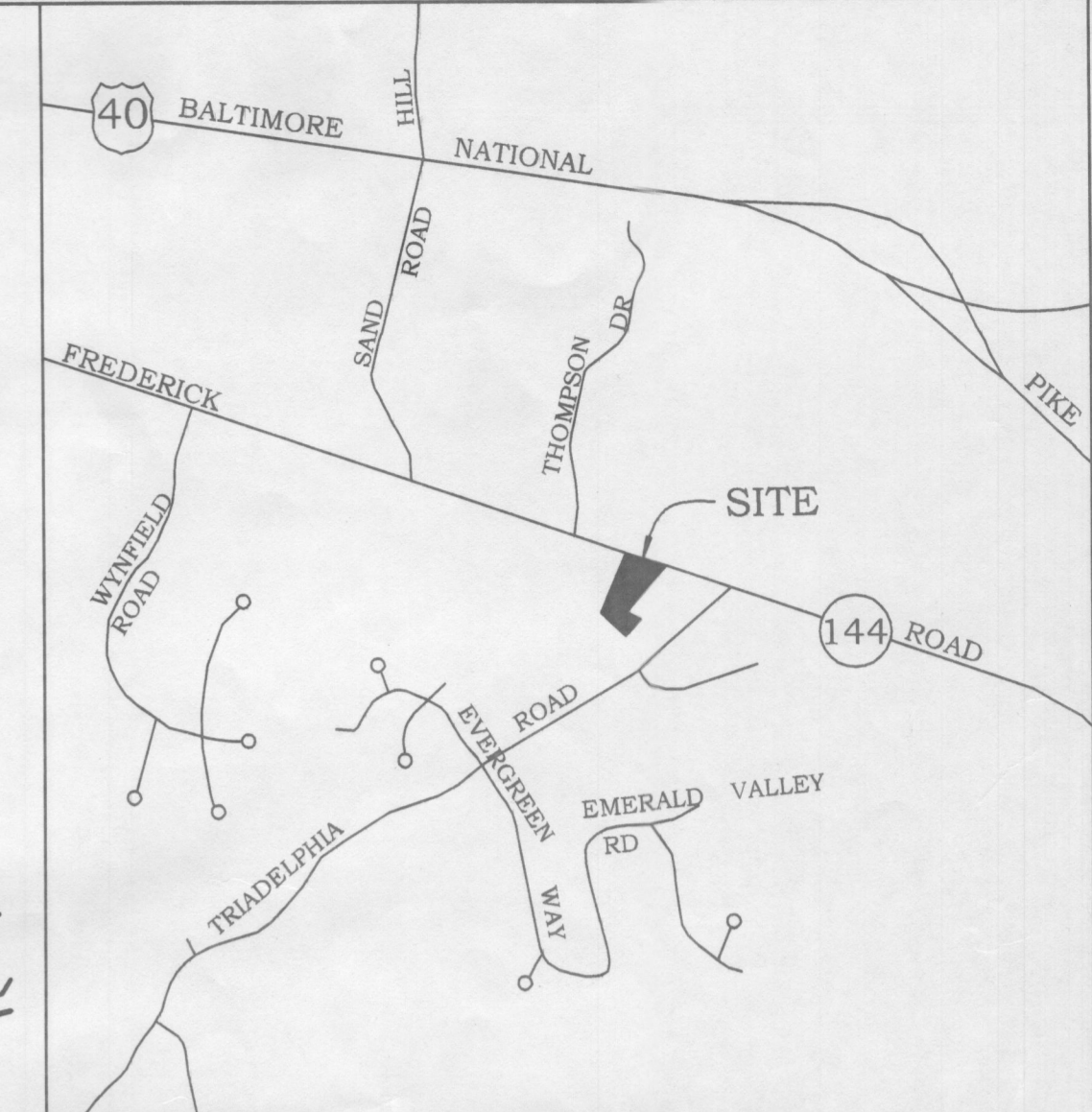


I certify that the locations shown hereon are based on field locations done under my direct supervision, and are correct, to the best of my professional knowledge and belief.

C. Brockwell 1/15/01
 Signature of Professional Land Surveyor or Property Line Surveyor Date

LEGEND

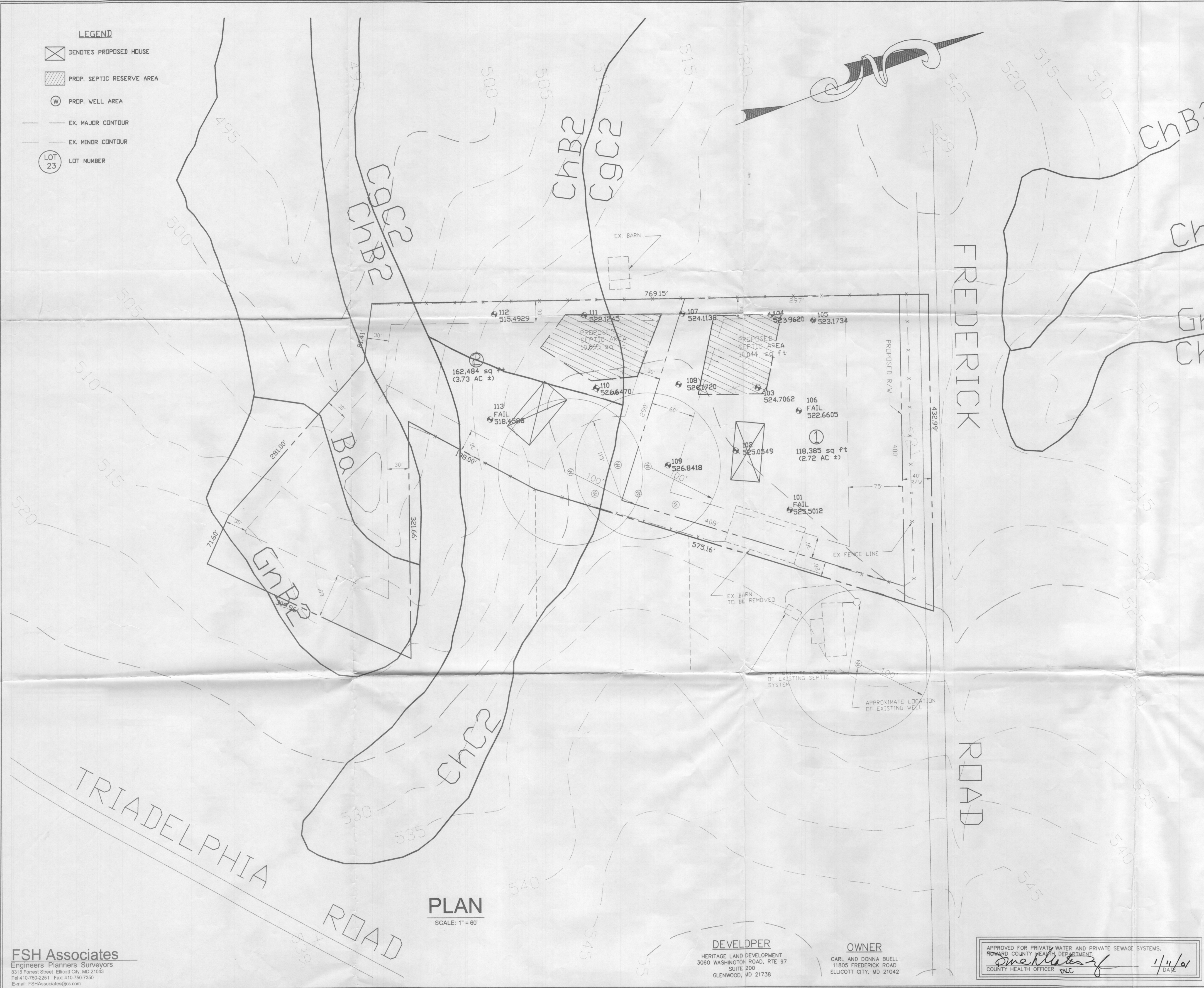
-  DENOTES PROPOSED HOUSE
-  PROP. SEPTIC RESERVE AREA
-  PROP. WELL AREA
-  EX. MAJOR CONTOUR
-  EX. MINOR CONTOUR
-  LOT NUMBER



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. SUBJECT PROPERTY ZONED "RR-DE"
2. TOTAL AREA OF PROPERTY = 6.839 ac.±
3. PRIVATE WATER, AND SEWER WILL BE USED WITHIN THE PROJECT.
4. THIS AREA DESIGNATES A PRIVATE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE 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 A 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 EASEMENT SHALL NOT BE NECESSARY.
5. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
6. ALL WELLS AND SEPTIC FIELDS WITHIN 100' OF PROPERTY'S BOUNDARY HAVE BEEN SHOWN WHERE PERTINENT.
7. THE SEPTIC FIELDS ARE LOCATED ON SOIL TYPE ChB2 AND CgC2 AS PER THE SOIL SURVEY OF HOWARD COUNTY.
8. PERCOLATION TEST HOLES AND THEIR ELEVATIONS HAVE BEEN FIELD LOCATED BY C.B. MILLER AND ASSOCIATES, REGISTERED LAND SURVEYOR
9. TOPOGRAPHY BASED ON HOWARD COUNTY 1993 AERIAL TOPOGRAPHIC SURVEY



PLAN
SCALE: 1" = 60'

FSH Associates
Engineers Planners Surveyors
9318 Forest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

DEVELOPER
HERITAGE LAND DEVELOPMENT
3060 WASHINGTON ROAD, RTE 97
SUITE 200
GLENWOOD, MD 21738

OWNER
CARL AND DONNA BUELL
11805 FREDERICK ROAD
ELICOTT CITY, MD 21042

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
One M. Miller
COUNTY HEALTH OFFICER *MLC* 1/4/01
DATE

Adrianne P. Hicks
1/8/2001

**PERCOLATION
CERTIFICATION PLAN
BUELL PROPERTY**

TAX MAP : 16 PARCEL : 283
ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JANUARY 8, 2001
DRAWN BY: M.L.T. CHKD BY: Z.F.
SHEET 1 OF 1

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

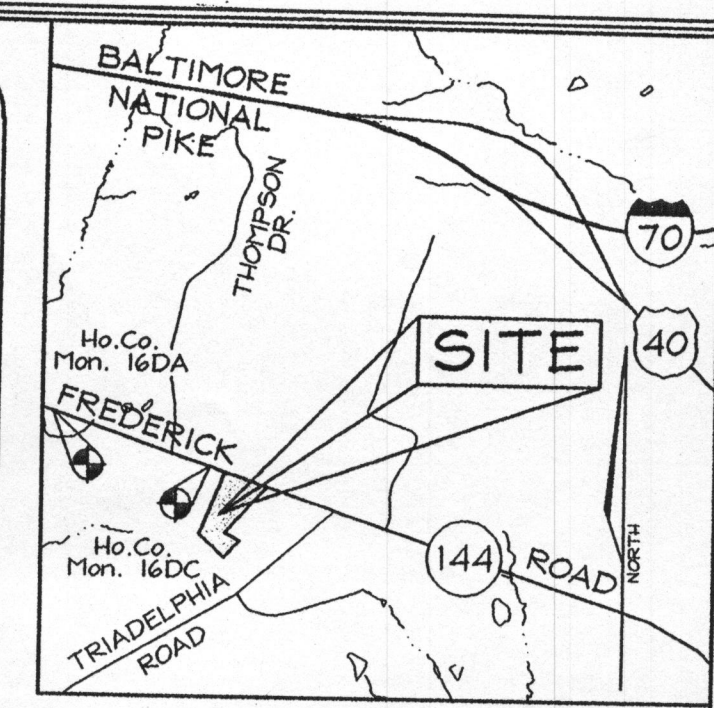
POINT	NORTHING	EASTING
1	180,719.9750	406,769.7318
2	180,579.7884	406,664.4658
3	180,539.1536	406,619.3627
4	180,506.5478	406,711.9532
5	180,439.2052	406,645.5691
6	180,454.7128	406,629.9228
7	180,530.5433	406,589.8689
8	180,542.0769	406,568.0205
9	180,763.4158	406,645.1107
21	180,751.8706	406,641.0896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

20. No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.

21. 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.

22. 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 Tax Map 8 Block 14 Parcel 187 Plat No. 14848 2) Crowder Property 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.

23. 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.

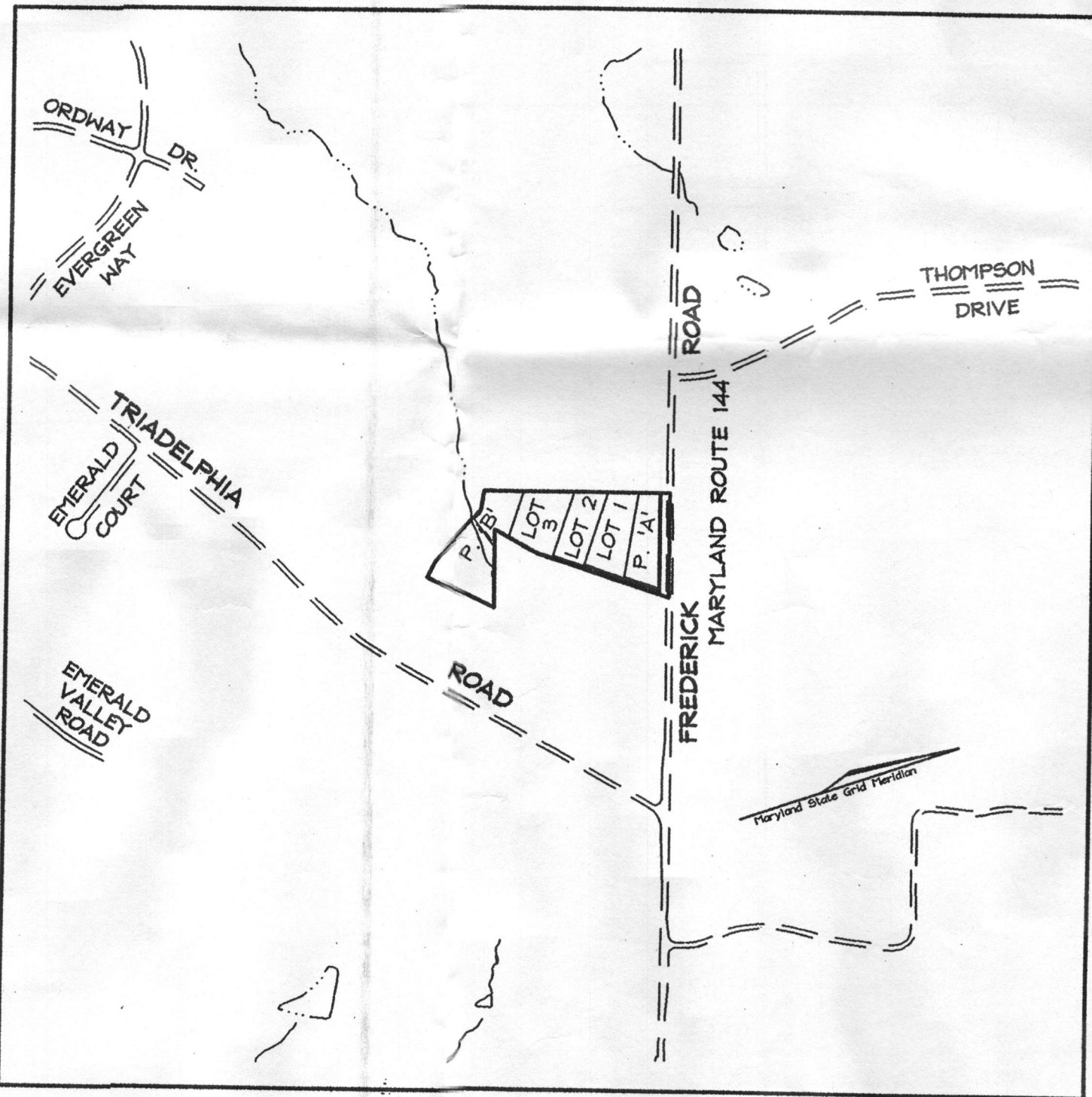
24. The Articles of Incorporation for the HOA were accepted by the State Department of Assessment and Taxation on August 13, 2004. Department ID: D10158665

25. The surety amount for Forest Conservation afforestation (\$0.50 per sq. ft.):
59,677sq.ft. x \$0.50/sq.ft. = \$29,839.00

26. The landscaping surety (\$300 per shade tree) will be part of the grading permit.
22 shade trees x \$300 = \$6,600.

27. 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.

28. 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 (1999b). See this sheet for continuation...



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 593,045.513 (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.
 - W — Denotes Wetland Area outline.
 - — — — — Denotes existing centerline of Stream Channel.
 - WB — Denotes Wetland Buffer outline.
 - SB — 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) Maintenance - 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...

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

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

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

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

Kathryn M. Alascio 11/06/04
Kathryn M. Alascio 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 12/28/04
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

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

John A. Alascio Jr. 12/28/04
Director (ACTING) Date

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 16th day of November, 2004.

Wayne Greenfield
Greenfield Homes Inc., Wayne Greenfield (President) Witness

Barbara Feinstein
Greenfield Homes Inc., 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

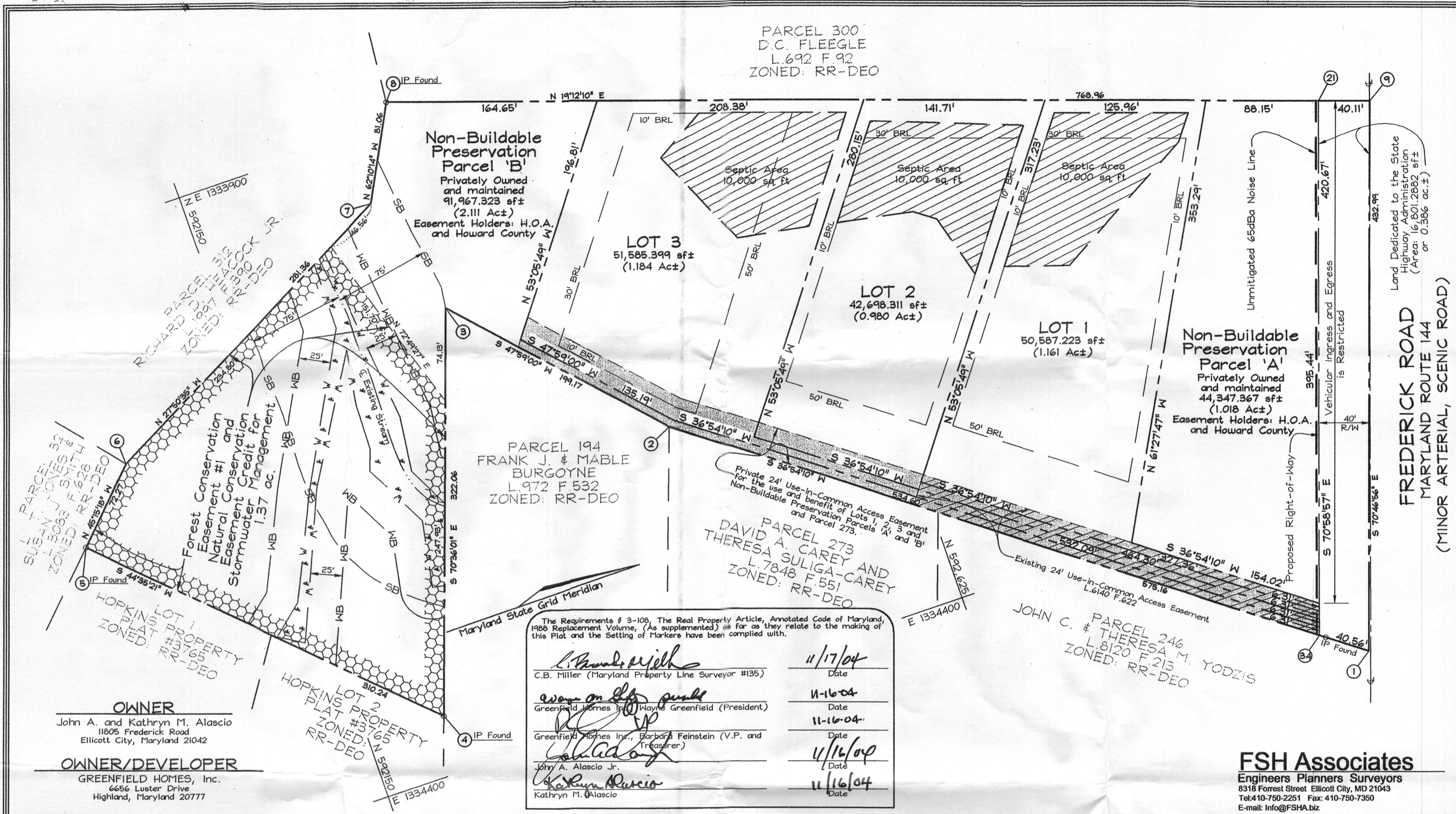
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Land Marketing Consultants, Inc. to Greenfield Homes, Inc. by deed dated March 16, '01 and recorded in the land records of Howard County in liber 5395 folio 208, and the lands conveyed 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 11/17/04
C.B. Miller (Maryland Property Line Surveyor #135) 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, 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.

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

Wayne Greenfield
Greenfield Homes Inc., Wayne Greenfield (President)
Date: 11-16-04

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

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

Kathryn M. Alascio
Date: 11/16/04

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. Walden
Howard County Health Officer
Date: 12/25/04

APPROVED: Howard County Department of Planning and Zoning

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

Stephen ...
Director (ACTING)
Date: 12/28/04

OWNER'S CERTIFICATE

We, Greenfield Homes, Inc. and John A. and Kathryn M. Alascio, owners of the property shown and described herein, 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 herein; (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 16th day of November, 2004.

Wayne Greenfield
Greenfield Homes Inc., Wayne Greenfield (President)

Barbara Feinstein
Greenfield Homes Inc., Barbara Feinstein (V.P. and Treasurer)

John A. Alascio Jr.
Date: 12/20/04

Kathryn M. Alascio
Date: 12/28/04

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 Unmitigated Code of Maryland, as amended.

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

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