

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
101	509290.9300	1344527.6740	101	179616.234696	409012.915621
111	509863.1870	1344913.9600	111	179790.659979	409930.594869
113	509921.5160	1344723.0430	113	179808.437694	409072.403251
20	509232.2520	1344718.9491	20	179598.349060	409071.155426

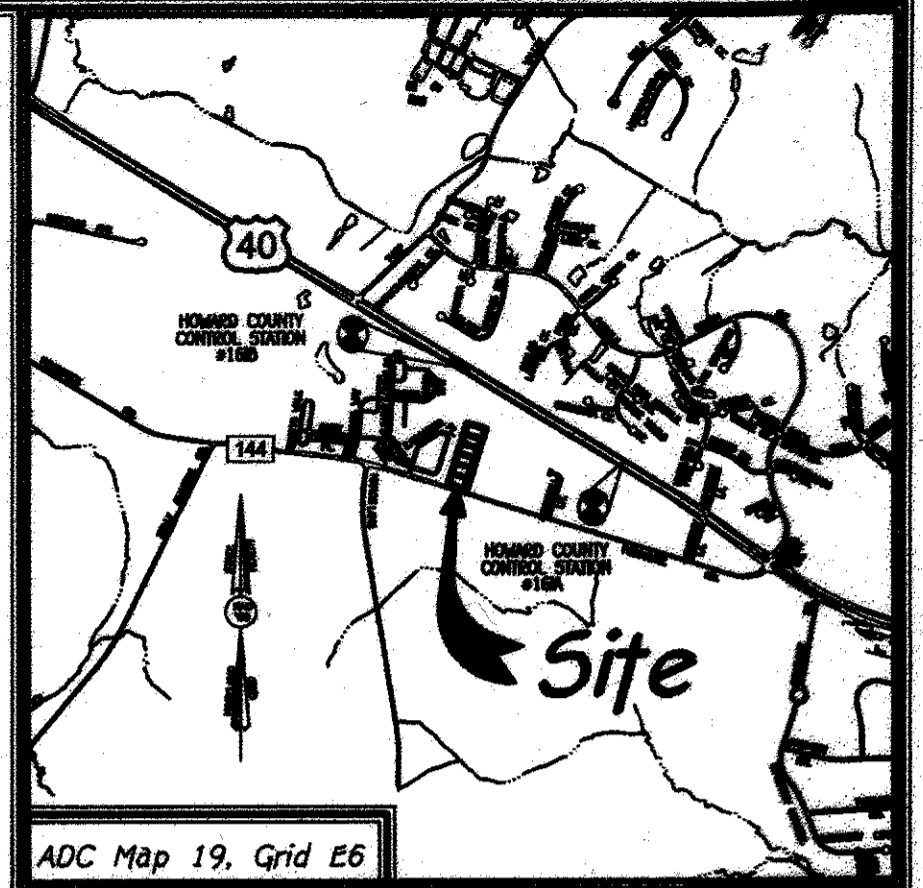
Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	20,597 Sq.Ft.	549 Sq.Ft.	20,048 Sq.Ft.
3	21,102 Sq.Ft.	1,082 Sq.Ft.	20,020 Sq.Ft.
4	21,754 Sq.Ft.	1,800 Sq.Ft.	20,154 Sq.Ft.
5	22,182 Sq.Ft.	2,100 Sq.Ft.	20,074 Sq.Ft.
6	26,163 Sq.Ft.	2,603 Sq.Ft.	23,560 Sq.Ft.

- Legend**
- Existing 20' Public Sewer & Utility Easement (Plat Nos. 18040 And 12001)
  - Existing Public Forest Conservation Easement (Plat No. 12001)
  - Existing Private Use-In-Common Access And Utility Easement For The Benefit Of Lots 1 Thru 6 Recorded In Liber 16319 At Folio 477 (Plat Nos. 23414 And 23415)
  - Outline Of Existing Public Sewer, Water & Utility Easement (Plat Nos. 23414 And 23415) Removed By Recordation Of This Plat
  - Existing 10' Public Sewer & Utility Easement (Plat Nos. 23414 And 23415)
  - Existing Unmitigated 65 dBA Noise Contour Line (Plat Nos. 23414 And 23415)
  - Existing 15' Private Storm Water Management & Utility Easement (Plat Nos. 23414 And 23415)
  - Existing Public Stormwater Management, Drainage & Utility Easement (Plat Nos. 12490 And 12491)
  - Public Sewer, Water & Utility Easement
  - Amended Private Shared Use-In-Common, Access, Entrance Monument/Landscape, Trash/Recycle Pad And Utility Easement For The Use And Benefit Of Lots 1 Thru 6

The Requirements J-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.

*Terry A. Fisher* 1/13/17  
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

*David Woessner* 1/13/17  
 Terry's Place Development, LLC By: David Woessner, Managing Member Date



**Vicinity Map**  
 Scale: 1" = 1200'

**General Notes Continued:**

20. Approval Of A Site Development Plan Is Required For The Development Of Residential Lots 1, 3 Thru 6 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.
21. Property Subject To Department Of Planning And Zoning File Nos. ECP-15-023, F-15-025 And WP-16-087.
22. This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
23. There Is An Existing Dwelling/Structure(s) Located On Lot 2 To Remain. No New Buildings, Extensions Or Additions To Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirement.
24. There Are No Disturbances To Environmental Features As There Are No Environmental Features Including Wetland, Floodplain, Stream And Their Buffers, Located On This Property.
25. A Letter Of Findings Dated 9/25/14 Was Prepared By Eco-Science Professionals For The Forest Stand Delineation And Wetland Delineation For This Project. There Are No Non-Tidal Wetlands Within The Limits Of This Subdivision.
26. This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003, Effective 10/2/03 And The Zoning Regulations Amended By Council Bill 32-2013. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building/Grading Permit.
27. This Plat Identifies An Existing Private Use-In-Common Access And Utility Easement For The Use And Benefit Of Lots 1 Thru 6 With Maintenance Agreement And Has Been Recorded In The Land Records Of Howard County, Maryland In Liber 16319 At Folio 477. An Amended Private Shared Use-In-Common Access, Entrance Monument/Landscape, Trash/Recycle Pad And Utility Easement For The Use And Benefit Of Lots 1 Thru 6 And Maintenance Agreement Is Recorded Simultaneously With This Revision Plat.
28. Open Space Requirements Were Provided By A Fee-In-Lieu Payment Of \$7,500.00 With F-15-025.
29. A Community Meeting Was Conducted On September 4, 2014 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.
30. This Property Is Adjacent To A Scenic Road (Frederick Road).
31. Noise Study Dated September, 2015 Prepared By HMC2 Group For Noise Evaluation For U.S. Route 40 And A Noise Study Dated September, 2014 Prepared By The Traffic Group For Noise Evaluation For Maryland Route 144 Was Approved Under F-15-025.
32. There Is No Floodplain On This Site.
33. Water Meters Will Not Be Released By Howard County To Any New Building Until The Existing Well And Septic System Have Been Abandoned In Accordance With Howard County Health Department Regulations And The Existing House Is Connected To The Public Water And Sewer.
34. This Plat Is Subject To WP-16-087 Which On February 4, 2016 The Planning Director Approved A Request To Waive Section 16.1205(a)(7) On-Site Forest Retention Requiring The Retention Of All Specimen Trees To Allow The Removal Of Specimen Tree ST4, A 30" Slippery Elm On The Subject Property. Approval Is Subject To The Following Conditions:
  1. Provide Two (2) Replacement Native Trees Of 3" Minimum Caliper On Site In Place Of The Removed Tree As Mitigation. The Mitigated Plantings Are To Be Placed On The Property To Enhance The Landscape Screening. These Plantings Are To Be Provided On The SDP And Will Be Incorporated Into The Landscape Surety At The SDP Stage.
  2. A Redline To The Road Construction Drawings Will Be Required To Show The Updated Driveway Layout, And Grading Changes, And The Existing Specimen Tree ST4, To Be Removed.

**Reservation Of Public Utilities**

"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 1 Thru 6. Any And All 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."

**Area Tabulation For This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,029 Ac±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac±
TOTAL AREA OF LOTS TO BE RECORDED	3,029 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac±
TOTAL AREA TO BE RECORDED	3,029 Ac±

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SERVICE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2899

Please Note That Lot 1 And Lots 3 Thru 6 In This Subdivision Are Subject To The MHU 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.

**Owner/Developer**  
 Terry's Place Development, LLC  
 308 Magogy Road  
 Severna Park, Md. 21146  
 (410) 461-0837

**Purpose Statement**  
 The Purpose Of This Plat Is To (1) Rename The Existing Terry's Place Subdivision, As Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23414 And 23415 To "Ellicott Overlook"; (2) To Revise The Existing Public Sewer, Water & Utility Easement, As Shown On Said Plat Nos. 23414 And 23415 And (3) To Create An Amended Private Shared Use-In-Common Access, Entrance Monument/Landscape, Trash/Recycle Pad And Utility Easement For The Use And Benefit Of Lots 1 Thru 6.

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

*Manu Roseman* 1/24/2017  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Clark* 1-30-17  
 Chief, Development Engineering Division Date

*Walter S. ...* 2-01-17  
 Director Date

**Owner's Certificate**  
 Terry's Place Development, LLC, By David Woessner, Managing Member, 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 My Hand This 13<sup>th</sup> Day Of January, 2017.

*David Woessner*  
 Terry's Place Development, LLC  
 By: David Woessner, Managing Member

*Terrell A. Fisher*  
 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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By David Woessner To Terry's Place Development, LLC By Deed Dated November 18, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 17268 At Folio 384; And Being Lots 1 Thru 6, As Shown On Plats Entitled "Terry's Place, Lots 1 Thru 6" And Recorded Among The Aforesaid Land Records As Plat Nos. 23414 And 23415; 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* 1/13/17  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 24083 ON 2/3/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Ellicott Overlook**  
 (Formerly Terry's Place)  
 Lots 1 Thru 6  
 (Being A Revision To Lots 1 Thru 6, As Shown On Plats Entitled "Terry's Place, Lots 1 Thru 6" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23414 And 23415)

Tax Map: 16 Parcel: 17 Grid: 23 Zoned: R-20  
 Second Election District - Howard County, Maryland  
 Date: January 12, 2017 Scale: As Shown Sheet 1 Of 2

F:\2014\14017\Engineering\DWG\RECORD PLATS\14017 REVISION PLAT-ELICOTT OVERLOOK-SHEET 1.dwg, 1/13/2017 8:37:30 AM, Downstairs T1500 (temporary).pc3

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

*Terrill A. Fisher* 1/13/17  
Date

*David Woessner* 1/17/2017  
Date

Terrill A. Fisher, L.S. #10692  
(Registered Land Surveyor)

Terry's Place Development, LLC  
By: David Woessner, Managing Member

**Reservation Of Public Utilities**

"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 1 Thru 6. Any And All 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."

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective June 27, 2015 On Which Date Developer Agreement 24-1889-D Was Filed And Accepted.

**Amended Private Shared Use-In-Common, Access, Entrance Monument/Landscape, Trash/Recycle Pad And Utility Easement For The Use And Benefit Of Lots 1 Thru 6 Line Table**

Line	Bearing	Length
AE1	N17°10'32"E	517.29'
AE2	N72°49'28"W	30.68'
AE3	N17°11'31"E	36.93'
AE4	S72°49'28"W	78.67'
AE5	S17°10'32"W	254.12'
AE6	N72°49'28"W	46.00'

**Public Sewer, Water & Utility Easement Line Table**

Line	Bearing	Length
SW1	N17°10'32"E	197.78'
SW2	N72°49'28"W	10.00'
SW3	N17°10'32"E	130.51'
SW4	N72°49'28"W	13.28'
SW5	N17°10'32"E	10.00'
SW6	S72°49'28"W	13.73'
SW7	N17°10'32"E	86.64'
SW8	S72°49'28"W	6.20'
SW9	N17°10'32"E	117.38'
SW10	S72°49'28"W	22.00'
SW11	S17°10'32"W	38.32'
SW12	S72°49'28"W	14.00'
SW13	S17°10'32"W	10.00'
SW14	N72°49'28"W	14.00'
SW15	S17°10'32"W	68.59'
SW16	S72°49'28"W	14.00'
SW17	S17°10'32"W	20.00'
SW18	N72°49'28"W	10.00'
SW19	S17°10'32"W	40.67'
SW20	N72°49'28"W	80.00'

- Legend**
- Existing 20' Public Sewer & Utility Easement (Plat Nos. 16040 And 12001)
  - Existing Public Forest Conservation Easement (Plat No. 12001)
  - Existing Private Use-In-Common Access And Utility Easement For The Benefit Of Lots 1 Thru 6 Recorded In Liber 16319 At Folio 477 (Plat Nos. 23414 And 23415)
  - Outline Of Existing Public Sewer, Water & Utility Easement (Plat Nos. 23414 And 23415) Removed By Recordation Of This Plat
  - Existing 10' Public Sewer & Utility Easement (Plat No. 23414 And 23415)
  - Existing Unmitigated 65 dBA Noise Contour Line (Plat Nos. 23414 And 23415)
  - Existing 15' Private Storm Water Management & Utility Easement (Plat Nos. 23414 And 23415)
  - Existing Public Stormwater Management, Drainage & Utility Easement (Plat Nos. 12490 And 12491)
  - Public Sewer, Water & Utility Easement
  - Amended Private Shared Use-In-Common, Access, Entrance Monument/Landscape, Trash/Recycle Pad And Utility Easement For The Use And Benefit Of Lots 1 Thru 6

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTROTEL SQUARE OFFICE PARK - 10222 BALDWIN NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21117  
(410) 461-1500

REVISION PLAT  
TERRA MARIA  
LOTS 119-122 2ND  
PARCEL F  
(PLAT NOS. 12490  
AND 12491)  
ZONED R-ED

3/4" Iron  
Pipe Found  
(Held) (Bent)

**Frederick Road  
(Maryland Route 144)**  
Minor Arterial - Scenic Road

Existing Centerline  
Road

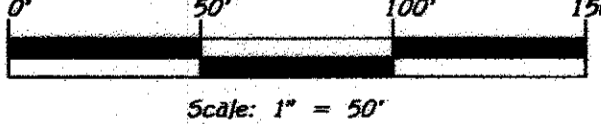
10" R/W  
1/2 Ultimate  
80" R/W  
(Plat No.  
4347)

**Owner/Developer**  
Terry's Place Development, LLC  
308 Magooth Road  
Severna Park, Md. 21146  
(410) 461-0837

**Area Tabulation For This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.028 Ac±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac±
TOTAL AREA OF LOTS TO BE RECORDED	3.028 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac±
TOTAL AREA TO BE RECORDED	3.028 Ac±

**Graphic Scale**



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

*Edwin H. Mason* 1/24/2017  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Phil Elch* 1-30-17  
Chief, Development Engineering Division Date

*Kat Sheehy* 2-01-17  
Director Date

**Owner's Certificate**

Terry's Place Development, LLC, By David Woessner, Managing Member, 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 My Hand This 13<sup>th</sup> Day Of JANUARY, 2017.

*David Woessner*  
Terry's Place Development, LLC  
By: David Woessner, Managing Member

*Terrill A. Fisher*  
Witness

**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 All Of The Lands Conveyed By David Woessner To Terry's Place Development, LLC By Deed Dated November 18, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 17260 At Folio 384; And Being Lots 1 Thru 6, As Shown On Plats Entitled "Terry's Place, Lots 1 Thru 6" And Recorded Among The Aforesaid Land Records As Plat Nos. 23414 And 23415; 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.

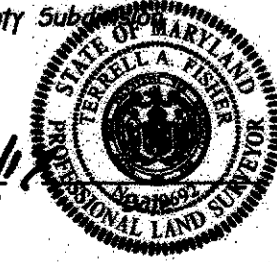
*Terrill A. Fisher* 1/13/17  
Terrill A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2017

RECORDED AS PLAT No. 24084 ON 2/13/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat  
Ellicott Overlook  
(Formerly Terry's Place)  
Lots 1 Thru 6**

(Being A Revision To Lots 1 Thru 6, As Shown On Plats Entitled "Terry's Place, Lots 1 Thru 6" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23414 And 23415)

Tax Map: 16 Parcel: 17 Grid: 23 Zoned: R-20  
Second Election District - Howard County, Maryland  
Date: January 12, 2017 Scale: 1" = 50' Sheet 2 Of 2



I:\2017\1401\Engineering\Draws\RECORD PLATS\14017 REVISION PLAT-ELICOTT OVERLOOK-SHEET 2.dwg, 1/13/2017 8:59:44 AM, Downstairs T11300 (temporary).pc3