

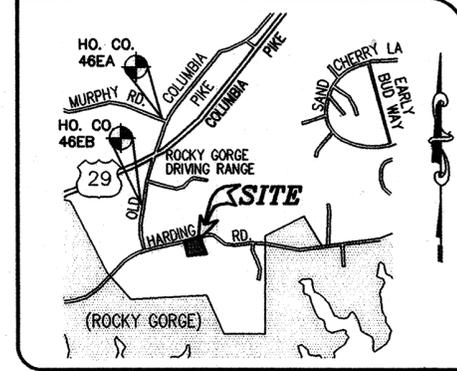
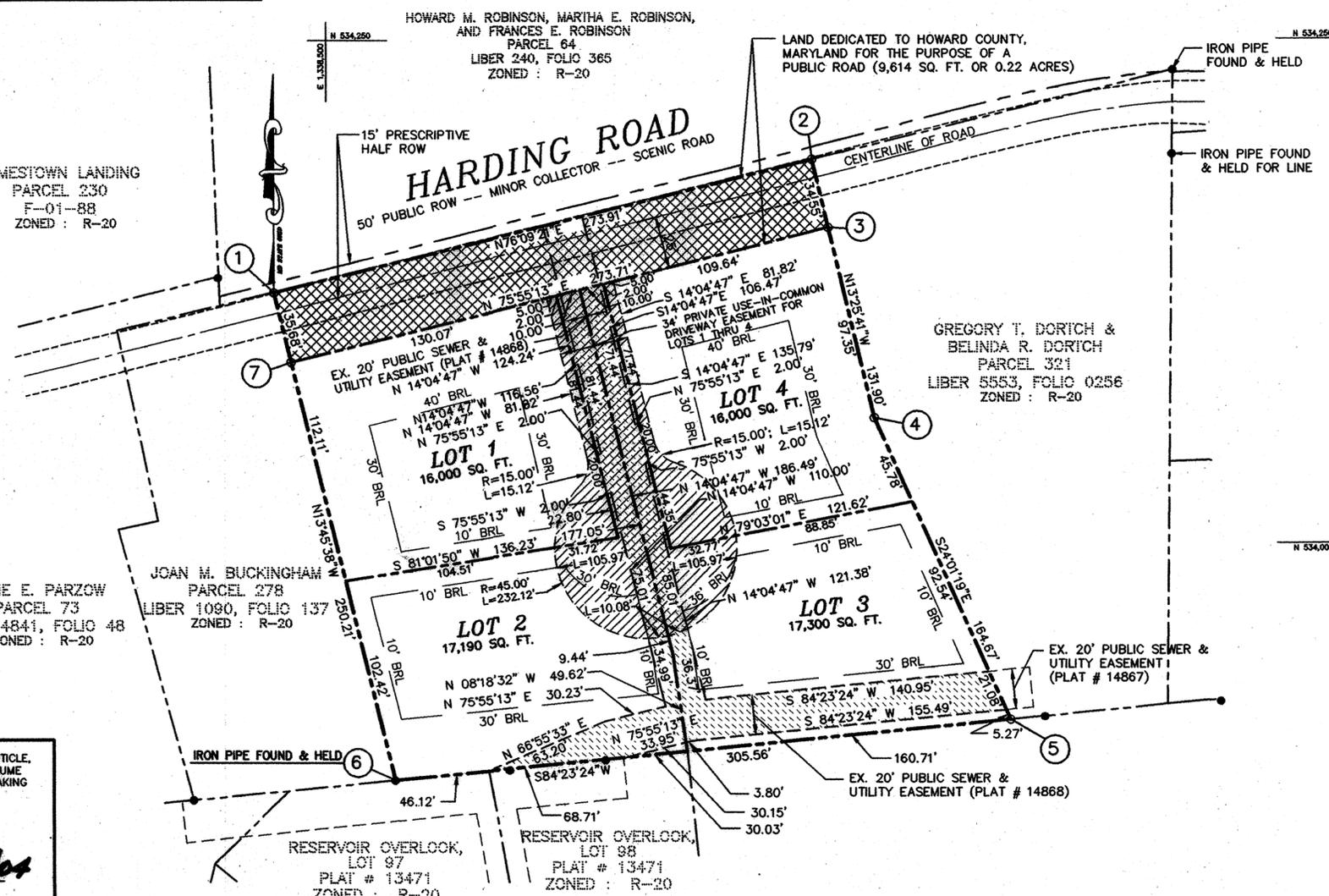
COORDINATE LIST		MINIMUM LOT SIZE CHART				
NO.	NORTH	EAST	LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	534,125.195	1,338,473.939	2	17,190 SQ.FT.	1,497 SQ.FT.	15,693 SQ.FT.
2	534,190.735	1,338,739.889	3	17,300 SQ.FT.	1,625 SQ.FT.	15,675 SQ.FT.
3	534,157.128	1,338,747.913				
4	534,062.443	1,337,770.519				
5	533,882.168	1,338,837.552				
6	533,882.168	1,338,533.455				
7	534,090.541	1,338,482.425				

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

JAMESTOWN LANDING
PARCEL 230
F-01-88
ZONED: R-20

DIANE E. PARZOW
PARCEL 278
LIBER 1080, FOLIO 137
ZONED: R-20

OWNER/DEVELOPER
JAMESTOWN LANDING, LC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703) 734-9730



GENERAL NOTES

- TAX MAP: 46, PARCEL: 74, BLOCK: 15.
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 2001 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.

STA. NO. 46EA	N 536,185.423	ELEV. 415.10
	E 1,338,091.710	
STA. NO. 46EB	N 534,750.221	ELEV. 413.24
	E 1,337,742.800	
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY STEPHANIE DEMCHIK OF MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2001.
- THE FOREST CONSERVATION OBLIGATION OF 0.26 ACRES (11,325.6 SQ. FT.) OF AFFORESTATION, WILL BE MET VIA PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION IN THE AMOUNT OF \$5,662.80 PER THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. HARDING ROAD IS A DESIGNATED SCENIC ROAD. DEVELOPMENT OF THIS SITE SHALL BE DESIGNED TO PROTECT TO THE MAXIMUM EXTENT POSSIBLE THE FEATURES OF THE ROAD RIGHT-OF-WAY THAT CONTRIBUTES TO THE SCENIC CHARACTER OF THE ROAD.
- DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
- DENOTES PUBLIC SEWER & UTILITY EASEMENT.
- AREA OF SUBDIVISION = 1.75 AC. ±
AREA OF THE SMALLEST LOT = 15,675 SQ. FT.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$4,500.00 FOR LOTS 2 THRU 4.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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 TO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.

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

[Signature] 9/23/04
DATE
RUSSELL DICKENS, MEMBER
JAMESTOWN LANDING, LC

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.53 AC ±
AREA OF BULK PARCELS	0 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	0.22 AC ±
AREA	1.75 AC ±

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

[Signature] 9/21/04
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING AND ZONING

[Signature] 9/23/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 9/23/04
DIRECTOR
DATE

- A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOTS 1 THRU 4.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 4 SHALL BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY. THE DEVELOPER/BUILDER INTENDS TO CONSTRUCT A PRIVATE CUL-DE-SAC IN LIEU OF A T-TURNAROUND FOR THE USE-IN-COMMON DRIVEWAY.
- THIS PLAN CONFORMS TO THE 4TH EDITION OF THE SUBDIVISION REGULATIONS.

- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED IN ACCORDANCE WITH THE CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. PERIMETER LANDSCAPING FOR LOTS 1 THRU 4 SHALL BE PROVIDED THROUGH THE RETENTION OF EXISTING TREES AND THE PLANTING OF TWELVE SHADE TREES, AND SIX EVERGREENS. PAYMENT OF SURETY FOR THE TWO SHADE TREES AND THREE EVERGREENS ON LOT 1 IN THE AMOUNT OF \$1,050.00; ONE SHADE TREE IN THE AMOUNT OF \$300.00 ON LOT 2; FOUR SHADE TREES IN THE AMOUNT OF \$1,200.00 ON LOT 3, AND FOR FIVE SHADE TREES AND THREE EVERGREENS IN THE AMOUNT OF \$1,950.00 ON LOT 4 SHALL BE DEFERRED UNTIL SUBMISSION AND APPROVAL OF THE SITE DEVELOPMENT PLAN. TOTAL SURETY IN THE AMOUNT OF \$4,500.00 SHALL BE POSTED WITH THE GRADING PERMIT.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1, KNOWN AS 11383 HARDING ROAD, LAUREL, MARYLAND 20723, WHICH IS TO BE REMOVED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR SEWER AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER, AND THROUGH LOTS 2 AND 3. ANY CONVEYANCE OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

OWNER'S STATEMENT

JAMESTOWN LANDING, LC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 RIGHTS-OF-WAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS 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 22ND DAY OF JULY, 2004.

[Signature]
RUSSELL DICKENS, MEMBER
JAMESTOWN LANDING, LC

[Signature]
WITNESS

[Signature]
STEPHANIE DEMCHIK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GREGORY T. DORTCH AND BELINDA R. DORTCH TO JAMESTOWN LANDING, LC BY DEED DATED AUGUST 18, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND IN LIBER NO. 7503 AT FOLIO 0671 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 9/23/04
DATE
JOHN B. MILDENBERG, L.S. NO. 10718

RECORDED AS PLAT 16938 ON 10-1-04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DORTCH PROPERTY
LOTS 1 THRU 4

SHEET 1 OF 1

TAX MAP 46	SIXTH ELECTION DISTRICT	SCALE: 1"=50'
PARCEL 74	HOWARD COUNTY, MARYLAND	DATE: JULY 2004
BLOCK 15	EX. ZONING R-20	DPZ FILE NOS. N/A

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

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