

GENERAL NOTES

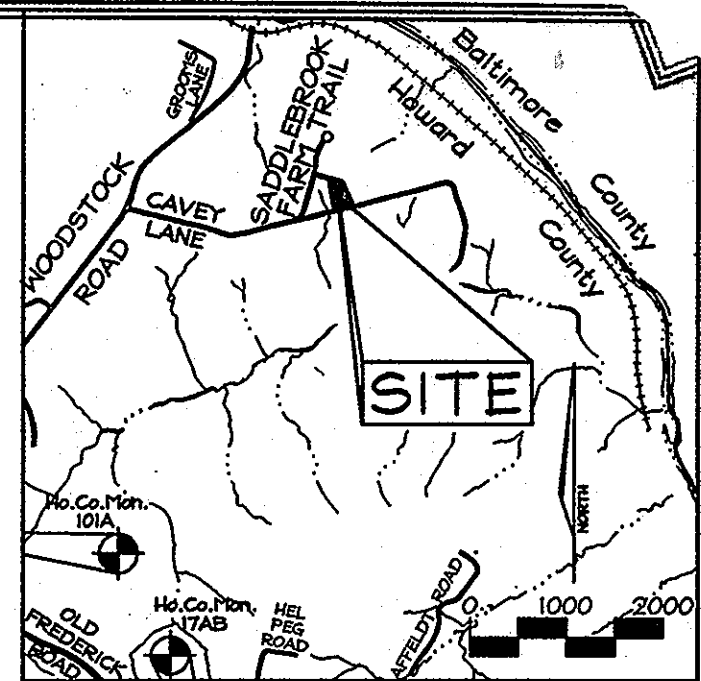
- This plan is subject to the Fifth Edition of the Subdivision and Land Development Regulations and the Zoning Regulations as amended by Council Bill No. 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the building and grading permits.
- The subject property is zoned RC-DEO per the 02/02/04 Comprehensive Zoning Plan and per the Comprehensive Lite Zoning Regulation amendments effective on 07/28/06.
- Denotes rebar and cap found.
- This project complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation met under F-06-042 and Plat #18622 through 18624.
- BRL Denotes Building Restriction Line.
- Private water and sewer will be used within this site.
- Howard County Soils Map 26.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewerage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage 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 wells and septic fields within 100' of property's boundary have been shown where pertinent.
- All percolation test holes and their elevations have been field located by FSH Associates, and approved under F-06-042.
- On-site topography based on a Field Run Topographic Survey prepared by FSH Associates in February, 2002 with two foot contours. Off-site and non-critical topography based on Howard County 1993 Aerial Topographic Surveys with five foot contours.
- Ground water appropriation permit number: HO2005G009(01).
- A.P.F.O. traffic study prepared by Street Traffic Studies, Ltd., October 9, 2002 and approved under SP-03-10.
- Wetlands delineation and report and Forest Stand delineation prepared by Exploration Research Inc. and approved under SP-03-10.
- The project is not within the metropolitan district.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- Stormwater Management for Cpv is provided for in a Surface Sand Filter facility and Rev is provided for in grass swales. The Surface Sand Filter facility is privately owned and maintained by the Home Owners Association. WGV for lot 1 is provided for by a dry swale. WGV for lots 6-9 & 11 is provided for by sheet flow to buffer, rooftop disconnects and non-rooftop disconnects all to be privately owned and maintained. WGV for lots 2-5, 10 & 12 is provided for in a Surface Sand Filter facility.
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers.
- 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 only and not onto the flag or pipestem lot driveway.
- This project is subject to waiver petition WP-03-148 in which on July 11, 2003 the Planning Director approved a waiver from section 16.119 (e)(5) to allow the proposed Right of Way of Saddlebrook Farm Trail to tie into existing Cavey Lane without the required 25 feet truncations on either side of the Right of Way.
- Areas shown are more or less.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on April 5th, 2006, Incorporation number D11219797.
- Field run monumented boundary prepared by FSH Associates on or about February 2002.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (14 feet serving more than one residence);
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2' Minimum);
 - Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot 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 ensure all weather use.
- Landscaping for lots 1 - 12 is provided in accordance with a certified Landscape Plan included with the road construction plan set in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Approved under F-06-042.
- A total of six (6) CEO units were transferred to this site from Waterford Farm 'Parcel 7' Tax Map 20, Parcel 154, Grid 12 (2 units) and Talley Property 'Parcel 3' Tax Map 8, Parcel 393, Grid 13 (4 units) under RE-05-006, Plat #17921 and #17922.
- Financial surety for the required landscaping has been posted as part of the Developer Agreement in the amount of \$29,700.00 (81 shade trees @ \$300.00 each and 36 evergreen @ \$150.00 each). Provided under F-06-042.
- Some of the wells are known to have levels of gross alpha and/or gross beta above current EPA standards and will require appropriate treatment prior to use and occupancy.
- Previous Howard County File Numbers: SP-03-10, WP-03-148, F-06-042.

Reservation Of Public Utility Easements

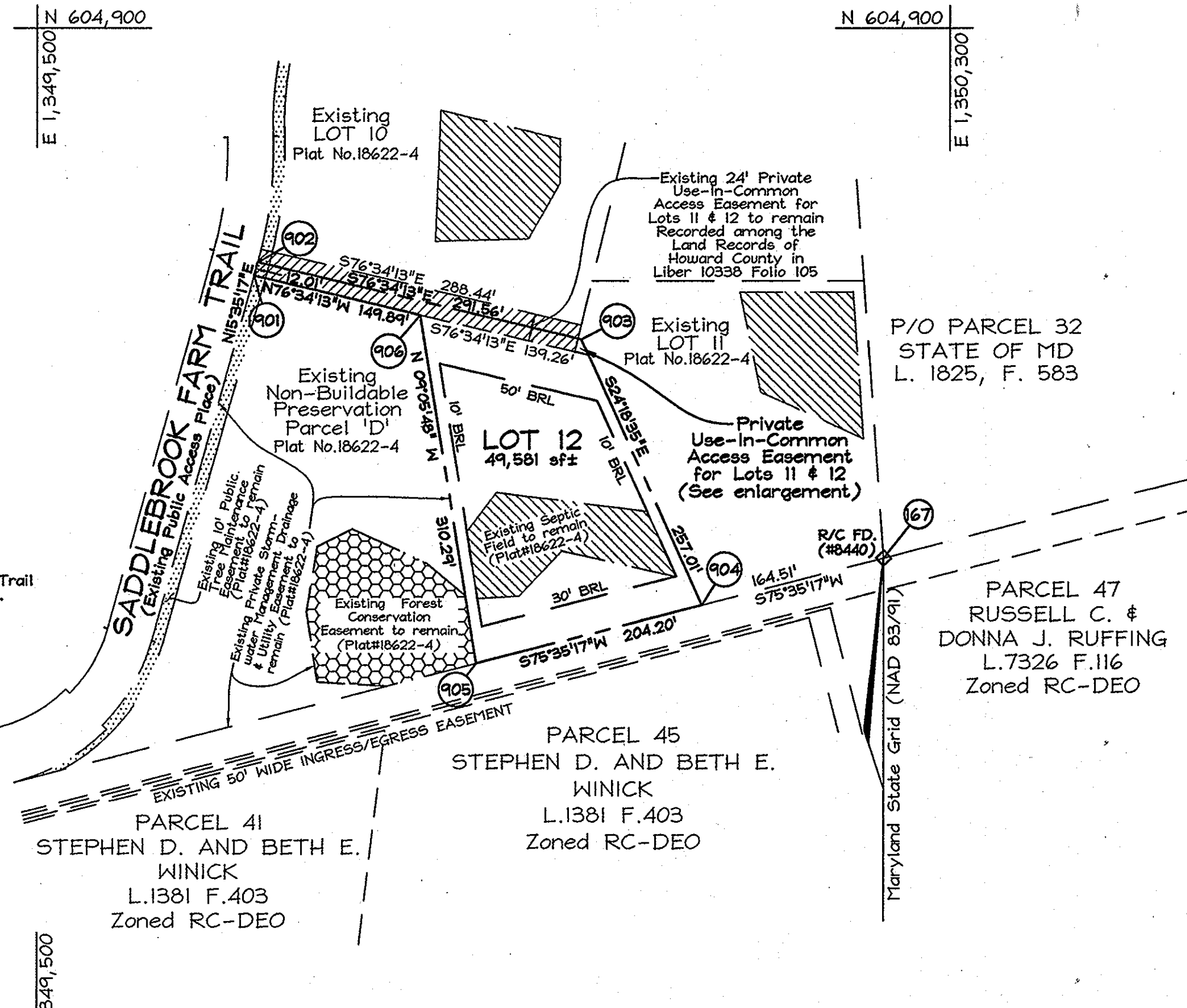
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for storm drainage, and other public utilities located in, on, over, and through Lot 12, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."

GEODETIC SURVEY CONTROLS

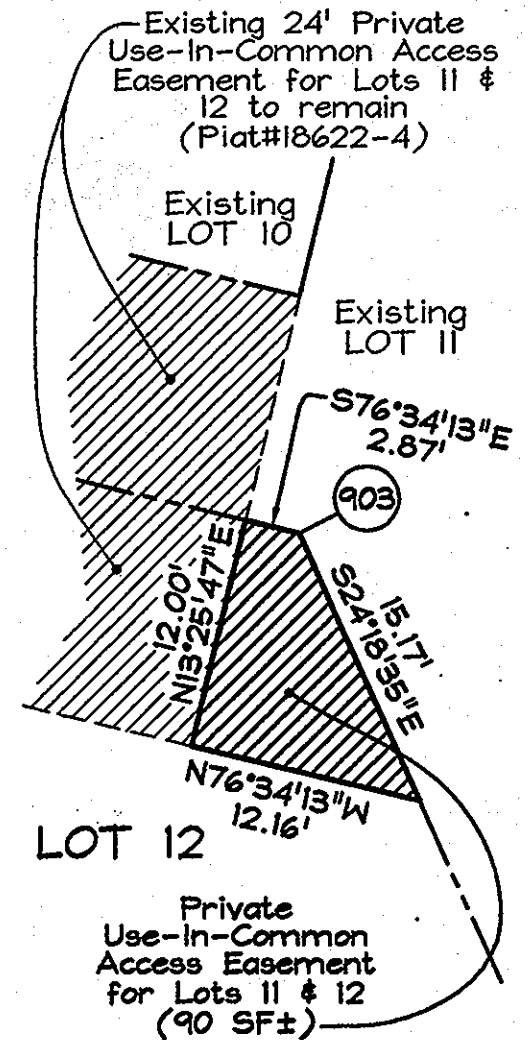
Coordinates based on NAD'83, Maryland coordinate system as projected by Howard County geodetic control stations no. 101A and no. 17AB denotes approximate location (see vicinity map).
 Sta. 101A N 600,995.112 E 1,345,340.402 El.: 442.707 (feet)
 Sta. 17AB N 598,435.251 E 1,348,615.251 El.: 509.178 (feet)



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP: #4695, Grid B8



PLAN VIEW
 SCALE: 1"=100'



ENLARGEMENT
 SCALE: 1"=10'

PURPOSE NOTE:

The purpose of this Amendment Plat is to expand the Private Use-In-Common Access Easement on Lot 12.

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
12	49,580.60sf±	1,795.94±	47,784.66sf±

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded this sheet: 1
- Total area of Buildable Lot to be recorded: 1.138 Acres±
- Total area to be recorded: 1.138 Acres±

HATCH LEGEND

- Existing Private Septic Disposal Field
- Existing Public Tree Maintenance Easement
- Existing Private Use-In-Common Access Easement
- Private Use-In-Common Access Easement
- Existing Forest Conservation Easement

COORDINATE TABLE

POINT	NORTHING	EASTING
167	604,432.9214	1,350,242.1778
901	604,682.351	1,349,690.227
902	604,693.918	1,349,693.454
903	604,626.202	1,349,977.046
904	604,391.978	1,350,082.850
905	604,341.154	1,349,885.074
906	604,647.539	1,349,836.016

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been compiled with.
 C. Brooke Miller (MD Property Line Surveyor #135) 11/11/10 Date
 Shalehearth, L.C. 11/11/10 Date

OWNER/DEVELOPER FSH Associates
 Saddlebrook Estates, L.C.
 6820 Elm Street Suite 200
 MC Lean, Virginia 22101
 703.734.9730
 Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel:410-567-5200 Fax:410-796-1562
 E-mail: info@fsheri.com

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

APPROVED: Howard County Department of Planning and Zoning

APPROVED: Howard County Department of Planning and Zoning

Howard County Health Officer: *Brian for Peter Beilenson* 11/23/2010 Date
 Chief, Development Engineering Division: *[Signature]* 12/2/10 Date
 Director: *[Signature]* 12/07/10 Date

OWNER'S CERTIFICATE

We, Saddlebrook Estates, L.C., 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 11th day of NOVEMBER, 2010.

[Signature] - Manager
 Saddlebrook Estates, L.C.
[Signature] - 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 Pulte Home Corporation to Saddlebrook Estates, L.C., formerly known as Shalehearth, L.C., name change was adopted on December 13, 2006, Maryland ID No.Z10337491 by deed dated December 29, 2004 recorded in the land records of Howard County in Liber 8920, folio 421, 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. Brooke Miller (MD Property Line Surveyor #135) 11-11-10 Date

Recorded as Plat No. 21397 on 12/10/10
 Among the Land Records of Howard County, Maryland.

AMENDMENT PLAT SADDLEBROOK FARM LOT 12
 (10140 SADDLEBROOK FARM, WOODSTOCK, MD 21163)
 PLAT #18622-18624
 TAX MAP II, GRID 13, PARCEL 19
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: As Shown
 Date: November 8, 2010
 Sheet: 1 of 1
 SEE ALSO: SP-03-10, WP-03-148, F-06-042