

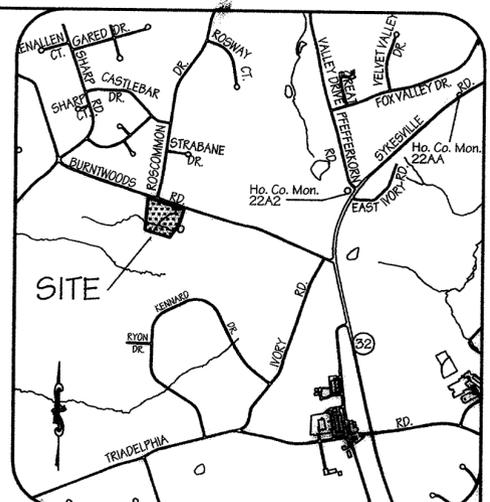
DEVELOPER
SASLOW HOMES, INC.
7241 Norris Avenue
Sykesville, Maryland 21784

OWNER
SCOTT & PAMELA SALAFIA
13955 Burntwoods Road
Glenelg, MD 21737

Environmental/Easement Legend

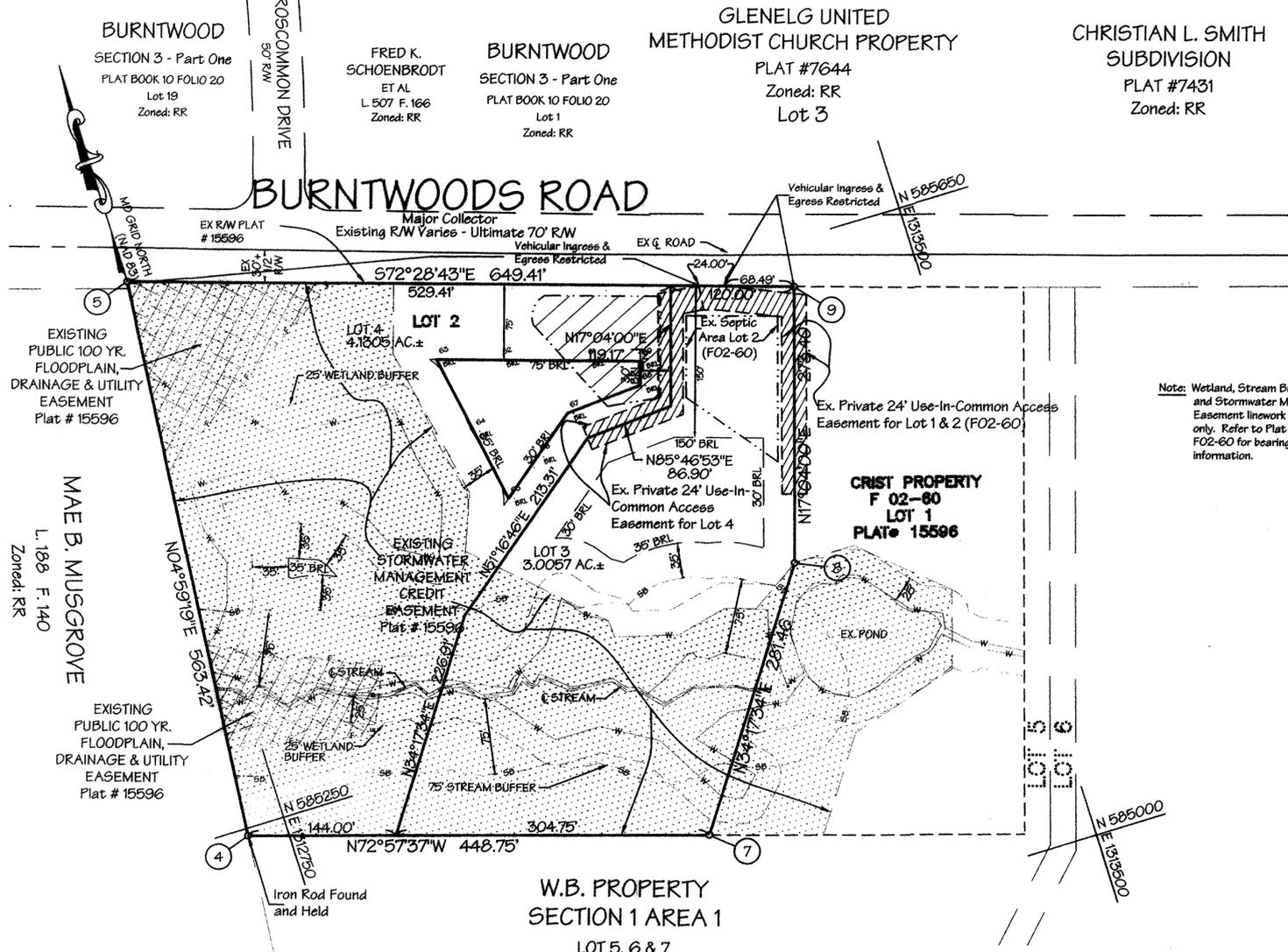
- Centerline Stream
- Non-Tidal Wetlands W W
- 25' Wetlands Buffer SB SB
- 75' Stream Buffer F F
- 100 Yr. Floodplain
- 100 Yr. Floodplain Easement (F02-60)
- SWM Credit Easement (F02-60)

Reservation of Public Utility and Forest Conservation Easements
Developer reserves unto itself, its successors and assigns all easements shown on this plat for the public utilities, public stormwater management facilities, floodplains, preservation parcels and forest conservation (designated as "Forest Conservation Area") located in, on, over and through Lots 3 & 4. Any and all conveyances of the aforesaid lots shall be subjected to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds and/or declaration of covenants, as appropriate, 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, and in case of the forest conservation easement(s), 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 deed(s) of easement and declaration of covenants shall be recorded in the Land Records of Howard County following recordation of the plat in accordance with the requirements of the Department of Planning and Zoning and Department of Public Works.



GENERAL NOTES **VICINITY MAP**
Scale 1"=200'

- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated October 2001.
- 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 22A & 22A2.
- 3.) Deed Reference: a. Parcel 115 - Crist L. 7051 / F. 159
- 4.) Stone or Concrete Monument Found or set
- 5.) Pipe or Rebar Found or Set.
- 6.) Subject property is zoned RR-DEO per 2/2/2004 Comprehensive Zoning Plan.
- 7.) BRL denotes Building Restriction Line.
- 8.) No Clearing, grading, or construction is permitted within the required wetlands, stream(s) or their buffers and forest conservation areas.
- 9.) The Wetland Investigation was completed by LaBare LLC dated October 2001.
- 10.) There are no wetlands on site that will be disturbed and that will require 401 & 404 wetlands permits from the State of Maryland.
- 11.) All areas shown on this plat are +/-, more or less.
- 12.) These areas designate a private sewage easement of 10,000 square feet 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- 13.) The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- 14.) A maintenance agreement for the use-in-common private driveway easements have been recorded among the land records of Howard County, Maryland in L. 6466 F. 615
- 15.) Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwelling to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - a) Width - 12' (14 feet serving more than one residence).
 - b) Surface - 6 inches of compacted crusher run base with tar and chip coating.
 - c) Geometry - Maximum 15% grade, with the durable and sustained grade of 3%. Maximum 10% grade change and minimum of 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 driveway surface.
 - f) Structure Clearances - minimum 12 feet.
 - g) Maintenance sufficient to insure all weather use.
- 16.) Where one (1) driveway serves more than one (1) lot, 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 with the main road.
- 17.) For flag or pipe stem lots, refuse collection, snow removal and removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.
- 18.) The Howard County Well Permit # for Lot 3 is HO 94-3407 & Lot 4 - HO-94-3409
- 19.) Per the Howard County Health Department July 29, 2004, all proposed wells have been drilled and the existing septic area serving the existing house has been properly abandoned under F02-60.
- 18.) The requirements of Section 16.124 of the Howard County Code and the Landscape Manual was met under F02-60. The posting of the required surety was not required.
- 19.) Quality & Quantity Stormwater management for the Minor Subdivisions F02-60 & F02-61 will be met through the use of the Environmentally Sensitive Development Credit - Single Lot Development which includes the "Natural Area Conservation Credit". The total Credit Area within the Stormwater Management Credit Easement is 5.49 Acs. The Required Volume (Rev) and Water Quality Volume (WQV) have been automatically met by the credit (CPV). Channel Protection Volume (CPV) is not required.
- 20.) Stormwater Management Credit Easement:
The Grantor acknowledges that the dedication of the Easement Area to the County has benefited the Grantor by reducing the size of the storm water management facility required by the development of the property associated with the Easement Area. Accordingly, the Grantor for itself and its successors and assigns, shall not and shall not permit others to grade within the Easement Area or mow grassy vegetation within the Easement Area. The Grantor and its successors and assigns shall periodically inspect the Easement Area and take necessary steps to remove debris and trash, control the growth of noxious weeds. The Grantor shall post and maintain markers at regular intervals no more than fifty (50) feet apart identifying the boundary of the Easement Area. The markers shall contain a statement of the prohibited activities within the Easement Area. The penalties for a violation of the terms of this Easement are set forth in Howard County Code Section 16.907.
- 21.) This Plat of Correction is exempt from the Forest Conservation requirements per Section 16.1202 (b) (i) (viii) of the Howard County Code.
- 22.) Since this plat was submitted for County review/approval prior to November 15, 2001, it is subject to compliance with the requirements/restrictions of the Fourth Edition of the County's Subdivision and Land Development Regulations.
- 23.) Open Space required for RR-DEO Zoning District is 5% of Gross Area
Gross Area = 10.2971 Ac. x 5% = 0.5148 Ac. Required
The Fee in Lieu of providing Open Space is \$1,500 / unit or Lot.
- A Payment of a Fee in Lieu of providing the Required Open Space for Lot 2 (Lot 3) was paid in the Amount of \$1,500 under F02-60.
- A Payment of a Fee in Lieu of providing the Required Open Space for Lot 4 was paid in the Amount of \$1,500 under F02-61.



AREA TABULATIONS (Total)

1. Total number of lots and/or parcels to be recorded: 2
 - a) Buildable Lots: 2
 - b) Buildable Preservation Parcels: 0
 - c) Non-Buildable Preservation Parcels: 0
 - d) Non-Buildable Parcel: 0
2. Total area of lots to be recorded: 7.1362 Ac.±
 - a) Buildable Lots: 7.1362 Ac.±
 - b) Buildable Preservation Parcels: 0 Ac.±
 - c) Non-Buildable Preservation Parcels: 0 Ac.±
 - d) Non-Buildable Parcel: 0 Ac.±
3. Total area of road right-of-way to be recorded: 0 Ac.±
4. Total area of subdivision to be recorded: 7.1362 Ac.±

W.B. PROPERTY SECTION 1 AREA 1
LOT 5, 6 & 7
F86-30 - PLAT #6443
Zoned: RR

The requirements of §10B, 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 10/18/04
D. Wayne Weller MD Reg. No. 10685 Date

Scott J. Salafia 10/18/04
SCOTT J. SALAFIA Date

Pamela E. Salafia 10/18/04
PAMELA E. SALAFIA Date

APPROVED: For Private Water and Private Sewerage Systems Howard County Health Department.
Robert J. Weller 11/30/04
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
David J. Caylor 11/30/04
Director Date

Michael J. ... 11/17/04
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 all of the lands conveyed by Saslow Homes, Inc. to Scott J. Salafia and Pamela E. Salafia dated April 10, 2003; and recorded among the Land Records of Howard County, Maryland in Liber 7051 Folio 159 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.

D. Wayne Weller 10/18/04
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

We, Scott J. Salafia and Pamela E. Salafia, 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 roads and street right-of-ways 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 the said easements and rights-of-ways.

Witness by our hand this 18th day of October, 2004.
Scott J. Salafia
Scott J. Salafia
Pamela E. Salafia
Pamela E. Salafia
Barbara B. Dahlgron
Barbara B. Dahlgron
Witness

COORDINATE TABLE

PT#	NORTH	EAST
4	585242.6662	132711.3364
5	585801.0626	1312760.0768
7	585111.1667	1313140.3910
8	585343.6995	1313298.9711
9	585605.5490	1313379.3595

The purpose of this plat is to correct the Owner and Surveyor's Certificate due to land conveyance prior to recordation of Plat # 16874 and correct limits of vehicular access restriction to Burntwoods Road.

RECORDED AS PLAT NUMBER 17086
ON 12-3-04 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF CORRECTION
CRIST PROPERTY
LOTS 3 & 4
A Resubdivision of Lot 2 (F02-60)

Tax Map No. 23 - Grid No. 7 - Parcel 115 - Zoned: RR-DEO
3rd Election District - Howard County, Maryland
Scale: 1"=100' - Date: October 2004 - Sheet 1 of 1

Previous Submittals: F 02-60, F 02-61

LDE Inc. 01-037
Engineers, Surveyors, Planners
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540