

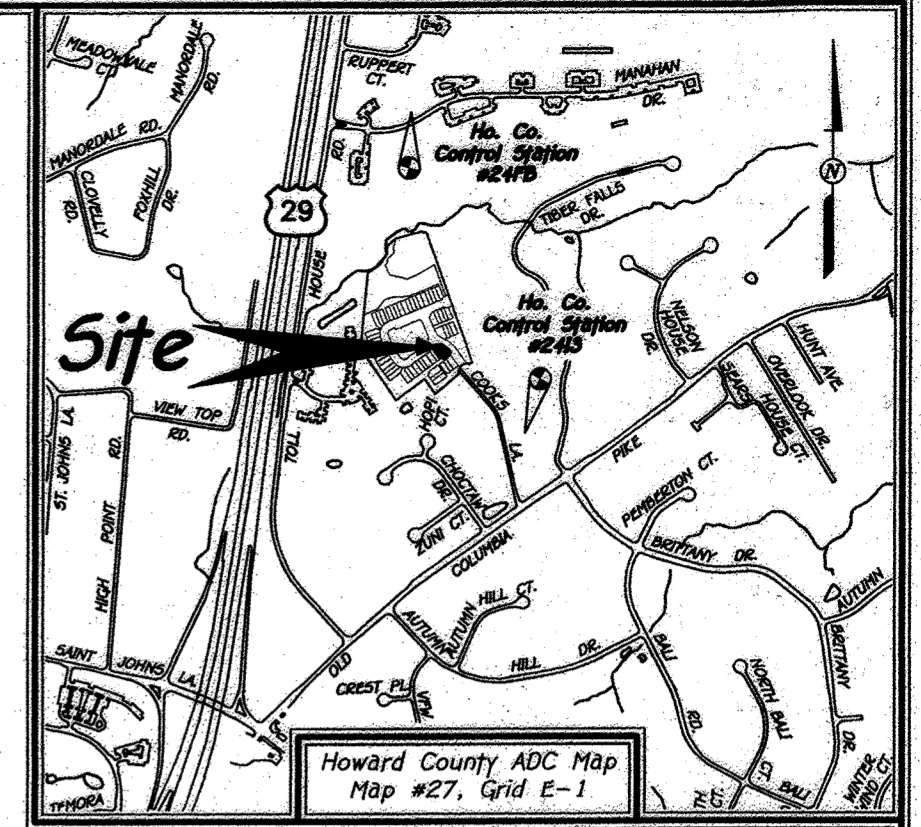
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
332	581164.9579	1364482.3681	177139.323731	415895.057574
333	581191.9824	1364442.5271	177147.873267	415903.03931
334	581193.4777	1364438.1461	177148.126306	415901.578705
444	581149.4179	1364493.6192	177134.626801	415898.487054
480	581196.9370	1364409.2734	177146.132701	415972.778290
481	581122.3712	1364427.1296	177126.453003	415887.364865

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272, Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

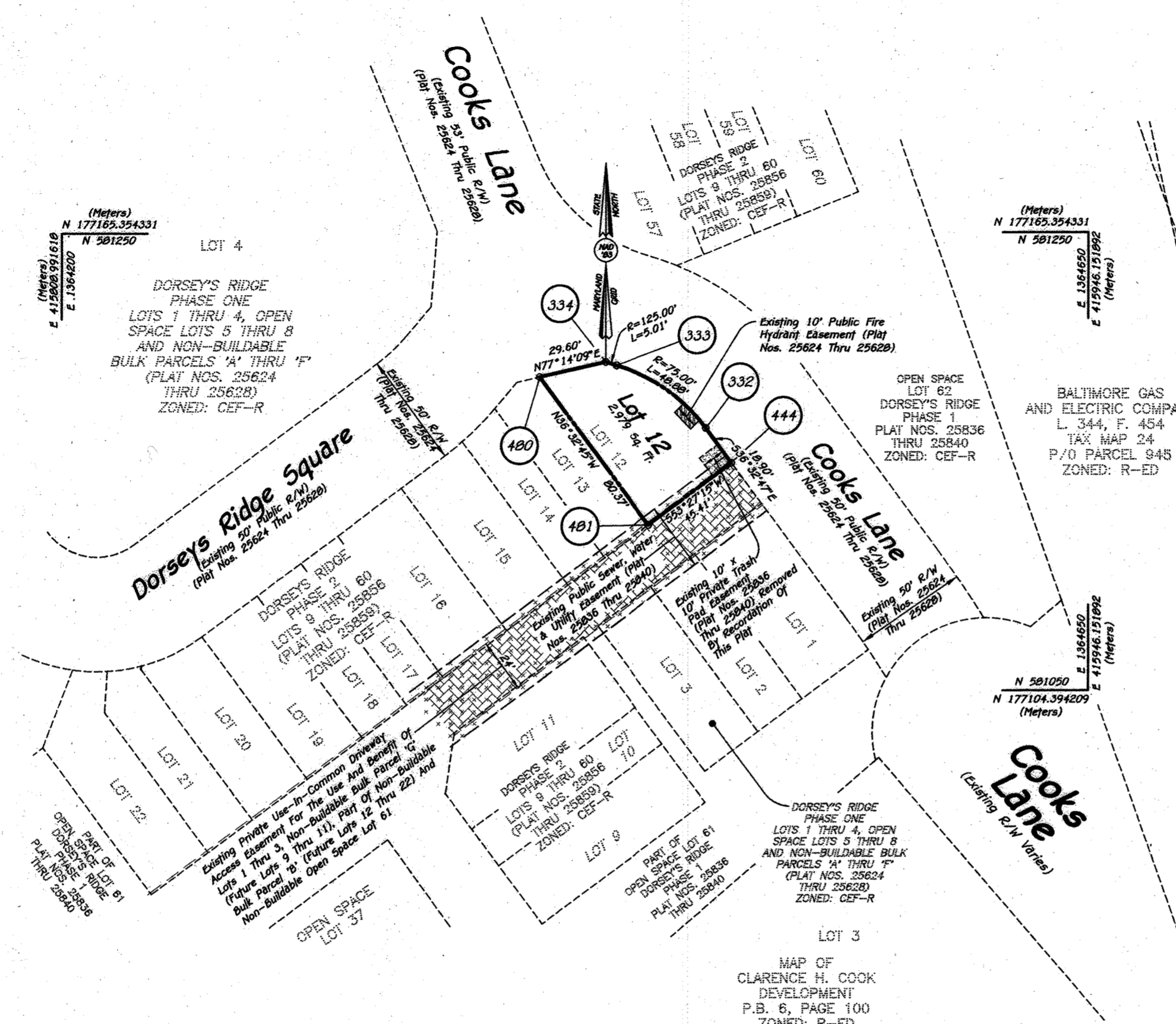
Owner And Developer
Niyant Kulkarni And
Rageshree Ravindra Kulkarni
4001 Dorsey's Ridge Square
Ellicott City, Maryland 21043

This subdivision is Subject To Section 16.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 11/23/2020 On Which Date Developer Agreement 14-5063-D Was Filed And Accepted.

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
332-333	75.00'	48.00'	37°20'39"	25.35'	N 55°13'03" W 48.02'
333-334	125.00'	5.01'	02°17'42"	2.50'	N 72°44'29" W 5.01'



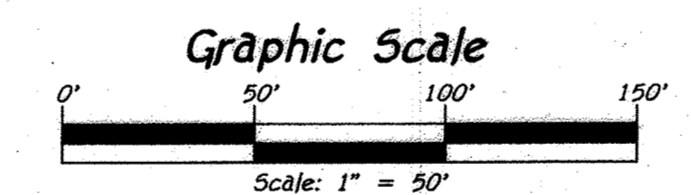
The Requirements S-3-102, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers, Have Been Complied With.
Frank John Manafansan, II 11/15/22
Date
Frank John Manafansan, II, L.S. #21476
(Professional Land Surveyor)
Niyant Kulkarni 11/15/22
Date
Rageshree Ravindra Kulkarni 11/15/22
Date



- Legend**
- Existing Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Bulk Parcel 'G' (Future Lots 9 Thru 11), Part Of Non-Buildable Bulk Parcel 'B' (Future Lots 12 Thru 22) And Non-Buildable Open Space Lot 61 (Plat Nos. 25836 Thru 25840)
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 25836 Thru 25840)
 - Existing 10' Public Fire Hydrant Easement (Plat Nos. 25624 Thru 25628)
 - Existing 10' x 10' Private Trash Pad Easement (Plat Nos. 25836 Thru 25840) Removed By Recordation Of This Plat

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.068 Ac.±
TOTAL AREA OF NON-BUILDABLE OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.068 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.068 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.068 Ac.±



***NOTE: WITH THE REMOVAL OF THE TRASH PAD FROM LOT 12, THE TRASH SERVICE FOR LOTS 1-3, 9-11, 12-22 SHALL BE PROVIDED INSIDE THE USE-IN-COMMON DRIVEWAY EASEMENT.**

- General Notes:**
- Subject Property Zoned CEF-R Per ZB 1106M Approval To Rezone Property From R-ED To CEF-R Under Decision & Order Approval Dated October 13, 2016. As Part Of CEF Rezoning Process, The Sketch Plan Was Approved By Planning Board On April 14, 2016.
 - Coordinates Based On NSD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 24FB And No. 2413.
Sta. 24FB N 582,652.119 E 1,364,255.979 Elev. = 422.495
Sta. 2413 N 580,648.901 E 1,364,974.507 Elev. = 403.703
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2017 By Fisher, Collins & Carter, Inc.
 - B.L. Denotes Building Restriction Line
 - Denotes Iron Pin Set Capped "F.C.C. 106"
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106"
 - Denotes Concrete Monument Or Stone Found.
 - All Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - Private Refuse Collection, Snow Removal Provided By The Dorsey's Ridge Homeowners Association, Inc. Cooks Lane And Dorsey's Ridge Square Owned And Maintained By Howard County. Private Shared Driveway Maintained By Dorsey's Ridge Homeowners Association, Inc.
 - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings 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 - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
(1 - 1/2" Minimum);
c. Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 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 With No More Than 1 Foot Depth Over Surface;
f. Structure Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - Property Subject To Prior Department Of Planning And Zoning File No's: S-89-014, P-89-040, F-89-100, WP-97-091, F-05-129, F-09-074, ZB1106M, S-17-006, WP-17-084, WP-18-038, WP-18-136, WP-20-053, WP-20-097, F-19-047, F-20-066, SDP-21-005, F-22-013, WP-21-129, SDP-21-002 And F-21-016.
 - The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Are Allowed. The Forest Conservation Act Requirements For This Subdivision Have Been Met Utilizing The Keyway-In-Off-Site Mitigation Bank (SDP-20-052) Together With On-Site Retention For 1.48 Acres In Phase 1 (F-19-047).
 - This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003, The 10/06/13 Comprehensive Zoning Plan And ZB-1106M. Development Or Construction On These Lots Or Parcels Must Comply With The Development Criteria In ZB-1106M And Zoning Regulations In Effect At The Time Of Building Or Grading Permit Application.
 - The Existing Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Bulk Parcel 'G' (Future Lots 9 Thru 11), Part Of Non-Buildable Bulk Parcel 'B' (Future Lots 12 Thru 22) And Non-Buildable Open Space Lot 61 And Maintenance Agreement Has Been Recorded In Liber 20193 At Folio 411.
 - The Dorsey's Ridge Subdivision Is Subject To WP-21-129 Which On June 14, 2021 The Planning Director Approved A Request For Alternative Compliance From Section 16.120(c)(4) Of The Subdivision And Land Development Regulations To Allow Access For Lots 1 Thru 3 And Lots 9 Thru 22 From A Private Alleyway That Exceeds 200 Feet In Length. Approval Is Subject To The Following Condition:
1. The Alleys Must Meet The Design Standards As Required By The Department Of Public Works Design Manual.

General Notes Continued On Sheet 2

Purpose Statement
The Purpose Of This Revision Plat Is To Remove The Existing 10' x 10' Private Trash Pad Easement, As Shown On Plats Entitled "Resubdivision And Revision Plat, Dorsey's Ridge, Phase 1, Lots 1 Thru 3, Non-Buildable Open Space Lots 61 And Non-Buildable Bulk Parcels 'B' And 'G' Thru 'K'" Recorded Among The Land Records Of Howard County, Maryland As Plats Nos. 25836 Thru 25840.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department
[Signature] 11/15/22
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.
[Signature] 12-7-22
Chief, Development Engineering Division Date
[Signature] 12/15/22
Director Date

Owner's Certificate
We, Niyant Kulkarni And Rageshree Ravindra Kulkarni, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat Of Revision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 15th Day Of November, 2022.
Niyant Kulkarni
Rageshree Ravindra Kulkarni
Witness
Witness

Surveyor's Certificate
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By NVR, INC. To Niyant Kulkarni And Rageshree Ravindra Kulkarni By Deed Dated May 31, 2022 And Recorded Among The Land Records Of Howard County, Maryland In Liber 21557 At Folio 406; And Being Lot 12, As Shown On Plats Entitled "Dorsey's Ridge, Phase 2, Lots 9 Thru 60" Recorded Among The Aforesaid Land Records As Plat Nos. 25856 Thru 25859; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.
Frank John Manafansan, II 11/15/22
Frank John Manafansan, II, Professional Land Surveyor No. 21476
Expiration Date: July 14, 2023
Date

RECORDED AS PLAT No. 216734 ON 12-9-22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Dorsey's Ridge
Phase 2
Lot 12
(Being A Revision To Lot 12, As Shown On Plats Entitled "Dorsey's Ridge, Phase 2, Lots 9 Thru 60" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25856 Thru 25859)
Zoned: CEF-R
Tax Map: 24, Grid: 18, Parcel: 260
Second Election District - Howard County, Maryland
Date: November 2, 2022 Scale: As Shown Sheet 1 Of 2

F-23-026

General Notes Continued From Sheet 1:

19. The Dorsey's Ridge Subdivision Plan Was Submitted To The Historic Preservation Commission On March 2, 2017, Case HPC-17-19 For Advisory Comments. There Are Historic Structures To Remain Which Include The Main Historic House And A Historic Smokehouse. The Property Is Listed On The Historic Sites Inventory As HO-859, The Pae-Fulton Farm. The Commission Had No Objections To The Plan, As Presented.
20. The Dorsey's Ridge Subdivision Is Subject To WP-18-136 Which On September 21, 2018 The Planning Director Approved A Request For Alternative Compliance Of Section 16.144(g) And Deferred A Request For An Alternative Compliance Of Section 16.120(a)(7). Approval For Alternative Compliance To Section 16.144(g) Is Subject To The Following Conditions:
 1. Submission Of A Final Plan Application, Including A Final Subdivision Plat And Road Construction Plan Drawings Within 6 Months From The Date Of The Alternative Compliance Approval Letter (50 To 100 Units) (March 21, 2019). A Final Plan Must Be Submitted For Phase 1 To Show The 5 Lots, With All Other Lots Shown As Non-Buildable Bulk Parcel(s) And Open Space Lots.
 2. All Proposed Infrastructure And Improvements For The Entire Project (57 Units) Must Be Shown And Bonded Through A Developers Agreement With The Initial Subdivision Plat And Supplemental Plans, Even If That Plan Will Only Use The 5 Allocation Credits Associated With The Property.
 3. Any Necessary Unit-Size Changes Must Be Made On The Subsequent Subdivision Plat, Supplemental Plans, And Site Development Plans.
 4. A Phasing Schedule Must Be Provided On The Final Plan For This Project (If Needed, Please Contact Jeff Bronow At (410) 313-4370 For Guidance Regarding The Wording Within The Phasing Schedule). The Plat Should Indicate The 5 Units Will Be Phase 1 And The Remaining Units Will Be Phase 2. Phase 2 Will Remain In The APFO Hold Bin Until The Schools Test Is Passed In The Related Planning Area.
 5. An Easement From BGE Must Be Obtained Prior To Recordation Of The Final Plat For Phase 2 Of This Project. A Note Must Be Provided On The Plat Indicating Date Of Recordation Of The Easement And Liber/Folio Numbers Associated With The Easement.
 6. A Separate Final Plan Is Required For Each Of The Following:
 - * Cooks Lane Road Improvements
 - * The Proposed Pathway
21. The Dorsey's Ridge Subdivision Is Subject To WP-20-053 Which On January 23, 2020 The Planning Director Approved A Request For Alternative Compliance Of Section 16.120(a)(7) To Allow Removal Of Three (3) Additional Trees 30" In Diameter Or Larger. The Planning Director Also Approved A Request For Alternative Compliance Of Section 16.116(a)(2)(B) To Allow Grading For The Proposed Stormwater Management Facility And The Access Road For Maintenance Of That Facility. Approval Is Subject To The Following Conditions:
 1. Removal Of The Three (3) Additional Specimen Trees Will Require Replacement Mitigation At A Ratio Of Two (2) Larger Caliper Trees (At Least Three (3) Inches DBH) For Each Specimen Tree Removed (Six (6) Additional Trees For This Request, Ten (10) Trees Total). The Mitigation Planting Must Be Provided Within One Of The Forest Conservation Easement Areas, Preferably Along The Perimeter Of One Of Those Easement Areas. You Must Address This Alternative Mitigation Requirement With The Final Plan For This Property. The Mitigation Planting Must Be Bonded With The Landscaping, But Not Be Counted Toward The Landscaping Obligation For This Project.
 2. Specimen Trees ST-6, ST-7, ST-9, ST-13, ST-14, ST-15 And ST-16 Must Be Protected During Construction. A Registered Arborist Must Inspect The Trees And Implement Recommendations For Professional Pruning Of Roots And Foliage. All Pruning Must Be Performed By A Maryland Licensed Tree Expert. Tree Protection Fencing Must Be Installed Around The Entire Perimeter Of Licensed Tree ST-6, ST-7, ST-9, ST-13, ST-14, ST-15 And ST-16 To The Greatest Extent Possible (While Not Disturbing Proposed Forest Conservation Areas), To Prevent Root And Foliage Damage During Construction.
 3. No Grading Is Permitted Within Seventy-Five Feet Of The Perennial Stream Bank Except Grading For The Proposed Stormwater Management Facility And The Proposed Access Roadway Used For Maintenance Of The Stormwater Management Facility As Shown On The Alternative Compliance Exhibit.
 4. The Applicant Must Reduce The Amount Of Buffer Disturbance By Adding A Small Retaining Wall That Will Allow The Disturbance To Be Reduced.
 5. The Applicant Must Replace The Turnaround On The Maintenance Road For The Pond With A Tee To Reduce The Disturbance.
22. The Dorsey's Ridge Subdivision Is Subject To WP-97-091 Which Waives The Requirement For A Site Development Plan For An Equipment Building Associated With The Antenna Installation On The BGE Towers.
23. The Dorsey's Ridge Subdivision Is Subject To WP-20-097 Which Was Approved On April 14, 2020. The Planning Director Approved The Request For The Alternative Compliance Of Section 16.120(a)(7) To Allow The Removal Of Approval To Protect Specimen Tree #14. The Project Is Subject To The Following Conditions Of Approval Of This Waiver:
 1. Approval Is For Removal Of Specimen Tree #14 As Shown On The Alternative Compliance Exhibit. No Other Specimen Tree Is Approved To Be Removed Under This Request. Previous Alternative Compliance Conditions Of Approval To Protect Specimen Tree #14 Are No Longer Applicable (WP-17-048 & WP-20-053).
 2. Removal Of The Specimen Tree Requires Replacement Of Two Native Trees With A DBH Of At Least Three Inches. The Mitigation Planting Must Be Shown On The Landscaping Plan For Dorsey's Ridge, Phase 1 (F-19-047) And Be Bonded As Part Of The Landscaping Surety. The Replacement Trees Can Not Count Toward The Landscaping Obligation For The Subdivision.
 3. Specimen Trees ST-6, ST-7, ST-9, ST-13, ST-14, ST-15 & ST-16 Must Be Protected During Construction. A Maryland Licensed Tree Expert Must Inspect The Trees And Implement Recommendations For Professional Pruning Of Roots And Foliage. All Pruning Must Be Performed By A Maryland Licensed Tree Expert. Tree Protection Fencing Must Be Installed Around The Entire Perimeter Of These Specimen Trees To The Greatest Extent Possible (While Not Disturbing Proposed Forest Conservation Areas) To Prevent Root And Foliage Damage During Construction.

General Notes Continued This Sheet

General Notes Continued:

24. The Zoning Board Approved Case ZB 1106H On October 13, 2016 Subject To The Following Conditions:
 - a. That All Open Space Identified On The DCP, Including The Open Space Area Adjacent To Building E, Is And Shall Be Labeled Non-Buildable And Shall Be Offered For Dedication To Howard County As Permanent Open Space.
 - b. That The Enhancement Of The Pae-Fulton House And It's Surrounding One Acre As Outlined In The Revised DCP As Described In The Petition, The Petitioner's Exhibits, And In This Decision, May Become Final When The Petitioner Returns To The Zoning Board Within 6 Months Of This Decision For Approval Of An Agreement With An Appropriate Non-Profit Organization To Transfer The Pae-Fulton House And Lot To That Non-Profit Organization, Free Of Charge, Which Ensures The Perpetual Use And Maintenance Of The Pae-Fulton Property For The Uses Of An Historic Resource, Two Apartments And A Meeting House, Utilizing Substantially For The Framework Of That Agreement The Documents Introduced As Applicant's Exhibits 8 (Dorsey's Ridge LLC Declaration Of Covenants, Conditions, Restrictions) And 9 (Deed And Declaration Of Covenants, Conditions And Restrictions) But Also Including Suggestions Made At The Upcoming Zoning Board Hearing And The Suggestions For Change (The References Will Be To Applicant's Exhibit 8) Made By Mr. Bobotek And The Board During The Hearings Held In This Matter, Including:
 - (1) In Article I, Paragraph 3, An "Act Of God" Exception Should Be Made To The Forfeiture Of Deposit Provision; And;
 - (2) In Article I, Paragraph 6, Any Proposed Transfer Of Ownership Approval Should Be By The Planning Board Rather Than The Department Of Planning And Zoning;
 - (3) In Article II, Section 1, Policy Statement, The Noise Restrictions On The Use Of The Pae-Fulton Facilities For A Meeting House Should Be Made More Specific;
 - (4) In Article V, Paragraph 3, An Exception To The Insurance Requirements Should Be Made For Small Events Not Involving The Playing Of Music Or Use Of Alcohol, By Way Of Example;
 - (5) An Option For Conveyance Of The Pae-Fulton House To The County As An Option Should Be Considered In The Agreement In Order To Ensure The Use Of The Pae-Fulton House For The Above-Described Uses In Perpetuity.
 - c. The Petitioner Shall Not Be Permitted To Proceed With Development Of The Single Family Attached Residential Portion Of The DCP Until The Zoning Board Approves The Agreement Referred To Above In Conclusion Of Law 2.B. On April 3, 2017, The Zoning Board Approved Agreement Which Fulfills The Board's Condition In Conclusion Of Law 2.b. In The Board's October 13, 2016 Decision And Order.
25. There Is An Existing Dwelling/Structure(s) On Lot 12 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
26. This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Revision To Revise Property Lines Between Interior Lots Of The Same Subdivision.
27. This Property Is Located Within The Metropolitan District.
28. Articles Of Incorporation For The Dorsey's Ridge Homeowners Association, Inc. Was Filed With State Department Of Assessments And Taxation On March 2, 2020, Receipt No. D20331674.
29. This Plat Is Subject To WP-17-084 Which On April 5, 2017 The Planning Director Approved A Request For Alternative Compliance For Section 16.120(a)(7) To Allow The Removal Of Two (2) Specimen Trees 30" In Diameter Or Greater. The Planning Director Also Approved An Alternative Compliance Request For Section 16.120(b)(9)(i) To Allow A 20-Foot Minimum Distance Between An Easement For High Tension Power Lines And The Proposed Dwelling Units. Approval Is Subject To The Following Conditions:
 1. Removal Of The Two (2) Specimen Trees Will Require Replacement Mitigation At A Ratio Of Two (2) Larger Caliper Trees (At Least Three (3) Inches dbh) For Each Specimen Tree Removed (Four Trees Total). The Mitigation Planting Can Be Provided As Part Of The Required Perimeter Landscaping For This Project. You Must Address This Alternative Landscape Mitigation Requirement With The Site Development Plan For This Property.
 2. Specimen Trees ST-13, ST14, ST15 And ST-16 Must Be Protected During Construction. A Registered Arborist Must Inspect The Trees And Implement Recommendations For Professional Pruning Of Roots And Foliage. All Pruning Must Be Performed By A Maryland Licensed Tree Expert. Tree Protection Fencing Must Be Installed Around The Entire Perimeter Of Specimen Trees ST-13, ST-14, ST-15 And ST-16 To Prevent Root And Foliage Damage During Construction.
30. This Plat Is Subject To WP-18-038 Which On October 31, 2017 The Planning Director Approved A Request For Alternative Compliance Of Section 16.146, Requiring A Preliminary Plan If A Sketch Plan Is Approved Or Approved With Modifications For A Property. Approval Is Subject To The Following Conditions:
 1. Submission Of A Final Plan Application, Including A Final Subdivision Plat And Road Construction Plan Drawings Within 6 Months From The Date Of The Alternative Compliance Approval Letter (50 To 100 Units). A Final Plan Must Be Submitted For Phase 1 To Show The 5 Lots, With All Other Lots Shown As Non-Buildable Bulk Parcel(s) And Open Space Lots.
 2. All Proposed Infrastructure And Improvements For The Entire Project (57 Units) Must Be Shown And Bonded Through A Developers Agreement With The Initial Subdivision Plat And Supplemental Plans, Even If That Plan Will Only Use The 5 Allocation Credits Associated With The Property.
 3. Any Necessary Unit-Size Changes Must Be Made On The Subsequent Subdivision Plat, Supplemental Plans And Site Development Plans.
 4. A Phasing Schedule Must Be Provided On The Final Plan For This Project (If Needed, Please Contact Jeff Bronow At (410) 313-4370 For Guidance Regarding The Wording Within The Phasing Schedule). The Plat Should Indicate That 5 Units Will Be Phase 1 And The Remaining Units Will Be Phase 2. Phase 2 Will Remain In The APFO Hold Bin Until The Schools Test Is Passed In The Related Planning Area.
 5. An Easement From BGE Must Be Obtained Prior To Recordation Of The Final Plat For This Project. A Note Must Be Provided On The Plat Indicating Date Of Recordation Of The Easement And Liber/Folio Numbers Associated With The Easement.
 6. A Separate Final Plan Is Required For Each Of The Following:
 - * Cooks Lane Road Improvements
 - * The Proposed Pathway

Bulk Regulations (Also See Section 12B.0.A. Supplemental Bulk Regulations)

1. The following maximum limitations shall apply:
 - (a) Height
 - (1) Single Family Attached 40 feet
 - (2) Accessory structures 15 feet
 - (b) Density 6.0 units per gross acre
 - (c) Maximum units per structure -
 - Single-family attached dwelling units 6 units per structure
 - Single-family attached 164 feet
 - (e) Building length - single-family attached
2. Minimum setback requirements:
 - (a) From internal street and alley regardless of the classification of street and alley, as measured from face of curb or edge of roadway. In the absence of a curb:
 - (1) Single Family Attached
 - a. Front 15 feet
 - b. Front with integral garage 18 feet
 - c. Rear 5 feet
 - d. Side 10 feet
 - (b) From vicinal properties
 - (1) Structure setback from residential uses zoned R-ED and R-20 25 feet
 - (2) Structure setback from Open Space Lot and BGE right-of-way 20 feet
 3. Minimum distances between buildings:
 - (a) Between Single Family (Attached)
 - (1)Face to face 25 feet
 - (2)Face to side 25 feet
 - (3)Rear to side 25 feet
 - (4)Side to side 10 feet
 - (5)Rear to rear 30 feet
 - (6)Rear to face N/A

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.
 Frank John Manalansan, II, L.S. #21476
 (Professional Land Surveyor)
 Niyant Kulkarni
 Rageshree Ravindra Kulkarni
 11/15/22
 11/15/22
 11/15/22

This Subdivision Is Subject To Section 16.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 11/23/2020 On Which Date Developer Agreement 14-5063-0 Was Filed And Accepted.

- Legend**
- Existing Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3, Non-Buildable Bulk Parcel 'G' (Future Lots 9 Thru 11, Part Of Non-Buildable Bulk Parcel 'B' (Future Lots 12 Thru 22) And Non-Buildable Open Space Lot 61 (Plat Nos. 25836 Thru 25840))
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 25836 Thru 25840)
 - Existing 10' Public Fire Hydrant Easement (Plat Nos. 25624 Thru 25628)
 - Existing 10' x 10' Private Trash Pad Easement (Plat Nos. 25836 Thru 25840) Removed By Recordation Of This Plat

Owner And Developer
 Niyant Kulkarni And
 Rageshree Ravindra Kulkarni
 4001 Dorseys Ridge Square
 Ellicott City, Maryland 21043

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-1027E Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

 Howard County Health Officer
 11/28/22
 Date

APPROVED: Howard County Department Of Planning And Zoning

 Chief, Development Engineering Division
 12-7-22
 Date

 Director
 12/8/22
 Date

Owner's Certificate

We, Niyant Kulkarni And Rageshree Ravindra Kulkarni, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat Of Revision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 15th Day Of November, 2022.

Niyant Kulkarni
 Witness

 Rageshree Ravindra Kulkarni
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By NVR, INC. To Niyant Kulkarni And Rageshree Ravindra Kulkarni By Deed Dated May 31, 2022 And Recorded Among The Land Records Of Howard County, Maryland In Liber 21557 At Folio 406; And Being Lot 12, As Shown On Plats Entitled "Dorsey's Ridge, Phase 2, Lots 9 Thru 60" Recorded Among The Aforesaid Land Records As Plat Nos. 25856 Thru 25859; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Frank John Manalansan, II
 Professional Land Surveyor No. 21476
 Expiration Date: July 14, 2023
 11/15/22
 Date

RECORDED AS PLAT No. 210235 ON 12-9-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
 Dorsey's Ridge
 Phase 2
 Lot 12**

(Being A Revision To Lot 12, As Shown On Plats Entitled "Dorsey's Ridge, Phase 2, Lots 9 Thru 60" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25856 Thru 25859)

Zoned: CEF-R
 Tax Map: 24, Grid: 18, Parcel: 260
 Second Election District - Howard County, Maryland
 Date: November 2, 2022 Scale: None Sheet 2 of 2

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