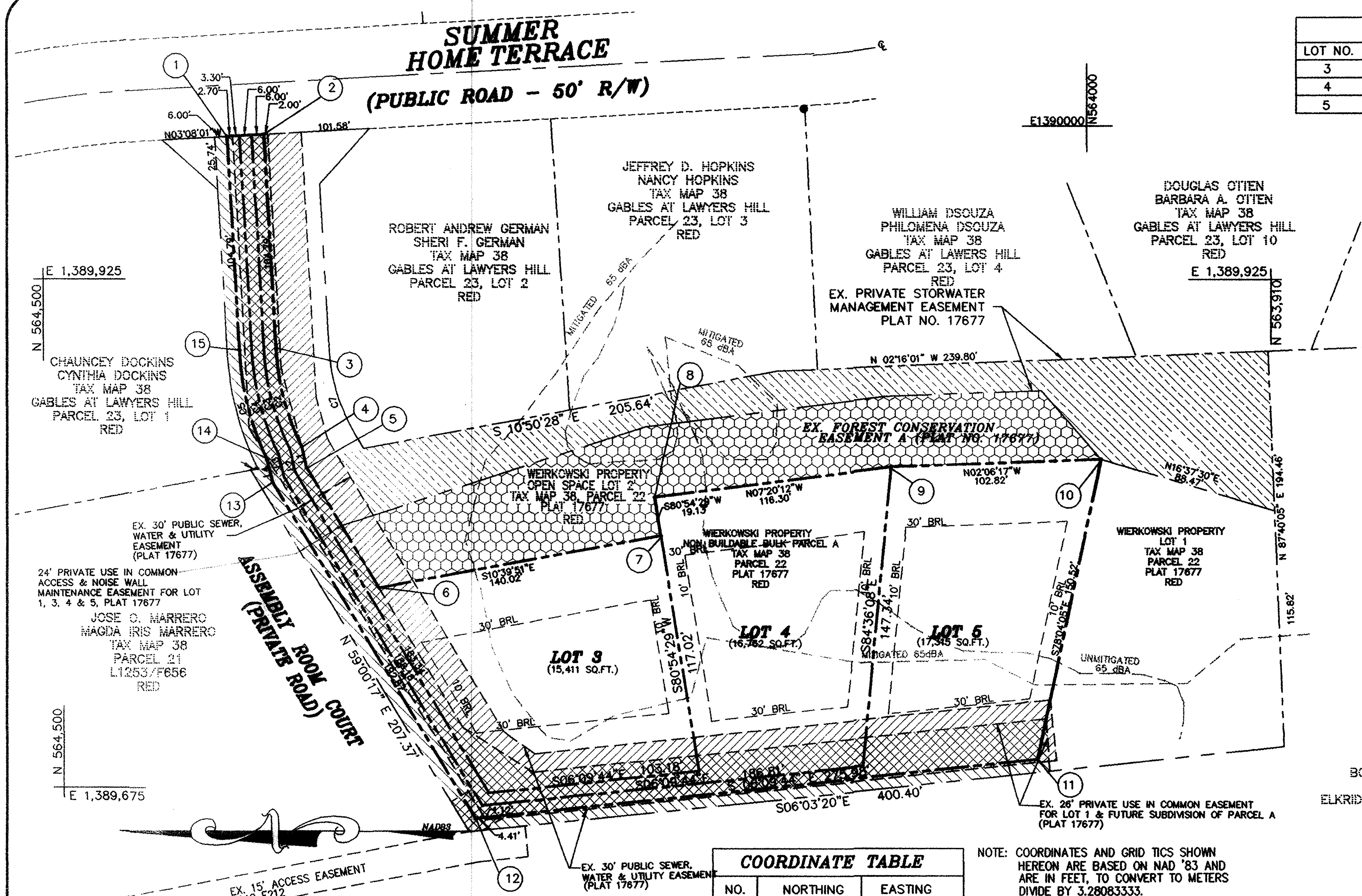
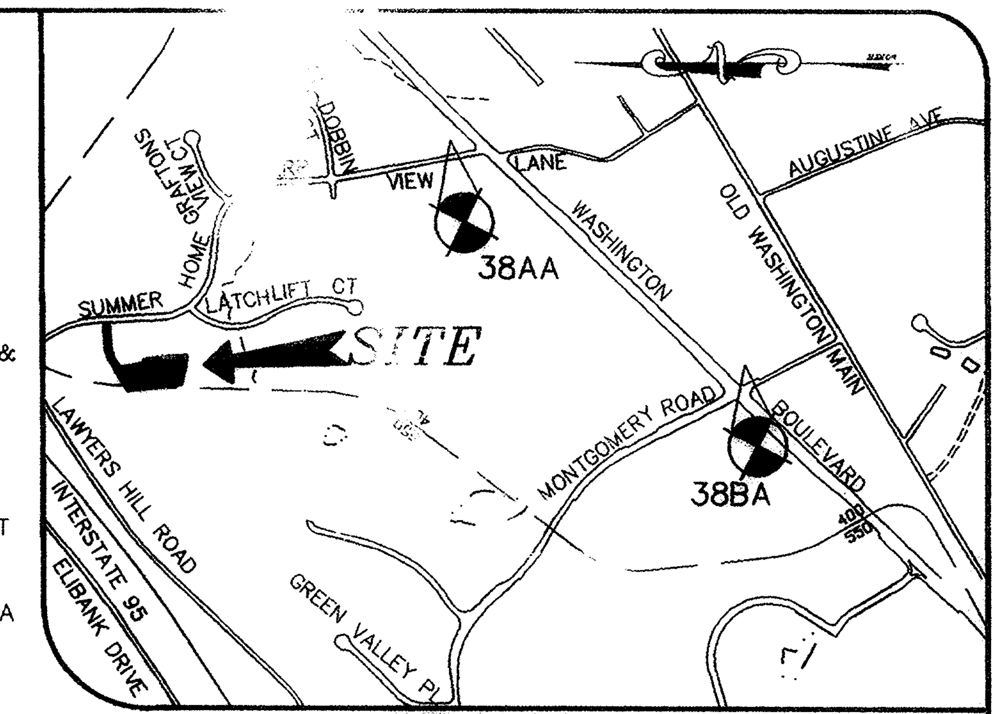


MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	15,411 SQ. FT.	1,411 SQ. FT.	14,000 SQ. FT.
4	16,762 SQ. FT.	2,762 SQ. FT.	14,000 SQ. FT.
5	17,315 SQ. FT.	3,300 SQ. FT.	14,015 SQ. FT.

LEGEND

- EX. PRIVATE USE IN COMMON ACCESS & RETAINING WALL MAINTENANCE EASEMENT (PLAT NO. 17677)
- EX. PUBLIC WATER, SEWER & UTILITY EASEMENT (PLAT NO. 17677)
- EX. PRIVATE STORMWATER MANAGEMENT EASEMENT (PLAT NO. 17677)
- EX. FOREST CONSERVATION EASEMENT A (PLAT NO. 17677)



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BIL 75-2003. 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.
2. SUBJECT PROPERTY ZONED R-ED RESIDENTIAL PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. SUBJECT PROPERTY IS BEING DEVELOPED USING BULK REGULATIONS FOR THE R-20 ZONING DISTRICT IN ACCORDANCE WITH SECTION 107.G OF THE ZONING REGULATIONS.
3. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2003.
4. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38AA & 38BA.

STA. No. 38AA	N 561,158.784 E 1,389,726.391	ELEV. 220.778
STA. No. 38BA	N 562,553.278 E 1,390,967.927	ELEV. 166.944

5. OPEN SPACE REQUIREMENTS PROVIDED UNDER F-05-21.
6. ⊡ DENOTES A CONCRETE MONUMENT FOUND.
   ● DENOTES IRON PIPE OR REBAR FOUND.
   ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
   BRL DENOTES A BUILDING RESTRICTION LINE.
7. ALL AREAS ARE MORE OR LESS.
8. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBER IS 14-4192-D.
9. NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
10. NO FLOODPLAIN, WETLANDS, OR STEEP SLOPES EXIST ON SITE.
11. THE SUBJECT PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
12. STORMWATER MANAGEMENT IS PROVIDED VIA SURFACE SAND FILTER IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL PROVIDED UNDER F-05-21.
13. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. IF CAPACITY IS AVAILABLE AT THAT TIME.
14. PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT
15. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY RIGHT OF WAY LINE.
16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT 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 WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    F) STRUCTURE CLEARANCES MINIMUM 12 FEET
    G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
17. FOREST STAND DELINEATION PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON OR ABOUT APRIL 2003.
18. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65cBA NOISE LINE WAS ESTABLISED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSEING AND URBAN DEVELOPMENT.

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

19. ARTICLES OF INCORPORATION FOR WIERKOWSKI PROPERTY HOMEOWNERS ASSOCIATION INC. APPROVED ON 2/23/04, 2003 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER DEPARTMENT ID NO. D07880198. HOMEOWNERS ASSOCIATION COVENANTS WILL BE RECORDED CONCURRENTLY WITH THIS PLAT.
20. DEVELOPER RESERVES UNTO ITSELF, ITS SUCESSORS 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 LOTS 1 THRU 5, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
22. THE LANDSCAPE REQUIREMENTS FOR THIS SUBDIVISION HAVE BEEN PROVIDED UNDER FINAL PLAN F-05-021 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BY POSTING FINANCIAL SURETY IN THE AMOUNT OF $7,050.00 AS PART OF THE DPW DEVELOPERS AGREEMENT.
21. THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION HAS BEEN PROVIDED UNDER FINAL PLAN F-05-021 IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT BY THE ON-SITE RETENTION OF 0.30 ACRES (13,068 SF) AND POSTING FINANCIAL SURETY IN THE AMOUNT OF $2,613.60 AS PART OF THE DPW DEVELOPER AGREEMENT AND BY PAYMENT OF A FEE-IN-LIEU OF 0.72 ACRES (31,363.2 SF) IN THE AMOUNT OF $15,681.00.
23. THERE ARE NO EXISITNG STRUCTURES ON THE SUBJECT PROPERTY.
24. PRIVATE USE IN COMMON MAINTENANCE AGREEMENT WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY ON AUGUST 30, 2005, LIBER 09438, FOLIO 654 SIMULTANEOUS WITH PLAT #17677, DPZ FILE #F-05-021.

COORDINATE TABLE

NO.	NORTHING	EASTING
1	564419.934	1389994.856
2	564401.961	1389995.840
3	564396.233	1389891.207
4	564383.438	1389842.388
5	564380.965	1389831.926
6	564345.684	1389773.196
7	564208.085	1389799.106
8	564211.108	1389817.993
9	564095.755	1389832.845
10	563993.006	1389836.621
11	564024.126	1389689.351
12	564298.515	1389659.726
13	564397.838	1389825.059
14	564400.502	1389836.328
15	564414.206	1389890.223

OWNER AND DEVELOPER
DORSEY FAMILY HOMES
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
410-465-7200

LINE TABLE

LINE	LENGTH (ft)	BEARING
L1	10.75	S76°42'08"W
L2	11.01	S76°42'08"W
L3	11.29	S76°42'08"W
L4	11.58	S76°42'08"W

CURVE TABLE

CURVE (ft)	LENGTH (ft)	RADIUS (ft)	TANGENT (ft)	CHORD (ft)	DIRECTION	DELTA
C2	50.81	126.00	25.76	50.47	S75°18'49"W	23°06'20"
C3	52.54	132.00	26.62	52.20	S75°27'47"W	22°48'25"
C4	54.26	138.00	27.48	53.91	S75°36'09"W	22°31'40"
C5	55.96	144.00	28.34	55.61	S75°44'00"W	22°16'00"
C6	60.49	150.00	30.66	60.08	S75°18'49"W	23°06'20"
C7	54.45	97.60	27.95	53.75	S71°16'38"W	31°57'57"

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, SURVEYOR — DATE 10/17/06

ROBERT DORSEY, JR., PRESIDENT — DATE 10/17/06

AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.136±
AREA OF OPEN SPACE	0.00 ±
AREA OF OPEN SPACE (CREDITED)	0.00 ±
TOTAL AREA	1.136 ±

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

Robert J. Weber 11/15/06
for HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10/24/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

11/17/06

OWNER'S CERTIFICATE

WE, DORSEY FAMILY HOMES, INC., 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 17th DAY OF OCTOBER, 2006

ROBERT DORSEY, JR., PRESIDENT — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY REUWER LONG TERM HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, TO DORSEY FAMILY HOMES, INC. A MARYLAND CORPORATION, LLC, BY DEED DATED FEBRUARY 24, 2006 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 9879 AT FOLIO 633, 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, L.S. NO. 10718 — DATE 10/17/06

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE NON-BUILDABLE BULK PARCEL A INTO LOTS 3, 4, AND 5

RECORDED AS PLAT 18654 ON 11/27/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WIERKOWSKI PROPERTY

LOTS 3, 4 AND 5

A SUBDIVISION OF NON-BUILDABLE BULK PARCEL A

SHEET 1 OF 1

TAX MAP 38 PARCEL NO. NON-BUILDABLE BULK PARCEL A P/O PARCEL 22 BLOCK 2	1st ELECTION DISTRICT HOWARD COUNTY MARYLAND EX. ZONING (R-ED R-20)	SCALE : 1"=50' DATE : OCTOBER 2006 DPZ FILE NOS.: F-91-030 F-05-21, GP-04-062, SDP-06-031

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202 Ellicott City, Maryland 21042

F-03-166

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