

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
208	569,570.9359	1,376,224.2322	208	173605.568479	419473.984927
401	569,178.9677	1,375,849.5231	401	173486.096329	419359.773351
403	569,614.8909	1,376,123.3959	403	173618.965978	419443.249958
412	569,326.2022	1,375,761.5521	412	173530.973501	419332.959758

General Notes Continued:

17. Public Water And Sewer Allocations Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.

18. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 32-2013 And The Zoning Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.

19. Previous Department Of Planning And Zoning File Numbers: ECP-13-021, ECP-13-075 And F-13-084.

20. This Property Is Located Within The Metropolitan District.

21. There Are No Existing Structures On This Site To Remain.

22. The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment With Terrain Water And Sewer, LLC To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.

23. There Are No Floodplain, 15-24.9% Slopes, Or 25% Or Greater Slopes On This Site.

24. There Are No Disturbances To Environmental Features As There Are No Environmental Features Located On The Property.

25. No Historic Structures Exist On This Site Based On The Howard County Historic Sites Inventory List.

26. Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.

27. Wetlands Delineation, Forest Stand Delineation Report And Forest Conservation Plan Prepared On September 28, 2012 By Eco-Science Professionals, Inc.

28. Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$3,000.00.

29. 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.

30. Noise Study Is Not Required For This Project Per Howard County Design Manual, Volume III, Section 5.2(f).

31. A Community Meeting Was Conducted On July 10, 2012 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d), Of The Subdivision Regulations.

32. Landscaping For Lots 1 Thru 3 Is Provided In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. A Landscape Surety For The Required Landscaping In The Amount Of \$9,030.00 (13 Shade Trees @ \$300/Shade Tree, (33) Evergreen Trees @ \$150/Evergreen Tree And (6) Shrubs @ \$30/Shrub) Will Be Posted As Part Of The Building/Grading Permit. The Entire Surety Will Be Filed With The First Permit Applied For Lots 1 Thru 3, Under The SDP.

33. The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For Turley's Overlook, Buildable Lots 1 Thru 3, Is Provided By Off-Site Reforestation Of 0.52 Acres On Rosebar Property-Preservation Parcel 'A', Tax Map No. 14, Tax Parcel No. 221. Financial Surety For Reforestation Was Provided Under F-99-019-A.

34. Stormwater Management Requirements For Lots 1 Thru 3 Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Design Manual, Volumes I & II, Effective In May Of 2010. The Proposed Practices Will Be Located On The Individual Lots As Follows:

Lot 1: Rooftop Disconnection (N-1) For The Proposed House And Grass Swale (M-8) For The Proposed Driveway

Lot 2: Micro-Bioretenion (M-6), Rooftop Disconnection (N-1) For The Proposed House, And Grass Swale (M-8) For The Proposed Driveway

Lot 3: Micro-Bioretenion (M-6), Rooftop Disconnection (N-1) For The Proposed House, And Grass Swale (M-8) For The Proposed Driveway

Use-In-Common Driveway: Non-Rooftop Disconnection (N-2) And Grass Swale (M-8) For The Proposed Driveway

These Practices Shall Be Privately Owned And Maintained In Accordance With Individual Declarations Of Covenants.

35. No Traffic Study Is Required For This Project Since It Is A Minor Subdivision.

36. Moderate Income Housing Unit (M.I.H.U.) Tabulation:

a. M.I.H.U. Required = (3 Lots x 10%) = 0.3 M.I.H.U.

b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.

c. An Executed M.I.H.U. Fee-In-Lieu Agreement With The Howard County Housing Department Has Been Completed And Is Recorded Simultaneously With This Plat.

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 Buildable Lots 1 Thru 3. 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."

Legend

30' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lots 1 Thru 3

Existing 20' Public Sewer & Utility Easement (Plat Nos. 22763 And 22764)

Existing 50' Declaration Of Easement For The Benefit Of Parcels 662 Thru 739 Inclusive (L 1027, F, 36)

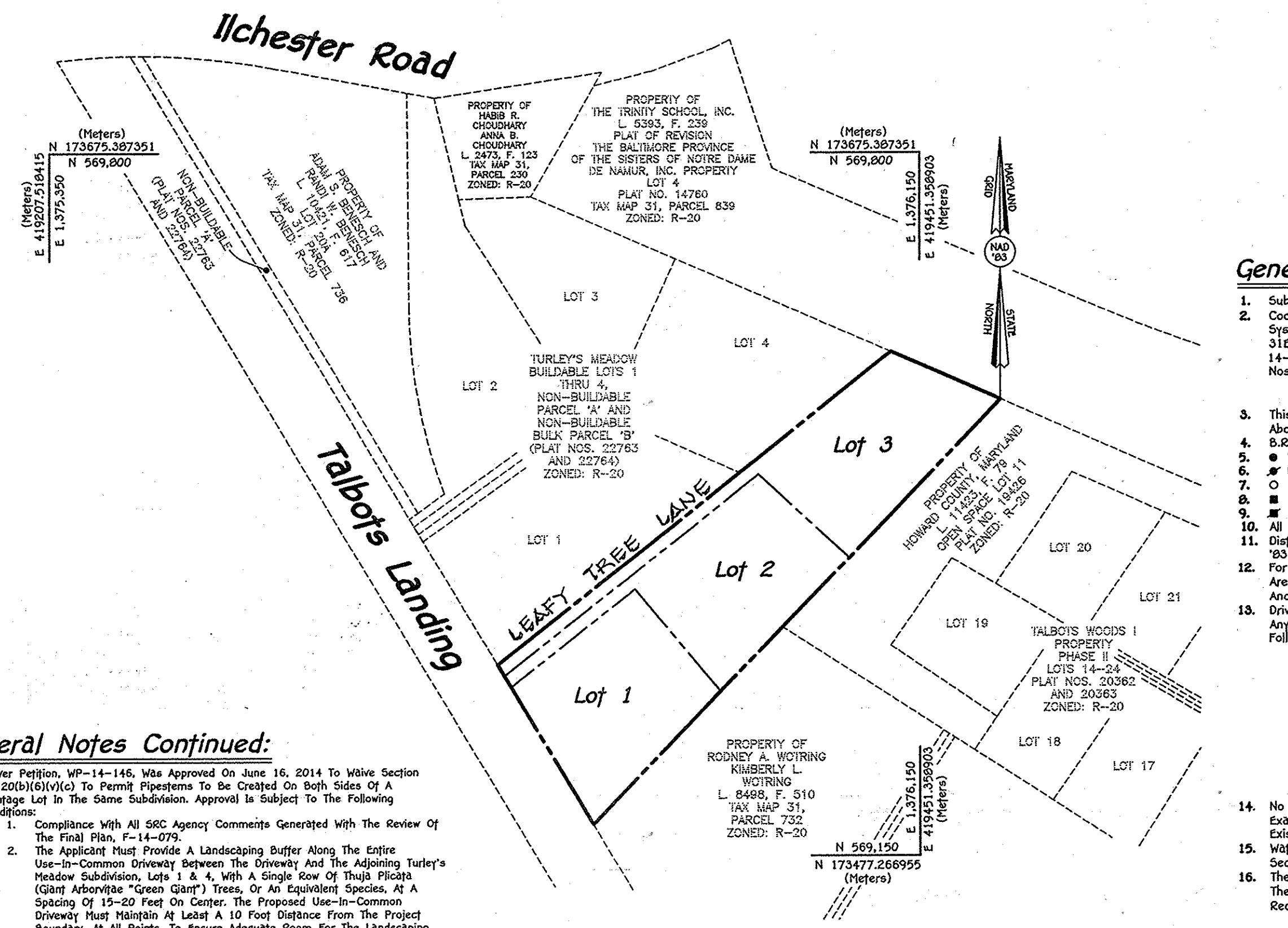
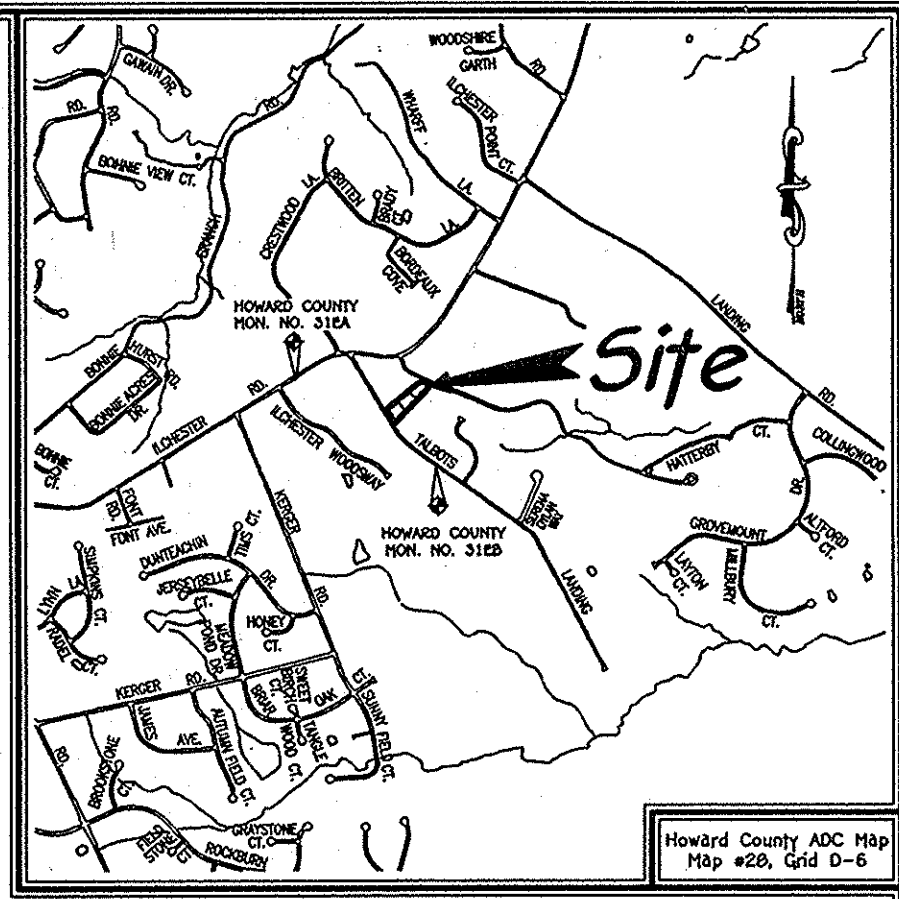
Existing 70' Easement Described In A Confirmatory Deed Dated February 24, 1975 (L 713, F. 442)

The Requirements 5-3-108, The Real Property Article, Annotated Code Of Maryland, 1998 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 10/21/14
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Alfred P. Turley 10/9/14
Alfred P. Turley
(Owner)

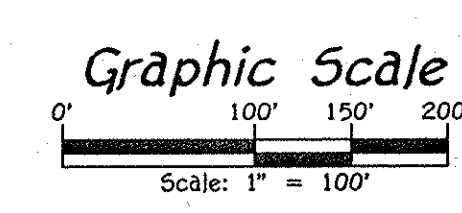
Susan M. Turley 10/9/14
Susan M. Turley
(Owner)



General Notes Continued:

37. Waiver Petition, WP-14-146, Was Approved On June 16, 2014 To Waive Section 16.120(b)(5)(v)(c) To Permit Pipelines To Be Created On Both Sides Of A Frontage Lot In The Same Subdivision. Approval Is Subject To The Following Conditions:

- Compliance With All SRC Agency Comments Generated With The Review Of The Final Plan, F-14-079.
- The Applicant Must Provide A Landscaping Buffer Along The Entire Use-In-Common Driveway Between The Driveway And The Adjoining Turley's Meadow Subdivision, Lots 1 & 4, With A Single Row Of Thuja Plicata (Giant Arborvitae "Green Giant") Trees, Or An Equivalent Species, At A Spacing Of 15-20 Feet On Center. The Proposed Use-In-Common Driveway Must Maintain At Least A 10 Foot Distance From The Project Boundary, At All Points, To Ensure Adequate Room For The Landscaping Buffer. The Landscaping Trees Shall Be Shown As Part Of The Landscape Plan For F-14-079 And Shall Be Bonded With The Landscaping Obligation.



Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.546 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.546 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.546 Ac.±

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2295

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

B. Wilson for *Maura Rossman* 11/17/2014
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Alfred P. Turley 11-4-14
Chief, Development Engineering Division

Susan M. Turley 11-19-14
Director

Owner's Certificate

Alfred P. Turley And Susan M. Turley, 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 No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 9th Day Of October, 2014.

Alfred P. Turley
Alfred P. Turley

Susan M. Turley
Susan M. Turley

Jessica Matthews
Witness

Jessica Matthews
Witness

Surveyor's Certificate

I Herby 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 Part Of The Lands Conveyed By Howard Associates To Alfred P. Turley And Susan M. Turley, His Wife, By Deed Dated October 2, 1980 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1027 At Folio 41; Also Being Non-Buildable Bulk Parcel 'B', As Shown On Plats Entitled "Turley's Meadow, Buildable Lots 1 Thru 4, Non-Buildable Parcel 'A' And Non-Buildable Bulk Parcel 'B'" Recorded Among The Aforesaid Land Records As Plat Nos. 22763 And 22764; 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 Monuments Shown In The Annotated Code Of Maryland, As Amended, And Monuments Shown In Accordance With The Howard County Subdivision Regulation.

Terrell A. Fisher 10/21/14
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

General Notes: Scale: 1" = 2,000'

- Subject Property Zoned R-20 Per The 10/06/13 Comprehensive Zoning Plan.
- Coordinates And Bearings Shown Hereon Are Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31EA And 31EB And As Published On A Plat Entitled "Talbot's Woods I Property, Phase II, Lots 14-24" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20362 And 20363.
Station No. 31EA North 569,641.124 East 1,374,815.936
Station No. 31EB North 568,730.904 East 1,376,273.491
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2011 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 Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot/Parcel Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- 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 And Not Onto The Pipestem Lot Driveway.
- 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:
a) Width - 12 Feet (16 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On Site.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- The 30' Private Use-In-Common Driveway Easement And Maintenance Agreement For The Benefit Of Lots 1 Thru 3 Will Be Recorded Simultaneously With The Recordation Of This Plat.

Please Note That All Lots In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

Purpose Statement

The Purpose Of This Plat Is To (1) Resubdivide Non-Buildable Bulk Parcel 'B', As Shown On Plats Entitled "Turley's Meadow, Buildable Lots 1 Thru 4, Non-Buildable Parcel 'A' And Non-Buildable Bulk Parcel 'B'" Recorded As Plat Nos. 22763 And 22764, To Create Buildable Lots 1 Thru 3 (Turley's Overlook); And (2) To Create A 30' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lots 1 Thru 3.

RECORDED AS PLAT No. 23058 ON 11/21/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Turley's Overlook
Buildable Lots 1 Thru 3

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'B', As Shown On Plats Entitled "Turley's Meadow, Buildable Lots 1 Thru 4, Non-Buildable Parcel 'A' And Non-Buildable Bulk Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22763 And 22764)

Zoned: R-20
Tax Map No. 31, Grid 16, Parcel 739
First Election District - Howard County, Maryland
Date: September 23, 2014 Scale: As Shown Sheet 1 of 2

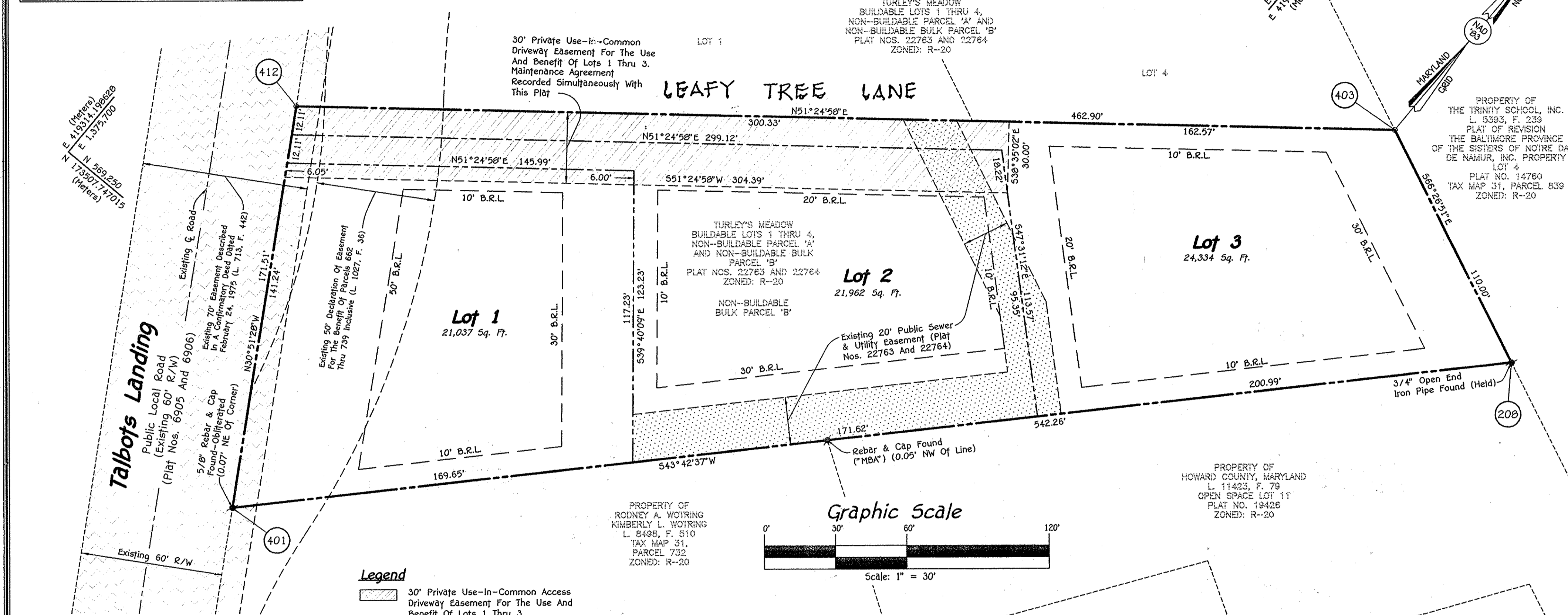
The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 10/21/14
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
Alfred P. Turley 10/6/14
 Alfred P. Turley
 (Owner)
Susan M. Turley 10/6/14
 Susan M. Turley
 (Owner)

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 Buildable Lots 1 Thru 3. 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."

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	21,962 Sq. Ft.	1,742 Sq. Ft.	20,220 Sq. Ft.
3	24,334 Sq. Ft.	3,500 Sq. Ft.	20,754 Sq. Ft.



Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,546 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1,546 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.+
TOTAL AREA TO BE RECORDED	1,546 Ac.+

- Legend**
- 30' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lots 1 Thru 3
 - Existing 20' Public Sewer & Utility Easement (Plat Nos. 22763 And 22764)
 - Existing 50' Declaration Of Easement For The Benefit Of Parcels 662 Thru 739 Inclusive (L. 1027, F. 36)
 - Existing 70' Easement Described In A Confirmatory Deed Dated February 24, 1975 (L. 713, F. 442)

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2255

Owner	Developer
Alfred P. Turley And Susan M. Turley 2018 127th Terrace E. Parrish, Florida 34219 Ph# (941) 776-8615	Patapsco Builders, LLC 7013 Meandering Stream Way Fulton, Maryland 20759-2303 Ph# (240) 375-1052

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.
William M. Roseman 11/17/2014
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.
Chad Clark 11-14-14
 Chief, Development Engineering Division
Keith Shandwick 11-19-14
 Director

Owner's Certificate
 Alfred P. Turley And Susan M. Turley, 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 No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 6th Day Of October, 2014.
 Alfred P. Turley
 Susan M. Turley

Surveyor's Certificate
 I Herby 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 Part Of The Lands Conveyed By Howard Associates To Alfred P. Turley And Susan M. Turley, His Wife, By Deed Dated October 2, 1980 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1027 At Folio 41; Also Being Non-Buildable Bulk Parcel 'B', As Shown On Plats Entitled "Turley's Meadow, Buildable Lots 1 Thru 4, Non-Buildable Parcel 'A' And Non-Buildable Bulk Parcel 'B'" Recorded Among The Aforesaid Land Records As Plat Nos. 22763 And 22764; 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 Monuments In Accordance With The Howard County Subdivision Regulations.
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 28059 ON 11/21/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Turley's Overlook
 Buildable Lots 1 Thru 3

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'B', As Shown On Plats Entitled "Turley's Meadow, Buildable Lots 1 Thru 4, Non-Buildable Parcel 'A' And Non-Buildable Bulk Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22763 And 22764)

Zoned: R-20
 Tax Map No. 31, Grid 16, Parcel 739
 First Election District - Howard County, Maryland
 Date: September 23, 2014 Scale: 1"=30' Sheet 2 of 2