

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	44,097 SF	2,762 SF	41,335 SF

COORDINATE LIST

NO.	NORTH	EAST	NO.	NORTH	EAST
49	605,688.10	1,331,751.90	74	605,563.44	1,331,877.55
50	605,726.40	1,331,786.96	75	605,463.95	1,331,804.52
51	605,717.37	1,331,803.63	76	605,448.05	1,331,763.84
52	605,711.86	1,331,845.48	77	605,495.09	1,331,619.82
53	605,695.55	1,331,917.10	78	605,460.38	1,331,515.98
54	605,694.60	1,331,953.86	79	605,524.38	1,331,244.35
55	605,680.50	1,331,991.74	80	605,528.29	1,331,245.21
56	605,689.37	1,332,048.95	81	605,464.53	1,331,515.79
57	605,684.89	1,332,118.96	82	605,499.30	1,331,619.81
58	605,592.97	1,332,122.37	83	605,452.30	1,331,763.72
59	605,573.70	1,332,107.07	84	605,467.25	1,331,801.98
60	605,500.76	1,332,076.46	85	605,550.15	1,331,862.84
72	605,572.34	1,332,038.81	86	605,596.24	1,331,840.11
73	605,588.50	1,331,969.40	87	605,649.96	1,331,794.77

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

PATRICK DUROSEAU
JILL SNELL
11041 FUZZY HOLLOW WAY
MARRIOTTSTVILLE, MD. 21104

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 03-18-23
GARY E. LANE, SURVEYOR DATE
Patrick Duroseau 4/1/23
PATRICK DUROSEAU DATE
Jill Snell 4/1/23
JILL SNELL DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	0
NUMBER OF PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF FLOODPLAIN	0AC±
AREA OF BUILDABLE LOTS	1.01AC±
AREA OF PRESERVATION PARCELS	0AC±
TOTAL AREA OF LOTS OR PARCELS	1.01AC±
AREA OF ROADWAY	0
AREA	1.01AC±

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

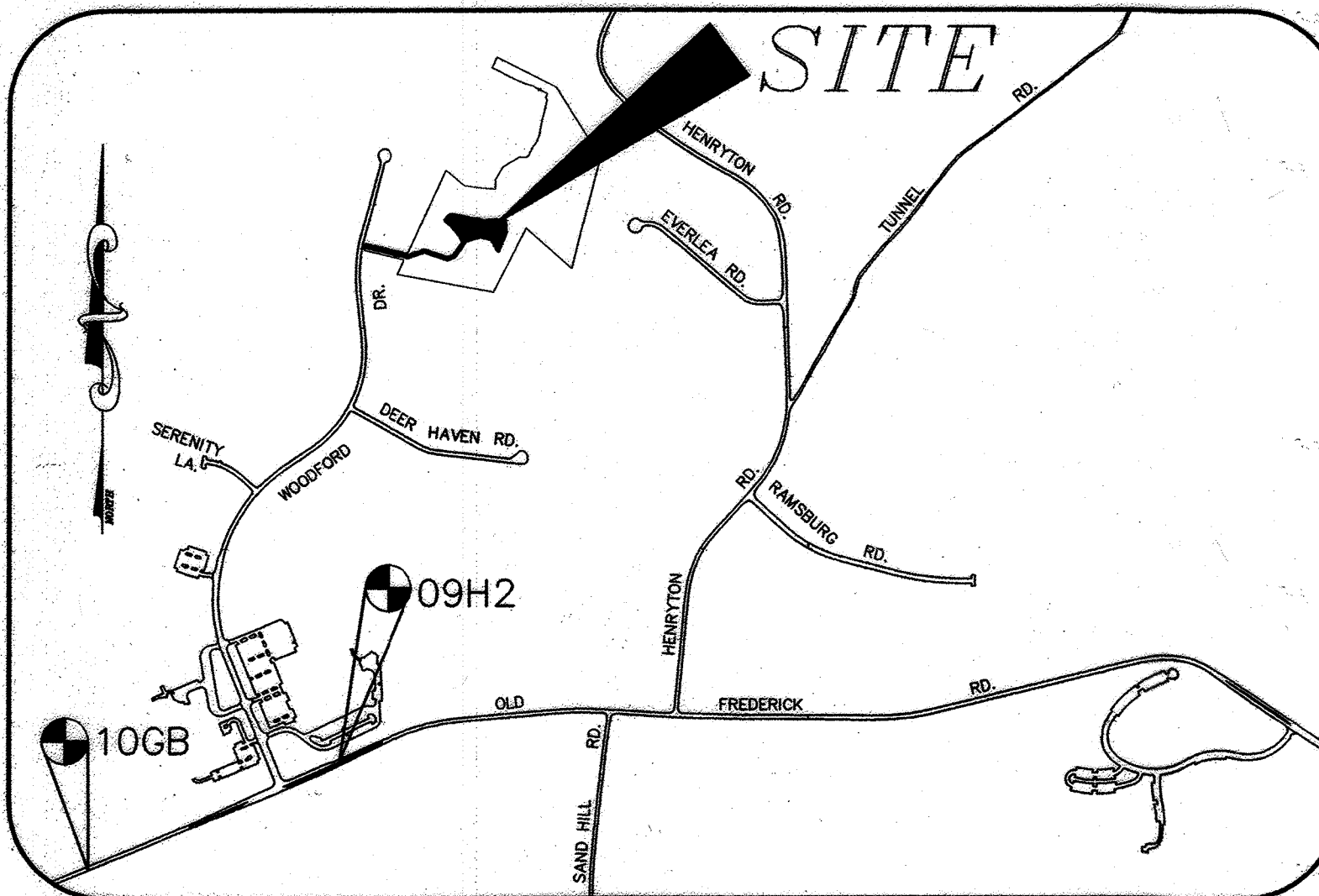
Jill Snell 4/19/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Duroseau 4-26-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jill Snell 5/2/23
DIRECTOR DATE

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# 23762-23763, F-16-035.
26. LOTS ARE SERVED BY AN EXISTING PUBLIC WATER CONNECTION AND INDIVIDUAL EXISTING PRIVATE SEWERAGE SYSTEMS.



VICINITY MAP

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

LEGEND

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

OWNER'S STATEMENT

WE, PATRICK DUROSEAU AND JILL SNELL, 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 1 DAY OF April 2023

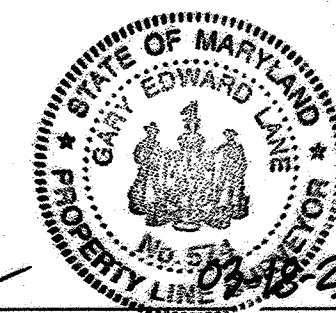
Patrick Duroseau
PATRICK DUROSEAU
Jill Snell
JILL SNELL

Jill Snell
WITNESS
Jill Snell
WITNESS

THIS PLAT IS EXEMPT FROM MIHU REQUIREMENTS SINCE IT IS A PLAT OF REVISION TO SHOW NEW EASEMENT AREA AND DOES NOT CREATE ANY NEW LOTS.

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 WILLIAMSBURG GROUP LLC TO PATRICK DUROSEAU AND JILL SNELL, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17896 FOLIO 0026, 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: 3/21/25

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 EXIST 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 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-13-074.
- 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 LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

THE PURPOSE OF THIS REVISION PLAT IS TO ADD 5' WIDE DRAINAGE AND UTILITY EASEMENT TO LOT 4 OF MELCHIOR PROPERTY, LOTS 3-6 AND NON-BUILDABLE PRESERVATION PARCEL "A", PLAT #S 23761-23762.

RECORDED AS PLAT 26339 ON 6-2-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

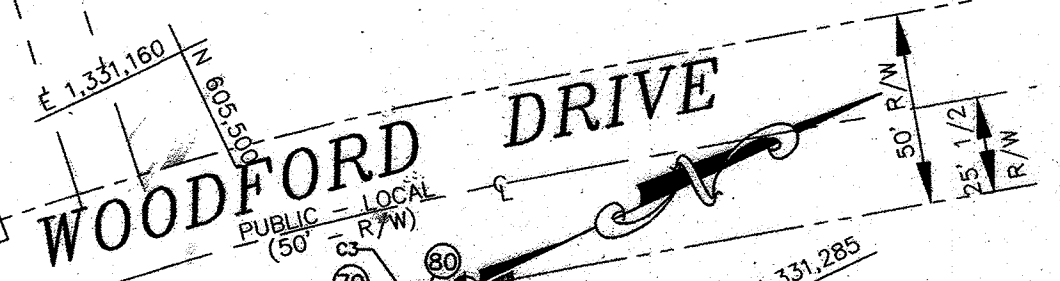
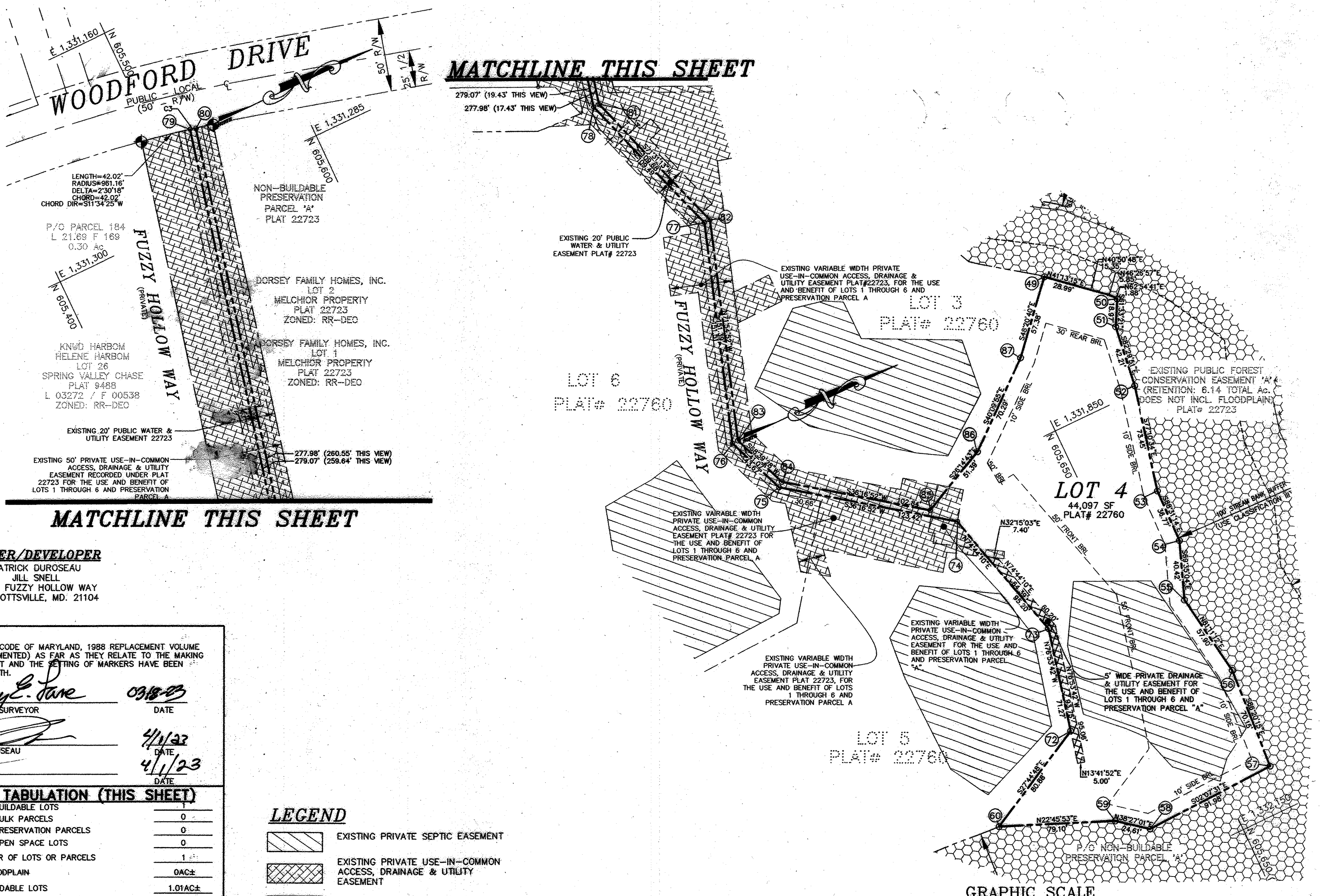
REVISION PLAT TO PLAT# 23761-23762
MELCHIOR PROPERTY
LOT 4 SHEET 1 OF 2

TAX MAP 10 THIRD ELECTION DISTRICT SCALE: 1"=50'
PARCEL 184 HOWARD COUNTY, MARYLAND DATE: MARCH 2023
BLOCK 13 EX. ZONING RR-DEO
DPZ FILE NOS. WP-13-168 WP-06-132 WP-08-039
F-07-214 (VOID) WP-13-049 ECP-13-037 F-13-075
F-07-215 (VOID) WP-13-050 F-13-074 F-16-035

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

8318 Forrest St, Suite 300, Ellicott City, MD 21043
(410) 997-0298 Balt. (410) 997-0298 Fax.

F-23-046



LENGTH=42.02'
RADIUS=961.16'
DELTA=230°18'
CHORD DIR=S113°23' W

P/O PARCEL 184
L 21.69 F 169
0.30 AC

KNWD HARBOR
HELENE HARBOR
LOT 26
SPRING VALLEY CHASE
PLAT #488
L 03272 / F 00538
ZONED: RR-DEO

NON-BUILDABLE
PRESERVATION
PARCEL 'A'
PLAT 22723

DORSEY FAMILY HOMES, INC.
LOT 2
MELCHIOR PROPERTY
PLAT 22723
ZONED: RR-DEO

DORSEY FAMILY HOMES, INC.
LOT 1
MELCHIOR PROPERTY
PLAT 22723
ZONED: RR-DEO

EXISTING 20' PUBLIC WATER & UTILITY EASEMENT 22723

EXISTING 50' PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT RECORDED UNDER PLAT 22723 FOR THE USE AND BENEFIT OF LOTS 1 THROUGH 6 AND PRESERVATION PARCEL A

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

279.07' (19.43' THIS VIEW)
277.98' (17.43' THIS VIEW)

LOT 6
PLAT# 22760

LOT 3
PLAT# 22760

LOT 4
44,097 SF
PLAT# 22760

LOT 5
PLAT# 22760

EXISTING PUBLIC FOREST CONSERVATION EASEMENT 'A' (RETENTION: 6.14 TOTAL AC. DOES NOT INCL. FLOODPLAIN) PLAT# 22723

5' WIDE PRIVATE DRAINAGE & UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1 THROUGH 6 AND PRESERVATION PARCEL 'A'

P/O NON-BUILDABLE PRESERVATION PARCEL 'A'

OWNER/DEVELOPER
PATRICK DUROSEAU
JILL SNELL
11041 FUZZY HOLLOW WAY
MARRIOTTVILLE, MD. 21104

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 03/18/23
GARY LANE, SURVEYOR DATE

Patrick Duroseau 4/1/23
PATRICK DUROSEAU DATE

Jill Snell 4/1/23
JILL SNELL DATE

AREA TABULATION (THIS SHEET)

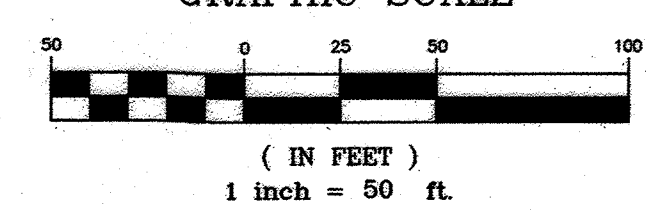
NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	0
NUMBER OF PRESERVATION PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF FLOODPLAIN	0AC±
AREA OF BUILDABLE LOTS	1.01AC±
AREA OF PRESERVATION PARCELS	0AC±
TOTAL AREA OF LOTS OR PARCELS	1.01AC±
AREA OF ROADWAY	0
AREA	1.01AC±

LEGEND

	EXISTING PRIVATE SEPTIC EASEMENT
	EXISTING PRIVATE USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT
	EXISTING FOREST CONSERVATION EASEMENT
	PROPOSED PRIVATE DRAINAGE & UTILITY EASEMENT

CURVE TABLE

CURVE	LENGTH(FT)	RADIUS(FT)	DELTA	CHORD LEN(FT)	CHORD DIR
C3	4.00	961.16	0°14'18"	4.00	S12°28'06"W



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

Jill Snell 4/19/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Spence 4-24-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5/12/23
DIRECTOR DATE

OWNER'S STATEMENT

WE, PATRICK DUROSEAU AND JILL SNELL, 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 1 DAY OF April 2023.

Patrick Duroseau
PATRICK DUROSEAU

Jill Snell
JILL SNELL

[Witness Signature]
WITNESS

[Witness 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 WILLIAMSBURG GROUP LLC TO PATRICK DUROSEAU AND JILL SNELL, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17896 FOLIO 0026, 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: 3/21/25

DATE: 03/16/23

THE PURPOSE OF THIS REVISION PLAT IS TO ADD 5' WIDE DRAINAGE AND UTILITY EASEMENT TO LOT 4 OF MELCHIOR PROPERTY, LOTS 3-6 AND NON-BUILDABLE PRESERVATION PARCEL "A", PLAT #S 23761-23762.

RECORDED AS PLAT 26340 ON 6-2-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT TO PLAT# 23761-23762
MELCHIOR PROPERTY
LOT 4
SHEET 2 OF 2

TAX MAP 10	THIRD ELECTION DISTRICT	SCALE: 1"=50'
PARCEL 184	HOWARD COUNTY, MARYLAND	DATE: MARCH 2023
BLOCK 13	EX. ZONING RR-DEO	
DPZ FILE NOS.	WP-13-168 F-07-214 (VOID) F-07-215 (VOID)	WP-06-132 WP-13-049 WP-13-050
	ECP-13-037 F-13-074 F-16-035	

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