

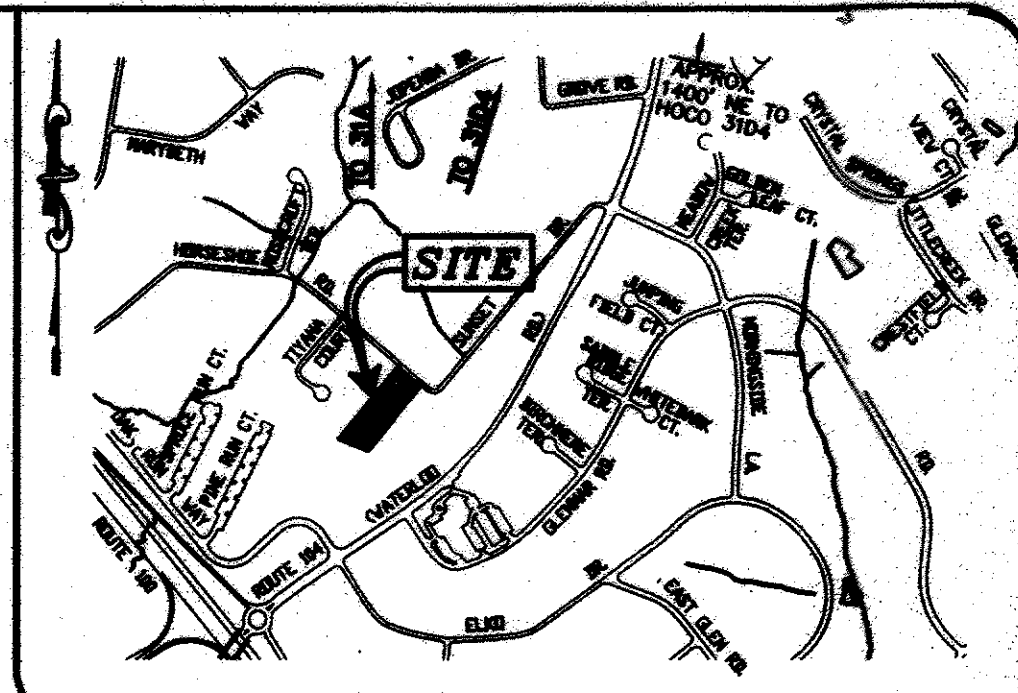
COORDINATES TABLE		
POINT #	NORTHING	EASTING
1	568348.8315	1367696.0526
2	568718.2304	1367997.6705
3	568737.8309	1368013.6745
4	568639.4701	1368127.0008
5	568619.8696	1368110.9969
6	568290.5999	1367842.1448

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

LEGEND

- LAND DEDICATED TO HOWARD COUNTY, MD. FOR THE PURPOSE OF A PUBLIC ROAD
- PRIVATE USE-IN-COMMON, SWM AND UTILITY EASEMENT

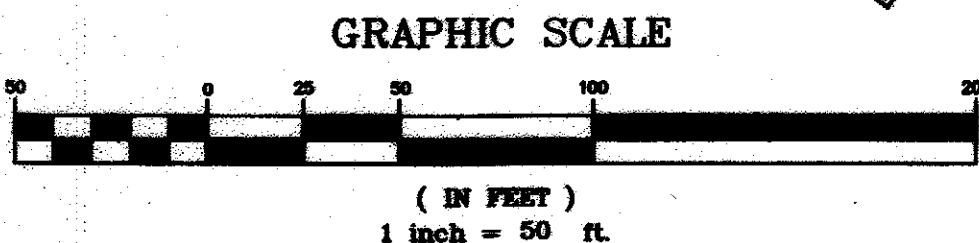
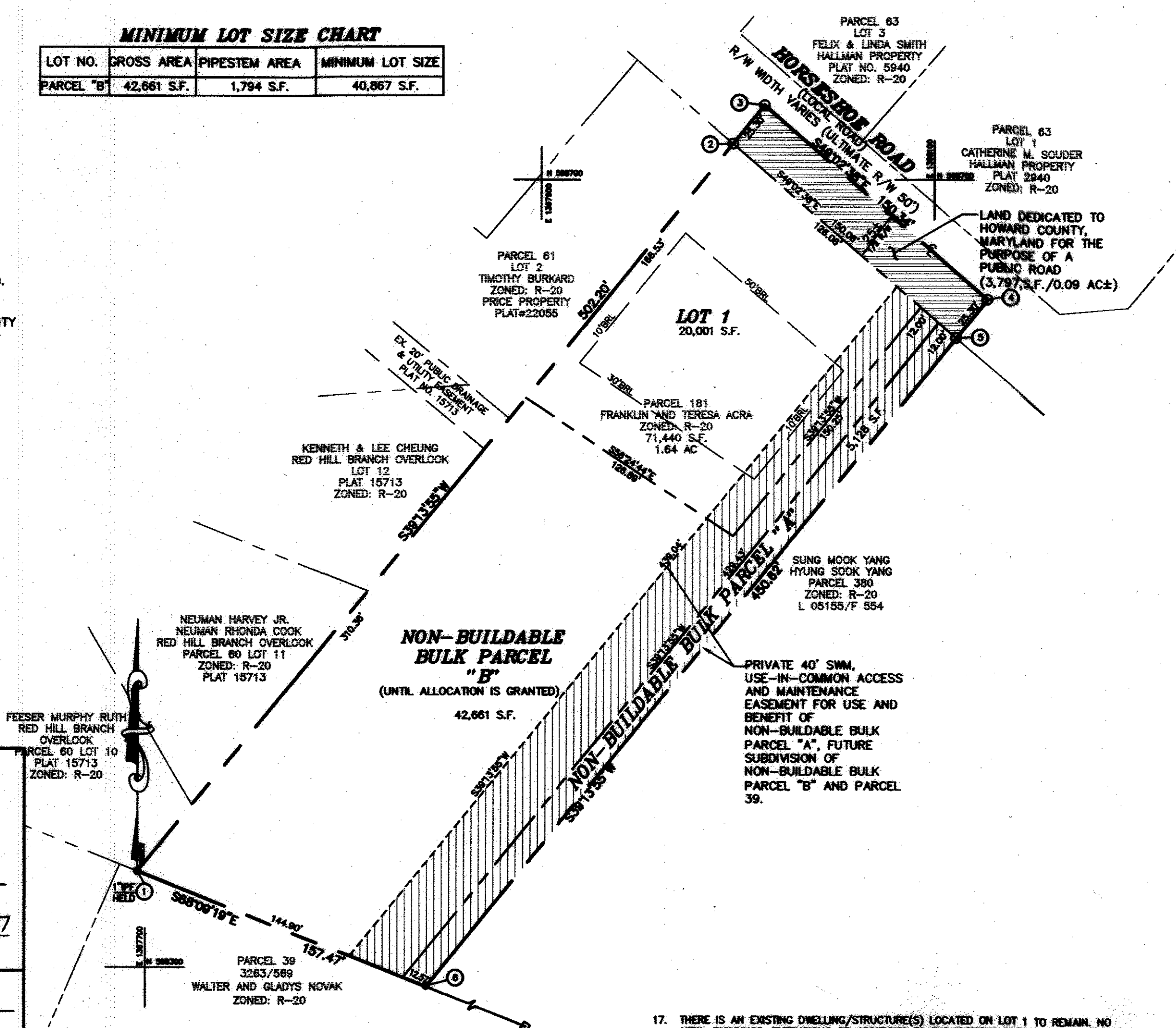
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
PARCEL "B"	42,861 S.F.	1,794 S.F.	40,867 S.F.



VICINITY MAP
SCALE: 1"=100'
ADC MAP 28, GRID A-7

GENERAL NOTES

1. SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. PROJECT BACKGROUND:
TAX MAP : 31
PARCEL : 181 GRID : 2
DEED REFERENCE: LIBER 14711 FOLIO 369
ELECTION DISTRICT : SECOND
ZONING : R-20
AREA : 71,440 SQ. FT. OR 1.64 ACRES
3. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT JULY 2013.
4. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 301A AND 3104.
STA. 301A N567750.955, E1364842.701 EL.499.821
STA. 3104 N571700.681, E1369606.396 EL.495.181
5. ● DENOTES AN IRON PIN, OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
□ DENOTES CONCRETE MONUMENT FOUND
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 08.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
9. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
10. NO STREAMS OR THEIR BUFFERS, WETLANDS, WETLAND BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENTS OR STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN A WETLAND CERTIFICATION LETTER DATED JULY 2013.
11. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 64-W AND 302-S).
12. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
13. NO FOREST EXISTS ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES INC. IN JULY, 2013.
14. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$10,781.10.
15. THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS. NO IMPROVEMENTS ARE BEING PROPOSED.
16. 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 (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.



17. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
18. THE SIDEWALK REQUIREMENT WAS MET BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$200 IN JAN 2017.
19. 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.
20. NON-BUILDABLE BULK PARCEL "A" HAS BEEN CREATED IN ORDER TO PROVIDE A FEE SIMPLE FRONTAGE TO 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. A 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.
22. NON-BUILDABLE BULK PARCEL "B" HAS BEEN CREATED IN ORDER TO BE FURTHER RE-SUBDIVIDED INTO TWO RESIDENTIAL LOTS WHEN ALLOCATIONS ARE GRANTED.

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

THE REQUIREMENTS OF 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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
GARY E. LANE, PROP. L.S.
DORSEY FAMILY HOMES INC., OWNER

DATE: 01/18/17
DATE: 1-19-17

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0.47 AC ±
AREA OF BULK PARCELS	1.08 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 DEDICATION	0.09 AC ±
AREA	1.64 AC ±

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

Rafiqon for Maria Robinson
HOWARD COUNTY HEALTH OFFICER
DATE: 2/1/2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2-10-17

[Signature]
DIRECTOR
DATE: 2-16/17

OWNER'S STATEMENT

WE, DORSEY FAMILY HOMES INC. 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 20 DAY of January, 2017.

[Signature]
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., PERSONAL REPRESENTATIVE OF THE ESTATE OF EVELYN ACRA TO FRANKLIN WILLARD ACRA, JR., AND TERESA ELLEN ACRA BY A DEED DATED FEBRUARY 15, 2013 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14711, FOLIO 369; AND ALL THAT LAND CONVEYED BY FRANK 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.

Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 03/21/17

DATE: 1/18/17

RECORDED AS PLAT 24099 ON 2/24/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ACRA PROPERTY
LOT 1, NON-BUILDABLE BULK PARCEL "A"
AND NON-BUILDABLE BULK PARCEL "B"

SHEET 1 OF 1

TAX MAP 31
PARCEL 181
GRID 2
DPZ FILE#S: ECP-14-002, F-14-074

2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: 1"=50'
DATE: JAN. 2017

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, MD 21044
(410) 997-0296 Tel. (410) 997-0296 Fax

13-015 ACRA (dwg) 13-015-PLAT.dwg