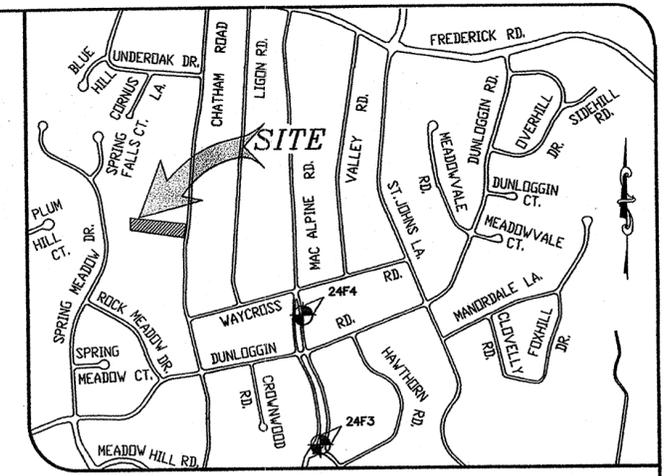


GENERAL NOTES

- TAX MAP 24 PARCEL P/O 133 (SECOND)
 - SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
 - THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24F4 AND 24F3.
- STATION NO. 24F4 N 582298.634 ELEVATION 386.878
E 1360570.987
- STATION NO. 24F3 N 581299.867 ELEVATION 366.100
E 1360713.751
- DENOTES AN IRON PIN OR IRON PIPE FOUND
 - DENOTES AN 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 FLOODPLAINS EXIST ON SITE.
 - NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL IN JANUARY 2002.
 - THE FOREST CONSERVATION OBLIGATION WILL BE MET BY THE PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION FOR 0.17 ACRES (7,405.2 SQ.FT.) IN THE AMOUNT OF \$3,702.60 PER THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
 - AREA OF SUBDIVISION = 1.13 ACRES ±
AREA OF THE SMALLEST LOT = 20,072 SQUARE FEET
 - THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 PER LOT.
 - 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 (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - NO EXISTING STRUCTURES ARE TO REMAIN ON LOTS 1 & 2.
 - 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.

- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- THE LANDSCAPE PLAN ON FILE WITH THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. IT IS CONCEPTUAL ONLY AND THE LANDSCAPE REQUIREMENTS AND SURETY FOR THIS PROJECT ARE DEFERRED TO THE SITE DEVELOPMENT PLANS SUBMISSION. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE BUILDERS GRADING PERMIT.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDIT.
- THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- A REQUEST TO WAIVE SECTION 16.132 (a) (2) (i) (a) (WP-02-106) WHICH REQUIRES CONSTRUCTION OF ROAD IMPROVEMENTS ON ONE SIDE OF A COUNTY ROAD FOR MAJOR SUBDIVISION; SECTION 16.134 (a) (1) (i) WHICH REQUIRES CONSTRUCTION OF SIDEWALKS ON ONE SIDE OF LOCAL STREETS FOR SINGLE FAMILY DETACHED SUBDIVISIONS; SECTION 16.135 (a) WHICH REQUIRES THE INSTALLATION OF STREET LIGHTING IN ACCORDANCE WITH DESIGN ; AND SECTION 16.136 WHICH REQUIRES THE INSTALLATION OF STREET TREES IN ACCORDANCE WITH THE LANDSCAPE MANUAL. THIS WAIVER REQUEST WAS GRANTED ON JUNE 10, 2002 SUBJECT TO THE FOLLOWING CONDITIONS:
 - PAYMENT OF A FEE-IN-LIEU OF THESE IMPROVEMENTS IS REQUIRED FOR STREET LIGHTS, PAVING SECTION AND SIDEWALKS FOR THE PORTION OF LOTS 1 & 2 OF THE PARTHEMOS PROPERTY CHATHAM ROAD. THE EXISTING EVERGREEN TREES LOCATED ON LOT WITHIN THE ROAD RIGHT OF WAY ARE TO REMAIN.
- A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOTS 1 AND 2 PER SECTION 16.155(a)(2)(ii) OF THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.



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] 10/29/02 DATE
JAMES PARTHEMOS, SURVEYOR

[Signature] 10/16/02 DATE
JAMES PARTHEMOS, OWNER

[Signature] 10/16/02 DATE
SUSAN PARTHEMOS, OWNER

AREA TABULATION

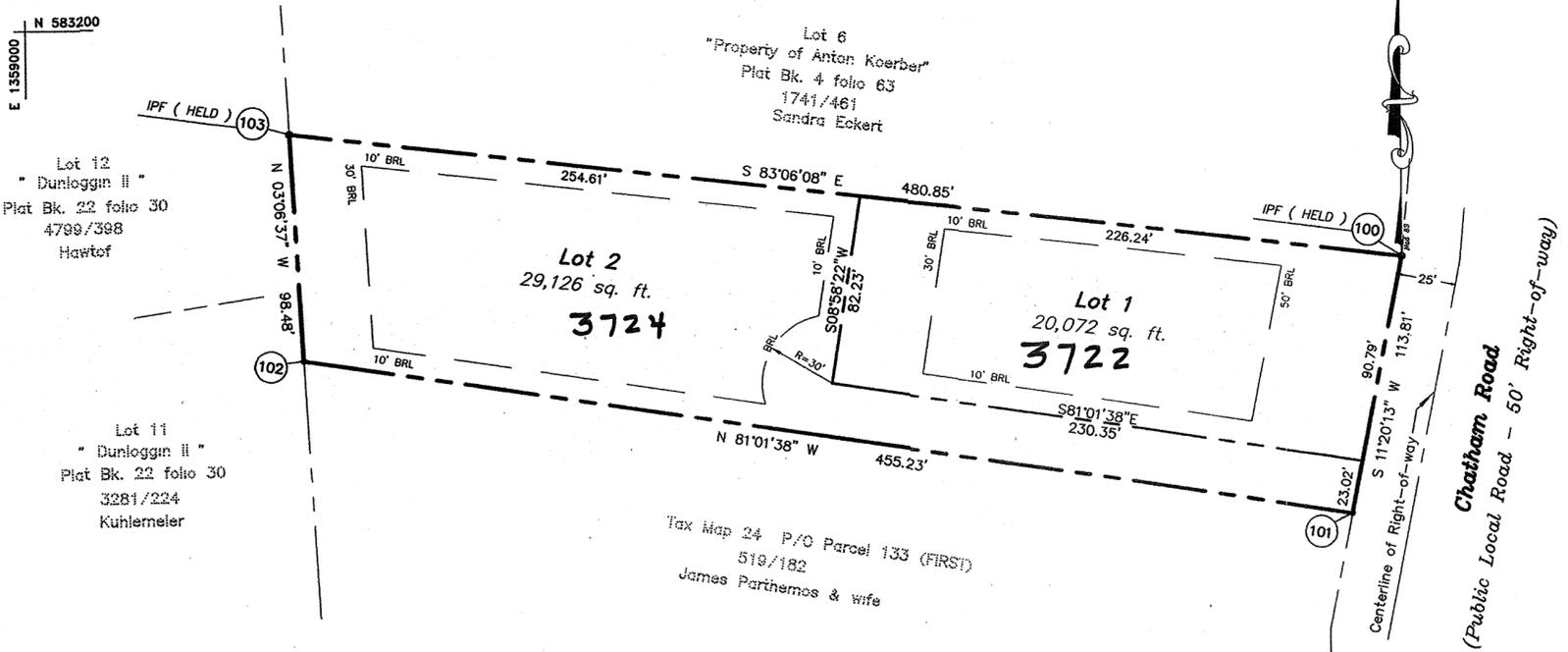
NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.13 AC. ±
AREA OF BULK PARCELS	0 AC.
AREA OF OPEN SPACE LOTS	0 AC.
AREA OF 100 YEAR FLOODPLAIN	0 AC.
AREA OF ROADWAY	0 AC.
AREA	1.13 AC. ±

COORDINATE TABLE

POINT	NORTHING	EASTING
100	583096.202	1359589.875
101	582984.615	1359567.503
102	583055.614	1359117.846
103	583153.951	1359112.503

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

OWNER
JAMES AND SUSAN PARTHEMOS
3730 CHATHAM ROAD
ELlicott CITY, MD 21042



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	29,126 sq. ft.	5,286 sq. ft.	23,840 sq. ft.

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

[Signature] 11/14/02 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/5/02 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 11/21/02 DATE
DIRECTOR

OWNER'S STATEMENT

WE, JAMES AND SUSAN PARTHEMOS, 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 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 16th DAY OF Oct. 2002

[Signature] JAMES PARTHEMOS, OWNER
[Signature] SUSAN PARTHEMOS, OWNER

[Signature] WITNESS
[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE SECONDLY DESCRIBED PARCEL OF LAND, CONVEYED BY WILLIAM ALBERT SCHULTE AND FRANCES JEAN SCHULTE TO JAMES PARTHEMOS AND SUSAN PARTHEMOS BY DEED DATED SEPTEMBER 29, 1969 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 519 FOLIO 182 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] 11/29/02 DATE
MILDENBERG, BOENDER & ASSOC., INC. No. 10718

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 5, ANTON KOERBER SUBDIVISION PLAT BOOK 4, FOLIO 63. INTO PARTHEMOS PROPERTY LOTS 1 & 2.

RECORDED AS PLAT 15695 ON 11-26-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PARTHEMOS PROPERTY
LOTS 1 & 2
A RESUBDIVISION OF LOT 5, ANTON KOERBER SUBDIVISION PLAT BOOK 4, FOLIO 63.

SHEET 1 OF 1

TAX MAP 24 2ND ELECTION DISTRICT SCALE: 1"=50'
P/O PARCEL 133 (SECOND) HOWARD COUNTY, MARYLAND DATE: MARCH 2002
EX. ZONING R-20 FILE NUMBERS: WP-02-106

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

01069.DWG Minor - 2Lots V.R.s - 1.dwg