

LINE	BEARING	LENGTH
L2	S50°02'34"E	54.81
L3	S13°39'40"W	51.82
L4	S12°30'26"W	28.16
L5	S76°29'27"E	20.00
L6	S34°30'25"E	24.82
L7	S46°23'45"W	25.32
L8	N46°23'45"E	95.76
L9	N43°49'55"E	152.79
L10	N40°12'45"E	95.77
L11	N73°08'30"E	160.01
L12	N12°24'04"W	215.33
L13	N05°01'35"E	210.63
L14	N05°01'35"E	59.37
L15	N13°24'46"E	316.78

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	100.00'	125.86'	72.80'	72°06'37"	N41°23'09"E 117.71'
C2	50.00'	52.36'	28.87'	60°00'00"	S47°26'28"W 50.00'
C3	50.00'	52.36'	28.87'	60°00'00"	S12°33'32"E 50.00'
C4	100.00'	157.08'	100.00'	90°00'00"	N39°40'10"W 141.42'
C5	50.00'	23.16'	11.79'	26°32'30"	S82°03'35"W 22.96'
C6	50.00'	33.88'	17.62'	38°49'41"	N24°44'41"E 33.24'
C7	900.00'	40.27'	20.14'	02°33'50"	N45°06'50"E 40.27'
C8	975.00'	61.59'	30.81'	03°37'10"	N42°01'20"E 61.58'
C9	255.00'	146.55'	75.36'	32°58'46"	S56°40'38"W 144.55'
C10	45.00'	67.19'	41.63'	85°32'34"	N30°22'13"E 61.12'
C11	600.00'	182.50'	91.96'	17°25'38"	S03°41'15"E 181.80'
C12	2950.00'	431.79'	216.28'	08°23'11"	S09°13'10"W 431.41'

- LEGEND**
- 15% TO 25% SLOPES
 - 25% OR GREATER SLOPES
 - LAND TO BE DEDICATED TO STATE OF MARYLAND FOR STATE ROAD
 - LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR PUBLIC ROAD
 - PROPOSED PRIVATE NOISE BERM, NOISE WALL, AND EASEMENT
 - PROPOSED PUBLIC DRAINAGE & UTILITY EASEMENT
 - PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
 - EXISTING WETLANDS
 - EXISTING SPECIMEN TREES

CURVE DATA

STATE ROADS COMMISSION OF MARYLAND SHA PLAT No. 28333-28338

US ROUTE 29

UNIMPAVED 65' ADA LINE

NOISE BERM

OS LOT 67 172,200 SQ. FT. (3.95 ACRES) TO BE DEDICATED TO HOA

OS LOT 69 10,312 SQ. FT. (2.33 ACRES) TO BE DEDICATED TO HOA

RECREATIONAL OPEN SPACE 13,200 SQ. FT.

CEMETERY LOT 70 4,008 SQ. FT. (0.09 ACRES) TO BE DEDICATED TO HOA

APPROX. LIMITS OF GRAVESITES BEGINNING AT PUBLIC ACCESS PLACES

24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 7, 6, 5, 4, 3, 2, 1

DRIVEWAY PART OF LOT 7 WISE INGRESS & EGRESS EASEMENT AS PER LITTL E & SONS TO BE ABANDONED

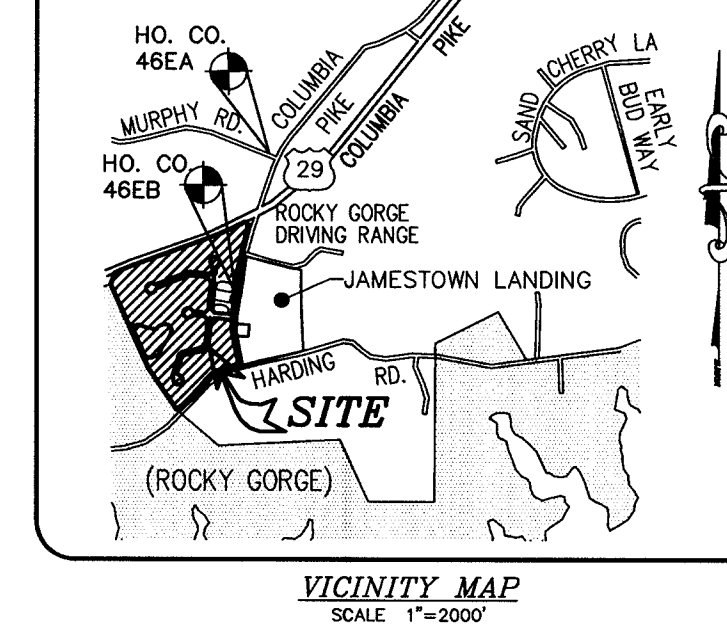
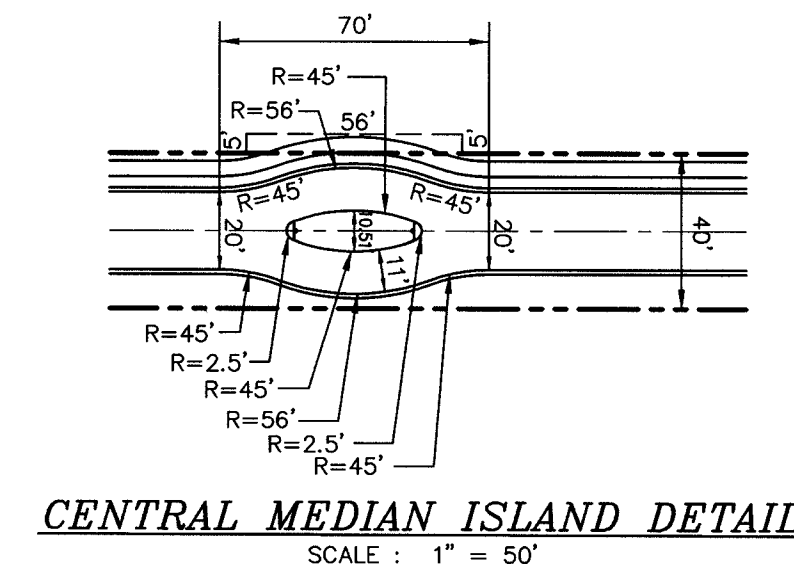
STIEVE BURKE & PATTI BURKE PARCEL 71 LIBER 3948, FOLIO 439 ZONED: R-20

FRED E. SISSON & WIFE PARCEL 72 LIBER 427, FOLIO 389 ZONED: R-20

DIANE E. PARZOW PARCEL 73 LIBER 4841, FOLIO 48 ZONED: R-20

PAUL PANITZ PARCEL 47 LIBER 1332, FOLIO 540 ZONED: R-20

JOHN D. SCHMIDT & WIFE PARCEL 46 LIBER S22, FOLIO 709 ZONED: R-20



- GENERAL NOTES**
- SITE DATA:
 - TAX MAP: 46, PARCEL: 229 & 352, BLOCK: 15.
 - DEED REFERENCE: 3355/223 & 2508/188.
 - AREA OF SITE: 37.66 ACRES.
 - ZONING: R-20.
 - AREA IN STATE ROW DEDICATION: 0.37 ACRES.
 - AREA IN COUNTY ROW DEDICATION: 1.17 ACRES.
 - AREA IN PROPOSED ROW AND ROAD: 2.92 ACRES.
 - MINIMUM LOT SIZE: 14,000 SQ. FT.
 - NUMBER OF PROPOSED BUILDABLE LOTS: 66.
 - NUMBER OF PROPOSED OPEN SPACE LOTS: 4.
 - TOTAL NUMBER OF PROPOSED LOTS: 70.
 - AREA OF PROPOSED BUILDABLE LOTS: 21.81 ACRES.
 - AREA OF REQUIRED OPEN SPACE: 30% OR 11.30 ACRES.
 - AREA OF PROPOSED OPEN SPACE: 11.39 ACRES (11.30 ACRES CREDITED).
 - TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN APRIL 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC. OFF-SITE TOPOGRAPHY WEST OF THE PROPERTY LINE ON WSSC PROPERTY SUPPLEMENTED BY HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS.
 - BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - NO HISTORIC STRUCTURES EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DECEMBER 1994.
 - GRAVES EXIST ON-SITE ON PROPOSED OPEN SPACE LOT 68 WHERE INDICATED. ON-SITE TESTING HAS BEEN PERFORMED TO DETERMINE LOCATION OF THE EXTENTS OF THE GRAVE SITES. THESE EXTENTS HAVE BEEN FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN OCTOBER 2000. NO GRADING MAY BE CONDUCTED WITHIN 30 FEET OF THE LIMITS OF THE GRAVE SITES. *PLANING BOARD APPROVED ACCOMMODATION RECOMMENDATION SPECIAL SURVEY ON 1-24-01.*
 - NO FLOODPLAIN EXISTS ON-SITE.
 - WETLAND AND FOREST STAKE DELINEATIONS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES IN OCTOBER 2000.
 - THIS PROJECT IS EXEMPT FROM APFO ROAD TEST REQUIREMENTS BASED ON THE FACT THAT NO AT GRADE INTERSECTIONS OF MAJOR - MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROADS EXISTS WITHIN A MILE AND HALF OF THE SITE.
 - PUBLIC WATER AND SEWER SYSTEMS WILL BE UTILIZED VIA AN EXTENSION OF WATER & SEWER CONTRACT # 24-3904-D & 24-3905-D. EXISTING WELL AND SEPTIC SYSTEMS TO BE PROPERLY ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS UPON CONNECTION TO PUBLIC UTILITIES.
 - NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2000.
 - ALL AREAS ARE MORE OR LESS.
 - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 - THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. STORMWATER MANAGEMENT REQUIREMENTS TO BE MET ON-SITE VIA EXTENDED DETENTION. SWM FACILITY TO BE PRIVATELY OWNED & MAINTAINED.
 - 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 (14 FEET SERVING MORE THAN ONE RESIDENT).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT 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 DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - ALL EXISTING ON-SITE STRUCTURES AND PAVING TO BE REMOVED.
 - EVERY REASONABLE EFFORT SHALL BE MADE TO SAVE THE SPECIMEN TREES LOCATED ON LOT 9, AT THE REAR OF LOT 31, AND AT THE REAR OF LOT 33.
 - GRADING FOR ROAD B IS CONCEPTUAL AND IS MEANT TO SHOW THAT NO DISTURBANCE WILL BE REQUIRED FOR CONSTRUCTION OF THE ROAD WITHIN 30 FEET OF THE GRAVE SITES.
 - THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN ON THIS PLAN ARE TO BE 100-WATT "TRADITIONAL" HPS VAPOR POST TOP FIXTURE ON A 14" BLACK FIBERGLASS POLE.

[Signature]

PROFESSIONAL ENGINEER

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

2/3/01
DATE

OWNER

PARCEL 229 & 352 (LOT 1)
IAGER FAMILY IRREVOCABLE TRUST
AND
PARCEL 352 (LOT 2)
LARRY HOWARD IAGER

C/O ELM STREET DEVELOPMENT
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703) 734-9730

JAMESTOWN LANDING, SECTION II
A SUBDIVISION OF PARCEL 229 & RESUBDIVISION OF IAGER ESTATE, LOTS 1 & 2
TAX MAP 46 - PARCEL 229 & 352 - GRID 15
HOWARD COUNTY, MARYLAND

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

5072 Dorsay Hill Drive, Suite 202, Beloit City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

Project	date	description	scale	approval	no.
00-020	JAN 2001	engineering	SID	JBM	
		illustration	SID		
			SID		
			SID		

SKETCH PLAN