

COORDINATE TABLE

POINT	NORTH	EAST
10	538756.211	790163.835
11	537277.928	790123.253
12	538119.876	790218.800
13	538182.205	790380.311
14	537817.348	790914.080
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16	537993.365	789971.506
17	538093.955	790176.044
18	538265.965	790072.058
19	538760.438	790114.014

FOREST CONSERVATION EASEMENT

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 28°01'22" W	80.73	L13	N 82°03'54" E	132.03
L2	N 82°37'36" E	16.00	L14	S 57°46'26" E	199.61
L3	N 72°58'20" E	172.16	L15	S 22°51'52" W	42.00
L4	N 65°31'32" E	165.43	L16	S 79°26'36" E	56.29
L5	N 48°15'55" E	73.79	L17	N 22°51'52" E	165.00
L6	S 55°38'44" E	210.00	L18	S 55°38'44" E	35.72
L7	S 80°45'57" W	345.22	L19	S 22°51'52" W	360.00
L8	S 69°31'49" W	193.00	L20	N 24°59'27" W	175.00
L9	N 36°56'48" W	117.70	L21	S 65°00'33" W	80.00
L10	N 27°03'39" W	12.64	L22	N 58°22'24" W	139.37
L11	N 69°31'49" E	285.61	L23	S 76°37'24" W	239.37
L12	S 53°45'46" E	18.04			

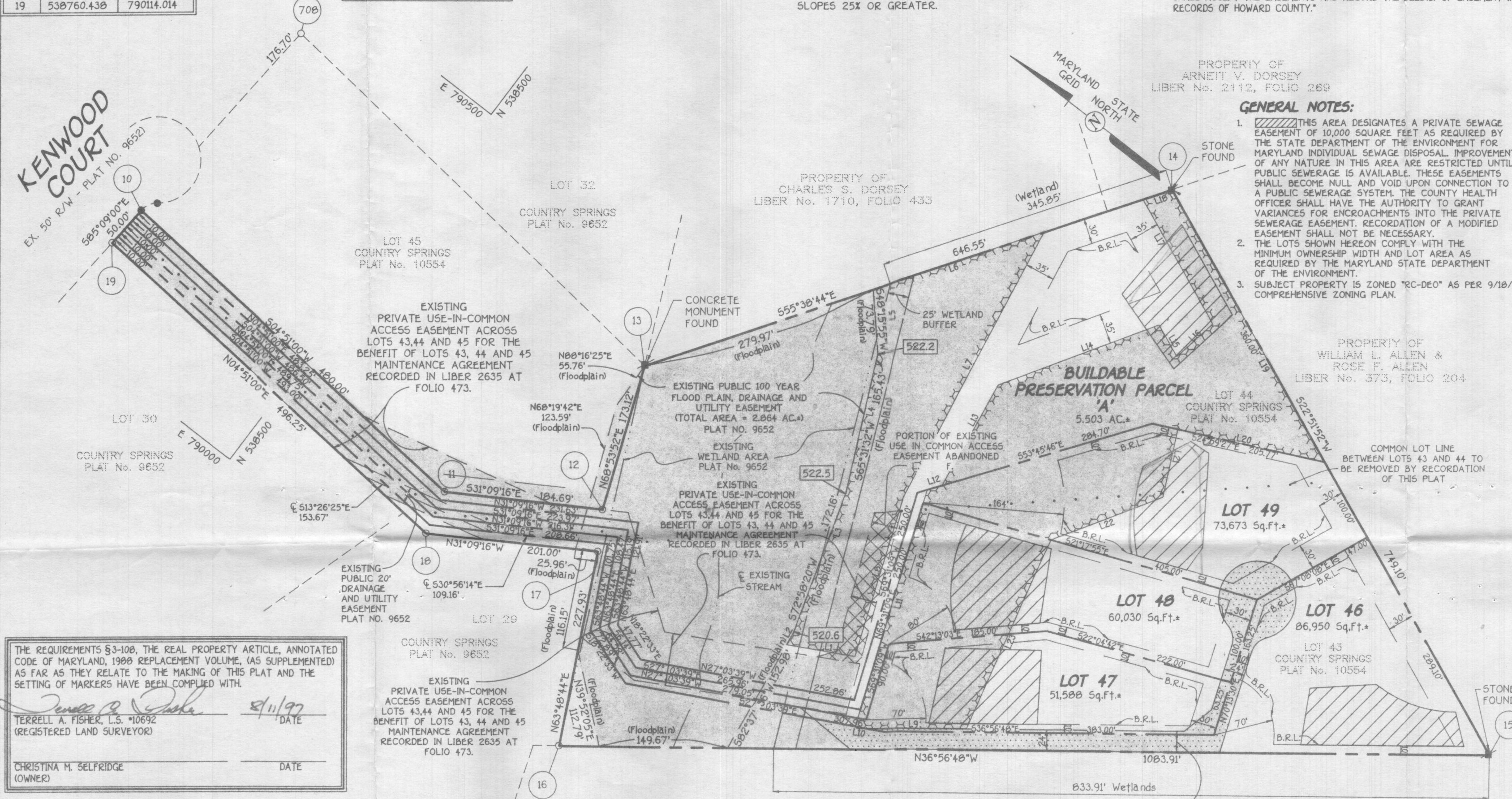
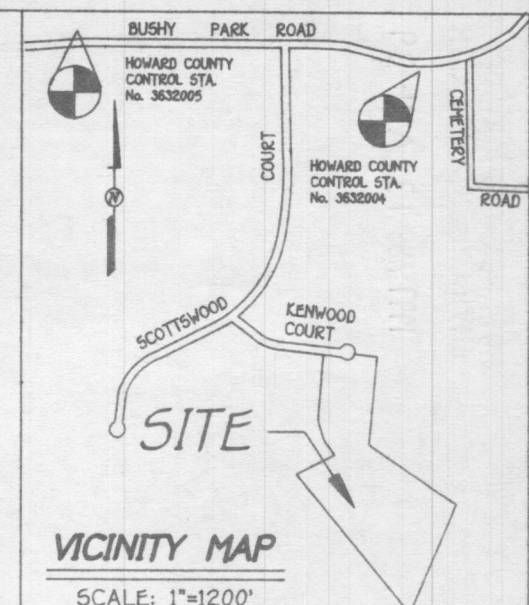
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
46	86,950 Sq.Ft.*	37,008 Sq.Ft.*	49,942 Sq.Ft.*	49,942 Sq.Ft.*
47	51,588 Sq.Ft.*	11,588 Sq.Ft.*	40,000 Sq.Ft.*	40,000 Sq.Ft.*
48	60,030 Sq.Ft.*	12,385 Sq.Ft.*	47,645 Sq.Ft.*	47,645 Sq.Ft.*
49	73,673 Sq.Ft.*	13,881 Sq.Ft.*	59,792 Sq.Ft.*	59,792 Sq.Ft.*
50	5,503 AC.*	0.153 AC.*	5,350 AC.*	5,350 AC.*

* IN THE R DISTRICT, UP TO 50% OF THE MINIMUM LOT SIZE MAY BE LAND IN THIS 100 YEAR FLOODPLAIN OR STEEP SLOPES 25% OR GREATER.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 46 THRU 49 AND BUILDABLE PRESERVATION PARCEL 'A'. ANY CONVEYANCE 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, 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 THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR MARYLAND INDIVIDUAL SEWERAGE 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY IS ZONED "RC-DEO" AS PER 9/18/92 COMPREHENSIVE ZONING PLAN.

GENERAL NOTES: (CONTINUED)

- THE COORDINATES BASED ON NAD '87, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3632004 AND NO. 3632005, WHICH IS THE BASE MERIDIAN FOR THE RECORDED PLAT ENTITLED "COUNTRY SPRINGS LOTS 43 THRU 45" RECORDED AS PLAT NO. 10554.
 - 3632004 N 540615.201 E 790811.011
 - 3632005 N 540814.005 E 788668.390
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "F.C.C. *10692"
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH BRASS PLATE "F.C.C. *10692"
- DENOTES STONE OR MONUMENT FOUND.
- DENOTES WETLAND AREAS FROM PLAT NO. 9652.
- DENOTES ELEVATION OF 100 YEAR FLOOD PLAIN FROM PLAT NO. 9652.
- DENOTES EXISTING STREAM CENTERLINE FROM PLAT NO. 9652.
- COMMON DRIVEWAY FOR LOTS 46 THRU 49 AND BUILDABLE PRESERVATION PARCEL 'A' SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - a) WIDTH - 16 FEET
 - b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.);
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
 - d) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - e) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - f) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (NETS LOADING);
 - g) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
- NO GRADING, CLEARING OR REMOVAL OF VEGETATION IS PERMITTED WITHIN THE WETLANDS AND STREAMBANK BUFFERS, EXCEPT AS APPROVED BY WP-91-110 FOR THE DRIVEWAY CROSSING TO SERVICE LOTS 46-49 PARCELS OF THIS SUBDIVISION.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 8, 1989 BY FISHER, COLLINS AND CARTER, INC.
- BUILDABLE PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH COUNTRY SPRING HOMEOWNER'S ASSOCIATION, AND HOWARD COUNTY, MARYLAND WHICH PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- DENSITY TABULATION FOR DEVELOPMENT RIGHTS:
 - A. TOTAL AREA OF SUBMISSION 11.753 ACRES
 - B. DEVELOPMENT RIGHTS ALLOWED = 2
 - C. 11.753 AC./1 DEVELOPMENT RIGHT PER 4.25 AC. = 2.76
 - D. DEVELOPMENT RIGHTS REQUIRED FOR SUBMISSION = 5
 - E. DEVELOPMENT RIGHTS ALLOWED BY DENSITY EXCHANGE OPTION=5
 - F. 11.753 AC. / DEVELOPMENT RIGHT PER 2 AC. = 5.826
 - G. DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED FROM SENDING AREA = 3
- USING THE CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATION THE DEVELOPMENT RIGHTS FOR THREE OF THE FIVE RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED FROM TIMOTHY A. JENNINGS PROPERTY (TAX MAP 2, PARCEL 177 & 235, GRID 16)
- THIS PLAT IS SUBJECT TO WP-97-110, WHICH THE PLANNING DIRECTOR APPROVED ON MAY 5, 1997, A REQUEST TO WAIVE SECTION 1615(c)(2)(H) RESTRICTIONS. THE WORK WHICH MAY BE DONE IN THE FLOODPLAIN, SECTION 1611(b)(1)(2) WHICH PROHIBITS GRADING OR THE REMOVAL OF VEGETATION FROM WITHIN 25 FEET OF A WETLAND OR 75 FEET OF A STREAM AND ALSO PROHIBITS THE PLACEMENT OF NEW STRUCTURES WITHIN THE STREAM & WETLAND BUFFER, 16.120(b)(6) WHICH LIMITS THE NUMBER OF ADJACENT PIPESTEM LOTS TO 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.

Terrell A. Fisher 8/11/97 DATE
TERRELL A. FISHER, L.S. *10692 (REGISTERED LAND SURVEYOR)

CHRISTINA M. SELFRIDGE DATE
(OWNER)

AREA TABULATION FOR SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6,250 AC.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	5,503 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.*
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	11.753 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.*
TOTAL AREA TO BE RECORDED	11.753 AC.*

DEVELOPER
JAMES H. SELFRIDGE BUILDERS, INC.
14045 GARED DRIVE
GLENWOOD, MARYLAND
21738

OWNER
MRS. CHRISTINA SELFRIDGE
c/o JAMES H. SELFRIDGE BUILDERS, INC.
14045 GARED DRIVE
GLENWOOD, MARYLAND
21738

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDING LOTS 43 AND 44 INTO 4 BUILDABLE LOTS AND 1 PRESERVATION PARCEL.

30590.305590PLDWG

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 18772 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE

Christina M. Selfridge, Owner 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 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 The Said Easements And Rights-Of-Way. Witness Our Hands This 11th Day Of August, 1997.

Christina M. Selfridge _____ Witness _____

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By The United States Of America To Christina M. Selfridge By Deed Dated April 15, 1997 And Recorded In The Land Records Of Howard County, Maryland In Liber 3962, Folio 322, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown. In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

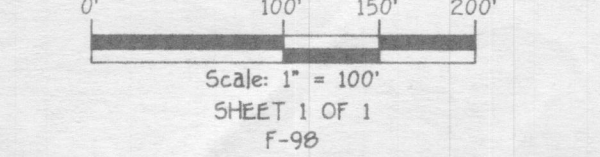
Terrell A. Fisher 8/11/97 Date
Terrell A. Fisher, L.S. *10692

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COUNTRY SPRINGS LOTS 46 THRU 49 AND PRESERVATION PARCEL 'A'

(A RESUBDIVISION OF LOTS 43 AND 44, COUNTRY SPRINGS PLAT NO. 10554) ZONING "RC-DEO"

TAX MAP 14, P.O. PARCEL 240
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 12, 1997

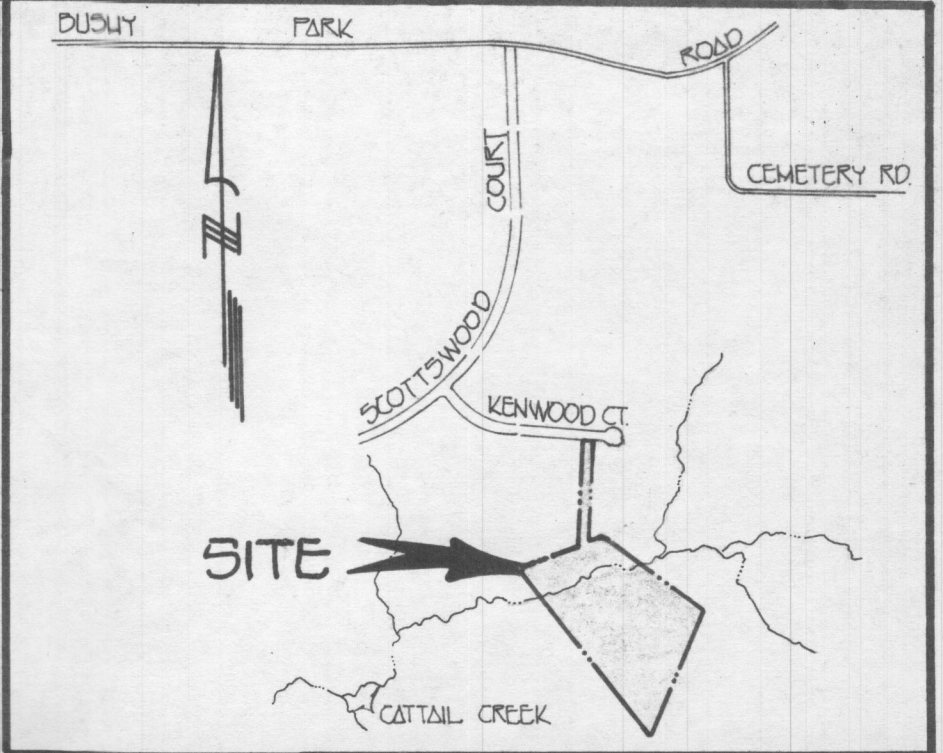


COORDINATE SCHEDULE		
NO	NORTH	EAST
204	537993.3651	789971.5056
841	538093.9554	790176.0441
257	538265.9652	790072.0581
256	538760.4384	790114.0138
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186	537817.3483	790914.0802
180	537127.1065	790223.0135

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

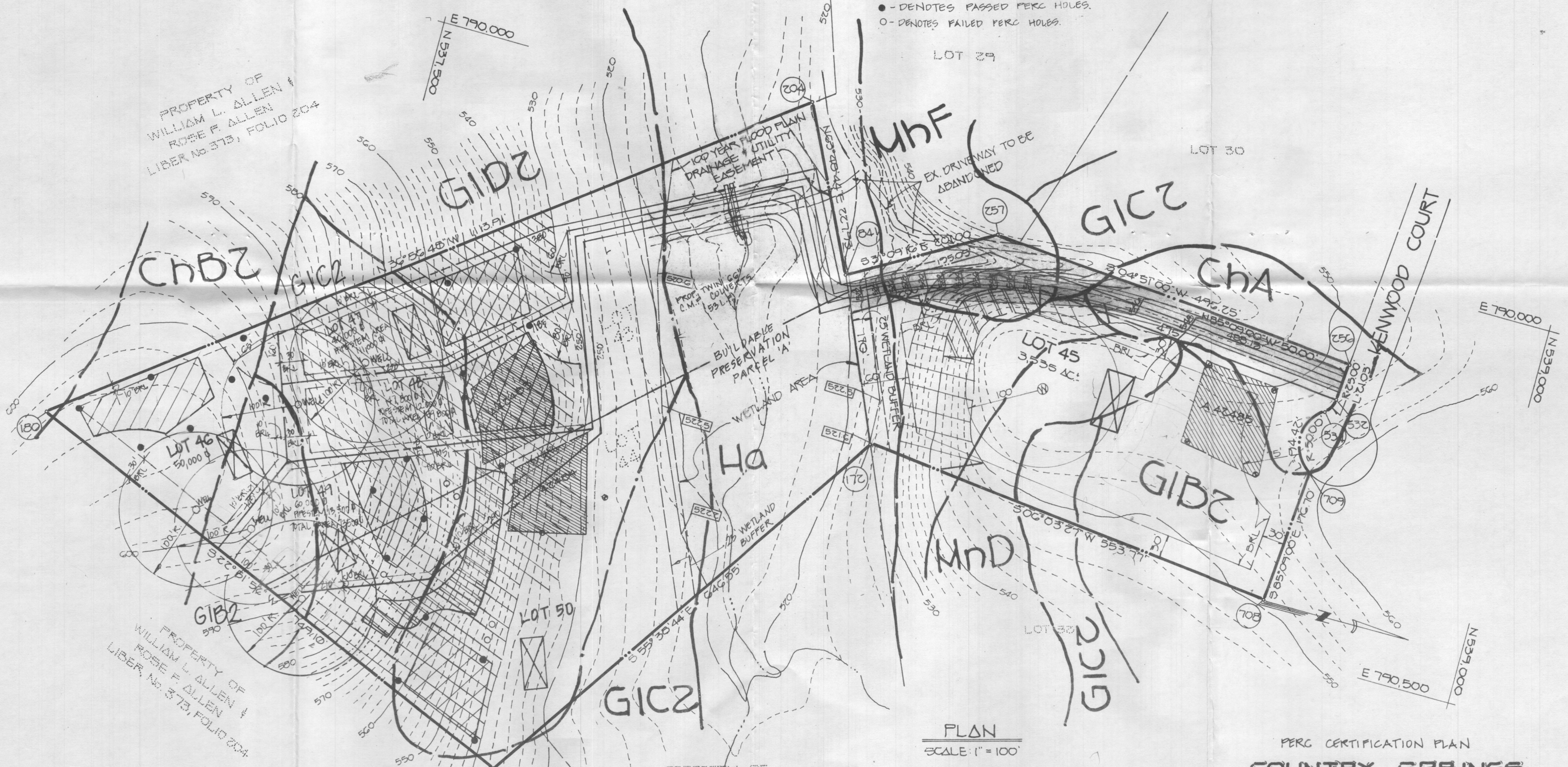
COUNTY HEALTH OFFICER _____ DATE _____

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED: KC-DEO
 - TOTAL AREA OF SUBDIVISION: 11.753 AC.
 - TOTAL NUMBER OF LOTS: 9
 - TOTAL AREA OF PROPOSED LOTS: 15,288 AC.
 - PRIVATE WATER & PRIVATE SEWER TO BE UTILIZED
 - THIS AREA DESIGNATE A PRIVATE 10,000 SQ. FT.
 - DENOTES PROPOSED DWELLING
 - DENOTES PROPOSED WELL
 - DENOTES 25% OR GREATER SLOPES
 - DENOTES 15% - 25% SLOPES
 - TOPOGRAPHY BASED ON HOWARD COUNTY 1"=200' TOPO
 - SOILS MAP No. ⑦
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. 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 VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
 - DENOTES PASSED PERC HOLES.
 - DENOTES FAILED PERC HOLES.



VICINITY MAP
SCALE: 1" = 1200'

VEGETATIVE ANALYSIS: THE SITE IS COMPLETELY WOODED AND
AND INHABITED WITH UPLAND VEGETATION
OUTSIDE OF THE WETLAND AND WETLAND
VEGETATION WITHIN THE LIMITS OF THE
WETLANDS



PLAN
SCALE: 1" = 100'

PERC CERTIFICATION PLAN
COUNTRY SPRINGS
LOTS 46-50 PRESERVATION PARCEL 'A'
(A RESUBDIVISION OF LOTS 43 & 44)
ZONING: KC-DEO

FISHER, COLLINS & CARTER, INC
CIVIL ENGINEERING CONSULTANTS &
LAND SURVEYORS
SUITE 100, 9171 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043
(301) 461-2855

PROPERTY OF
ARNETT V. DORSEY
LIBER No. 2112, FOLIO 260

Charles J. Crovo
CHARLES J. CROVO SR. DATE 3/8/91

DEVELOPER
JAMES H. SELFRIDGE BUILDERS INC.
14045 GARD DRIVE
GLENWOOD, MARYLAND 21738

TAX MAP 14 PARCEL 12
FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100' DATE: FEB 5, 1997
SHEET 1 OF 1

7/17/97 Review comments
ALM, DKS & CW

Howard County Health Department

To: Chuck

* please show ^{# note} 'potential' repair area using test hole

Ⓐ and extending up to existing system

* please add septic system located higher than recorded septic easement due to soil conditions (high water table) encountered at time of system installation. Thanks!

From: KIM

Date: 7/17

HD-170

Chuck -

Add the following notes

① All wells to be drilled prior to final plat approval. Applicant reserves the right to petition the H.D. for relief from this requirement after the most restricted well sites have been drilled and after a reasonable success rate has been demonstrated

② ~~All wells to be drilled~~

All wells w/in 100' of property boundaries have been shown

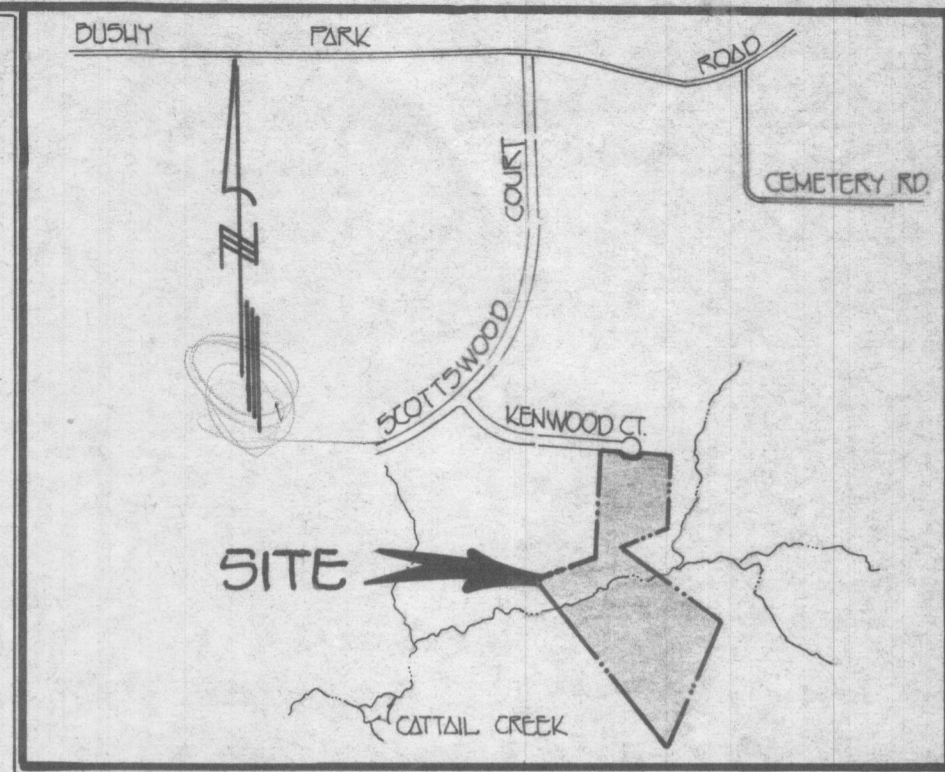
Thanks
ALM

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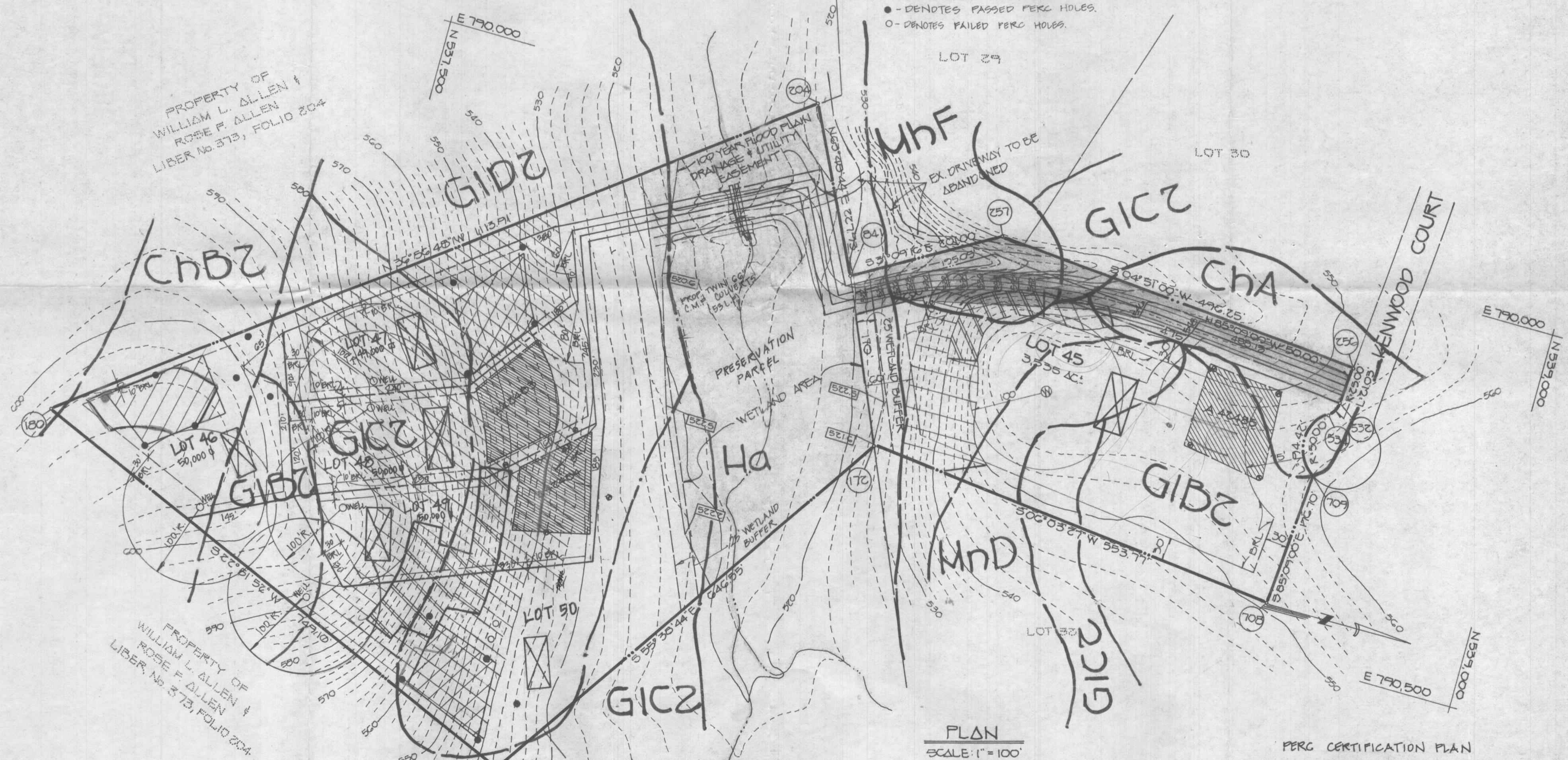
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SCALE: 1" = 1200'

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PLAN
SCALE: 1" = 100'

PERC CERTIFICATION PLAN
COUNTRY SPRINGS
LOTS 46-50
(A RESUBDIVISION OF LOTS 43, 44 AND 45)
ZONING: RC-D80

TAX MAP 14 PARCEL 12
FOURTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100' DATE: FEB 5, 1997
SHEET 1 OF 1

DEVELOPER
JAMES H. SELFRIDGE BUILDERS INC.
14045 GARD DRIVE
GLENWOOD, MARYLAND 21738

PROPERTY OF CHARLES S. DORSEY
LIBER No. 1710, FOLIO 433

PROPERTY OF ARNETT V. DORSEY
LIBER No. 210, FOLIO 26

STATE OF MARYLAND
CHARLES J. GROVO, SR.
3/8/97
DATE

FISHER, COLLINS & CARTER, INC
CIVIL ENGINEERING CONSULTANTS &
LAND SURVEYORS
SUITE 100, 9171 BALTIMORE NATIONAL PIKE
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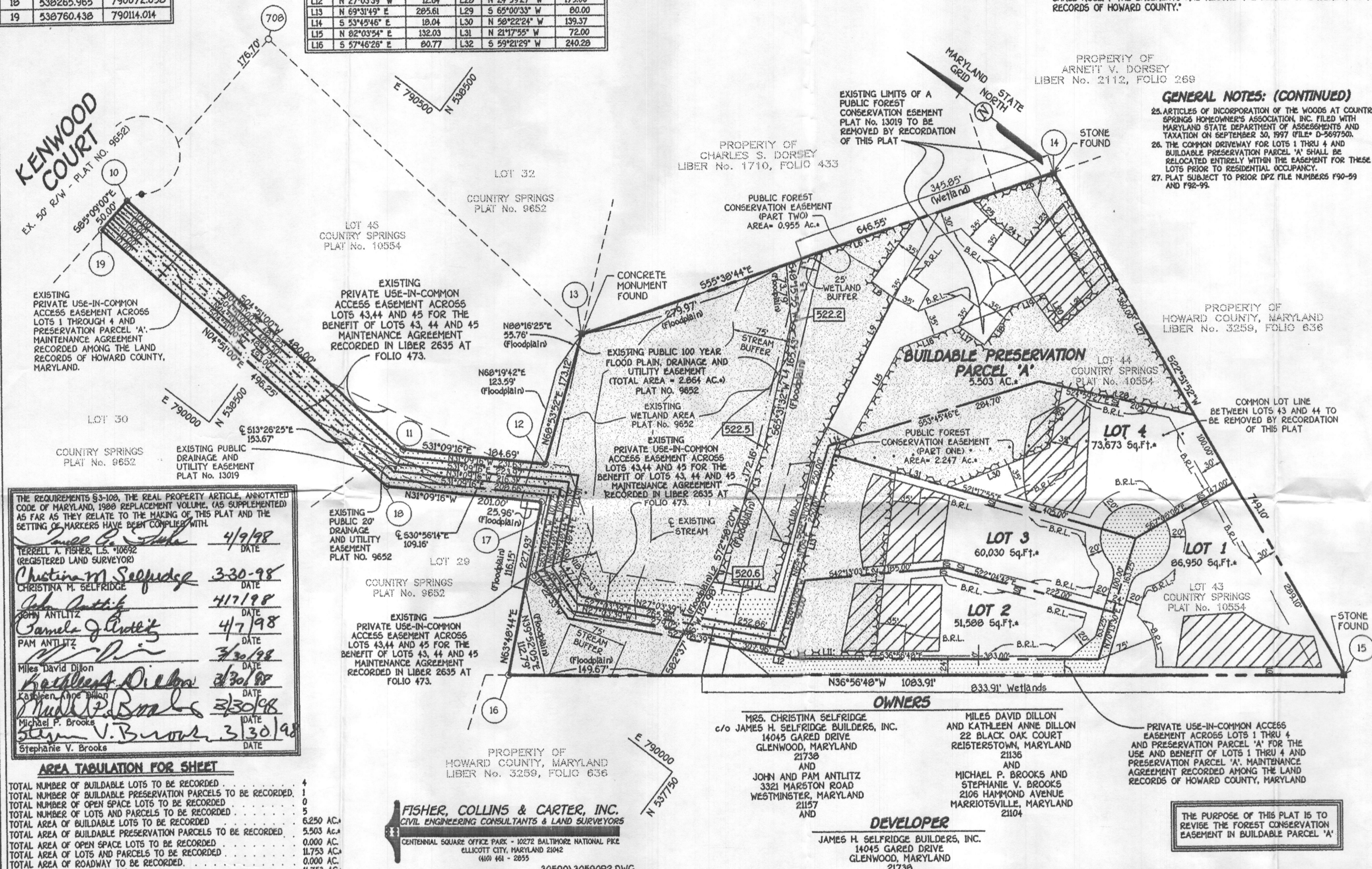
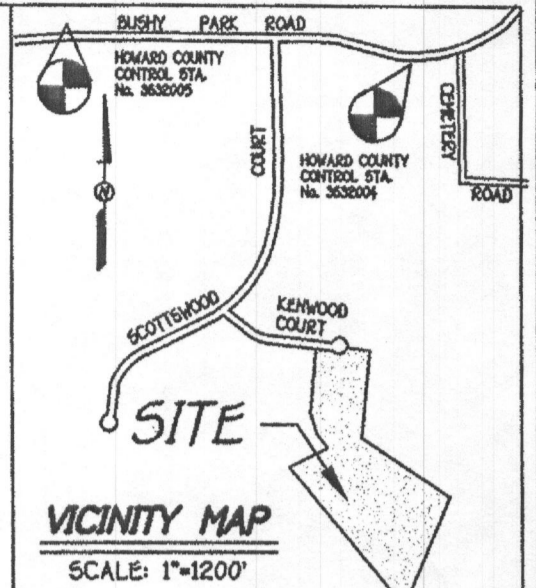
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L7	S 89°08'43" W	100.29	L23	N 89°38'24" W	47.05
L8	S 00°51'17" E	36.26	L24	N 00°49'17" E	50.90
L9	S 80°45'57" W	218.38	L25	N 08°25'56" E	40.26
L10	S 69°31'49" W	193.00	L26	S 59°38'44" E	112.50
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LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
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2	51,508 Sq.Ft.	11,508 Sq.Ft.	40,000 Sq.Ft.	40,000 Sq.Ft.
3	60,030 Sq.Ft.	12,385 Sq.Ft.	47,645 Sq.Ft.	47,645 Sq.Ft.
4	73,673 Sq.Ft.	13,881 Sq.Ft.	59,792 Sq.Ft.	59,792 Sq.Ft.

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 THRU 4 AND BUILDABLE PRESERVATION PARCEL 'A'. ANY CONVEYANCE OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS 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 THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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.



THE REQUIREMENTS 53-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Name	DATE
Terrell A. Fisher, L.S. #10692 (REGISTERED LAND SURVEYOR)	4/9/98
Christina M. Selfridge	3/30/98
John Antlitz	4/17/98
Pam Antlitz	4/7/98
Miles David Dillon	3/30/98
Michael P. Brooks	3/30/98
Stephanie V. Brooks	3/30/98

AREA TABULATION FOR SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6,250 AC.
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	5,503 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	11,753 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	11,753 AC.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855
 30590\30590P2.DWG

GENERAL NOTES: (CONTINUED)

- ARTICLES OF INCORPORATION OF THE WOODS AT COUNTRY SPRINGS HOMEOWNERS ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON SEPTEMBER 30, 1997 (FILE # D-269750).
- THE COMMON DRIVEWAY FOR LOTS 1 THRU 4 AND BUILDABLE PRESERVATION PARCEL 'A' SHALL BE RELOCATED ENTIRELY WITHIN THE EASEMENT FOR THESE LOTS PRIOR TO RESIDENTIAL OCCUPANCY.
- PLAT SUBJECT TO PRIOR DPZ FILE NUMBERS F90-99 AND F92-99.

GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR MARYLAND INDIVIDUAL SEWER DISPOSAL 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY IS ZONED "RC-DEO" AS PER 9/18/92 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3632004 AND NO. 3632005, WHICH IS THE BASE MERIDIAN FOR THE RECORDED PLAT ENTITLED "COUNTRY SPRINGS LOTS 43 THRU 45" RECORDED AS PLAT NO. 10554.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "F.C.C. #10692"
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH BRASS PLATE
- F.C.C. #10692
- DENOTES STONE OR MONUMENT FOUND.
- DENOTES WETLAND AREAS FROM PLAT NO. 9652.
- DENOTES ELEVATION OF 100 YEAR FLOOD PLAIN FROM PLAT NO. 9652.
- DENOTES EXISTING STREAM CENTERLINE FROM PLAT NO. 9652.
- COMMON DRIVEWAY FOR LOTS 1 THRU 4 AND BUILDABLE PRESERVATION PARCEL 'A' SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 a) WIDTH - 16 FEET
 b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING @ 1 1/2" MIN. MAXIMUM IRON GRADE. MAXIMUM IRON GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 c) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 d) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 e) STRUCTURES (CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS GRS LOADING.
 f) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- NO GRADING, CLEARING OR REMOVAL OF VEGETATION IS PERMITTED WITHIN THE WETLANDS AND STREAMBANK BUFFERS, EXCEPT AS APPROVED BY NP-95-10 FOR THE DRIVEWAY CROSSING TO SERVICE LOTS 1-4 AND PARCEL 'A' OF THIS SUBDIVISION.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 8, 1989 BY FISHER, COLLINS AND CARTER, INC.
- BUILDABLE PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE WOODS AT COUNTRY SPRINGS HOMEOWNERS ASSOCIATION, AND HOWARD COUNTY, MARYLAND WHICH PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- DENSITY TABULATION FOR DEVELOPMENT RIGHTS:
 A. TOTAL AREA OF SUBDIVISION 11.753 ACRES
 B. DEVELOPMENT RIGHTS ALLOWED = 2
 C. DEVELOPMENT RIGHTS REQUIRED FOR SUBDIVISION 3
 D. DEVELOPMENT RIGHTS ALLOWED BY DENSITY EXCHANGE OPTION = 11.753 AC. / DEVELOPMENT RIGHT PER 2 AC. = 5.826
 E. DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED FROM SEABING AREA = 3
 20. USING THE CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATION THE DEVELOPMENT RIGHTS FOR THREE OF THE FIVE RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION PLAN HAVE BEEN TRANSFERRED FROM TIMOTHY A. JENNINGS PROPERTY (TAX MAP 2, PARCEL 177 & 235, GRID 18)
 21. THIS PLAN IS SUBJECT TO NP-97-10, WHICH THE PLANNING DIRECTOR APPROVED ON MAY 5, 1997. A REQUEST TO WAIVE SECTION 106(D)(2) DEVELOPMENT RIGHTS TO THE STREAM & WETLAND BUFFER, SECTION 18(2)(6)(b) WHICH LIMITS THE NUMBER OF ADJACENT PIPESTEM LOTS TO 2.
 22. ALL LOTS AND PARCEL AREAS ARE MORE OR LESS (±)
 23. THE EXISTING USE-IN-COMMON DRIVEWAY FOR LOTS 1, 2, 3, 4 AND BUILDABLE PRESERVATION PARCEL 'A' WAS CONSTRUCTED UNDER GP-97-186.
 24. A FEE IN LIEU OF PROVIDING OPEN SPACE HAS BEEN PAID.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] 4-15-98
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 5/1/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 5/5/98
 DIRECTOR DATE

OWNER'S CERTIFICATE

Christina M. Selfridge, John Antlitz, Pam Antlitz, Miles David Dillon, Kathleen Anne Dillon, Michael P. Brooks And Stephanie V. Brooks, Owners Of The Property Shown And Described Hereon, Herby 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 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, Herby 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-Way. Witness Our Hands This 11th Day Of April, 1998.

[Signatures of Owners and Witnesses]

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By The United States Of America To Christina M. Selfridge By Deed Dated April 15, 1997 And Recorded In The Land Records Of Howard County, Maryland In Liber 3962, Folo 322; 2) All Of The Lands Conveyed From Christina M. Selfridge To John Antlitz And Pamela J. Antlitz By Deed Dated February 4, 1998 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4215, Folo 79; 3) All Of The Lands Conveyed From Christina M. Selfridge To Miles David Dillon And Kathleen A. Dillon By Deed Dated March 30, 1998 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4235, Folo 922; And 4) All Of The Lands Conveyed From Christina M. Selfridge To Michael P. Brooks And Stephanie V. Brooks By Deed Dated March 30, 1998 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4239, Folo 476; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In This Subdivision By Howard County, Maryland As Shown. In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

[Signature] 4/9/98
 Terrell A. Fisher, L.S. #10692 DATE

RECORDED AS PLAT No. 13116a ON MAY 6, 1998 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
THE WOODS AT COUNTRY SPRINGS
 LOTS 1 THRU 4 AND PRESERVATION PARCEL 'A'
 (PLAT No. 13019)
 ZONING "RC-DEO"
 TAX MAP 14, P.O. PARCEL 240
 FOURTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 DATE: MARCH 27, 1998

0' 100' 150' 200'
 Scale: 1" = 100'
 SHEET 1 OF 1
 F-98-19

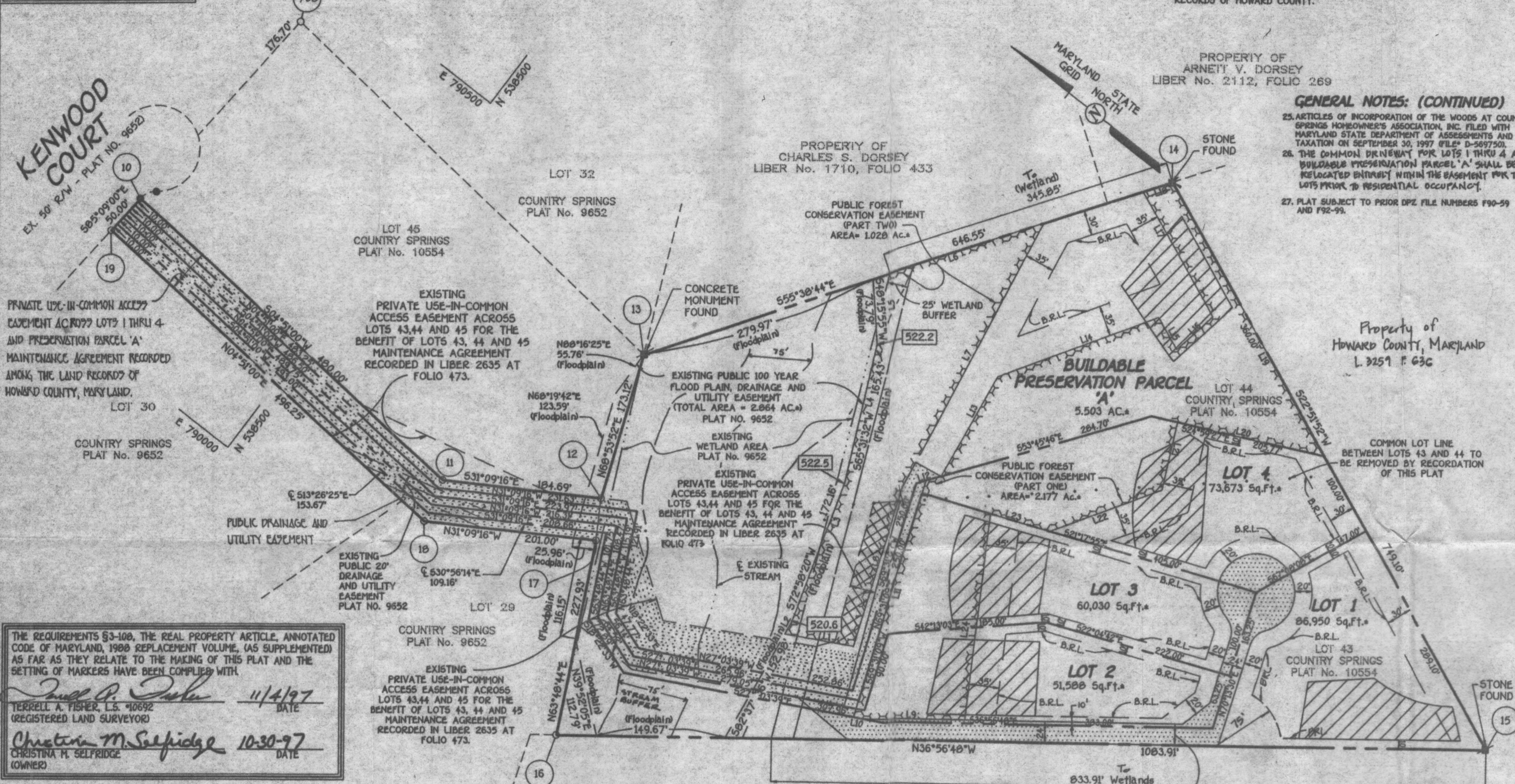
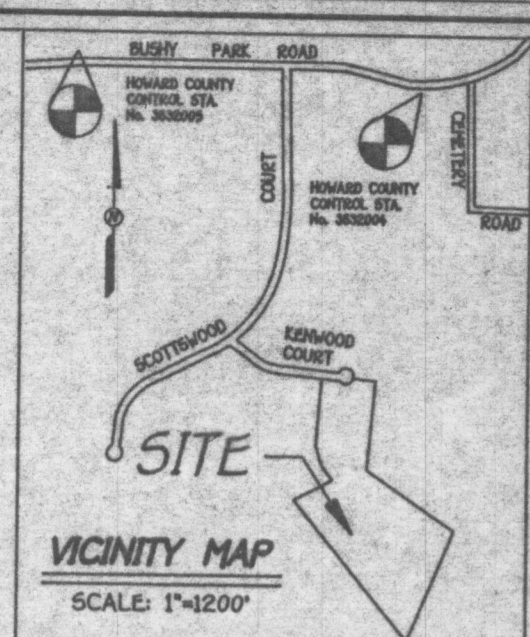
COORDINATE TABLE		
POINT	NORTH	EAST
10	538756.211	790163.835
11	537277.928	790123.253
12	538119.876	790218.800
13	538182.205	790380.311
14	537017.348	790914.080
15	537127.106	790623.013
16	537993.365	789971.506
17	538093.955	790176.044
18	538265.965	790072.058
19	538760.438	790114.014

FOREST CONSERVATION EASEMENT					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 28°01'12" W	80.73	L13	N 82°03'54" E	132.03
L2	N 82°37'36" E	16.00	L14	S 57°48'28" E	199.61
L3	N 72°58'20" E	172.16	L15	S 22°51'52" W	42.00
L4	N 65°31'32" E	165.43	L16	S 79°28'36" E	56.29
L5	N 48°15'55" E	73.79	L17	N 22°51'52" E	165.00
L6	S 89°38'44" E	210.00	L18	S 59°38'44" E	35.72
L7	S 80°49'57" W	345.22	L19	S 22°51'52" W	360.00
L8	S 69°31'49" W	193.00	L20	N 24°59'27" W	175.00
L9	N 36°58'48" W	117.70	L21	S 65°00'33" W	80.00
L10	N 27°03'39" W	12.64	L22	N 58°22'24" W	139.37
L11	N 69°31'49" E	285.61	L23	S 21°17'55" W	72.00
L12	S 53°45'46" E	18.04	L24	S 59°21'29" W	240.28

MINIMUM LOT SIZE CHART				
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
1	86,950 Sq.Ft.	37,008 Sq.Ft.	49,942 Sq.Ft.	49,942 Sq.Ft.
2	51,588 Sq.Ft.	11,588 Sq.Ft.	40,000 Sq.Ft.	40,000 Sq.Ft.
3	60,030 Sq.Ft.	12,385 Sq.Ft.	47,645 Sq.Ft.	47,645 Sq.Ft.
4	73,673 Sq.Ft.	13,881 Sq.Ft.	59,792 Sq.Ft.	59,792 Sq.Ft.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS 'FOREST CONSERVATION AREA'), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THRU 4 AND BUILDABLE PRESERVATION PARCEL 'A' ANY CONVEYANCE 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, 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 THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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."



THE REQUIREMENTS §3-100, 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.

Terrell A. Fisher, L.S. #10692 11/4/97 DATE
 (REGISTERED LAND SURVEYOR)
Christina M. Selfridge 10-30-97 DATE
 CHRISTINA M. SELFTRIDGE (OWNER)

AREA TABULATION FOR SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6,250 AC.
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	5,503 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	11,753 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	11,753 AC.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 4100 461 - 2855

DEVELOPER
 JAMES H. SELFTRIDGE BUILDERS, INC.
 14045 GARED DRIVE
 GLENWOOD, MARYLAND
 21738

OWNER
 MRS. CHRISTINA SELFTRIDGE
 c/o JAMES H. SELFTRIDGE BUILDERS, INC.
 14045 GARED DRIVE
 GLENWOOD, MARYLAND
 21738

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDING LOTS 43 AND 44 INTO 4 BUILDABLE LOTS AND 1 BUILDABLE PRESERVATION PARCEL.

- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF ENVIRONMENT FOR MARYLAND INDIVIDUAL SEWAGE DISPOSAL 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
 - SUBJECT PROPERTY IS ZONED "RC-DEO" AS PER 9/18/92 COMPREHENSIVE ZONING PLAN.
 - THE COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PRESCRIBED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3632004 AND NO. 3632005, WHICH IS THE BASE MERIDIAN FOR THE RECORDED PLAT ENTITLED "COUNTRY SPRINGS LOTS 43 THRU 45" RECORDED AS PLAT NO. 10554. 3632004 E 79081010 3632005 N 54081005 789868390
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION SHOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - Ø DENOTES IRON PIN SET CAPPED "F.C.C. #10692"
 - Ø DENOTES IRON PIPE OR IRON BAR FOUND.
 - Ø DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - Ø DENOTES CONCRETE MONUMENT SET WITH BRASS PLATE "F.C.C. #10692"
 - Ø DENOTES STONE OR MONUMENT FOUND.
 - Ø DENOTES WETLAND AREAS FROM PLAT NO. 9652.
 - Ø DENOTES ELEVATION OF 100 YEAR FLOOD PLAN FROM PLAT NO. 9652.
 - Ø DENOTES EXISTING STREAM CENTERLINE FROM PLAT NO. 9652.
 - Ø DENOTES EXISTING STREAM CENTERLINE FROM PLAT NO. 9652.
 - PRESERVATION PARCEL 'A' SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 a) WIDTH - 16 FEET
 b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING 0 1/2" MIN. C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 d) STRUCTURE CLEARANCE - MINIMUM 12 FEET
 e) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 f) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS VES LOADING.
 g) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 h) NO GRASSING, CLEARING OR REMOVAL OF VEGETATION IS PERMITTED WITHIN THE WETLANDS AND STREAMBANK BUFFERS, EXCEPT AS APPROVED BY WP-91-110 FOR THE DRIVEWAY CROSSING TO SERVICE LOTS 1-4 AND PARCEL 'A' OF THIS SUBDIVISION.
 17. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 9, 1999 BY FISHER, COLLINS AND CARTER, INC.
 18. BUILDABLE PRESERVATION PARCEL 'A' IS ENCLUMBERED BY AN EASEMENT AGREEMENT WITH THE WOODS AT COUNTRY SPRINGS HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, MARYLAND WHICH PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
 19. DEEDS OF SUBSTITUTION FOR DEVELOPMENT RIGHTS:
 A. TOTAL AREA OF SUBMISSION 11,753 ACRES
 B. DEVELOPMENT RIGHTS ALLOWED = 2
 C. 11,753 AC./ DEVELOPMENT RIGHT PER 4.25 AC. = 2.76
 D. DEVELOPMENT RIGHTS REQUIRED FOR SUBMISSION = 5
 E. DEVELOPMENT RIGHTS ALLOWED BY EXCHANGE OPTION = 11,753 AC. / DEVELOPMENT RIGHT PER 2 AC. = 5,826.5
 F. DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED FROM SENDING AREA = 3
 20. USING THE CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATION THE DEVELOPMENT RIGHTS FOR THREE OF THE FIVE RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED FROM THOMAS A. JENNINGS PROPERTY TAX MAP 2, PARCEL 177 & 235, GRID 181
 21. THIS PLAT IS SUBJECT TO WP-97-110, WHICH THE PLANNING DIRECTOR APPROVED ON MAY 5, 1997. A REQUEST TO WAIVED SECTION 16.1516 WHICH RESTRICTS THE WORK WHICH MAY BE DONE IN THE FLOODPLAIN SECTION 16.1516 WHICH PROHIBITS GRADING OR THE REMOVAL OF VEGETATION FROM WITHIN 25 FEET OF A WETLAND OR 75 FEET OF A STREAM AND ALSO PROHIBITS THE PLACEMENT OF NEW STRUCTURES WITHIN THE STREAM & WETLAND BUFFER; SECTION 16.1206 WHICH LIMITS THE NUMBER OF ADJACENT PIPESTEM LOTS TO 2.
 22. ALL LOTS AND PARCEL AREAS ARE MORE OR LESS. (a)
 23. THE EXISTING USE-IN-COMMON DRIVEWAY FOR LOTS 1, 2, 3, 4 AND BUILDABLE PRESERVATION PARCEL 'A' WAS CONSTRUCTED UNDER GP-97-186.
 24. A FEE IN LIEU OF PROVIDING OPEN SPACE HAS BEEN PAID.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Jean W. Bodine 11-17-97 DATE
 HOWARD COUNTY HEALTH OFFICER ALM

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John D. Summers 11/2/97 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Joseph R. Reiter 11/7/98 DATE
 DIRECTOR

OWNER'S CERTIFICATE

Christina M. Selfridge, Owner 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 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 The Said Easements And Rights-Of-Way. Witness Our Hands This 30th Day Of October 1997.

Christina M. Selfridge
 Christina M. Selfridge
Jean W. Bodine
 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 the United States of America to Christina M. Selfridge by Deed Dated April 15, 1997 and Recorded In The Land Records Of Howard County, Maryland In Liber 3982, Folio 322, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown. In accordance with the annotated code of Maryland, as amended, and monumentation is in accordance with the Howard County subdivision regulations.

Terrell A. Fisher, L.S. #10692 11/4/97 DATE
 STATE OF MARYLAND
 TERRELL A. FISHER
 NO. 10692
 REGISTERED LAND SURVEYOR

RECORDED AS PLAT NO. 13019 ON JANUARY 13, 1998 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS AT COUNTRY SPRINGS
 LOTS 1 THRU 4 AND PRESERVATION PARCEL 'A'
 (A RESUBDIVISION OF LOTS 43 AND 44, COUNTRY SPRINGS PLAT NO. 10554)
 ZONING "RC-DEO"
 TAX MAP 14, P.O. PARCEL 240
 FOURTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 DATE: DECEMBER 30, 1997

Scale: 1" = 100'
 SHEET 1 OF 1
 F-98-19

John D. Summers
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