		26. WAIVER PETITIONS WP-13-049 AND WP-13-050 WERE APPLIED FOR TO REACTIVA
•	MUNIDADA LOT STAF OFADA	THESE WAIVER PETITIONS WERE DENIED ON OCTOBER 25, 2012. 27. GRADING IN ENVIRONMENTAL FEATURES FOR THE SHARED DRIVEWAY AND/OR UTIL
	MINIMUM LOT SIZE CHART	BY DPZ.
2	1 145,250 SF/3.33 Ac 5,003 SF/0.11 Ac	140,247 SF/3.22 Ac
	2 134.180 SF/3.08 Ac 3.246 SF/0.08 Ac	130.934 SF/3.00 Ac   29. THERE ARE FLOODPLAIN, STEEP SLOPES, STREAMS, WETLANDS AND THEIR BUFFERS     30. THE FLOODPLAIN STUDY APPROVED UNDER FINAL PLANS F-07-214 AND F-07-21
	35, THELOTS SHOWNHERED COMPLY WITH THE NINIMUM REQUIRED BY THE MARYLAND DEPARTMENT OF THE EN	
		VIRONMENT:   32.   WAIVER PETITION WP-13-168 REQUESTING A WAIVER TO SECTION 16.1205(a)(7     SPECIMEN TREES WAS GRANTED ON MAY 15, 2013.
	36. THIS AREA DESIGNATES A SEWAGE DEPO SQ. FT. AS REQUIRED BY THE MARYLAND	STATE DEPARTMENT OF STATE DEPARTMENT OF STATE DEPARTMENT OF STATE DEPARTMENT OF STREAM BUFFER TO BE INCLUDED WITHIN THE AREAS OF LOTS 1 AND 2 WAS
	ENVIRONMENT FOR INDIPIOUAL SEWERAGE ANY NATURE IN THIS AREA ARE RESTRIC	DISPOSAL. MPROVEMENTS OF
	AVAILABLE, THIS EASEMENT SHALL BECOM COMMECTION TO A PUBLIC SEMERALE SY	AE NULL AND VOID UPON
	OFFICER SHALL HAVE THE AUTHORITY TO SEMICE DISPOSAL ARCA, & RECORDATION	GRANT ADUSTMENTS TO THE
	SHALL NOT BE HECESSARY.	
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		8 Standardon
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	BURLDABLE BULK PARCEL A	
	SHEET 3	
	SHE	ET 4 SERENITY SO PEER HAVEN RD.
	BUILDABLE E	NUX NODA
	SHEE	r 5 €
	OWNER/DEVELOPER	AD OLD FREDERICK
	DORSEY FAMILY HOMES, INC. 10717-B BIRMINGHAM WAY 1000000000000000000000000000000000000	
	WOODSTOCK, MARYLAND 21163 (410)465-7200	
		GROSS ACREAGE: 24.11 Ac TOTAL AREA LOTS 1 & 2: 6.41 Ac
٠,	ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING	AREA AVAILABLE FOR FUTURE
	OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.	CLUSTER SUBDIVISION: 17.70 Ac VICINITY MAP
	N SY	PROPOSED RESUBDIVISION UNDER F-13-075 $1^{"} = 1000^{"}$ ADC MAP 11 GRID E7, F7
	GARYDANE, SURVEYOR DATE	17.70 / 4.25 = 4.16 CLUSTER LOTS: 4 LOTS @ NET ACREAGE OF 50,000 SF PROPOSED
	1 10 +	17.70 - 4.46 Ac (AREA OF CLUSTERED LOTS) = 13.24 Ac (REQUIRED PRESERVATION PARCEL.
·	Jul 3 Jul 2-2-2014	TO SUPPORT 4 CLUSTERED LOTS)
(1)	ROBERT DORSEY JR., PRESIDENT DATE	NO. TITLE 1 COVER SHEET
Y DWI	AREA TABULATION (TOTAL)	LEGEND
201	NUMBER OF BUILDABLE LOTS2	PRIVATE SEPTIC EASEMENT
C EC	NUMBER OF BULK PARCELS 1   NUMBER OF PRESERVATION PARCELS 0	
EBT	NUMBER OF OPEN SPACE LOTS 0   TOTAL NUMBER OF LOTS OR PARCELS 3	PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT
p-1	AREA OF FLOODPLAIN	PUBLIC WATER & UTILITY EASEMENT
-SUP	AREA OF BUILDABLE LOTS	
	AREA OF BULK PARCELS 17.70AC±	DRAINAGE & UTILITY EASEMENT
28-1	TOTAL AREA OF LOTS OR PARCELS AREA OF ROADWAY0	EXISTING STEEP SLOPES (>=25%)
2020	AREA 24.11AC±	EXISTING STEEP SLOPES (>=25%)
	APPROVED: FOR PUBLIC WATER AND PRIVATE	EXISTING WETLANDS
E C	SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	
С Ш		OWNER'S STATEMENT
₹ 		WE, DORSEY FAMILY HOMES, INC., THE 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
<b>ERV</b>	BNipon for Maura Rossman 3/28/14	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 SEVERE CASEJUSTICS SHOWN HERE COLD AND THE DISTRICT COLOR OF DESIGN AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE
PRES	HOWARD COUNTY HEALTH OFFICER 10 DATE 9-19	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
TIS	APPROVED: HOWARD COUNTY DEPARTMENT OF	FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC H PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED A
<b>REO</b>		ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 2 DAY OF JULIAN 2014:
MAH		Jun 1
-028	Chind Edunda Z. 27.14	
12-	CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE	N P P = 0 P P = 0
004		-platsil. / Xman
2	Vat Re Q Q.M_ 4/ maline	ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.
-	TINGILL STANDARD THE TIME TO STAND THE	

DATE

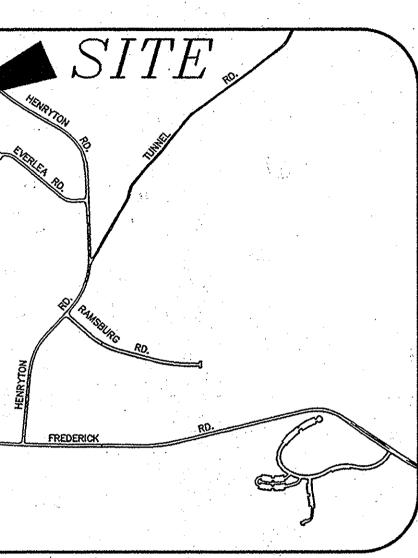
DIRECTOR

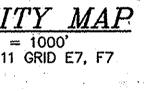
ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.

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WITNESS

- ATE FINAL PLANS F-07-214 AND F-07-215.
- ITIES IS CONSIDERED ESSENTIAL DISTURBANCE
- OR AND ISSUED TRACKING NUMBER 201360983.
- IS LOCATED ON THIS SITE. 15 WAS SUBMITTED AS PART OF THIS FINAL PLAN.
- 7) TO ALLOW TO THE REMOVAL OF SIX (6)
- TO ALLOW A PORTION OF THE 100-FOOT GRANTED ON MAY 15, 2013. TO HENRYTON ROAD WILL BE REMOVED.





#### GENERAL NOTES

1. SUBJECT PROPERTY ZONED RR-DEO AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.

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- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH FLITTION OF SUBDIMISION AND LAND DEVELOPMENT REGULATIONS.
- BOUNDARY INFORMATION BASED ON BOUNDARY SUNVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT OCTOBER, 2012.
- 4. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 09H2 & 10GB
  - STA. No. 09H2 N 601,676.7094 E 1,329,520.9963 EL. 640.22
  - STA. No. 10GB N 602,275.9611 E 1,331,069.3672 EL. 597.35
- 5. 🐨 DENOTES AN IRON PIN OR IRON PIPE FOUND.
  - O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- 6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- 7. ALL AREAS ARE MORE OR LESS.
- 8. THIS SUBDIVISION IS IN THE RURAL DISTRICT.
- 9. ONSITE STEEP SLOPES ARE INDICATED PER THE LEGEND ON THIS PLAT.
- 10. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD. THE SITE HAS AN EXISTING 16' RIGHT-OF-WAY ((L 213, F 554) CONNECTION TO HENRYTON ROAD, WHICH IS A SCENIC ROAD. THIS RIGHT-OF-WAY WILL BE ABANDONED PER THIS SUBDIVISION.
- 11. STORMWATER MANAGEMENT IS PROVIDED WA ROOFTOP AND NON-ROOFTOP DISCONNECTION, PERMOUS CONCRETE, AND MICRO-BIORETENTION. DECLARATION OF COVENANTS WILL BE RECORDED FOR THE SWM PRACTICES ON LOTS 1 AND 2.
- 12. FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. ON OR ABOUT JUNE, 2006.
- 13. THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING AND TRASH PAD SCREENING WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR 35 SHADE TREES AND 10 SHRUBS IN THE AMOUNT OF \$10,800.00.
- 14. 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- A) WDTH 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
- B) SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
- C) GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 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.

FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE 16. HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 9.37 Ac. (408,157.2 SQ.FT.) INTO FOREST CONSERVATION EASEMENTS A (6.14 Ac) AND B (3.23 Ac) WHICH IS SUFFICIENT TO MEET THE BREAKEVEN POINT OF 9.37 Ac OF REQUIRED RETENTION.

- 17. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAINS, OR FOREST CONSERVATION EASEMENT AREAS EXCEPT AS SHOWN ON THE APPROVED SUPPLEMENTAL PLANS.
- 18. WATER WILL BE PUBLIC (CONTRACT 44-4791-D) AND SEWER WILL BE PRIVATE FOR THIS SUBDIVISION.
- WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE VIA CONNECTIONS TO EXISTING CONTRACT 44-3478. 19.
- 20. PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- 21. THERE IS AN EXISTING DWELLING AND GRAVEL DRIVEWAY ON BUILDABLE BULK PARCEL A THAT WILL BE REMOVED.
- 22. ENVIRONMENTAL CONCEPT PLAN, ECP-11-037, FOR THIS SUBDIVISION WAS APPROVED ON FEBRUARY 11, 2013.
- 23. ANY PRIVATE WELL OR SEPTIC SYSTEM ENCOUNTERED SHALL BE PROPERLY ABANDONED AND THE HEALTH DEPARTMENT NOTIFIED OF SUCH.
- 24. A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1-2 AND BUILDABLE BULK PARCEL A SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND WITH THIS PLAT.

F - 13 - 074

25. FINAL PLANS F-07-214 AND F-07-215 WERE VOIDED ON JANUARY 26, 2009.

HE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 184 INTO TWO BUILDABLE LOTS AND BUILDABLE BULK PARCEL A. AND FOREST CONSERVATION EASEMENTS A AND B. SURVEYOR'S CERTIFICATE ECORDED AS PLAT 22721 /// AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ONLIU HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CHIOR PROPERTY onveyed by marion elois melchior to dorsey family homes, inc. by deed dated LOTS 1 AND 2 AND BUILDABLE BULK PARCEL A OCTOBER 25, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARILAND IN LIBER 14437 AT FOLIO 415, 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 SHEET 1 OF 5 MENDED. SCALE : 1"=50' THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO TAX MAP 10 OF MAD DATE : JAN 2014 PARCEL 184 ARYLAND DPZ FILE NOS. WP-06-132 WP-08-039 WP-13-049 WP-13-050 F-07-214 WP-13-068 F-07-215 ECP-13-037 BLOCK 13 MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors LINE 6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075 (410) 997-0296 Balt. (410) 997-0298 Fax GARY E. LANE PROP. L.S. NO. 574 EXPIRATION: 3/21/15

		PRIVATE US
	PRIVATE USE-IN-COMMON	LOODOG DDA
COORDINATE LIST	ACCESS, DRAINAGE & UTILIT	Y <u>ACCESS, DRAI</u>
NO. NORTH EAST	EASEMENT CURVE TABLE	EASEMENT
1 605,491.0226 1,331,237.6618	CURVE LENGTH (FT) RADIUS (FT) DELTA CHORD LEN(FT) CHORD	
2 605,432.1453 1,331,487.5060	DWC1 50.02 961.16 2'58'55" 50.02 \$11'48'	
3 605,341.6920 1,331,444.9569		······································
4 605,226.9829 1,332,044.4512		
<u>5 605,621.6528 1,332,249.8085</u> 6 605,367.5225 1,332,532.1809	DITIDITIC WARDED O. TIMITIMS	and the second
	PUBLIC WATER & UTILITY	
8 606,328.2459 1,332,542.2293 EA	SEMENT LINE & CURVE TABLES	FLOODPLAIN EASEMEN
9 606,489.8836 1,332,442.2167	LINE LENGTH (FT) BEARING	LINE LENGTH (FT) BEARING LINE
10 606,678.3336 1,332,073.7111	WI 165.69 S78*48*25*E	LINE LENGTH (FT) BEARING LINE FP1 42.96 N31*44'39*W FP23
11 605,478.3904 1,331,509.2596	W2 102.98 S76*44*25*E	FP2 43.53 S07'41'57"W FP24
12 605,539.9816 1,331,247.9005	W3 19.69 S88'52'02"E	FP3 39.55 \$31*22'32"W FP25
NOTE: COORDINATES AND GRID TICKS SHOWN	W4     15.07     N71*33*11"E       W5     10.00     N18*26'49"W	FP4     122.68     S12'47'29"W     FP26       FP5     8.25     S58'01'11"E     FP27
HEREON ARE BASED ON NAD'83 AND ARE IN FEE		FP5     8.25     \$58'01'11"E     FP27       FP6     10.51     \$56'45'44"W     FP28
TO CONVERT TO METERS DIVIDE BY 3.2808333.	W7 10.00 N18'26'49"W	FP7 74.80 S10*48'52"W FP29
	W8 60.70 N71*33'11"E	FP8 99.15 S3212'38"W FP30
	W9     20.00     S18*26'49*E       W10     91.15     N71*33'11*E	FP9     122.33     S23'02'21"W     FP3       FP10     42.81     S16'41'00"W     FP32
	W11 25.51 S86'27'39"E	FP10     42.81     S16'41'00"W     FP32       FP11     78.46     S02'12'36"E     FP33
	W12 102.62 S76*44*25*E	FP12 55.69 S17'13'07"W FP34
	W13 165.73 S78*48'25"E	FP13 56.10 S14'54'05"E FP35
BUELDABLE BULK LOT 2 LOT 1	W14     20.02     N76'44'33"W       W15     10.01     \$10'33'47"W	FP14     25.65     S17'27'13"W     FP36       FP15     44.40     S54'40'16"W     FP33
PARCEL A	W16 20.03 N76'44'33"W	FP16 42.33 S31'07'40"W FP30
SHEET 3	LENGTH(FT) RADIUS (FT) DELTA CHORD LEN (FT) CHORD DIR	FP17 37.26 S05'34'53"W FP3
	20.00 961.16 111'33" 20.00 S12'20'48"W	FP18 146.74 S27'28'53"W FP4( FP19 19.32 N09'08'01"E FP4
SHEET 4		FP19     19.32     N09'08'01"E     FP4       FP20     21.55     N18'25'09"E     FP4'
		FP21 58.79 N27*52'09"E FP4
BUILDABLE BULK		FP22 24.16 N0817'24"W
PARCELA		CURVE TAB
SHEET 5		CURVE LENGTH RADIUS DELTA CHOR
		C1     42.02'     961.16'     2'30'18"     42.       C2     4.00'     961.16'     0'14'18"     4.
		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
KEY MAP		WETLAND LINE TABLE
$\frac{III \cdot I}{1^{"} = 500^{"}}$	LINE LENGTH (FT) BEARING LINE	LENGTH (FT) BEARING LINE LENGTH
	LINE LENGTH (FT) BEARING LINE WL1 45.14 N31*44*39"W WL51	111.32 S44*48'26"W WL26 47.10
OWNER/DEVELOPER DORSEY FAMILY HOMES, INC.	WL2 28.21 S14*25'07"W WL52	28.81 S29*26'31"W WL27 36.7
10717-B BIRMINGHAM WAY	WL3 44.74 S16*46'07"E WL53	23.27 S85*29'14*E WL28 34.00 61.49 N32*09'29*E WL29 31.88
WOODSTOCK, MARYLAND 21163 (410)465-7200	WL4     41.83     S42*10'44"W     WL54       WL5     24.54     S24*56'37"W     WL55	61.49 N32'09'29"E WL29 31.88 46.73 N47'30'23"E WL30 22.22
(+10)+03-7200	WL6 54.79 S17'33'55"W WL56	48.64 N53'17'26"E WL31 15.47
ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME	WL7 59.23 S01*22*52*W WL57	59.50 N6117'08"E WL32 25.7
(AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN	WL8 19.28 S26'36'14"W WL58	20.87 <u>S69'48'43"E</u> WL33 21.22 56.60 <u>S76'53'18"E</u> WL34 74.34
COMPLIED WITH.	WL9     28.21     S37*26*24*W     WL59       WL10     20.09     N37*57*36*W     WL60	56.60 <u>S76'53'18"E</u> <u>WL34</u> 74.34 47.88 <u>N89'41'58"E</u> <u>WL35</u> 52.85
	WL11 19.12 S38*32'38*W WL61	40.00 \$70*39'32"E WL36 22.59
Same Fare celogity	WL12 16.74 S56*36'50"E WL62	55.52 N83*47'27"E WL37 25.72
GARY JANE, SURVEYOR DATE	WL13     19.62     S89*52*40"E     WL63       WL14     39.24     S29*05'06"W     WL64	43.87 S82'31'11"E WL38 49.12 106.36 N72'44'17"E WL39 116.80
	WL15 69.43 S63'38'29"W WL65	20.30 S54'01'06"E WL40 117.76
Tolt5 Sly 2-2-2014	WL16 60.95 S26'06'32"W WL66	66.57 N6977'48"E WL41 41.2
ROBERT DORSEY JR., PRESIDENT // DATE	WL17 28:15 S49*52'09*W WL67	66.29 S09'09'22"W WL42 45.49 39.16 S29'27'42"E WL43 43.24
DORSEY FAMILY HOMES, INC.	WL18     28.14     S85*55'39"W     WL68       WL19     23.27     N86*47'15"W     WL69	<u>39.16 S29'27'42"E WL43 43.24</u> 14.99 S19'46'31"E WL44 45.44
AREA TABULATION (TOTAL)	WL20 104.01 S5913'20"W WL70	24.94 S53*45'07"W WL45 122.5
5 NUMBER OF BUILDABLE LOTS2	WL21 47.00 \$3373'57"W WL71	27.30 S67'27'22"W WL46 18.2
NUMBER OF BULK PARCELS	WL22     31.01     S26*39'49*W     WL72       WL23     31.34     S01*02'22*W     WL73	50.85 S4519'26"W WL47 30.1 50.00 S01'56'58"E WL48 38.2
NUMBER OF PRESERVATION PARCELS 0	WL23     31.34     S01'02'22"W     WL73       WL24     48.88     N38'51'23"E     WL74	45.02 S04*21*22*W WL49 30.25
NUMBER OF PRESERVATION PARCELS 0   I NUMBER OF OPEN SPACE LOTS 0   I TOTAL NUMBER OF LOTS OR PARCELS 3	WL25 45.01 N87'53'23"E WL75	22.95 S44*25'04*W WL50 45.45
AREA OF FLOODPLAIN 0.60AC±	<i>LEGEND</i>	PUBLIC 100-YEAR FLOODPLAIN,
a AREA OF FLOODPLAIN 0.60AC±   a AREA OF BUILDABLE LOTS 6.41AC±		DRAINAGE & UTILITY EASEMENT
AREA OF BULK PARCELS 17.70AC±	PRIVATE SEPTIC EASEMENT	
TOTAL AREA OF LOTS OR PARCELS 24.11AC±		EXISTING STEEP SLOPES (>=25%)
AREA OF ROADWAY	PRIVATE USE-IN-COMMON ACCESS,	EXISTING WETLANDS
0 AREA 24.11AC±	DRAINAGE & UTILITY EASEMENT	
Sector     24.11AC±	PUBLIC WATER & UTILITY EASEMENT	PUBLIC FOREST CONSERVATION EASEMENT
APPROVED: FOR PUBLIC WATER AND PRIVATE		
SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT		<u> </u>
ELC		<u>FATEMENT</u>
S S S S S S S S S S S S S S S S S S S	WE, DORSEY FAMILY HOMES, INC., THE OWNER OF THE PROPERTY SHOWN AND CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT O	F PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING
Spant 1. m. Dans shertill	RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCES SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES	SORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MA
HOWARD COUNTY HEALTH OFFICER DATE 9, DAP	SPECIFIC FASELIENTS SHOWN HERFON 2) THE RIGHT TO RECUBE DEDICATION FO	<b>XR PUBLIC USE. THE BEDS OF THE STREETS AND/OR ROADS AN</b>
THOWARD COUNTY HEALTH OFFICER DATE 90 190	FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTH TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE	ER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND C STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE
APPROVED: HOWARD COUNTY DEPARTMENT OF	FACILITIES AND OPEN SPACE WHERE APPLICABLE . 3) THE RIGHT TO REQUIRE D	EDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE S
E PLANNING AND ZONING	PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT N ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.	U BUILDING OK SIMILAR SINUCIURE OF ANY KIND SHALL BE ER
ARR .	WITNESS MY HAND THIS 2 DAY OF Jebung 2014	
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CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE		
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à la teo D'a la ul lu	ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.	WINESS
DIRECTOR OD DATE		

### <u>USE-IN-COMMON</u> AINAGE & UTILITY NT LINE TABLE

## INT LINE TABLE

LINE	LENGTH (FT)	BEARING
FP23	11.91	N03*28'12*E
FP24	29.65	N08'08'40"E
FP25	21.56	N16'54'07"E
FP26	47.75	N3610'59"E
FP27	46.83	N48'56'29"E
FP28	56.75	N05'05'00"W
FP29	54.05	N14'53'40"E
FP30	8.71	N72*23'20"W
FP31	12.42	N3412'54"E
FP32	82.55	N00*42'59"W
FP33	63.17	N12'31'35"E
FP34	74.12	N33'54'17"E
FP35	74.66	N19'59'50"E
FP36	82.60	S46'00'18"W
FP37	18.93	N09'05'51"E
FP38	26.22	N22*27'28"E
FP39	50.07	N44*40'48"E
FP40	51.12	N55*41'58"E
FP41	21.41	N14*26'58"E
FP42	115.23	N11*54'48"E
FP43	170.84	N13'36'21"E
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CHORD LEN	CHORD DIR
42.02	S11*34'25"W
4.00'	S12'56'43"W
4.00'	\$13'11'01"W

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	-		LICHOTH (CT)	DEADINO
ENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING
47.10	N64'02'22"E	WL76	53.52	S30'27'53"W
36.71	N20'24'29"E	WL77	22.71	S02*20*56"W
34.00	N07'37'43"W	WL78	148.68	S27'29'21"W
31.88	N64*24'16"E	WL79	27.33	S03'28'47"W
22.22	S82'16'41"E	WL80	30.76	S36*42'30"W
15.47	S41'25'36"E	WL.81	24.36	S31*43'05"W
25.71	S17'16'36"E	WL82	16.11	S56*39'54"W
21.22	S69*52'11"E	WL83	28.02	S53'54'04"W
74.34	S14'43'24"W	WL84	54.40	S03'21'49"W
52.89	S07'07'23"E	WL85	6.14	S49'33'48"E
22.59	S45*25'52"W	WL86	19.25	S49*33'48"E
25.72	\$35"14'19"W	WL87	12.44	S23'23'38"W
49.12	\$87'21'15"W	WL88	57.81	S14*57'48"W
116.80	S77'03'17"W	WL89	42.20	S02*47'58"W
117.76	N85*20*36"W	WL90	37.03	S22'36'28"E
41.27	N82'54'00"W	WL91	51.93	S12"19'18"W
45.49	N89'03'35"W	WL92	79.39	S28'51'47"W
43.24	N7513'36"W	WL93	75.98	S24'44'13"W
45.44	N54'38'38"W	WL94	37.21	S46'24'46"W
122.51	N51*22'12"W	WL95	24.74	S39'28'53"W
18.27	S25"11'32"W	WL96	67.30	S05*23'38"W
30.13	S47*24'11"E	WL97	72.10	S09'04'46"W
38.23	S06'03'02"E	WL98	51.91	S11'55'21"W
30.29	S34'02'01"E	WL99	33.60	S16*49'18"W
45.49	S01*49'35"E	WL100	25.46	S58*42'09"W
		WL101	41.64	S08*59*53"W
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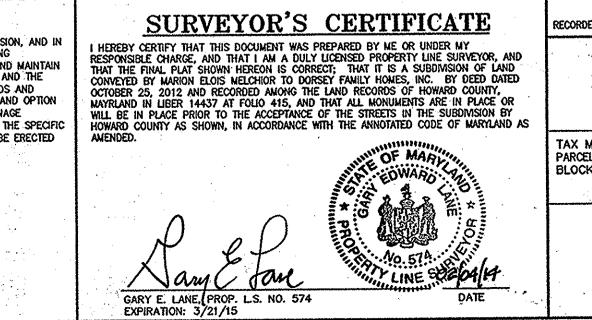
LINE	LENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING
DWI	48.66	N31*05'38*E	DW22	55.55	S2571'32"W	DW43	256.69	N76'44'31"W
DW2	6.94	\$53*43'08"E	DW23	43.08	N64'03'22"W	DW44	13.91	N53'43'08"W
DW3	4.63	N36'16'52"E	DW24	66.54	N44*49'30"W	DW45	82.94	N36'16'52"E
DW4	32.75	S53*43'08"E	DW25	5.12 (	S4510'30"W	DW46	19.12	N79'47'00"W
DW5	24.00	N36'16'52"E	DW26	68.32	S44*49'30"E	DW47	20.40	N34*29*20*E
DW6	8.00	N53'43'08"W	DW27	9.57	S25'56'38"W	DW48	47.49	S77'24'07"E
DW7	77.41	N3676'52"E	DW28	43.28	S64'03'22"E	DW49	5.00	N59'38'16"W
DW8	34.59	N68'39'28"E	DW29	14.13	S25'21'09"W	DW50	38.77	N31*05'38"E
DW9	187.07	.S71'54'52"E	DW30	25.96	N64*38*51*W	DW51	9,38	N3616'52"E
DWIO	102.16	S14*51'32"W	DW31	52.79	\$25"11'32"W	DW52	50.15	N68'39'28*E
DW11	60.35	N81*31'36"W	DW32	25.81	S64*38'51"E	DW53	108.66	S71'54'52"E
DW12	17.91	S25'39'27"W	DW33	48.24	S25'21'09"W	DW54	11.56	N2515'25"E
DW13	13.91	S28'42'06"E	DW34	212.64	S31*58'33"W	DW55	133.37	N71*31*13"E
DW14	7.80	\$83'32'42"E	DW35	35.55	N33'12'41"W	DW56	4.11	S71*54*52*E
-DW15	9.85	N10'48'58"E	DW36	7.48	S56'47'19"W	DW57	19.00	S18'05'08"W
DW16	46.82	S78*39'10"E	DW37	80.15	N35'06'52"W	DW58	18.99	N18'05'08"E
DW17	27.49	S14'51'32"W	DW38	12.12	S56'28'38"W	DW59	40.00	S71*54'52"E
DW18	218.20	S25'11'32"W	DW39	182.02	S33'31'22"E		-9.6	
DW19	29.70	S70'11'32"W	DW40	4.00	S64*48*28"E	· · · · ·		
DW20	50.71	S25'11'32"W	DW41	979.51	N25'11'32"E		•	
DW20 DW21	29.70	S19'48'28"E	DW42	268.52	S76*44*25*E			

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# FOREST CONSERVATION EASEMENT LINE TABLE

		VIIIVIV				
LINE	LENGTH (FT)	BEARING	LINE	LENGTH (FT)	BEARING	]
FC1	35.00	N10'49'56"E	FC53	89.37	N60'28'59"W	
FC2	80.55	N89'48'35"E	FC54	36.14	N6417'41"W	]
FC3	30.87	N66*29'12"E	FC55	70.92	N2571'30"E	]
FC4	57.57	N86'34'03"E	FC56	413.90	\$62"54"55"E	
FC5	31.01	N81*45'32"E	FC57	39.60	S31'44'39"E	
FC6	32.92	N88'48'50"E	FC58	307.44	S13'01'49"W	
FC7	35.03	S86'03'02"E	FC59	51.12	S55'41'58"W	
FC8	43.08	N03'27'56"E	FC60	50.07	S44*40*48*W	
FC9	75.50	N3111'13"E	FC61	28.22	\$22*27*28*W	
FC10	58.71	N0319'09"E	FC62	18.93	S09'05'51"W	
FC11	79.10	N22'45'53"E	FC63	82.60	N46'00'18'E	1
FC12	24.61	N38'27'01"E	FC64	74.66	S19'59'50"W	
FC13	91.98	N02'07'31"W	FC65	74.12	\$33'54'17"W	
FC14	70.15	N86'20'15"W	FC66	63.17	S12'31'35"W	
FC15	57.90	S81'11'12"W	FC67	82.55	\$00'42'59"E	
FC16	40.42	N69'35'04"W	FC68 .	12.42	S3412'54"W	
FC17	36.77	N88'31'14"W	FC69	8.71	\$72*23'20*E	
FC18	73.45	N77'10'34"W	FC70	54.05	S14'53'40"W	
FC19	42.21	N82"29"51"W	-FC71	56.75	S05'05'00"E	7
FC20	18.97	N61'33'21"W	FC72	40.71	\$48*56'29"W	1
FC21	51.92	\$42*27*53*¥	FC73	53.73	S37'37'24"₩	1
FC22	52.32	\$36'31'54"W	FC74	21.56	S16'54'07"W	7
FC23	31.13	\$72'46'10"W	FC75	29.65	S08'08'40"W	1
FC24	24.78	N59'01'49"W	FC76	11.91	S03'28'12"W	
FC25	16.25	N38'00'32"W	FC77	24.16	S08"17"24"E	
FC26	19.00	N15"20"18"E	FC78	58.79	\$27'52'09"W	
FC27 ·	12.70	N01'31'56"E	'FC79	21.55	\$18'25'09"W	7
FC28	173.03	N2511'32"E	FC80	19.32	\$09'08'01"W	7
FC29	12.70	\$55'33'55"E	FC81	265.61	\$27'29'21"W	1
FC30	123.25	S49'40'10"E	FC82	289.71	N7910'04"W	1
FC31	118.69	\$82'18'22"E	FC83	101.27	\$23'06'23"W	
FC32	69.52	\$86'10'23"E	FC84	99.15	\$32'12'38'W	`
FC33	56.07	N0216'55"E	FC85	74.80	S10'48'52"W	
FC34	38.13	N26'39'49"E	FC86	10.51	\$56'45'44"W	_
FC35	54.20	N3313'57'E	FC87	8.25	\$58'01'11'E	_
FC36	117.42	N5913'20"E	FC88	122.68	S12 47 29 W	
FC37	30.54	S87'04'52"E	FC89	39.55	\$31*22'32*W	_
FC38	17.18	N85'55'39"E	FC90	43.53	S07'41'57"W	<b>_</b>
FC39	14.75	N49'52'09"E	FC91	432.75	N31"45"21"W	-
FC40	64.18	N26'06'32"E	FC92	331.80	N15'03'42"E	
FC41 .	9.26	N63'38'29"E	FC93	370.57	\$5910'59"E	
FC42	25.98	N32'30'02"E	FC94	22.88	N16'41'00"E	
FC43	36.06	N22'34'42"E	FC95	17.46	N84'36'46"W	,
FC44	108.41	N11'13'43'E	FC98	12.37	N60'44'35"E	
FC45	97.51	N13'43'51"E	FC97	15.64	\$88'40'49"E	
FC46	17.76	N23'03'25"W	FC98	16.52	N8512'57"E	
FC47	26.19	N21'03'52"E	FC99	25.72	N38'01'52"E	
FC48	56.04	N64*26'13"W	FC100	7.22	N25'47'00"E	
FC49	47.00	N5813'03"W	FC101	13.93	N33'50'23"W	
FC50	27.03	N77'25'34"W	FC102	13.41	N02'12'16"W	
FC51	54.66	N69'11'58"W	FC103	30.51	N10'47'11"W	7
FC52	70.28	N66'00'46"W	'FC104	9.27	N09 40 02 E	
	Å		FC105	23.17	N17'33'58"E	
	THE PUR	POSE OF THIS	S PLAT IS	TO SUBDIVI	DE PARCEL	184 INT

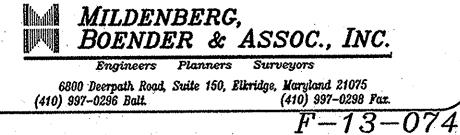
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 184 INTO TWO BUILDABLE LOTS AND BUILDABLE BULK PARCEL A, AND FOREST CONSERVATION EASEMENTS A AND B.



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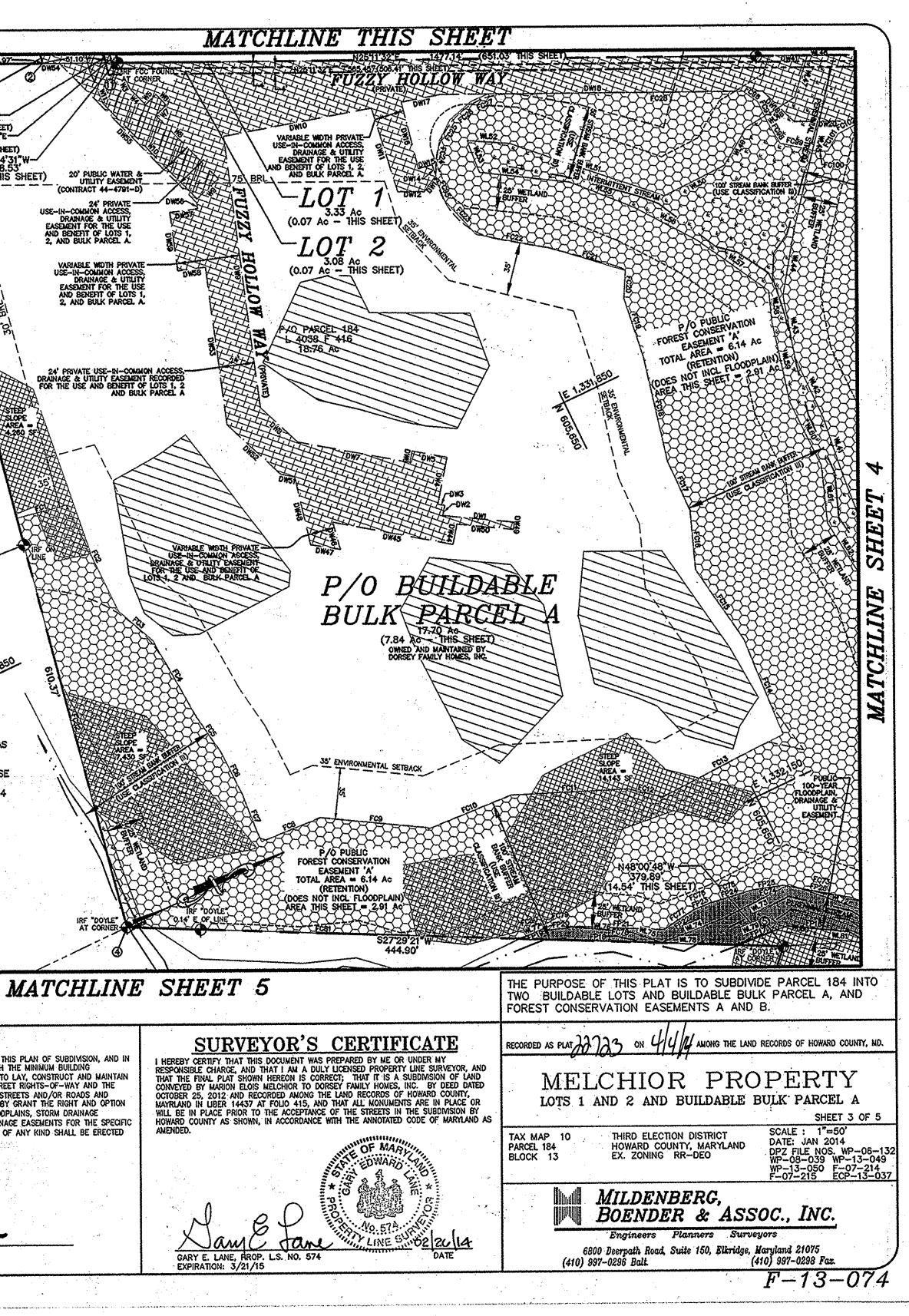
RECORDED AS PLAT 22722 ON 44414 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. MELCHIOR PROPERTY LOTS 1 AND 2 AND BUILDABLE BULK PARCEL A SHEET 2 OF 5 SCALE : 1"=50' DATE JAN 2014 DPZ FILE NOS. WP-06-132 WP-08-039 WP-13-049 WP-13-050 F-07-214 F-07-215 ECP-13-037 TAX MAP 10 PARCEL 184 BLOCK 13 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO



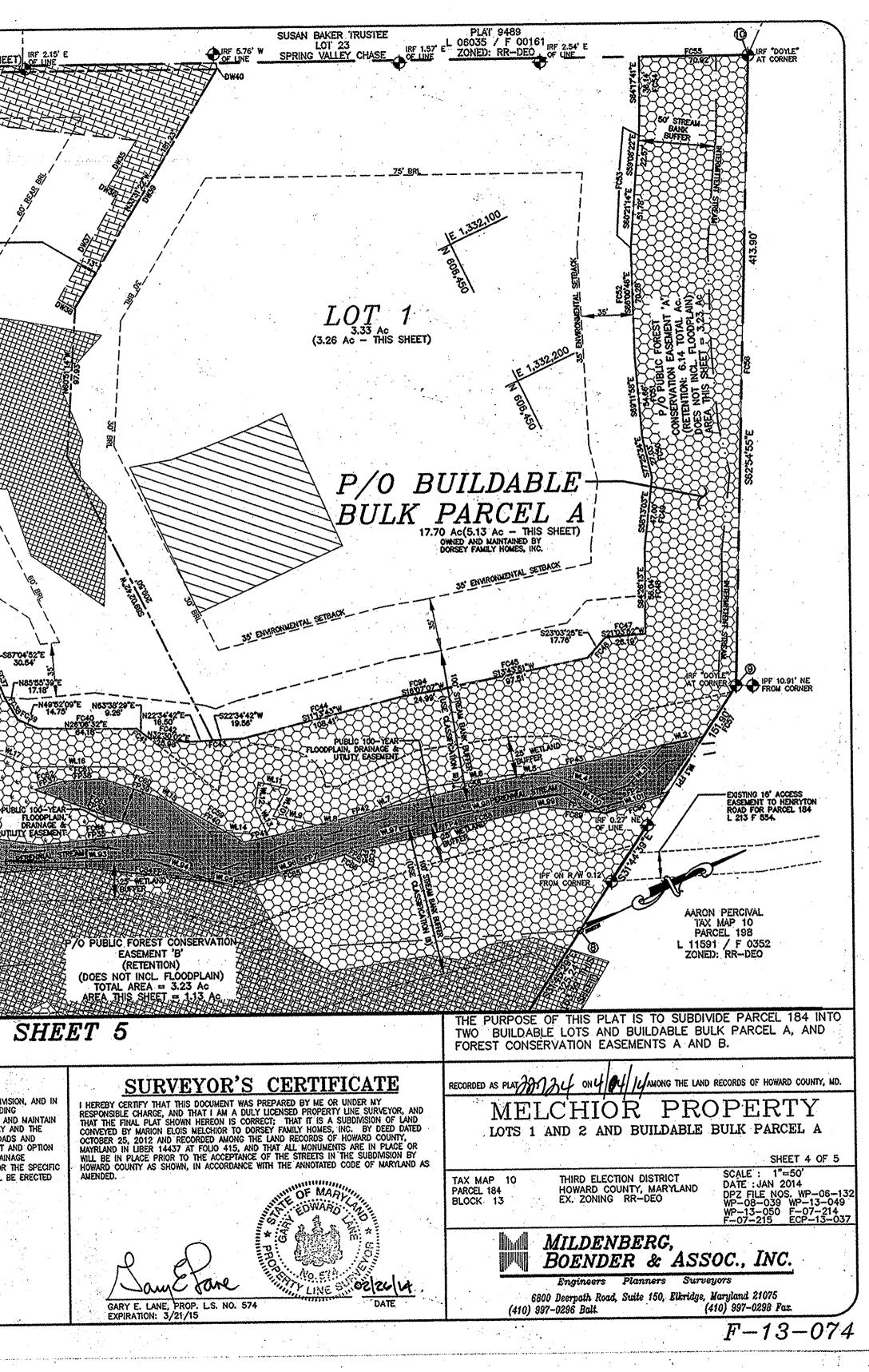
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WOODFORD DRIVE TONE FIN (3) N76'44'31" 256.69' (5.51' THIS SHEET) ig r \$76'44'31"E----271.76' (9.42' THIS SHEET) <u>LEGEND</u> N76'44'31" IRF FCC ON LINE 2,32 FROM CORNER PRIVATE SEPTIC EASEMENT 10' PUBLIC WATER & UTILITY EASEMENT (5.33' THIS SHEET) PRIVATE USE-IN-COMMON 24' PRIVATE USE-IN-COMMON ACCESS, DRAMAGE & UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1, 2, AND BULK PARCEL A. (CONTRACT. 44-4791-D) ACCESS, DRAINAGE & LENGTR=50.0 UTILITY EASEMENT RADIUS=961.16 DELTA=2'38'55" CHORD=50.02' CHORD DIR=S11'48'43"W BUILDABLE PUBLIC WATER & UTILITY **BULK** P/O PARCEL 184-L 21.69 F 169 0.30 Ac PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT, 1 PARCEL A EXISTING STEEP SLOPES \*\*\*\*\*\*\* (>=25%) 17.70 Ac (7.84 Ac - THIS SHEET) EXISTING WETLANDS y y HOI LOT 2 EASEMENT 3.08 Ac (0.07 Ac - THIS SHEET) KNUD HARBOM 212 HELENE HARBOM LOT 26 KNUD HARBOM HELENE HARBOM  $T_{OT}$ SPRING VALLEY CHASE **E**g 獨 PLAT 9488 L 03272 / F 00538 LOT 26 SPRING VALLEY CHASE 3.33 Ac (0.07 Ac - THIS SHEET) ZONED: RR-DEO PLAT 9488 L 03272 / F 00538 ZONED: RR-DEO ROBERT BROOKS 20' PUBLIC WATER & UTL ... Y LOT 25 SPRING VALLEY CHASE (CONTRACT 44-4791-D) PLAT 9488 SO' PRIVATE USE-IN-COMMON-ACCESS, DRAMAGE & UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1, 2, AND BULK PARCEL 'A' L 03181 / F 00637 ZONED: RR-DEO THIS SHEET MATCHLINE OWNER/DEVELOPER DORSEY FAMILY HOMES, INC. 10717-B BIRMINGHAM WAY WOODSTOCK, MARYLAND 21163 (410)465-7200 JE 1.331.850 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. REMIGIJUS BALCIUNAS DATE DATE DANUTE BALCIUANS cran LOT 58 SPRING VALLEY CHASE VEYOR PLAT 11630 L 03538 / F 00114 2-25-14  $\mathbf{O}$ BUILDABLE BULK LOT 1 LOT 2 ZONED: RR-DEO OBERT DORSEY JR., PRESIDENT DATE SHEET 3 AREA TABULATION (THIS SHEET) SHEET 4 NUMBER OF BUILDABLE LOTS NUMBER OF BULK PARCELS BUILDABLE BULK PARCEL A Ô NUMBER OF PRESERVATION PARCELS NUMBER OF OPEN SPACE LOTS 0 OTAL NUMBER OF LOTS OR P 0.10AC± AREA OF FLOODPLAIN SHEET 5 AREA OF BUILDABLE LOTS 0.14AC± 7.84AC± AREA OF BULK PARCELS 7.98AC± TOTAL AREA OF LOTS OR PARCELS 0 AREA OF ROADWAY <u>KEY MAP</u> 7.98AC± AREA = 500 APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT **OWNER'S** STATEMENT WE, DORSEY FAMILY HOMES, INC., THE 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 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 Nifen for Maura Rosshan 3/28/14 DATE Partyo HOWARD COUNTY HEALTH OFFICER (U) 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 APPROVED: HOWARD COUNTY DEPARTMENT OF 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. PLANNING AND ZONING WITNESS MY HAND THIS 25th DAY OF February 2014. 2.27.14 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE ROBERT DORSEY JR., 02/14



	SPRING VALLEY CHASE	PLAT 9489 06035 / F 00161 ZONED: RR-DEO N2571'32"E 1477.14' (826.11' THIS SHE
BUILDABLE BULK PARCEL A SHEET 3	USE-IN-COMMON	1.331.850 VARIABLE WOTH- PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTULTY EASEMENT
SHEET 4	AND BULK	BENEAT OF LOTS 1. 2. AND BULK PARCEL A. LOT 2 VARIABLE WOTH PRIVATE
SHEET 5	(USE CLASSIFICATION EU)	3.08 AC (3.01 AC - THIS SHEET) (3.01 AC - THIS SHEET) USE-IN-COMMON ACCESS, / USE-IN-COMMON ACCESS, / DRAINAGE & UTILITY EASEMENT FOR THE USE/ AND BENEFIT OF LOTS 1. 2. AND BULK PARCEL A.
KEY MAP		STOP
1" = 500' <u>LEGEND</u>	ROCKA PILL	
PRIVATE SEPTIC EASEMENT PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT		P/C PARCEL 184 L 4038 F 416
PUBLIC 100-YEAR FLOODPLAIN,		35' ENVIRONMENTAL SETBACK
DRAINAGE & UTILITY EASEMENT     EXISTING STEEP SLOPES (>=25%)     EXISTING WETLANDS     PUBLIC FOREST CONSERVATION		
OWNER/DEVELOPER DORSEY FAMILY HOMES, INC.		
10717-B BIRMINGHAM WAY WOODSTOCK, MARYLAND 21163 (410)465-7200 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.	PLO BUILDAL BUILDAL	P/O PUBLIC FOREST CONSERVATION EASEMENT 'A' CONSERVATION EASEMENT 'A' (RETENTION) P R (DOES NOT INCL. FLOODPLAIN) P R (DOES NOT INCL. FLOODPLAIN) P R (DOES NOT INCL. FLOODPLAIN)
GAR YOR GAR DANE, SURVEYOR CALS C	7 JO Ac(5.13 Ac - THIS CONNET ARD MANTAIRED B CONNET ARD MANTAIRED B CONSET FAMILY HOMES IN CONSET FAMILY HOMES IN	
AREA TABULATION (THIS SHEET)	PUELIC 100-YEAR, FLOOOPLAIN, DRAINAGE & WIJJ	
MUMBER OF BULK PARCELS   1     NUMBER OF PRESERVATION PARCELS   0     NUMBER OF OPEN SPACE LOTS   0     TOTAL NUMBER OF LOTS OR PARCELS   3     AREA OF FLOODPLAIN   0.50AC±		
AREA OF BUILDABLE LOTS <u>6.27AC±</u> AREA OF BUILK PARCELS <u>5.13AC±</u> TOTAL AREA OF LOTS OR PARCELS <u>11.40AC±</u>		ATT STEP SLOPE
AREA OF ROADWAY AREA		MATCHLINE
HOWARD COUNTY HEALTH DEPARTMENT	CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE UE	HOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIM PARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDIN ITS SUCCESSORS AND ASSIGNS 1) THE RIGHT TO LAY, CONSTRUCT A
BNIE LOUNTY HEALTH OFFICER DATE 2 710 A APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AN SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE D FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BI FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND	D SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY EDICATION FOR PUBLIC USE. THE BEDS OF THE STREETS AND/OR ROA D AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT EDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAIL D REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR D 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL
Church Z. Z.7.14	ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 25 DAY OF FCOMMY	2014
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE	ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOWS,	c. Milling
DIRECTOR 80 DATE		



MATCHLINE SHEET 3 100' STREAM BANK BUFFEL P/O BUILDABLE THOMAS VAXMONSKY JENNIFER VAXMONSKY BULK PARCEL BUILDABLE BULK LOT 2 LOT LOT 46 SPRING VALLEY CHASE PLAT 10647 L 05069 / F 00541 ZONED: RR-DEO 4.73 Ac - THIS SHEET SHEET 3 SHEET BUILDABLE BULK PARCEL A SHEET -5 KEY MAP 1'' = 500'**LEGEND** IRF DOYLE" PRIVATE SEPTIC EASEMENT PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT XXXX PUBLIC WATER & UTILITY EASEMENT V/VPUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT STONE FND MON FND 0.84' SW FROM CORNER -AUSTIN HORMAN TAX MAP 10 EXISTING STEEP SLOPES (>=25%) P/O PARCEL 18 256.02 L 4743 / F 0484 EXISTING WETLANDS \* \* RR-DEC S14'26'16"W PUBLIC FOREST CONSERVATION **FEREN** EASEMENT ANANTA HEJEEBU MON FND 0.38 NE OF CORNER STACIA HEJEEBU LOT 49 SPRING VALLEY CHASE PHILLIP WILNER GUY SCARPACI, JR. LOT 10 OWNER/DEVELOPER PLAT 10647 L 08232 / F 00449 EVERLEA SEC. 3 DORSEY FAMILY HOMES, INC. 10717-B BIRMINGHAM WAY ZONED: RR-DEO BLOCK B WOODSTOCK, MARYLAND 21163 PLAT BOOK 25, PLAT 3 L 10845 / F 00315 (410)465-7200 ZONED: RR-DEO 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 1.332,750 COMPLIED WITH. 02/24/4 any crane DATE VEYOR -25-19 Z DORSEY JR., PRESIDENT FAMILY HOMES, INC. OBERT AREA TABULATION (THIS SHEET) NUMBER OF BUILDABLE LOTS NUMBER OF BULK PARCELS NUMBER OF PRESERVATION PARCELS ROBERT BARBARITE NUMBER OF OPEN SPACE LOTS PIA BARBARITE TOTAL NUMBER OF LOTS OR PARCELS 1 LOT 9 AREA OF FLOODPLAIN EVERLEA SEC. 3 BLOCK A AREA OF BUILDABLE LOTS 0 PLAT BOOK 25, PLAT 3 L 02625 / F 00182 4.73AC± AREA OF BULK PARCELS ZONED: RR-DEO 4.73AC± TOTAL AREA OF LOTS OR PARCELS AREA OF ROADWAY 0 4.73AC± AREA APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT **OWNER'S** STATEMENT WE, DORSEY FAMILY HOMES, INC., THE 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 CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF FLANNING AND ZUTING, 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 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 an 3/28/14 Unten for Maura Rood HOWARD COUNTY HEALTH OFFICER DATE 2, FACILITIES AND OPEN SPACE WHERE APPLICABLE , 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC APPROVED: HOWARD COUNTY DEPARTMENT OF PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED LANNING AND ZONING ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 25 DAY OF FCOING 2014 2.27.14 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE Aw DIRECTOR 00

