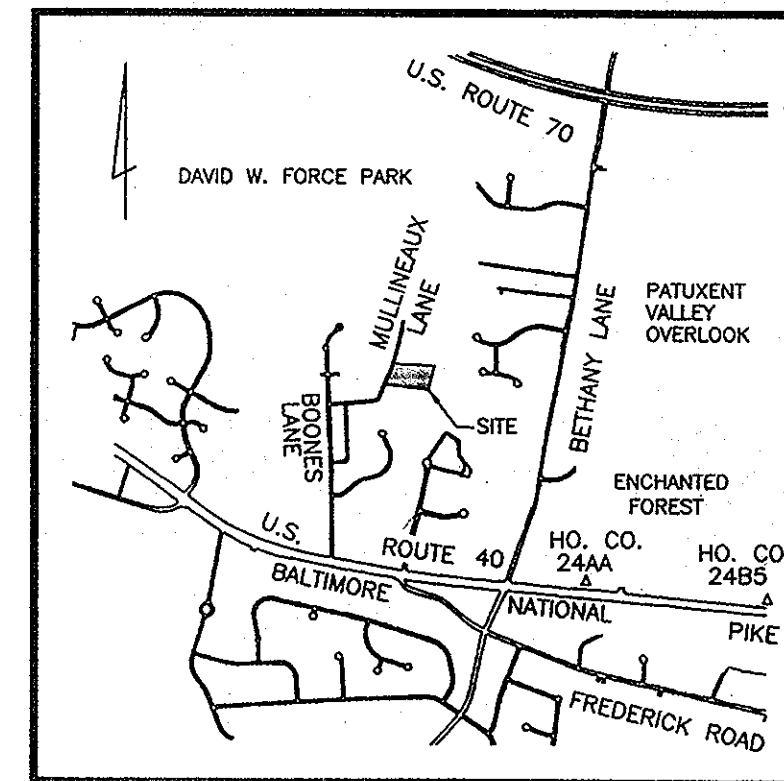


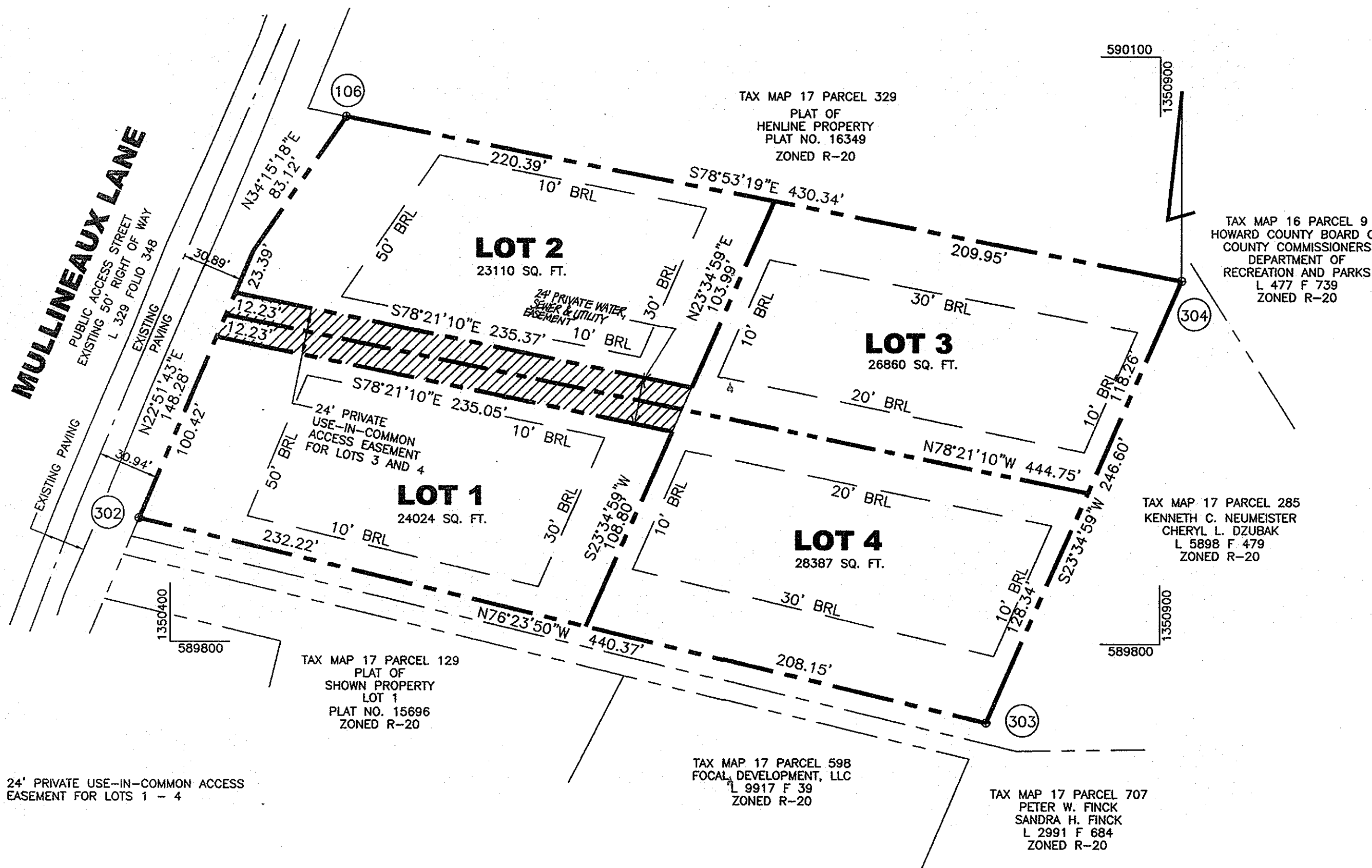
COORDINATE LIST		
POINT	NORTH	EAST
106	590068.6824	1350488.6204
302	589863.3158	1350384.2112
303	589759.7440	1350812.2344
304	589985.7487	1350910.8934

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	26,860 SF	2,823 SF	24,037 SF
4	28,387 SF	2,821 SF	25,566 SF



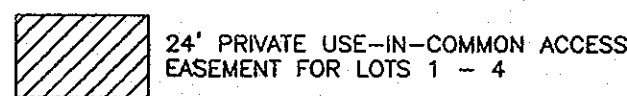
VICINITY MAP

SCALE: 1"=2000'  
ADC MAP 1165



GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- SUBJECT PROPERTY ZONED R-20 PER FEB. 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB  
24AA 587380.57 1352603.60  
24B5 586956.20 1356570.70
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. ON OR ABOUT FEBRUARY 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION MADE ON MARCH 14, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- THE EXISTING HOUSE ON LOT 1 IS TO BE REMOVED PRIOR TO THE RECORDATION OF THE SUBDIVISION.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$6,300 FOR THE 21 SHADE TREES SHALL BE DEFERRED TO THE SITE DEVELOPMENT PLAN.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY RAINGARDENS FOR WQV AND REV IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL. CPV IS NOT REQUIRED FOR THIS SUBDIVISION.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 2005.
- FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED BY A FEE-IN-LIEU OF 0.35 ACRES IN THE AMOUNT OF \$11,434.50.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW 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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF THE SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS  
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- A FEE-IN-LIEU HAS BEEN PAID IN THE AMOUNT OF \$4,500.00 FOR THE REQUIRED OPEN SPACE.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR NEW HOUSE CONSTRUCTION ON LOTS 1-4 PRIOR TO ISSUANCE OF ANY GRADING/BUILDING PERMITS.
- A USE IN COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1-4 WAS RECORDED IN THE LAND RECORDS OFFICE ALONG WITH THE RECORDING OF THIS PLAT.
- DEVELOPMENT OR CONSTRUCTION ON THESE LOTS IS SUBJECT TO COMPLIANCE WITH THE SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.3502 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0 ACRES
TOTAL AREA OF LOTS TO BE RECORDED.....	2.3502 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0 ACRES
TOTAL AREA TO BE RECORDED.....	2.3502 ACRES

ROBERT H. VOGEL, ENGINEERING, INC.

8407 MAIN STREET  
ELLCOTT CITY, MARYLAND  
21043  
410-461-7666

OWNERS  
FOCAL DEVELOPMENT, LLC  
C/O GREG PHILIPS  
3059 MULLINEAUX LANE  
ELLCOTT CITY, MARYLAND  
21042

OWNER'S CERTIFICATE

WE, FOCAL DEVELOPMENT, LLC BY GREG PHILIPS, MEMBER OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLANS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 6TH DAY OF August, 2007.

FOCAL DEVELOPMENT, LLC  
NILES MORTON, MANAGING MEMBER

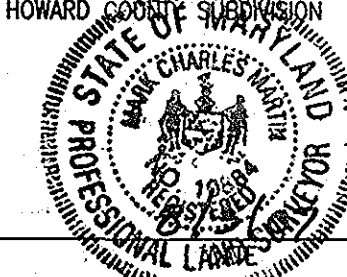
Megan Brett  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY LANA J. REED TO FOCAL DEVELOPMENT, LLC BY DEED DATED FEBRUARY 27, 2006 RECORDED IN LIBER 9917 FOLIO 39 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884



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.

MARK C. MARTIN 8/26/07  
DATE  
NILES MORTON, MANAGING MEMBER 8/6/07  
DATE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

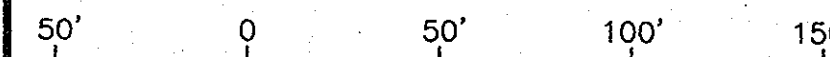
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

MARK C. MARTIN 8/15/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE  
MARK C. MARTIN 8/25/07  
DIRECTOR  
DATE

RECORDED AS PLAT No. 19416 ON 9-27-07  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REED FARM AT TURF VALLEY

LOTS 1-4  
MINOR SUBDIVISION OF THE REED PROPERTY  
ZONED R-20  
TAX MAP 17, GRID 19, PARCEL 440  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



SCALE 1"= 50' AUGUST 3, 2007  
SHEET 1 of 1