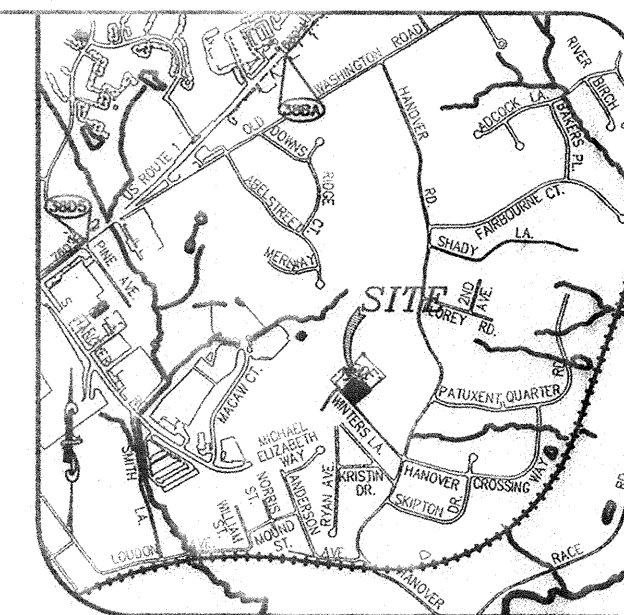
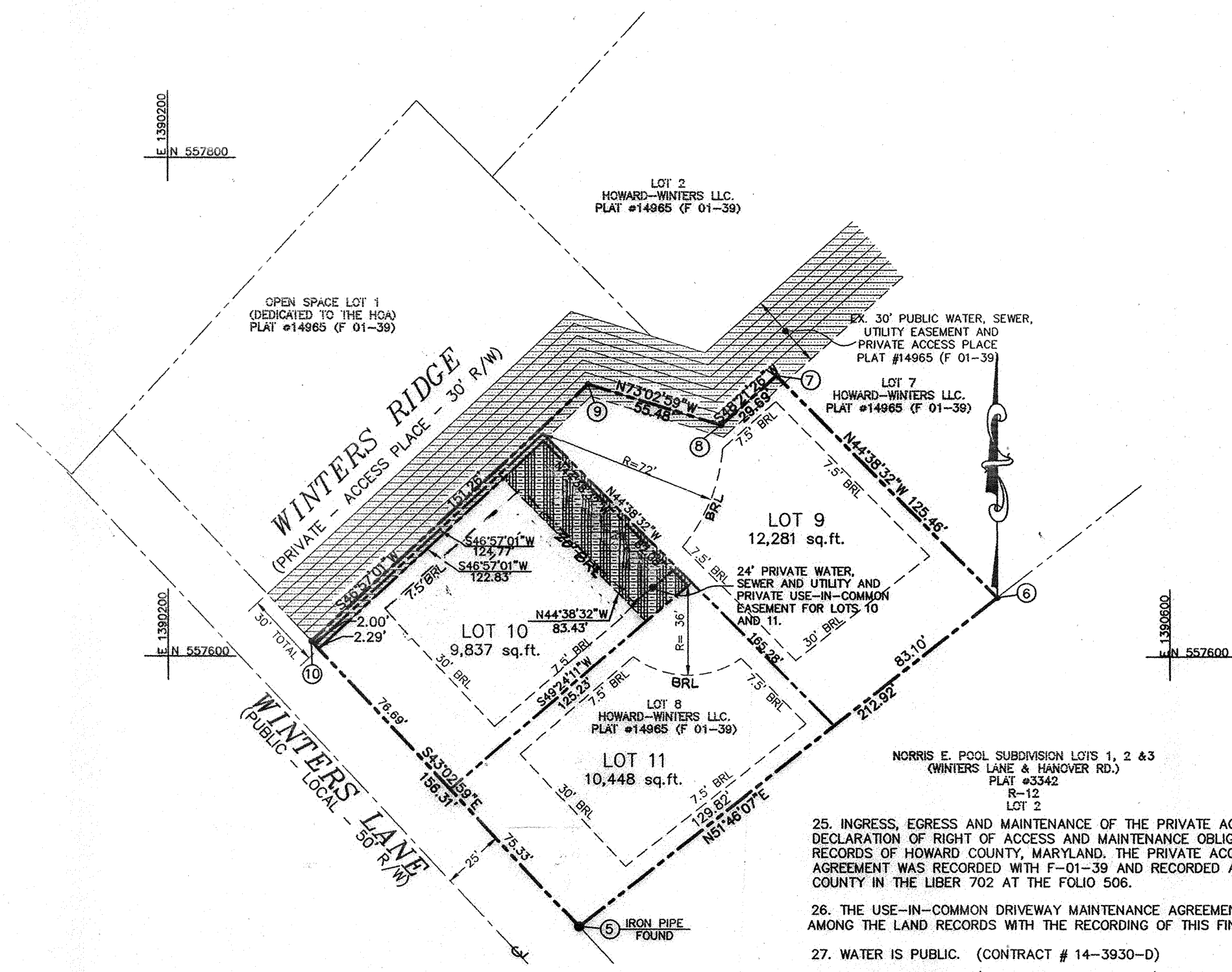


MINIMUM LOT AREA			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
9	12,281 SQ. FT.	249 SQ. FT.	12,032 SQ. FT.
11	10,448 SQ. FT.	450 SQ. FT.	9,998 SQ. FT.

COORDINATE TABLE		
POINT	NORTHING	EASTING
5	557491.9595	1390363.8055
6	557623.7222	1390531.0580
7	557712.9910	1390442.8971
8	557693.2610	1390420.7082
9	557709.4359	1390367.6378
10	557606.1828	1390257.1050



VICINITY MAP  
SCALE: 1"=2000'



**OWNER AND DEVELOPER**  
DORSEY FAMILY HOMES  
9926 CYPRESSMEDE DRIVE  
ELLCOTT CITY, MD 21042  
(410) 465-7200

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 COMPLETED.

*[Signature]* 8/14/02  
DATE

*[Signature]* 8-12-02  
DATE

DORSEY FAMILY HOMES

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	3
AREA OF BUILDABLE LOTS	0.747 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 AC
TOTAL AREA TO BE RECORDED	0.747 AC ±

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

*[Signature]* 8-23-02  
HOWARD COUNTY OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* *[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 8/30/02  
DIRECTOR DATE

**OWNER'S STATEMENT**

WE, DORSEY FAMILY HOMES, 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 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 12<sup>th</sup> DAY OF August 2002

*[Signature]*  
DORSEY FAMILY HOMES

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A RESUBDIVISION OF LOT 8 ON THE WINTERS RIDGE SUBDIVISION, AS RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS PLAT NO. 14965 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]*  
JOHN B. MILDENBERG, P.E. NO. 10747

DATE 8/14/02

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 8 INTO LOTS 9 THRU 11.

RECORDED AS PLAT 15563 ON 9-5-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**WINTERS RIDGE  
LOTS 9 THRU 11**

A RESUBDIVISION OF LOT 8,  
WINTERS RIDGE

SHEET 1 OF 1

TAX MAP 38 PARCEL NO. 996 GRD 15

HOWARD COUNTY, MARYLAND  
R-12

SCALE: 1"=50'  
DATE: AUG 2002  
DPZ FILE NOS. F 75-18, S 99-06, P 00-10  
F 01-39, PLAT NO. 14965

**MILDENBERG,  
BOENDER & ASSOC., INC.**

Engineers Planners Surveyors

9926 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-12 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.  
STATION 38D5 N 558378.581 E 1386524.195  
STATION 38BA N 562553.278 E 1390967.927
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2000 BY MILDENBERG, BOENDER AND ASSOCIATES.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE FOUND.
- DENOTES CONCRETE MONUMENT FOUND.
- DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
- STEEP SLOPES LESS THAN 20,000 SQ. FT. EXIST ON LOT 8.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±) UNLESS OTHERWISE NOTED.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- DENOTES EXISTING PRIVATE ACCESS PLACE EASEMENT
- DENOTES EXISTING PUBLIC WATER, SEWER, & UTILITY EASEMENT.
- DENOTES PRIVATE WATER, SEWER, & UTILITY EASEMENT.
- DENOTES PRIVATE ACCESS EASEMENT.
- AREA OF SUBDIVISION = 0.747 AC  
AREA OF THE SMALLEST BUILDABLE LOT = 6,600 S.F. AS PER F-01-39.
- OPEN SPACE REQUIREMENTS SATISFIED UNDER F 01-39.  
OPEN SPACE AREA REQUIRED IS 20% OR 0.59 ACRES FOR THIS SUBDIVISION AS PER F-01-039.  
OPEN SPACE AREA PROVIDED IS 0.64 ACRES PER F-01-39.
- STORMWATER MANAGEMENT IS PROVIDED UNDER F-01-39.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR ANY NEW DRILLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
(A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)  
(B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH 1-1/2" TAR AND CHIP COATING  
(C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS  
(D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)  
(E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
(F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
(G) MAINTENANCE - SUFFICIENT TO INSURE 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 THE ROAD RIGHT-OF-WAY LINE ONLY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER, AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREON 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 THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.
- FOREST STAND AND WETLAND DELINEATION PERFORMED HAS BEEN PROVIDED UNDER F-01-39.
- NO WETLANDS, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 0.23 ACRES (10,047 SQ. FT. AT \$2,000,000) AND BY THE PURCHASE OF CREDITS EQUAL TO 1.31 ACRES AT THE FOREST MITIGATION BANK LOCATED ON THE WINKLER PROPERTY (TAX MAP 12 & 13, PARCEL 14). FOREST CONSERVATION SURETY IN THE AMOUNT OF \$2,000,000 HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT UNDER F-01-39. THE TOTAL FOREST CONSERVATION OBLIGATION REQUIREMENT IS 1.54 ACRES.

- INGRESS, EGRESS AND MAINTENANCE OF THE PRIVATE ACCESS PLACE IS PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. THE PRIVATE ACCESS PLACE MAINTENANCE OBLIGATION AGREEMENT WAS RECORDED WITH F-01-39 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN THE LIBER 702 AT THE FOLIO 506.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 10 AND 11 RECORDED AMONG THE LAND RECORDS WITH THE RECORDING OF THIS FINAL PLAT, F-01-182.
- WATER IS PUBLIC. (CONTRACT # 14-3930-D)
- SEWER IS PUBLIC. (CONTRACT # 14-3930-D)
- PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER F-01-39.
- AN UPDATED LANDSCAPE PLAN WAS PROVIDED AND APPROVED WITH THIS FINAL PLAT AND LANDSCAPE SURETY IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN SUBMISSION.
- ROAD IMPROVEMENTS TO WINTERS LANE ARE TO BE PROVIDED UNDER CAPITAL PROJECT NO. J-4143 AS PER APPROVED F-01-39.
- UNDER AIRPORT ZONING PERMIT NO. 99-138, THE MARYLAND AVIATION ADMINISTRATION HAS APPROVED THE CONSTRUCTION OF PROPOSED STRUCTURES ON THIS PROPERTY BASED ON THE FACT THAT THE PROPOSED STRUCTURES WILL NOT PENETRATE ANY NAVIGATIONAL AIRSPACE.
- A SITE DEVELOPMENT PLAN APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED FOR LOTS 9-11 PRIOR TO ISSUANCE OF GRADING AND OR BUILDING PERMITS FOR THESE LOTS IN ACCORDANCE WITH SECTION 16.155(g) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 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 IS DEFERRED TO THE SITE DEVELOPMENT PLAN FOR THE ONE (1) SHADE TREE THAT WILL BE REQUIRED ON LOT 11.

99003.D:\WC\MINOR\003-RP\_MINOR

F 01-182