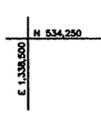
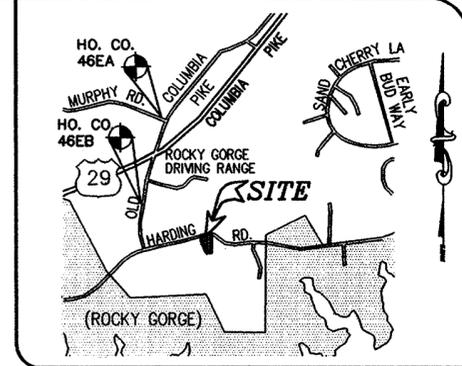
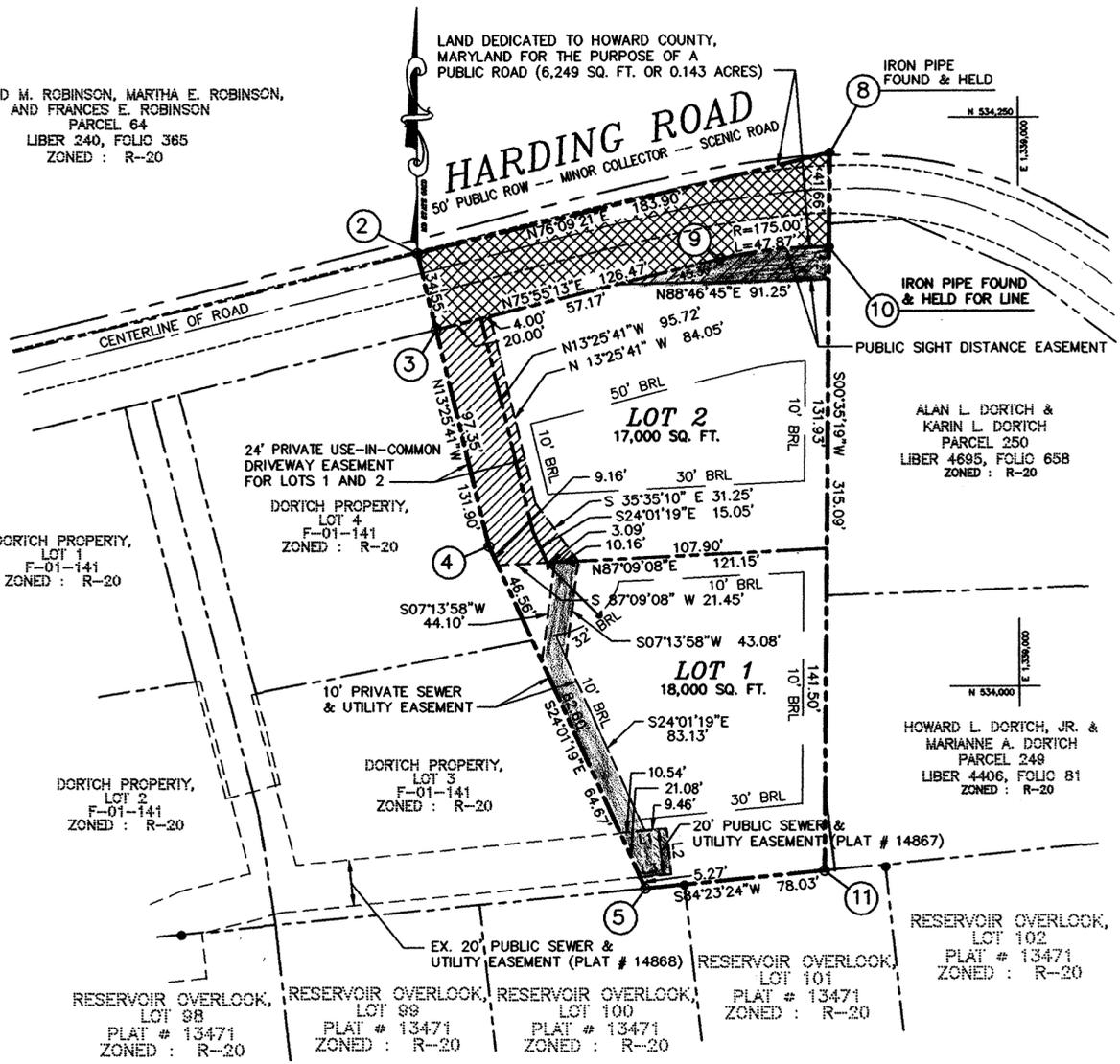


COORDINATE LIST			MINIMUM LOT SIZE TABLE			CURVE TABLE					
NO.	NORTH	EAST	LOT NO.	GROSS AREA	PIPESTEM AREA	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
2	534,190.735	1,338,739.889	1	18,000 SQ.FT.	2,250 SQ.FT.	9-10	175.00'	47.87'	24.08'	15'40'17"	N83°45'21"E 47.72'
3	534,157.128	1,338,747.913	LINE TABLE								
4	534,062.443	1,337,770.519	LINE	BEARING & DISTANCE							
5	533,882.168	1,338,837.552	L1	N84°23'24"E 20.00'							
8	534,234.739	1,338,918.447	L2	S05°36'36"E 20.00'							
9	534,187.895	1,338,870.586	L3	S84°23'24"W 13.34'							
10	534,193.085	1,338,918.020									
11	533,919.667	1,338,915.211									

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.



HOWARD M. ROBINSON, MARTHA E. ROBINSON, AND FRANCES E. ROBINSON
PARCEL 64
LIBER 240, FOLIO 365
ZONED : R-20



VICINITY MAP
SCALE 1"=2000'

OWNER/DEVELOPER
GREGORY T. DORTCH &
BELINDA R. DORTCH
11353 HARDING ROAD
LAUREL, MARYLAND 20723

THE REQUIREMENTS OF §§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.

[Signature] 10/23/01
JOHN B. MILDENBERG, SURVEYOR
DATE

[Signature] 10/23/01
GREGORY T. DORTCH, OWNER
DATE

[Signature] 10/23/01
BELINDA R. DORTCH, OWNER
DATE

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.804 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.143 AC ±
AREA	0.947 AC ±

- HARDING ROAD IS A DESIGNATED SCENIC ROAD. DEVELOPMENT OF THIS SITE SHALL BE DESIGNED TO PROTECT TO THE MAXIMUM EXTENT POSSIBLE THE FEATURES OF THE ROAD RIGHT-OF-WAY THAT CONTRIBUTES TO THE SCENIC CHARACTER OF THE ROAD.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
- A SITE DEVELOPMENT PLAN SHALL BE REQUIRED FOR LOT 1.
- ALTERNATIVE COMPLIANCE TO DESIGN MANUAL VOLUME III, SECTION 2.5.2.H. HAS BEEN APPROVED ON AUGUST 23, 2001 TO ALLOW THE USE OF STOPPING SIGHT DISTANCE CRITERIA FOR THE USE-IN-COMMON DRIVEWAY.
- EVIDENCE OF REMOVAL OF THE EXISTING SHED LOCATED ON LOT 1 MUST BE PROVIDED AT THE TIME OF BUILDING PERMIT APPLICATION FOR LOT 1 OR PROVIDED WITH THE SITE DEVELOPMENT PLAN APPLICATION REQUEST FOR LOT 2.
- THIS PLAN IS IN CONFORMANCE WITH THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- LANDSCAPING FOR LOT 1 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PAYMENT OF SURETY FOR THE REQUIRED 3 SHADE TREES ON LOT 1 IN THE AMOUNT OF \$900.00 IS DEFERRED UNTIL SUBMISSION AND APPROVAL OF THE SITE DEVELOPMENT PLAN. LOT 2 IS EXEMPT FROM PERIMETER LANDSCAPING SINCE IT CONTAINS AN EXISTING HOUSE WHICH IS TO REMAIN.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 TO REMAIN, KNOWN AS 11353 HARDING ROAD, LAUREL, MARYLAND 20723. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR SEWER AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER, AND THROUGH LOT 1. ANY CONVEYANCE OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. 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 RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

GENERAL NOTES

- TAX MAP: 46, PARCEL: 321, BLOCK: 15.
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 2001 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
STA. No. 46EA N 536,185.423 ELEV. 415.10
E 1,338,091.710
STA. No. 46EB N 534,750.221 ELEV. 413.24
E 1,337,742.800
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY STEPHANIE DEMCHIK OF MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2001.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, SINCE IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL BASED ON EXISTING ZONING.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
- ▨ DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- ▩ DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
- ▧ DENOTES PUBLIC SEWER & UTILITY EASEMENT.
- ▦ DENOTES PUBLIC SIGHT DISTANCE EASEMENT.
- AREA OF SUBDIVISION = 0.95 AC ±
AREA OF THE SMALLEST LOT = 15,750 SQ. FT.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$1,500.00 FOR LOT 1.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
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 OF 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 DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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 TO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED UNDER F-98-61, RESERVOIR OVERLOOK, VIA A RETENTION FACILITY.
- WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.

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

[Signature] 11/14/01
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING AND ZONING

[Signature] 11/2/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 12/24/01
DIRECTOR
DATE

OWNER'S STATEMENT

WE, GREGORY T. DORTCH AND BELINDA R. DORTCH, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 23RD DAY OF OCTOBER, 2001.

[Signature] 10/23/01
GREGORY T. DORTCH
WITNESS

[Signature] 10/23/01
BELINDA R. DORTCH
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GREGORY T. DORTCH AND BELINDA R. DORTCH TO GREGORY T. DORTCH AND BELINDA R. DORTCH BY DEED DATED MAY 8, 2001 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND IN LIBER NO. 5553 AT FOLIO 0256 AND THAT ALL MONUMENTS ARE IN PLACE 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 10/23/01
JOHN B. MILDENBERG, L.S. NO. 10718
DATE

RECORDED AS PLAT 15141 ON 1-7-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**BELINDA PROPERTY,
LOTS 1 AND 2**

SHEET 1 OF 1

TAX MAP 46 PARCEL 321 BLOCK 15	SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20	SCALE: 1"=50' DATE: AUG 2001 DPZ FILE NOS. N/A
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**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

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