

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	48,952 SF	1,096 SF	47,856 SF
4	44,097 SF	2,762 SF	41,335 SF
5	47,280 SF	2,462 SF	44,818 SF
6	53,972 SF	1,123 SF	52,849 SF

COORDINATE LIST

NO.	NORTH	EAST	NO.	NORTH	EAST
1	605,497.0226	1,331,237.6618	64	605,331.8359	1,331,932.8090
44	605,532.1892	1,331,246.0923	65	605,329.6927	1,331,897.0779
45	605,469.1257	1,331,513.7424	66	605,328.3888	1,331,875.3393
46	605,653.8314	1,331,600.6277	67	605,316.0724	1,331,847.0315
47	605,621.8152	1,331,669.6209	68	605,315.6669	1,331,724.8820
48	605,646.0611	1,331,720.7593	69	605,365.1780	1,331,489.1581
49	605,688.0977	1,331,751.9008	70	605,452.0717	1,331,516.3562
50	605,728.4003	1,331,786.9553	71	605,419.3756	1,331,514.6526
51	605,717.3671	1,331,803.6312			
52	605,711.8554	1,331,845.4830			
53	605,695.5537	1,331,917.0971			
54	605,694.6043	1,331,953.8550			
55	605,680.5036	1,331,991.7392			
56	605,689.3746	1,332,048.9537			
57	605,684.8934	1,332,118.9622			
58	605,592.9718	1,332,122.3735			
59	605,573.7023	1,332,107.0731			
60	605,500.7620	1,332,076.4648			
61	605,442.1464	1,332,073.0652			
62	605,377.5557	1,332,033.9680			
63	605,334.5496	1,332,031.3636			

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

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.

Gary E Lane 09/30/15
GARY E. LANE, SURVEYOR DATE

Robert Dorsey Jr. 10/1/15
ROBERT DORSEY JR., PRESIDENT
DORSEY FAMILY HOMES, INC. DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	4
AREA OF FLOODPLAIN	0AC±
AREA OF BUILDABLE LOTS	4.46AC±
AREA OF PRESERVATION PARCELS	0AC±
TOTAL AREA OF LOTS OR PARCELS	4.46AC±
AREA OF ROADWAY	0
AREA	4.46AC±

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

Robert Dorsey Jr. 4/18/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad E. ... 1-5-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

Robert Dorsey Jr. 4-26-16
DIRECTOR DATE

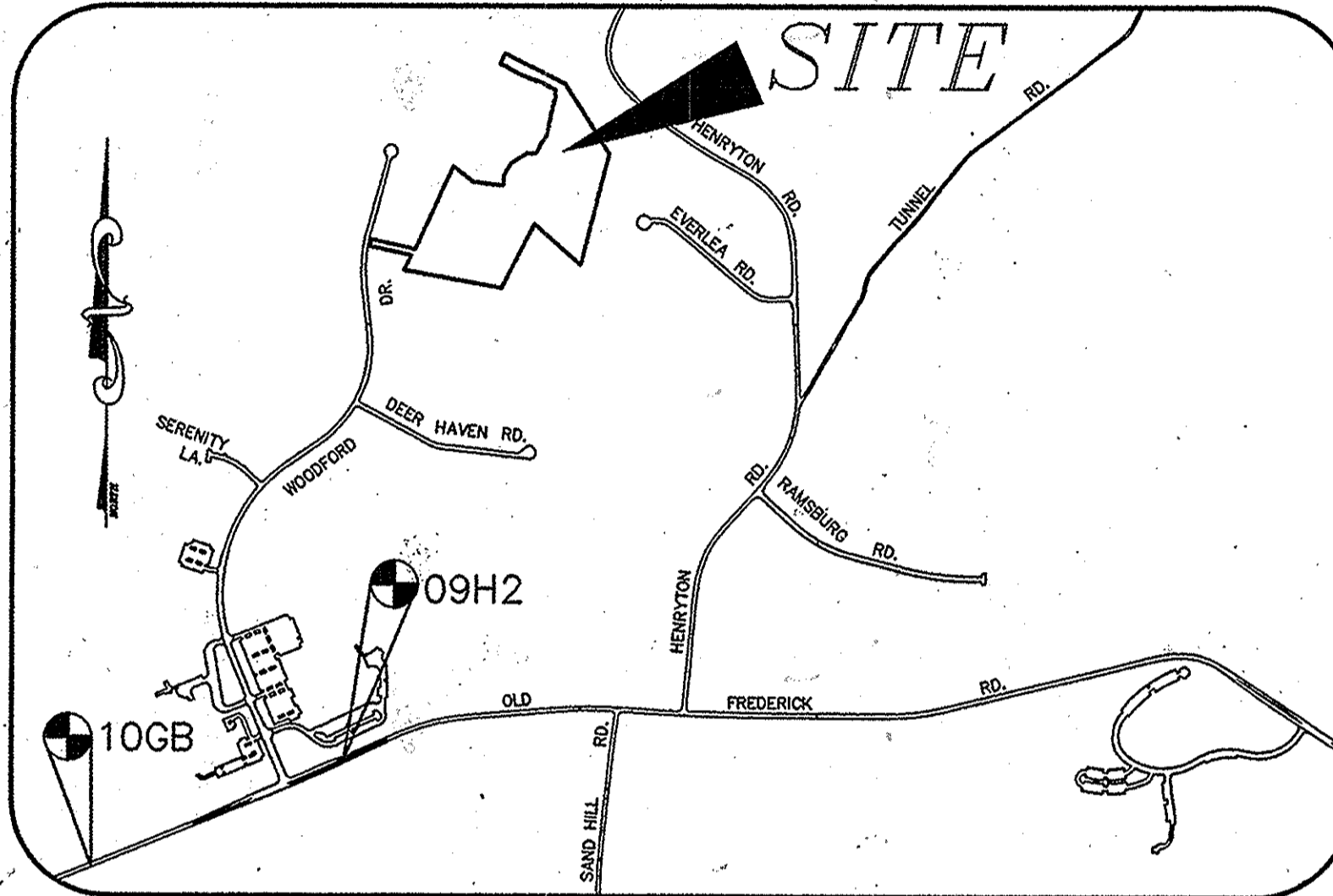
LEGEND

- EXISTING PRIVATE SEPTIC EASEMENT
- EXISTING PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC WATER & UTILITY EASEMENT
- EXISTING WETLANDS
- PROPOSED PRIVATE USE-IN-COMMON, ACCESS, DRAINAGE & UTILITY EASEMENT



24. THIS AREA DESIGNATES A SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.

25. FOR ALL OTHER PERTINENT NOTES AND DETAILS REFER TO PLAT# 22758-22762, F-13-075.



VICINITY MAP

1" = 1000'
ADC MAP 11 GRID E7, F7

GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO AS PER THE 10/06/13 COMPREHENSIVE ZONING.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT OCTOBER, 2012.
- 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
- ⦿ DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- 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.
- THIS SUBDIVISION IS IN THE RURAL DISTRICT.
- STEEP SLOPES EXISTS ONSITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- STORMWATER MANAGEMENT IS PROVIDED UNDER F-13-075.
- FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. ON OR ABOUT JUNE, 2006.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL HAS BEEN PREVIOUSLY ADDRESSED UNDER F-13-074.
- 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) 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) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAVE BEEN FILLED UNDER DPZ PROJECT F-13-074 (MELCHIOR PROPERTY, LOTS 1 AND 2 AND BUILDABLE BULK PARCEL A).
- 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.
- ENVIRONMENTAL CONCEPT PLAN, ECP-13-037, FOR THIS SUBDIVISION WAS APPROVED ON FEBRUARY 11, 2013.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 3 THRU 6 HAS BEEN RECORDED WITH F-13-74.
- THERE ARE NO FLOODPLAIN, STREAMS, WETLANDS AND THEIR BUFFERS LOCATED ON LOTS 3-6.
- HOA DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D15476906 ON OCTOBER 2, 2013.
- HOA COVENANTS AND RESTRICTIONS WERE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD, WITH FINAL PLAT, F-13-074, AS LIBER NO. 15547/FOLIO NO. 53 ON 10/01/2013.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

This plat is exempt from MTHU requirements since it is a plat of revision to show new easement areas and does not create any new lots.

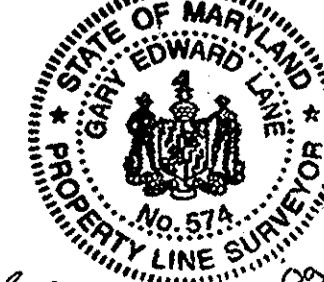
OWNER'S STATEMENT

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 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 2 DAY OF October 2015.

Robert Dorsey Jr.
ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.
Jan ...
WITNESS

SURVEYOR'S CERTIFICATE

I 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 CONVEYED BY MARION ELOIS MELCHIOR TO DORSEY FAMILY HOMES, INC. BY DEED DATED OCTOBER 25, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 AMENDED.



Gary E. Lane
GARY E. LANE, PROP., L.S. NO. 574
EXPIRATION: 3/21/17
DATE: 09/30/15

THE PURPOSE OF THIS REVISION PLAT IS TO ADD ADDITIONAL PORTIONS TO THE VARIABLE WIDTH PRIVATE USE-IN-COMMON, DRAINAGE AND UTILITY EASEMENT TO LOTS 3-6 OF MELCHIOR PROPERTY, LOTS 3-6 AND NON-BUILDABLE PRESERVATION PARCEL "A", PLAT #S 22758-22762.

RECORDED AS PLAT 23762 ON 4/29/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

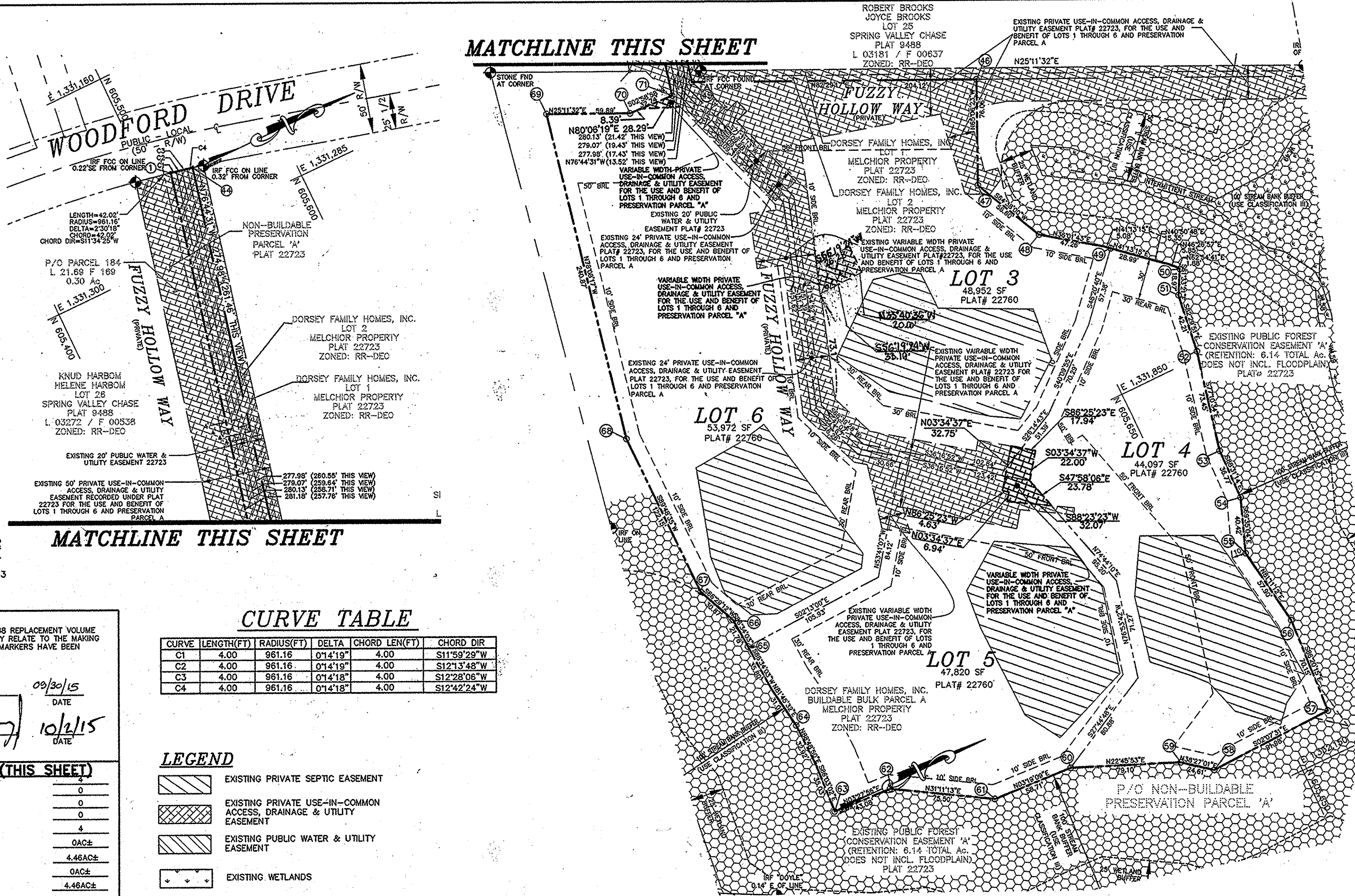
REVISION PLAT TO PLAT# 22758-22763
MELCHIOR PROPERTY
LOTS 3 THRU 6 AND NON-BUILDABLE PRESERVATION PARCEL A SHEET 1 OF 2

TAX MAP 10 THIRD ELECTION DISTRICT SCALE: 1"=50'
PARCEL 184 HOWARD COUNTY, MARYLAND DATE: SEP 2015
BLOCK 13 EX. ZONING RR-DEO DPZ FILE NOS.
WP-13-168 WP-08-039
F-07-214 (VOID) WP-13-049 ECP-13-037
F-07-215 (VOID) WP-13-050 F-13-074

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

7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0286 Balt. (410) 997-0298 Fax

MATCHLINE THIS SHEET



MATCHLINE THIS SHEET

OWNER/DEVELOPER
 DORSEY FAMILY HOMES, INC.
 10717-B BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

CURVE TABLE

CURVE	LENGTH(FT)	RADIUS(FT)	DELTA	CHORD LEN(FT)	CHORD DIR
C1	4.00	961.16	0°14'19"	4.00	S11°59'29"W
C2	4.00	961.16	0°14'19"	4.00	S12°13'48"W
C3	4.00	961.16	0°14'18"	4.00	S12°28'06"W
C4	4.00	961.16	0°14'18"	4.00	S12°42'24"W

LEGEND

- EXISTING PRIVATE SEPTIC EASEMENT
- EXISTING PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC WATER & UTILITY EASEMENT
- EXISTING WETLANDS
- PROPOSED PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT

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.

Gary E Lane 09/30/15
 GARY LANE, SURVEYOR DATE
Robert Dorsey Jr. 10/2/15
 ROBERT DORSEY JR., PRESIDENT DATE
 DORSEY FAMILY HOMES, INC.

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	4
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AREA OF PRESERVATION PARCELS	0AC±
TOTAL AREA OF LOTS OR PARCELS	4.46AC±
AREA OF ROADWAY	0
AREA	4.46AC±

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

Wifon for Mauna Rossman 4/18/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad E. Carter 1-5-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Schaeffer 4-21-16
 DIRECTOR DATE

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 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 2 DAY OF OCTOBER 2015.

Robert Dorsey Jr.
 ROBERT DORSEY JR., PRESIDENT, DORSEY FAMILY HOMES, INC.
[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I 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 CONVEYED BY MARION ELOIS MELCHIOR TO DORSEY FAMILY HOMES, INC. BY DEED DATED OCTOBER 25, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 AMENDED.

Gary E Lane 09/30/15
 GARY E. LANE, PROP. L.S. NO. 574 DATE
 EXPIRATION: 3/21/17

THE PURPOSE OF THIS REVISION PLAT IS TO ADD ADDITIONAL PORTIONS TO THE VARIABLE WIDTH PRIVATE USE-IN-COMMON, DRAINAGE AND UTILITY EASEMENT TO LOTS 3-6 OF MELCHIOR PROPERTY, LOTS 3-6 AND NON-BUILDABLE PRESERVATION PARCEL "A", PLAT #S 22758-22762.
 RECORDED AS PLAT 23761 ON 4/29/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT TO PLAT# 22758-22762
MELCHIOR PROPERTY
 LOTS 3 THRU 6 AND NON-BUILDABLE PRESERVATION PARCEL A
 SHEET 2 OF 2

TAX MAP 10 PARCEL 184 BLOCK 13	THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO	SCALE: 1"=50' DATE: SEP 2015 DPZ FILE NOS. WP-13-168 WP-08-039 F-07-214 (VOID) WP-13-049 ECP-13-037 F-07-215 (VOID) WP-13-050 F-13-074
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MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
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