U.S. Equivalent Coordinate Table				Metric Coordinate Table		
POINT	HTSOM	EAST	POINT	NORTH	east	
430	568862.3190	1376986.5791	430	173389.581616	419706.348758	
431	568853.4713	1377043.6286	431	173386.884853	419723.737498	
432	568831.4955	1377090.4776	432	173380.186613	419738.017092	
433	568755.7638	1377040.4263	433	173357.103538	419722.761436	
434	568627.0363	1377260.0587	434	173317.067317	419789.705521	
447	568709.3529	1377103.7907	447	173342.957457	419742.074924	
448	568608.0522	1377059.5548	448	173312.080945	419720.591793	
449	568508.6760	1377023.5580	449	173261.791032	419717.619947	
481	568616.2646	1377262.6162	461	173314.584107	419790.485049	
490	568405.4179	1376819.5906	490	173250.317887	419655.450570	
509	568864.4354	1376944.3391	509	173390.226693	419693.473989	
510	568465.1258	1376858.5908	510	173268.516888	419667.337859	
511	568398.6350	1376967.6192	511	173248.250466	419700.630725	
696	568398.1907	1376829.5352	696	173248.115028	419658.481686	
698	568708.8214	1376951.2940	698	173342.795461	419695.593030	

Stormwäter Mänägement Präctices									
LOT No.	STREET ADDRESS	DISCONNECTION OF NON-ROOFF N-2 CY/ND	SHEET FLOW TO CONSERVATION AREAS (Y/N)	DRY WELLS M-5 ONMBER)					
20	7418 FEDERLINE LANE	N	Y	1					
21	7414 FEDERLINE LANE	Υ	N	4					
22	7410 FEDERLINE LANE	n/a ex. House		n/a ex. House					
23	7406 FEDERLINE LANE	existing bio-reten	TION FACILITY ON ADJAC	ENT LOT 27					

## Legend

Existing Private Use-In-Common Driveway Access
Easement For Non-Buildable Bulk Parcel "A" And
Lots 1 And 2 (Plat Nos. 20542 Thru 20544 And
Liber 11697 At Folio 152)

Existing 3' Public Sewer, Water & Utility
Easement (Plat Nos. 20542 Thru 20544)

Existing 10' Public Tree Maintenance
Easement (Plat No. 20543)

Existing Credited Recreational Area (Plat Nos. 20542 Thru 20544)

Existing Amended 24' Private Use-In-Common Driveway Access Easement And Maintenance Agreement For The Benefit Of Lots 12, 21 And 24 (Liber 13409 At Folio 11)

Existing Public Drainage & Utility Easement (Plat Nos. 20542 Thru 20544)

Existing Private Stormwater Management, Drainage, Access & Utility Easement (Plat Nos. 21536 And 21537)

Existing Private Use-In-Common Driveway
Access Easement For The Benefit Of Lots 17
Thru 19, Open Space Lot 27 And Buildable Bulk
Parcel 'H' (Plat Nos. 21536 And 21537 And
Liber 13144 At Folio 368)

Existing Public Sewer, Water & Utility Easement (Plat Nos. 21536 And 21537)

Part Of Existing Private Right-Of-Way
For Use-In-Common With Others
(Liber 713 At Folio 442)

Existing Private Driveway Easement Across And Within Lot 24 For The Use And Benefit Of Lot 1 (Liber 13290 At Folio 339) Plat No. 21736

10' Private Drainage & Utility Easement

APPROVED: For Public Water And Public Sewerage Systems

APPROVED: Howard County Department Of Planning And Zoning

# Area Tabulation This Submission

Howard County Health Department.

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	4
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	1.446 Ac.+
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	····· 0.000 Ac.s
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	····· 0.000 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	····· 1.446 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 Ac.:
TOTAL AREA OF SUBDIVISION TO BE RECORDED.	····· 1.446 Ac.±

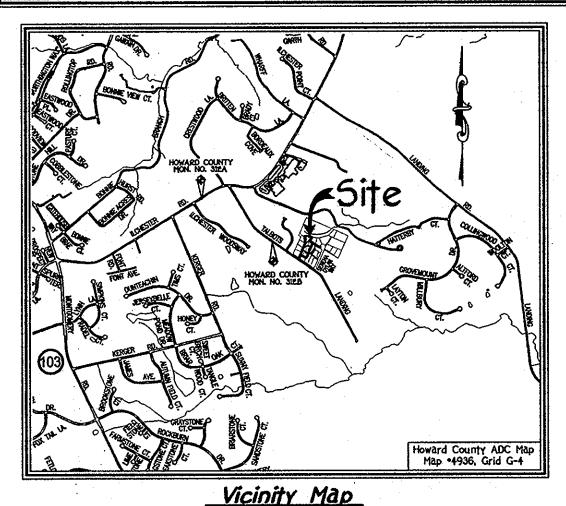
This subdivision is subject to Section 10.1228 of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE <u>February 15. 2011</u>, ON WHICH DATE DEVELOPER AGREEMENT <u>14-4601-D</u> was FILED AND ACCEPTED.

	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	
2	August W. Class, L.S. *21514 (Reqistered Land Surveyor)	
	Joseph E. Federline, Owner Date	
	Cyntha Lee Federline, Owner Date	

 Curve Data Chart

 Pmt-Pnt
 Radius
 Arc Length
 Delta Angle
 Tangent
 Chord Bearing And Distance

 434-401
 55.00'
 11.09'
 11°33'10"
 5.56'
 513°21'23"E
 11.07'



# Scale: 1" = 2000'

### General Notes Continued:

Open Space Tabulation:
 A). Open Space Required = (15.222 Ac. x 0.30) = 4.567 Ac.\*

a). Open space required = 05.222 Ac. x 0.300 = 4.307 Ac. =

B). Open Space Provided = 5.052 Ac. = Per F-00-194, F-09-096 And F-11-025.

(Lot 7 + Lot 8 + Lot 10 + Lot 27)

(4.045 Ac. + 0.127 Ac. + 0.657 Ac. + 0.223 Ac.)

C). Non-Credited Open Space Provided = 0.000 Ac.±
D). Percentage Of Credited Open Space Provided = 111%

D). Percentage of Credited Open Space Provided = 111
31. Recreational Open Space Tabulation

A). Recreational Area Required = 200 Sq. Ft. x 22 Lots = 4,400 Sq. Ft.
(Lots 1 Thru 5 + Lot 9 + Lots 11 Thru 15 + Lots 16 Thru 19 + Lots 24 Thru 26 + Lots 20 Thru 23)

B). Total Credited Recreational Area Provided = 4,886 5q. Ft.
(Open Space Lot 0, Plat No. 20543, F-00-194)

C). Percentage Of Credited Recreational Area Provided (4,006 Sq. Ft/4,400 Sq. Ft.) = 111%
32. Articles Of Incorporation For Talbots Woods II Homeowners Association, Inc. Was Filed With The Maryland

State Department Of Assessment and Taxation On December 15, 2000, Receipt No. D12042730.

33. The Existing Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, 20, 22, 22 (Formerly Buildable Bulk Parcel 'H') and Open Space Lot 27 Has Been Recorded In The Land Records Of Howard County, Maryland In Liber 13144 At Folio 360. The Existing Private Use-In-Common Driveway Access Easement For The Benefit Of Lot 21 Has Been Recorded In The Land Records Of Howard County, Maryland In

Liber 13409 At Folio 11.

34. This Development Is Designed To Be In Accordance With Section 16.127 -Residential Infill Development—Of Subdivision and Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.

35. This Subdivision Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 2004 Zoning Regulations Per Council Bill No. 45-2003 And The Zoning Regulations As Amended By Council Bill No. 75-2003 And The Comp Lite Zoning Regulation Amendments Effective 7/20/06. Development Or Construction On These Lots Or Parcels Must Comply With Setbacks And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
36. There Are No Wetlands Located Within Buildable Bulk Parcel 'It' Identified On Plat No. 21536 And 21537

4. There are no wetlands Located Within buildable bulk Parcel 'It identified on Plat No. 21336 And 21337 (F-11-025) Which Is Being Resubdivided As Lots 20 Thru 23 (F-12-032). The Wetland Report Was Previously Approved Under 5-05-010.

## Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In. On, Over, And Through Lots 20 Thru 23, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The 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."

# 29. The Well And Septic Serving The Existing Dwelling On Lot 22 Will Be Properly Abandoned And Documentation Delivered To The Health Department At The Time In Which Public Water And Sewer Service Become Available To The Lot As Stated In Developer Agreement \*14-4601-D, Dated February 15, 2011.

General Notes:

Stations No. 31EA And No. 31EB.

January, 2000 By Fisher, Collins & Carter, Inc.
B.R.L. Denotes Building Restriction Line.

Denotes Iron Pin Set With Cap "F.C.C. 106".

Denotes Iron Pipe Or Iron Bar Bound.

F) Structure Clearances - Minimum 12 Feet:

21 Will Be Treated Using The Following Practices:

All Lot Areas Are More Or Less (+).

County Cemetery Inventory Map.

Conservation Easement Are Allowed".

21. No 100 Year Flood Plain Exists On Site.

G) Maintenance - Sufficient To Ensure All Weather Use.

Lot 20: Sheetflow To Conservation Area (N-3) And A Drywell (M-5) Lot 21: Non-rooftop Disconnection (N-2) And Four Drywells (M-5)

Professionals, Inc., Dated December, 2003 And Approved Under 5-05-010.

F-08-194, F-08-196, F-09-096, F-11-011, F-11-025 And F-12-034.

This Property Is Located Within The Metropolitan District.

Public Road And Therefore Does Not Require This Waiver.

27. No Noise Study Is Required For This Subdivision

Station No. 31EA North 569641.129 East 1,374,016.027 Station No. 31EB North 560730.992 East 1,376,273.571

O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

A) Width - 12 Feet (16 Feet Serving More Than One Residence):

Denotes Concrete Monument Set With Cap "F.C.C. 106".

Denotes Concrete Monument Or Stone Found.

1. Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And "Comp Lite" Zoning Regulations

3. This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2006 And

10. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem

11. Driveways 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 (Minimum) Requirements:

C) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
D) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25 Loading);

B) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 11-1/2" Minimum):

E) Drainage Elements - Capable Of Safely Passing 100-Year Flood With No More Than 1 Foot Depth Over

12. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams), Or Their Buffers, Floodplain And Forest Conservation Easement Areas.

Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '03 Grid Measurement. Stormwater Management (SWM)) Requirements For This Plan Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Design Manual, Volumes I & II, Effective May, 2010. It is To Be Noted That Lot 22 Contains An Existing House For Which SWM is Not Required And The Runoff From The Proposed House And Driveway On Lot 23 Will Be Treated In An Existing SWM Facility Constructed Under F-11-025. Runoff From The Proposed Houses And Driveways On Lots 20 And

These Practices Will Be Privately Owned And Maintained In Accordance With Individual Declaration Of

The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science

Conservation Easement, However, Forest Management Practices As Defined In The Deed Of Forest

Previous Department Of Planning And Zoning File Numbers: 5-05-010, P-07-010, P-00-009, WP-00-022,

Approval Of A Site Development Plan For Lots 20, 21 And 23 Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House

Waive Section 16.121(a)(4)(v) To Not Be Required To Provide Recreational Open Space That Has At Least 20

Feet Of Its Perimeter Fronting On A Public Or Private Road And That It Is Centrally Located To The Lots

Recorded Among The Land Records Of Howard County, Maryland In Liber 11697, Folio 166: Liber 12068, Folio

156 (Amendment): Liber 12060, Folio 162 (Second Amendment): Liber 12401, Folio 234 (Third Amendment): Liber

12739, Folio 225 (Fourth Amendment). Fifth Amendment To Be Recorded Simultaneously With The Recordation

Served. However, A Redesign Of The Subdivision Lots Has Provided Recreational Open Space Fronting A

Construction in Accordance With Section 16.155 Of The Subdivision And Land Development Regulations. ...

25. There is An Existing Dwelling Located On Lot 22 To Remain. No New Buildings, Extensions Or Additions To

The Existing Structure Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.

26. Plat Is Subject To WP-08-022 Which The Planning Director, On November 2, 2007, Approved A Request To

28. Declarations Of Covenants And Easements For The Talbots Woods II Homeowners Association. Inc. Are

20. The Landscape Requirements For This Subdivision Have Been Fulfilled With The Approval Of F-11-025.

19. The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest

No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard

Conservation Act For This Subdivision Has Been Fulfilled By Providing 220 Acres Of On-Site Afforestation

A Total Surety Of \$49,650.40 Based On 2.20 Ac. Afforestation Has Been Provided With The Developer's

Agreement For F-08-194. No Clearing, Grading, Dumping Or Construction Is Permitted Within The Forest

Traffic Study Was Prepared By The Traffic Group And Was Approved Under 5-05-010.

Coordinates Based On Nad '93, Maryland Coordinate System As Projected By Howard County Geodetic Control

Owners

Joseph E. Federline And
Cynthia Lee Federline
7410 Federline Lane
Ellicott City, Maryland 21043-6830

### Developer

Phone 410-747-1036

Ellicott City Land Holding, Inc. 5300 Dorsey Hall Drive, Suite 102 Ellicott City, Maryland 21042 Attn: Mr. Donald R. Reuwer, Jr. Phone® 443-367-0422

### SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct. That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It is A Subdivision Of (I) Part Of The Land Conveyed By Described In A Conveyance From Daniel Paul Nordin And Judith Ann Burns To Joseph E. Federline And Cynthia L. Federline By Deed Dated February 26, 1992 And Recorded Among The Land Records Of Howard County, Maryland In Liber 2579 At Folio 03; (2) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Karen A. Talmalavicz, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Records In Liber 11790 At Folio 167; (3) All Of The Land Described In A Corrective Boundary Line Adjustment Deed By And Between Richard E. Ritterman, Jeani A. Ritterman, Joseph E. Federline And Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among The Aforesaid Land Cynthia Lee Federline Dated June 3, 2009 And Recorded Among T

In Liber 11790 At Folio 177; (4) Part Of The Land Bescribed In the Industrient Deed by And Between R/E Group, Inc., Joseph E. Collins Dated June 3, 2009 And Recorded Among The Collins of the Industrial Industr

Land Surveyor No. 21514

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PISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNAL SQUARE OFFICE PARK - METZ BALTHORE NATIONAL PRE

### Purpose Statement

The Purpose Of This Plat Is To Resubdivide Buildable Bulk Parcel 'H', As shown On Plats Entitled "Talbots Woods II, Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21536 And 21537, Creating New Lots 20 Thru 23 And A 10' Private Drainage & Utility Easement.

RECORDED AS PLAT No. 21886 ON 4/27/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

# Talbots Woods II Lots 20 Thru 23 Of Phase Two

(A Resubdivision Of Buildable Bulk Parcel "H", As Shown On Plats Entitled "Revision Plat, Talbots Woods II, Lot 24 Of Phase One And Buildable Bulk Parcel "H" Of Phase Two" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 21736)

Zoning: R-20
Tax Map No. 31, Grid No. 16, Part Of Parcel 863
First Election District - Howard County, Maryland

Scale: As Shown Date: February 3, 2012

OWNER'S CERTIFICATE

We, Joseph E Federline And Cynthia Lee Federline, 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 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 Nothing Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This

3.30.12 Date

Seph E. Federline, Owner

Cynthia Lee Federline, Owner

(orthia Lee Federline, Owner

ountney Kehol

ountney Kehol

witness

3.30·12

4-19-12

Sheet 2 Of 2

Zoning: R-20 Tax Map No. 31, Grid No. 16, Part Of Parcel 863 First Election District - Howard County, Maryland

Date: February 3, 2012

With The Annotated Code Of Maryland, As Amended.