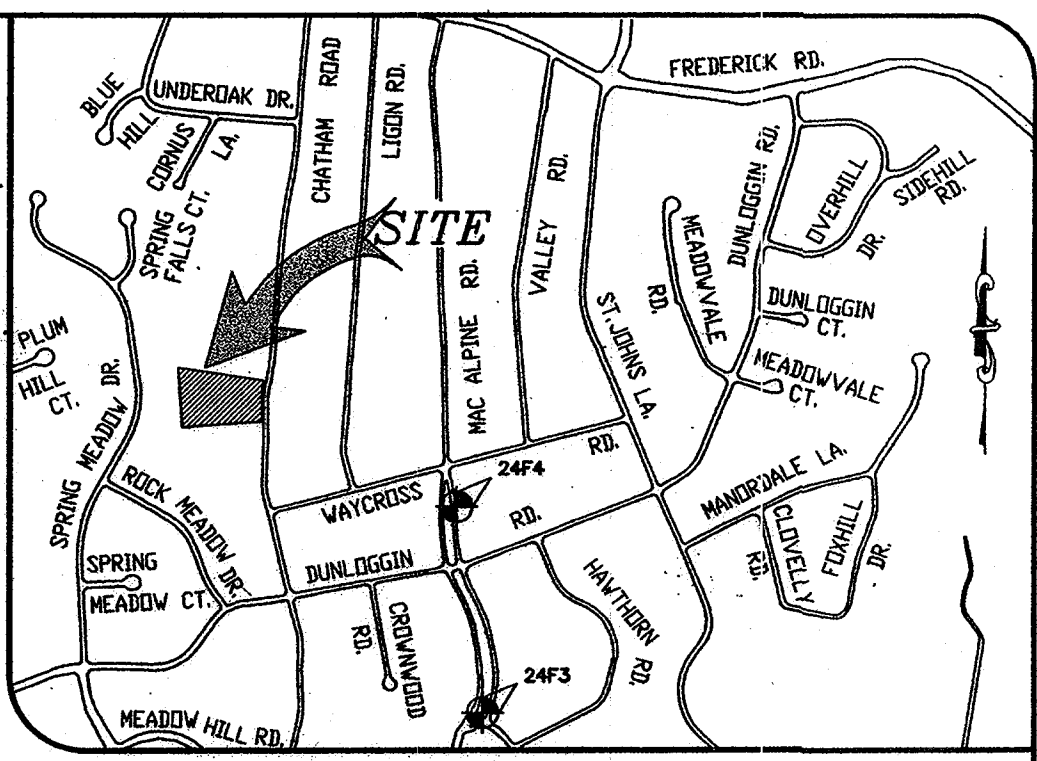


**GENERAL NOTES**

- TAX MAP 24 PARCEL P/O 133 THE FIRST.
  - SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
  - THIS PLAT 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 STREAMS OR FLOODPLAINS EXIST ON SITE.
  - STEEP SLOPES EXIST ON SITE AND ARE CONTAINED ON OPEN SPACE LOT 3.
  - NO WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL IN JANUARY 2002.
  - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
  - AREA OF SUBDIVISION = 2.67 ACRES ±  
 AREA OF THE SMALLEST LOT = 12,070 SQUARE FEET
  - ☼ DENOTES FOREST CONSERVATION EASEMENT.
  - 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 TURNING RADIUS.  
 D) STRUCTURES (CULVERTS/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 EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED.
  - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 0.52 ACRES (22,951.2 SQ. FT.) AND REFORESTATION OF 0.03 ACRES (1,306.8 SQ. FT.). FINANCIAL SURETY FOR THE ON-SITE RETENTION (\$4,530.24) AND REFORESTATION (\$653.40) HAS BEEN POSTED AS PART OF DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,183.64.
  - THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 1 IS EXEMPT FROM LANDSCAPING REQUIREMENTS SINCE IT CONTAINS AN EXISTING DWELLING.

- THE REQUIRED LANDSCAPING SURETY FOR LOT 2 WILL BE POSTED WITH THE BUILDERS GRADING PERMIT. THE REQUIRED LANDSCAPING AND SURETY WILL DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.
- THERE IS AN EXISTING DWELLING/STRUCTURE ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- 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 AT THAT TIME.
- THIS DEVELOPMENT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS. THE NET DISTURBANCE IS LESS THAN 5,000 sq.ft.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, FOREST CONSERVATION, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 12 THRU 14 AND NON-BUILDABLE PRESERVATION PARCELS "A" AND "B" ALL OR PORTIONS THEREOF. FOR ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN DEDICATED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

- 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.
- LOT 2 WILL REQUIRE A SITE DEVELOPMENT PLAN AS PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.155.(a)(2)(ii).
- OPEN SPACE REQUIREMENTS HAVE BEEN ESTABLISHED BASED ON SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATION. OPEN SPACE REQUIRED: 116,470sq.ft. X 40% = 46,588 sq.ft. OPEN SPACE PROVIDED: 46,588 sq.ft.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.

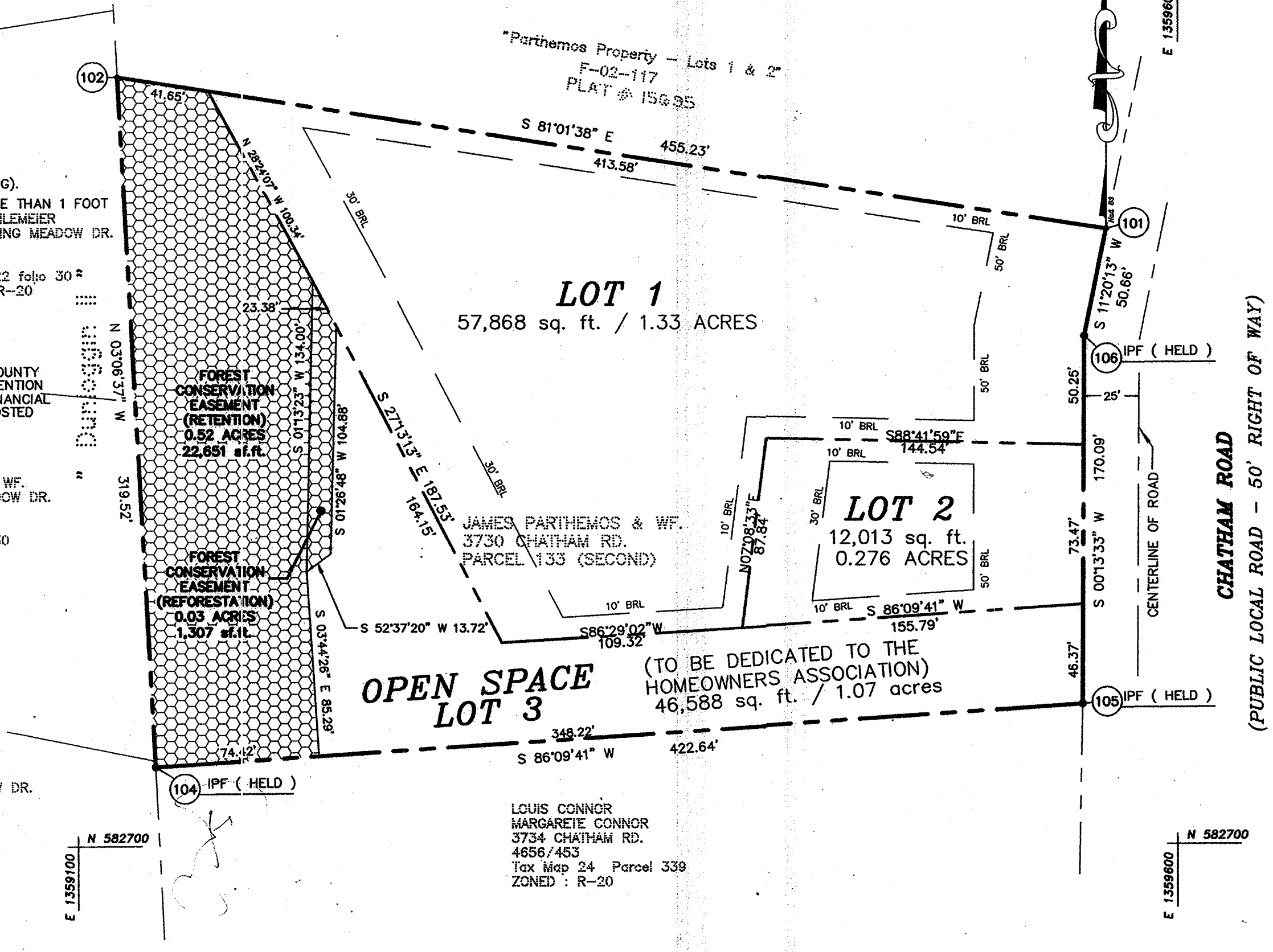


VICINITY MAP  
1" = 1000'

**COORDINATE TABLE**

POINT	NORTHING	EASTING
101	582984.615	1359567.503
102	583055.614	1359117.846
104	582736.565	1359135.183
105	582764.860	1359556.874
106	582934.944	1359557.545

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



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]* 12/17/02  
 JOHN B. MILDENBERG, SURVEYOR  
 DATE

*[Signature]* 12/16/02  
 JAMES PARTHEMOS, OWNER  
 DATE

*[Signature]* 12/16/02  
 SUSAN PARTHEMOS, OWNER  
 DATE

CRAIG GARFIELD & WF.  
 3757 SPRING MEADOW DR.  
 LOT 10  
 630/434  
 Plat Bk. 22 folio 30  
 ZONED : R-20

VERNON TAMALAVICZ  
 SUSAN FULER  
 3771 SPRING MEADOW DR.  
 LOT 9  
 4517/683  
 Plat Bk. 22 folio 30  
 ZONED : R-20

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

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	1.60 AC. ±
AREA OF OPEN SPACE LOTS	1.07 AC. ±
AREA OF ROADWAY TO BE DEDICATED	0.00 AC. ±
TOTAL AREA	2.67 AC. ±

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

*[Signature]* 1-13-03  
 HOWARD COUNTY HEALTH OFFICER    DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12-21-02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION    DATE

*[Signature]* 1/13/03  
 DIRECTOR    DATE

**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 16<sup>TH</sup> DAY OF December, 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 FIRSTLY 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]* 12/17/02  
 MILDENBERG, BOENDER & ASSOC., INC.  
 DATE

RECORDED AS PLAT 15744 ON 1-23-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PARTHEMOS PROPERTY II**  
 "LOTS 1 AND 2 & OPEN SPACE LOT 3"

TAX MAP 24    2ND ELECTION DISTRICT    SCALE : 1"=50'  
 GRID 10    HOWARD COUNTY, MARYLAND    DATE : DEC. 2002  
 P/O PARCEL 133 (FIRST)    EX. ZONING R-20    DPZ # F-02-150

**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.