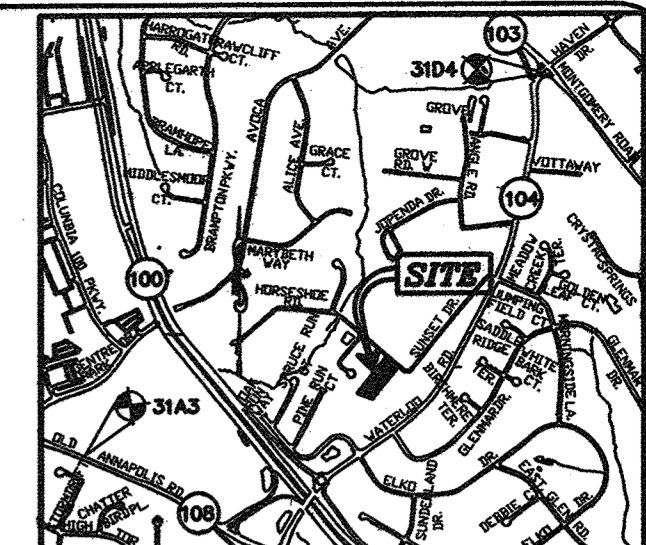


COORDINATES TABLE		
POINT #	NORTHING	EASTING
1	568348.8315	1367896.0526
2	568589.2360	1367892.3453
3	568519.0388	1367998.0499
4	568635.4221	1368093.0781
5	568619.6834	1368111.2114
6	568290.2377	1367842.2156

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

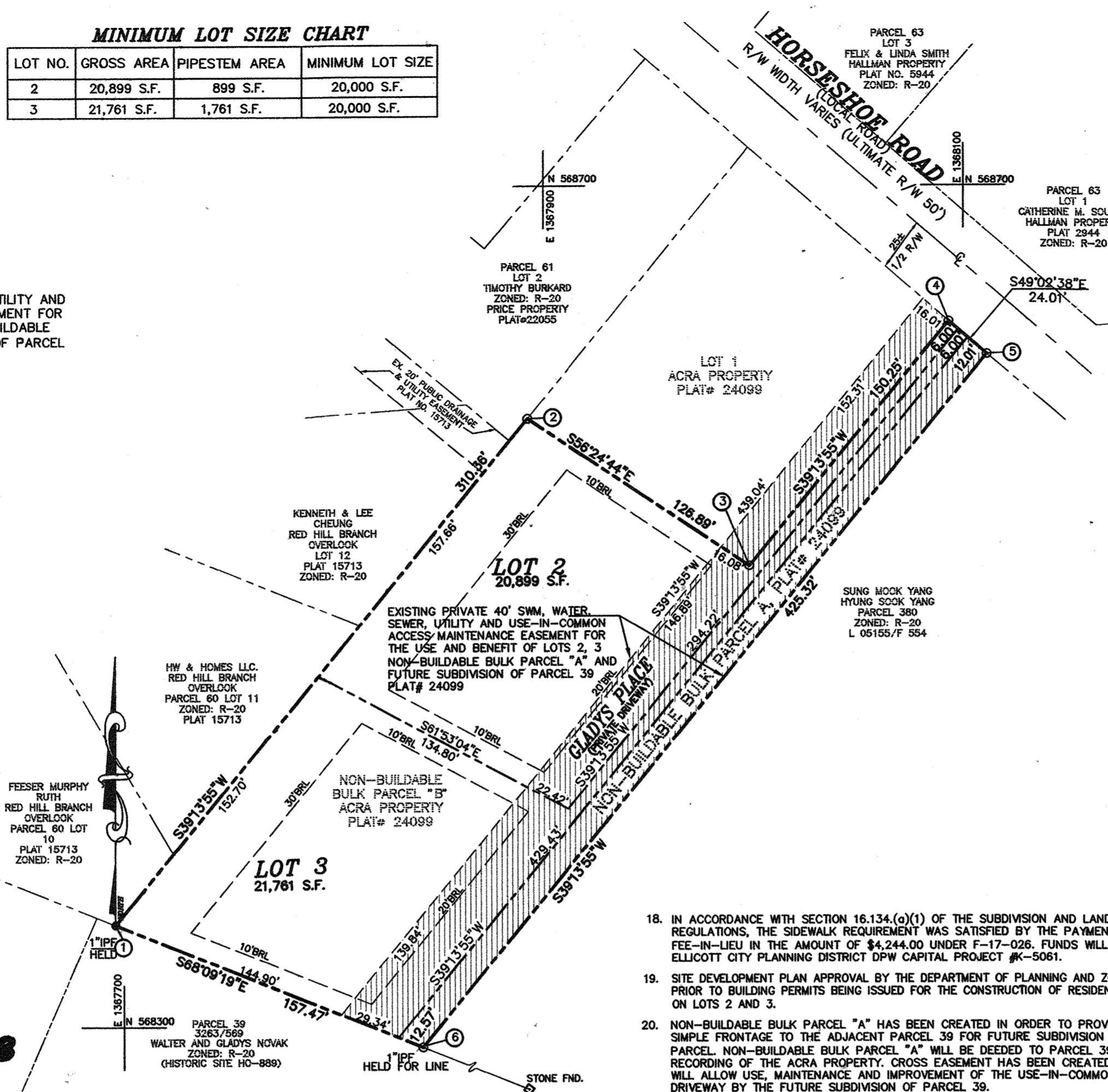
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	20,899 S.F.	899 S.F.	20,000 S.F.
3	21,761 S.F.	1,761 S.F.	20,000 S.F.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 28, GRID A-7

LEGEND

EXISTING PRIVATE 40' SWM, WATER, SEWER, UTILITY AND USE-IN-COMMON ACCESS MAINTENANCE EASEMENT FOR THE USE AND BENEFIT OF LOTS 2, 3 NON-BUILDABLE BULK PARCEL "A" AND FUTURE SUBDIVISION OF PARCEL 39 PLAT# 24099



GENERAL NOTES

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT JULY 2013.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31A3 AND 31D4. STA. 31A3 N567750.955, E1364842.701 EL.499.821. STA. 31D4 N571700.681, E1369606.396 EL.495.181
- DENOTES AN IRON PIN, OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
□ DENOTES CONCRETE MONUMENT FOUND
- 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.
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- THE ADJACENT PARCEL 39 IS IDENTIFIED AS HISTORIC SITE HO-889 "LOTZ HOUSE CIRCA 1900". SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO WETLANDS, STREAMS OR THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES GREATER THAN 25% OR FOREST EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN A WETLAND CERTIFICATION LETTER DATED JULY 2013.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 64-W AND 302-S).
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WERE FULFILLED UNDER F-17-026.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-SCALE FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING FOR LOTS 2 & 3 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPING REQUIREMENTS FOR THIS SUBDIVISION WILL BE FURTHER REVIEWED AT THE SITE DEVELOPMENT PLAN STAGE. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOTS 2-3.
- 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 (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) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF 2 NEW LOTS, HAS BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.

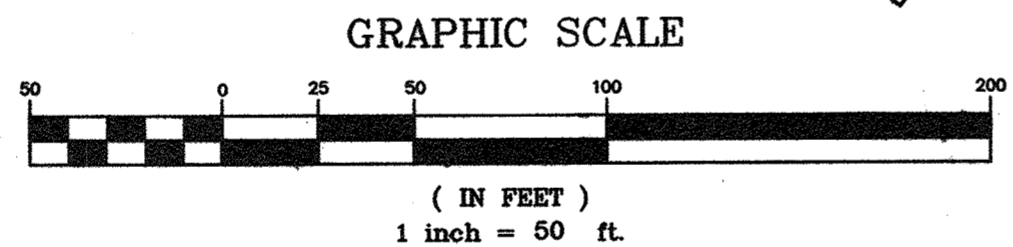
OWNER
DORSEY FAMILY HOMES, INC.
10717 BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-5739

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 MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Sam E. Lane
GARY E. LANE, P.L.S.
DATE: 02/20/18

Kent Seaver
DORSEY FAMILY HOMES INC., OWNER
DATE: 10/17/18

AREA TABULATION CHART	
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	0.98 AC±
NON-BUILDABLE	0.0 AC±
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0 AC±
TOTAL AREA OF SUBDIVISION	0.98 AC. ±



- IN ACCORDANCE WITH SECTION 16.134.(a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE SIDEWALK REQUIREMENT WAS SATISFIED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,244.00 UNDER F-17-026. FUNDS WILL BE USED IN ELICOTT CITY PLANNING DISTRICT DPW CAPITAL PROJECT #K-5061.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 2 AND 3.
- NON-BUILDABLE BULK PARCEL "A" HAS BEEN CREATED IN ORDER TO PROVIDE FEE SIMPLE FRONTAGE TO THE ADJACENT PARCEL 39 FOR FUTURE SUBDIVISION OF THAT PARCEL. NON-BUILDABLE BULK PARCEL "A" WILL BE DEEDED TO PARCEL 39 UPON RECORDING OF THE ACRA PROPERTY. CROSS EASEMENT HAS BEEN CREATED WHICH WILL ALLOW USE, MAINTENANCE AND IMPROVEMENT OF THE USE-IN-COMMON DRIVEWAY BY THE FUTURE SUBDIVISION OF PARCEL 39.
- 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.
- SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION EASEMENT AGREEMENT FOR THE DRIVEWAY SERVING LOTS 2 AND 3 AND FUTURE SUBDIVISION OF PARCEL 39 WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY WITH PLAT# 24099, F-17-026.
- IN ACCORDANCE WITH SECTION 108.0 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATION ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID BY THE PERMIT APPLICANT TO THE DEPARTMENT OF INSPECTION, LICENSE AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE.

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

Walter for Maureen Roseman
HOWARD COUNTY HEALTH OFFICER
DATE: 10/11/2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-17-18

Kent Seaver
DIRECTOR
DATE: 10-25-18

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 SEWER, DRAIN, 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 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 25 DAY OF Sept., 2018.

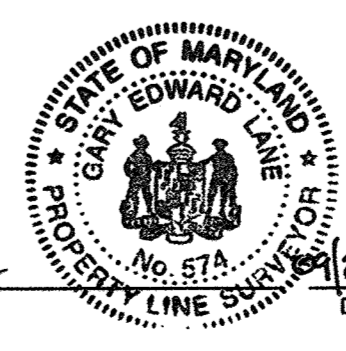
Kent Seaver
DORSEY FAMILY HOMES INC., OWNER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR; THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY FRANKLIN WILLARD ACRA, JR., AND TERESA ELLEN ACRA TO DORSEY FAMILY HOMES, INC. BY A DEED DATED OCTOBER 2, 2014 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15816, FOLIO 151; 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.

Sam E. Lane
GARY E. LANE, P.L.S.
NO. 574, EXP. 03/21/19
DATE: 10/20/18



ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID BY THE PERMIT APPLICANT TO THE DEPARTMENT OF INSPECTIONS, LICENSE AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE.

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE NON-BUILDABLE BULK PARCEL "B", OF ACRA PROPERTY, PLAT# 24099 INTO LOTS 2 AND 3.

RECORDED AS PLAT 24990 ON 10/26/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ACRA PROPERTY
LOTS 2 AND 3
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "B"

SHEET 1 OF 1

TAX MAP 31
PARCEL 181
GRID 2
DPZ FILE#S: ECP-14-002, F-17-026, SDP-17-036

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0296 Fax