	Man.	Minimum I at 61 - Oland	Curve Data Ch	art 1	General Notes:	
U.S. Equivalent Coordinate Table	Metric Coordinate Table	Minimum Lot Size Chart  LOT No COOSE AREA PIPESTEM MINIMUM	Pnt-Pnt   Radius   Arc Length   Deita Angle   Tan	gent   Chord Bearing And Distance	1. Subject Property Zoned R-20 I	Per 2/02/04 Comprehensive Zoning Plan And Comp Lite Zoning Regulations
POINT NORTH EAST	POINT   NORTH   EAST   100   173474.947416   419773.040149	LOT No. GROSS AREA AREA LOT SIZE  1 15,117 5q.ft. 1,102 5q.ft. 14,015 5q.ft.	507~505 55.00° 252.29° 262°49°09° 62. 505~503 25.00° 36.14° 82°49°09° 22	05' N17°49'11"W 33.07'	2. Coordinates Based On Nad '83, Stations No. 31EA And No. 31E	, Maryland Coordinate System As Projected By Howard County Geodetic Control B. n 569641.124 East 1,374,016.027
108         569142.3899         1377208.0071           116         568865.9535         1377840.6379	116 173390.609433 419966.666394	3 43,945 5q.Ft. 2,207 5q.Ft. 41,730 5q.Ft. 4 51,570 5q.Ft. 570 5q.Ft. 51,400 5q.Ft.	534~507 55.00° 202.71° 211°10′12° 197		Station No. 31 E8 North	n 568730.492 East 1,376,273.571 In Monumented Boundary Survey Performed On Or About October, 2006 By
136 56Ø39Ø.6901 1377636.1337 403 56Ø56Ø.1414 1377345.7070	136         173248.267250         419904.333398           403         173299.916126         419015.011166	7 34,570 oq. 1. 570 oq. 1. 34,700 oq. 1.	Reservation Of Public Conservation E		Fisher, Collins & Carter, Inc. 4. B.R.L. Denotes Building Restric	tion Line.
404 568154.3754 1377165.0229 405 568489.3489 1376704.1023	404     173173.800000     419760.738541       405     173275.900099     419620.249661	Public Public Public Forest Conservation	*Developer Reserves Unto Itself, Its Successi	ors And Assigns, All Easements Shown On This Plan	5. • Denotes Iron Pin Set With 6. • Denotes Iron Pipe Or Iron 7. • Denotes Applier Change I	
406 568850.6510 1376861.9590 407 568875.8055 1376819.1412	406     1733Ø6.025214     41966Ø.3644Ø3       407     173393.692317     419655.313579	Eåsement #1 Eåsement #2	*Forest Conservation Area"), Located In, On, Ove	r, And Through Buildable Lots 1 Thru 5, Open Space And 'D', Non-Buildable Parcel 'E' And Buildable Bulk	6. Denotes Concrete Monume 9. Denotes Concrete Monume	ent Set With Cap "F.C.C. 106".  ent Or Stone Found.
408 569242.1830 1376978.8432 428 568928.0536 1376841.9159	408 173505.364392 419703.990856 428 173409.617581 419662.255319	LINE BEARING & DISTANCE LINE BEARING & DISTANCE   LINE BEARING & DISTANCE   FCE-2-1   542°56'17"W 4	Parcel 'B', Amy Conveyances Of The Aforesaid Lo	ts Shall Be Subject To The Easements Herein	10. For Flag Or Pipe Stem Lots, R Junction Of Flag Or Pipe Stem	tefuse Collection, Snow Removal And Road Maintenance Are Provided To The n And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem
429 568867.0138 1376892.8762 430 568862.3190 1376986.5791	429         173391.012620         419677.768058           430         173389.581616         419706.348758	FCE-1-2 573°47'02"E 180.59' FCE-2-2 554°58'04"W 7 FCE-1-3 504°24'54"W 73.13' FCE-2-3 542°15'11"W 4	4.63 Execute And Deliver Deeds For The Easements H	erein Reserved To Howard County, With A Metes ion Area. Upon Completion Of The Public Utilities	Lot Driveway.  11. Driveways Shall Be Provided Pr Focuse Safe Access For Fire A	ior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To And Emergency Vehicles Per The Following (Minimum) Requirements:
431 566653.4713 1377043.6266	431   173306.004053   419723.737490   432   173300.106613   419730.017092	FCE-1-4 504°21'46"E 20.61' FCE-2-4 574°56'19"W 16 FCE-1-5 504°21'46"E 20.61' FCE-2-5 576°39'10"W 2	8.76' And Their Acceptance By Howard County, And, In	The Case Of The Forest Conservation	A) Width - 12 Feet (16 Feet a) Surface - Six (6')	Serving More Than One Residence); ) Inches Of Compacted Crusher Run Base With Tar And
432     568831.4955     1377090.4776       433     568755.7638     1377040.4263	433 173357.103538 419722.761436	FCE-1-6 N05°52'44"W 29.05' FCE-2-6 N23°40'56"W 2	8.78' Installation And Maintenance Agreement Executed	1 By Developer And The County. And The Release	Chip Coating. (1- B) Geometry - Maximum 15%	1/2" Minimum); Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
434         568627.0363         1377260.0587           501         568193.5040         1377111.1824	434     173317.067317     419709.705521       501     173105.726394     419744.327923	FCE-1-8 NO1°11'04"W 57.73' FCE-2-8 N04°07'46"E 6	75.44' Record The Deed(s) Of Easement in The Land Re	cords Of Howard County."	D) Drainage Elements - Capa Surface:	ges) - Capable Of Supporting 25 Gross Tons (H-25 Loading); able Of Safely Passing 100-Year Flood With No More Than 1 Foot Depth Over
502 568201.9142 1377142.1347 503 568555.5489 1377296.5606	502         173188.289829         419753.762197           503         173296.077920         419800.831301	FCE-1-9 N07°07'54"W 60.96' FCE-2-9 505°35'06"E 6 FCE-1-10 N50°35'13"W 90.10' FCE-2-10 N04°20'40"E 5	55.05' FISHER, COLLINS &	CARTER, INC.	E) Maintenance - Sufficient 12. No Gradino, Removal Of Veget	ative Cover Or Trees. Dumping Or Placement Of New Structures is Permitted
505 560507.0342 1377206.4399 507 560612.2009 1377364.9019	505         173305.674646         419797.746508           507         173313.369866         419821.686170	FCE-2-11 N50°20'20"E 1: FCE-2-12 566°23'47"E 2:	04.71 CENTENSAL SQUIZE OFFICE PARK - 10272	BALTHORE NATIONAL PIKE	13. All Lot Areas Are More Or Les	, Stream(s), Or Their Buffers And Forest Conservation Easement Areas. ss (±). n Surface Measurement And Not Reduced To Nad '03 Grid Measurement.
24' Private Use-In-C		end	ELLICOTT CITY, HARTLAN (NIII) 461 - 2895		15. Stormwäter Management Will Be Provide Volume Will Be Provide Vol	Se Provided In Accordance With Howard County And Maryland 370 Specifications.  ded Through The Use Of A Stone Reservoir. Water Quality And Channel
Driveway Access Easement See Sheet 3	ent Detail ESSI PUBLIC FOREST CO	ONSERVATION EASEMENT	The same of the sa		Flood Volumes Are Not Require	vided By A Pocket Pond (P-5). Overbank Flood Protection Volume And Extreme and For This Site. The Stormwater Management Facility Will Be Privately Owned
	PUBLIC STORMWAT & UTILITY EASEME				16. Traffic Study Was Prepared By	ed By H.O.A. And Howard County. Y The Traffic Group And Was Approved Under 5-05-010. Site Based On A Visual Site Visit And Based On An Examination Of The Howard
Non-Buildable Bulk	Lot 3 PRIVATE USE-IN-C	COMMON SEASEMENT			County Cemetery Inventory Ma 19. The Forest Stand Delineation /	tp.  And Wetland Delineation for This Project Was Prepared By Eco-Science
Parcel 'C'		ATER AND UTILITY EASEMENT			19. The Forest Conservation Requi	mber, 2003 And Approved Under 5-05-010. irements Of Section 16.1200 Of The Howard County Code And Forest odivision Has Been Fulfilled By Providing 2.20 Acres Of On-Site Afforestation.
	UKC-5 10' PUBLIC TREE I		WASO COUNTY PARTY		A Total Surety Of \$49,658.40	Based On 2.20 Ac. Afforestation Has Been Provided With The Developer's ding, Dumping Or Construction is Permitted Within The Forest Conservation
	CREDITED RECREA	ATIONAL AREA	Site		Easement: However, Forest Ma Are Allowed".	nagement Practices As Defined in The Deed Of Forest Conservation Easement
IS PRIVATE, ACCESS EASEMENT FOR THE BENEFIT OF OPEN SPACE	<del></del>	PORARY ACCESS EASEMENT	The last of the la		20. Open Space Tabulation: A). Open Space Required B). Open Space Provided	d = 15.222 Ac. X 30% = 4.567 Ac. d (Lots 6, 7 And 0) = 4.013 Ac. (Credited)
NON-BUILDABLE BUIK PARCEL C THAT SHALL	III 12º PUBLIC ACCES	S EASEMENT FOR PEDESTRIANS OWNED MAINTENANCE AND/OR			C). Non-Credited Open S D). Percentage Of Credi	Space Provided = 0.000 Ac. ited Open Space Provided = (4.813 Ac./4.567 Ac.) = 105%
BE ADANDONED BY THE PESUBOVISION PLAT PER PHASE TWO.	EMERGENCY VEHIC	CLES TOTALE	HOWARD COUNTY OF THE PROPERTY	Wetlands	21. Recreational Open Space Tabul A). Recreational Area R A) Total Credited Recre	lation: lequired (200 Sq. Ft./Lot X 5 Lots) = 1,000 Sq. Ft. eational Area Provided (Lot 0) = 5,521 Sq. Ft.
Open #	Lot 4	R & UTILITY EASEMENT	The state of the s	Line Chart	C). Percentage Of Credi	ited Recreational Area Provided = 5,521 Sq. Ft./1,000 Sq. Ft. = 552% Amount Of \$10,030,00 For 51 Shade Trees, 15 Evergreen Trees And 16 Shrubs
Space 21 PRIV	VATE USE-IN-COMON  This subdivision is subject.	to Gootion 10 1220 of		WL-1 523°33'08'W 119.18' WL-2 537°24'49'E 52.40'	Fulfilling The Perimeter Landson Landscape Magual Has Been Po	ape Requirements Of Section 16.124 Of The Howard County Code And osted With The Developer's Agreement For This Subdivision. Financial
III are noncome carries to the Color of the Officer	VATE USE-IN-COMMON AY ACCESS EASEMENT THIS SUBDIVISION IS SUBJECT THAL LOT ISHOWN AS ON APPROVED P-07-010)  THIS SUBDIVISION IS SUBJECT THE HOWARD COUNTY CODE. SEWER SERVICE HAS BEEN G	Public water and public RANTED under the terms and 103		WL-3 521*57'20'E 27.96' WL-4 519*16'49'E 40.08' WL-5 552*06'58'E 58.51'	Amount Of \$12,000,00.	treet Trees Has Been Posted As Part Of The Developer's Agreement in The own On This Plat Are Hereby Dedicated To A Homeowner's Association For The
& UTILITY EASONENT	provisions, THEREOF, EFFEC ON WHICH DATE DEVELOPES	TIVE 04/20/09	Vicinity Map	WL-6 571°25'40°E 72.16' WL-7 N41°43'11°E 16.36'	Residents Of This Subdivision Were Recorded With The State	And The Recording References Of The Articles Of Incorporation For The HOA  Department Of Assessments And Taxation On  As Receipt No.
	was filed and accepted.		Scale: 1" = 2000'	WL-0 506*07'46*E 15.56' WL-9 500*36'05*E 23.53'	24. No 100 Year Flood Plain Exists 25. Previous Department of Plann	ing And Zoning File Numbers: 5-05-10, P-07-010, P-08-09 & WP-08-22.  Be Dedicated To The Homeowner's Association.
	24' Private Use Driveway Acces		ADC MAP PAGE 16 GRID K-4	WL-10 550*17'07*E 5.05' WL-11 N41*16'53'E 6.12' WL-12 504*44'06'E 66.66'	27. Open Space Lot 7 Shall Be De	dicated To Howard County, Maryland.  Lee Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The
	SYMBOL BEAR	RING & DISTANCE	Developer	WL-13 506°55'05'£ 40.62' WL-14 N55°04'24'£ 39.73'	Public Road Right-Of-Way As s Said Public Road Right-Of-Way	Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The This Easement Allows Howard County The Right To Access The Property,
	UIC-2 N30°	°19'59"E 00.22' '23'24"E 154.52' °29'01"E 55.50'   The Requirements §3-100, The Real Pro	anoth Article Apportated Code TELLICOTT CITY LAND HOLDH	WL-15 N46°34'26°É 29.22' HG, BNC. WL-16 540°55'27°É 40.53'	When Necessary, For The Spec Located Within The Boundaries Or Over The Said Easement A	ific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees s Of Private Lots. No Building Or Structure Of Amy Kind Shall Be Located On
	UIC-4 523°	*53'19"W 24.00' Of Maryland, 1900 Replacement Volume	(As Supplemented) As Far As III	21042 WL-18 N03*2710°E 12.84"	29. Approval Of A Site Developme Subdivision Prior To Issuance	nt Plan Is Required For The Development Of All Residential Lots Within This Of Any Grading Or Building Permits For New House Construction In Accordance
PUBLIC SEWER, W. & UTILITY EASEME		23'24"W 136.38' Have Been Complied With	443-367-0422	ER, JR. WL-19 N26*49'59"E 27.29' WL-20 \$86*01'55"E 55.59' WL-21 N64*12'08"E 47.98'	With Section 16.155 Of The Su 30. The Use-In-Common Driveway	bdivision And Land Development Regulations. Maintenance Agreements For Lots 3 & 4 And Non-Buildable Bulk Parcel 'C': Lot
SCALE: 1"	UIC-Ø: R=	55.00' L=25.98' Ferrell A. Fisher, L.S. *10692	Bates RICHARD E. & JEANI A. RITTE	WL-22 N78*44'03*E 22.86'	5. Non-Buildable Buik Parcel 'D Parcel 'A' Have Been Recorded 31. This Property Is Located Withi	' And Tax Map 31, Parcels 708 & 709 And Lots 1, 2 And Non-Buildable Buik d Concurrently With This Plat.
		(Registered Land Surveyor)  Author & Multi-	5187 TALBOTS LANDING ELLICOTT CITY, MARYLAND	WL-24 524*31'39*E 4.50' WL-25 542*12'56'W 53.71'	32. There is An Existing Dwelling/ No New Buildings, Extensions	Structure Located On Lots 1, 3, 4, 5 And Buildable Bulk Parcel 'B' To Remain. Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance
	Area Tabulation   Sheet 2   Sh	Richard E. Rittermann Owner Owner	Dafe PHONE 410-788-5568	WL-26 566°10'34"W 75.59' WL-27 574°19'08"W 57.58' WL-28 581°27'20"W 31.10'	Less Than The Zoning Regulat  33. Plat is Subject To WP-00-022	tion Requirements. Which The Planning Director, On November 2, 2007, Approved A Request To
TOTAL NUMBER OF BUILDABLE LOTS TO BE RETOTAL NUMBER OF BUILDABLE BULK PARCELS	TO BE RECORDED 1	3 5 Jani Millers	Date ELLICOTT CITY, MARYLAND	21043 WL-29 \$71'00'46'W 52.13'	Feet Of Its Perimeter Fronting	o Not Be Required To Provide Recreational Open Space That Has At Least 20 g On A Public Or Private Road And That It is Centrally Located To The Lots Of The Subdivision Lots Has Provided Recreational Open Space Fronting A
TOTAL NUMBER OF NON-BUILDABLE BULK PARCE  TOTAL NUMBER OF NON-BUILDABLE PARCELS TO  TOTAL NUMBER OF OPEN SPACE LOTS TO BE	O BE RECORDED O	1 1 Karen A, Janaslavica	2/20/09 PHONE 410-788-6672  R/E GROUP, INC.	WL-31 N76*00'47*W 37.27*	Public Road And Therefore Doc 34. Non-Buildable Bulk Parcel 'E' Is	es Not Require This Waiver.  5 Conveyed To Adjoining Tax Map 31, Parcel 705 For Inclusion In Baney
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECO	ORDED 5	8 13 Owney ( ) (a)	2/20/09 c/o LAND DESIGN & DEVELOPS 5300 DORSEY HALL DRIVE, S ELLICOTT CITY, MARYLAND	UITE 102 WL-34 N39*25'09*W 22.38'	Subdivision, F-00-196. 35. Lot 4 Will Receive Gravity Sev	wer Service Provided To First Floor Only. Basement Sewer Service For Lot 4 On-Site Grinder Pump. Lot 3 And Non-Buildable Bulk Parcel 'C' Will Not Have
TOTAL AREA OF BUILDABLE BULK PARCELS TO TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO	) BE RECORDED 3.048 Ac.± 0.00	00 Ac. * 3.048 Ac. * By: Bonald Ro Reuwer Gr., Stesident	ATTN: MR. DONALD R. REUN	ER, JR. 11 53 06'	Gravity Sewer Service. Lot 3	And Non-Buildable Bulk Parcel 'C' Will Utilize Private On-Site Grinder Pump With
TOTAL AREA OF NON-BUILDABLE PARCELS TO TOTAL AREA OF OPEN SPACE LOTS TO BE REC	BE RECORDED         0.000 Ac.*         0.0           CORDED         0.127 Ac.*         4.6	51 Ac. 2 0.051 Ac. 2 Coseph E. Federline, Jr.	Date JOSEPH E FEDERLINE, & CYNTHIA LEE FEDERL	JR. WL-30 N60°15'01"W 41.76' INE WL-39 540°31'39"W 34.05'	Design Was Approved On Dece Engineering.	mber 11, 2008 By Howard County Department Of Public Works-Bureau Of
TOTAL AREA OF LOTS/ PARCELS TO BE RECORDED IN	ROED 5.391 Ac.± 9.18 INCLUDING WIDENING STRIPS 0.647 Ac.± 0.00	00 Ac. ± 0.647 Ac. ± Cynthia les Federice	Date PHONE 410-747-1036	G WL-40 N33°23'35'W 40.00'		
TOTAL AREA OF SUBDIVISION TO BE RECORDED		OWNER'S CERTIFIC		SURVEYOR'S CER	TIFICATE	RECORDED AS PLAT No. 20542 ON 5/1/09
APPROVED: For Public Water And Public Howard County Health Department.	Richard E. Rit Cynthia Lee Federli	termann, Jeani A. Ritterman, Karen A, Tamalavicz, R/E Group, Ir ing Owners Of The Property Shown And Described Hereon, Hereby	oc. By: Donald R. Reuwer, Jr., President, Joseph E. Federline, Jr.  Adopt This Plan Of Subdivision, And In Consideration Of The	I Hereby Certify That The Final Plat Shown Hereon Is Cor Of (1) Part Of The Lands Conveyed By Howard Associates	rect: That It is A Subdivision Comprised To Richard E. Rittermann And Jeani A.	AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
	Approval Of This F	final Plat By The Department Of Planning And Zoning, Establish T	the Minimum Building Restriction Lines And Grant Unto Howard	Rittermann By Deed Dated June 30, 1981 And Recorded A	mong The Land Records Of Howard Of The Lands Conveyed By Howard	Talbots Woods II
	Utilities And Service	ces In And Under All Roads And Street Rights-Of-Way And The S lic Use The Beds Of The Streets And/Or Roads And Floodplains /	pecific Easement Areas Shown Hereon. (2) The Right To Require And Open Space Where Applicable And For Good And Other	Part Of The Lands Conveyed By Vernon C. Tamalavicz To	Karen A. Tamalavicz By Deed Dated	Phase One
Bryan for Peter Bril		tion, Hereby Grant The Right And Option To Howard County To A hins, Storm Drainage Facilities And Open Space Where Applicable;	(3) The Right To Require Dedication Of Waterways And Drainage	August, 1991 And Recorded Among The Aforesaid Land Re Part Of The Lands Conveyed By Richard A. Kummer And	cords In Liber No. 2383 At Folio 554; (4) Anita R. Kummer To R/E Group, Inc By	Buildable Lots 1 Thru 5, Open Space Lots 6 Thru
Howard County Health Officer	Shall be Erected O	e Specific Purpose Of Their Construction, Repair And Maintenance on Or Over The Said Easements And Rights-Of-Way. Witness My	Hand This 25 MDay of February, 2009.	Deed Dated December 15, 2005 And Recorded Among The At Folio 60, (5) Part Of The Lands Conveyed By Charles E. Federline, Jr. And Cynthia Lee Federline By Deed Dated	R. Baker And Elizabeth J. Baker To Joseph	0, Non-Buildable Bulk Parcels A, C And D, Non-Buildable Parcel E And Buildable Bulk
APPROVED: Howard County Department	Richard E. Ritter	rma na	Deliave A. Ziles Miness	Aforesaid Land Records In Liber No. 1176 At Folio 547; (6	) Part Of The Lands Conveyed by Richard   Deed Dated November 11, 2003 And	Parcel B
	Class A. Ritterm	Killina	Alkrie A. Jila)			ZONING: R-20 TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713, 714, 715,
(Maranen	S 26 09 (aren A, Jargan	iviet	Degrie A. Ziles Degrie A. Ziles	Recorded Among The Aforesaid Land Records in Liber No Lands Conveyed by Baniel Raulhordin and Judith Ann Bu Federline by Deed Datel Pedruary 28t 1992. And Recorded Liber No. 2579 At Golden and That All youtunents Are Acceptance Of the breake the Recorded Annotated Code Of Maryland & State Health.	among the atoresaid Land Records in In Place Or Will Be in Place Prior To The County As Shown in Accordance With The	716, 710 & 720. FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
Chief, Development Engineering Division	R/E Moun, Inc.	By: Sotald R. Reuwer, Jr., President	WITINGS	Annotated Code of Marylann as The Head	7	
Cind Howitt	m 4/27/09 Joseph	re. D.	Deldria A. 3:00	Para Caral	2/1/m	
Director	Date Cynthyl Lee Fede	et le federaline	Delena Awithess (	Terrell A. Fishet, Projectional App Surveyor, No. 10692	2/6/09 bate	DATE: FEBRUARY 6, 2009 SCALE: A5 SHOWN SHEET 1 OF 3
Li				COME LAND BY		

I:\2006\06053\dwg\Talbot woods || Record Plat Sht 2.dwg, 2/6/20

F.08-194

BALTIMORE PROVINCE OF THE SISTER OF NOTRE DAME DENAMUR INC. PROPERTY, LOT 4

E:\2006\06053\dwg\Talbot woods II Record Plat Shi 1:1

F-08-194

W/GAP