

**COORDINATE TABLE**

POINT	NORTHING	EASTING
101	543180.421	1365216.322
102	542760.125	1365451.457
103	542665.425	1365275.302
104	543087.190	1365042.812
105	543337.637	1364904.757
106	543340.508	1364910.026
107	543090.030	1365048.098

NOTE: COORDINATES AND GRIDS TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.2808333.

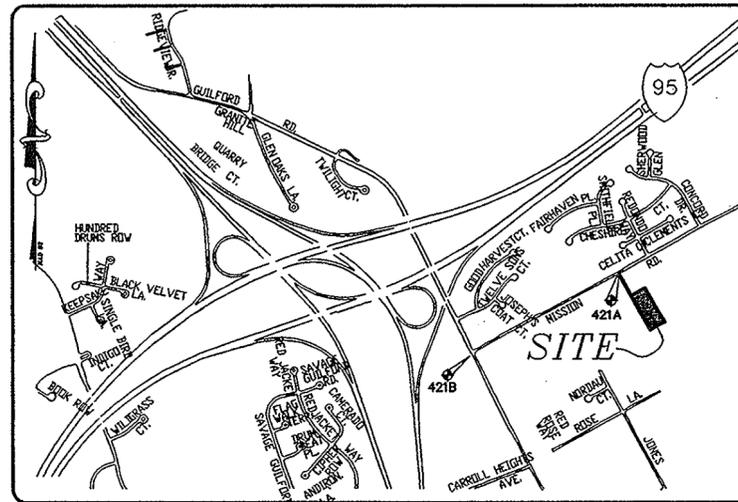
**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	14,882 sq. ft.	429 sq. ft.	14,453 sq. ft.
2	15,142 sq. ft.	541 sq. ft.	14,601 sq. ft.
3	15,403 sq. ft.	654 sq. ft.	14,749 sq. ft.
4	15,963 sq. ft.	766 sq. ft.	15,197 sq. ft.

26. THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-03-079 REQUESTING TO WAIVE THE FOLLOWING:
- SECTION 16.120(C)(2)(iii) WHICH REQUIRES THAT ADJACENT PIPESTEM LOTS HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE PUBLIC RIGHT OF WAY REQUIREMENTS IN THE DESIGN MANUAL (FROM 24' TO 6').
  - SECTION 16.121(e)(1) WHICH REQUIRES OPEN SPACE LOTS TO HAVE A MINIMUM OF 40' OF FRONTAGE ONTO A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIAN AND MAINTENANCE VEHICLES FOR PROPOSED OPEN SPACE LOT 5 (FROM 40' TO 0 FEET)
- THE WAIVER WAS APPROVED ON APRIL 22, 2003 SUBJECT TO THE FOLLOWING CONDITIONS:
1. WATER AND SEWER EASEMENT WILL BE PROVIDED TO SERVE LOT 1-4.
  2. SIGN WILL BE PROVIDED TO IDENTIFY THE ACCESS EASEMENT TO OPEN SPACE LOT 5.
  3. A USE IN COMMON MAINTENANCE AGREEMENT WILL BE RECORDED CONCURRENT WITH THE FINAL PLAT.
  4. PERIMETER LANDSCAPING WILL BE PROVIDED OUT OF ANY PUBLIC EASEMENTS.

**GENERAL NOTES:**

1. TAX MAP 42 PARCEL 237 AND P/O PARCEL 103
  2. SUBJECT PROPERTY IS ZONED R-12 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN, AND COMPLETE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
  3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
  4. THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24F4 AND 24F3.
- STATION NO. 421A N 543390.386 ELEVATION 312.667  
E 1364912.655
- STATION NO. 421B N 542366.879 ELEVATION 283.120  
E 1363076.003
5. ● DENOTES AN IRON PIN OR IRON PIPE FOUND
  - DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
  - BRL DENOTES A BUILDING RESTRICTION LINE
  6. ALL AREAS ARE MORE OR LESS.
  7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
  8. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
  9. NO STRUCTURES EXIST ON SITE.
  10. NO STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON SITE.
  11. WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY MILDENBERG BOENDER AND ASSOCIATES ON AUGUST 2002.
  12. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
  13. AREA OF SUBDIVISION = 2.234 ACRES ±  
AREA OF THE SMALLEST LOT = 14,453 sq.ft.  
OPEN SPACE REQUIRED= 2.194 X 8%=0.176 Ac. (EXCLUDING BULK PARCEL A)  
OPEN SPACE PROVIDED= 0.824 Ac.
  14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
    - 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 (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
    - F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
    - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  15. 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.
  16. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
  17. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
  18. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA ROOFTOP, NON-ROOFTOP DISCONNECTION AND NATURAL CONSERVATION AREA CREDIT.
  19. THIS SUBDIVISION IS SUBJECT TO THE AMENDMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
  20. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING, 5 SHADE TREES ON LOT 1 IN THE AMOUNT OF \$1500.00, 2 SHADE TREES ON LOT 2 IN THE AMOUNT OF \$600.00, 2 SHADE TREES ON LOT 3 IN THE AMOUNT OF \$600.00, AND 1 SHADE TREE ON LOT 4 IN THE AMOUNT OF \$300.00, WILL BE DEFERRED UNTIL THE SDP STAGE.
  21. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
  22. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED BY PLACEMENT OF A TOTAL OF 0.75 ACRES IN A FOREST CONSERVATION (RETENTION) EASEMENT AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF 0.05 ACRES (2,178 SQ. FT.) IN THE AMOUNT OF \$1,089.00.
  23. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 5, ANY CONVEYANCE OF AFORESAID PARCEL 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 WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
  24. THE OPEN SPACE LOT 5 SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION F-03-060 AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE \*SEE BELOW
  25. A USE IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1-4 AND OPEN SPACE LOT 5 SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.



**VICINITY MAP**  
SCALE 1"=1500'

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.

*John B. Mildenberg* 4/5/07  
JOHN B. MILDENBERG, SURVEYOR DATE

*Robert S. Dorsey Jr.* 4-5-07  
ROBERT DORSEY JR. DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	1
TOTAL NUMBER OF LOTS	5
AREA OF BUILDABLE LOTS	1.409 AC. ±
AREA OF OPEN SPACE LOTS	0.824 AC. ±
AREA OF ROADWAY	0 AC.
AREA	2.234 AC. ±

**OWNER**

DORSEY FAMILY HOMES  
10717-B Birmingham Way  
Woodstock, MD 21163

**OWNER'S STATEMENT**

WE, DORSEY FAMILY HOMES, 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 5th DAY OF April 2007

*Robert S. Dorsey Jr.*  
DORSEY FAMILY HOMES

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCELS OF LAND, CONVEYED BY W.F. UTZ CONSTRUCTION TO DORSEY FAMILY HOMES BY DEED DATED DECEMBER 11, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10417 FOLIO 458 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.

*John B. Mildenberg*  
JOHN B. MILDENBERG, L.S. NO. 10718

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 237, AND RESUBDIVIDE NON-BUILDABLE BULK PARCEL "A" MOORES' ESTATE (PLAT # 15983) INTO LOTS 1-4 & OPEN SPACE LOT 5.

RECORDED AS PLAT 191103 ON 5/10/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

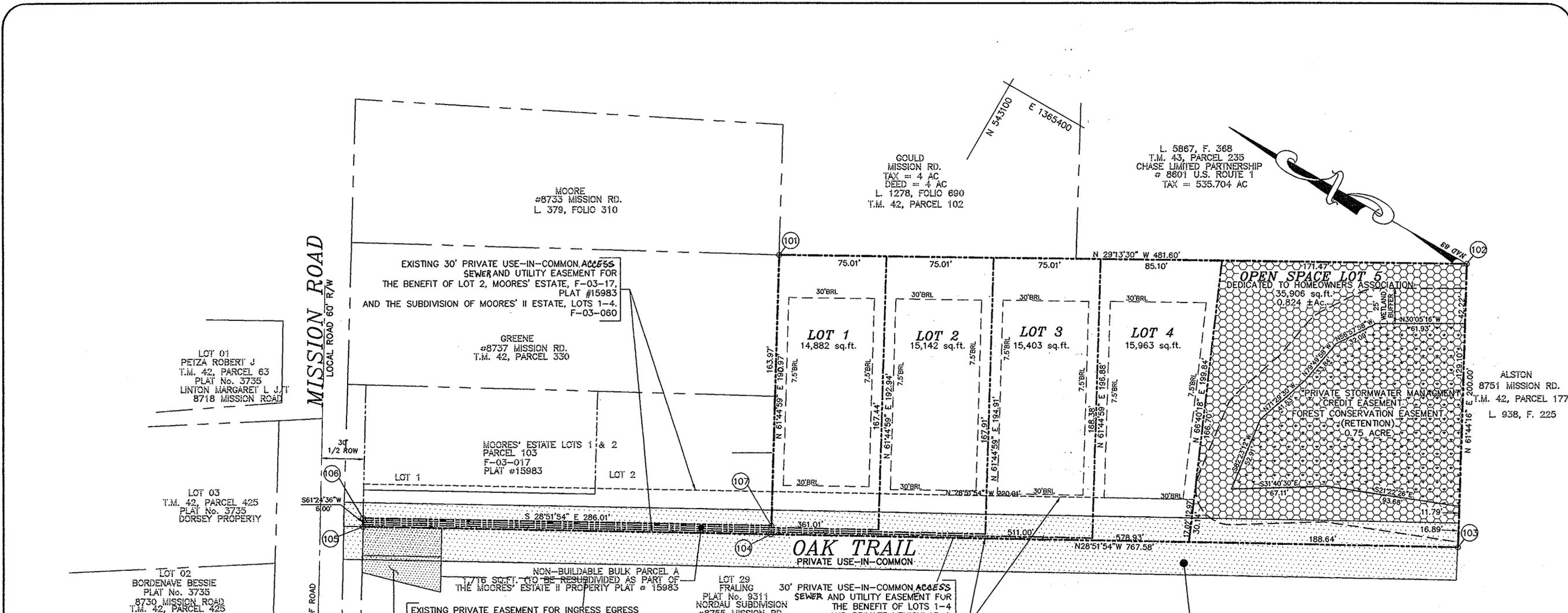
**MOORES' II ESTATE**  
LOTS 1 THRU 4  
& OPEN SPACE LOT 5  
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, MOORES' ESTATE AND PARCEL 237

SHEET 1 OF 2

TAX MAP 42 6th ELECTION DISTRICT SCALE: 1"=50'  
GRID NO. 24 HOWARD COUNTY, MARYLAND DATE: MARCH 2007  
PARCEL 237, EX. ZONING R-12 FILE NUMBERS: F-03-017  
P/O PARCEL 103 WP-03-079

**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.



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.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR  
DATE 4-5-07

*Robert Dorsey, Jr.*  
ROBERT DORSEY, JR.  
DATE 4-5-07

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AREA	2.234 AC. ±

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

*Robert J. Walter* 5/1/07  
FOR HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 4-24-07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert Dorsey, Jr.* 5/5/07  
DIRECTOR DATE

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WITNESS MY HAND THIS 5th DAY OF April 2007

*Robert Dorsey, Jr.*  
ROBERT DORSEY, JR.

*[Signature]*  
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*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR  
DATE 4/5/07

RECORDED AS PLAT 191184 ON 5/10/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

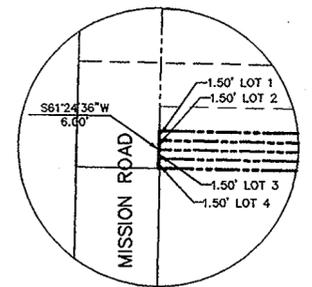
**MOORES' II ESTATE  
LOTS 1 THRU 4  
& OPEN SPACE LOT 5**  
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, MOORES' ESTATE AND PARCEL 237

SHEET 2 OF 2

TAX MAP 42	6th ELECTION DISTRICT	SCALE: 1"=50'
GRID NO. 24	HOWARD COUNTY, MARYLAND	DATE: MARCH 2007
PARCEL 237	EX. ZONING R-12	FILE NUMBERS: F-03-017
P/O PARCEL 103		WP-03-079

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