

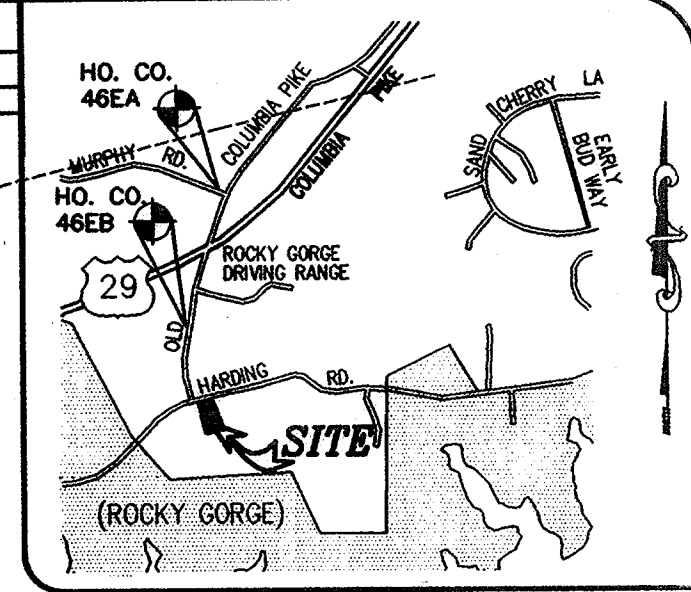
**COORDINATE LIST**

NO.	NORTH	EAST
1	533,983.004	1,338,019.291
2	533,975.063	1,338,022.001
3	533,669.833	1,338,126.198
4	533,631.904	1,337,954.154
5	533,940.621	1,337,884.674
6	533,947.101	1,337,883.216

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

**MINIMUM LOT SIZE CHART**

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	27,541 SQ. FT.	3,103 SQ. FT.	30,644 SQ. FT.



**VICINITY MAP**  
SCALE 1"=200'

JAGER FAMILY IRREVOCABLE TRUST  
PARCEL 229  
LIBER 3355, FOLIO 223  
ZONED : R-20

JAMESTOWN LANDING, LOT 3  
PLAT # 14854  
ZONED : R-20

JAMESTOWN LANDING, OPEN SPACE LOT 31  
PLAT # 14854  
(SWM FACILITY)  
ZONED : R-20

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (1,059 SQ. FT. OR 0.02 AC.)

JACK I. PARZOW & DIANE E. PARZOW  
PARCEL 73  
LIBER 5097, FOLIO 221  
ZONED : R-20

FRED E. SISSON & WIFE  
PARCEL 72  
LIBER 216, FOLIO 183  
ZONED : R-20

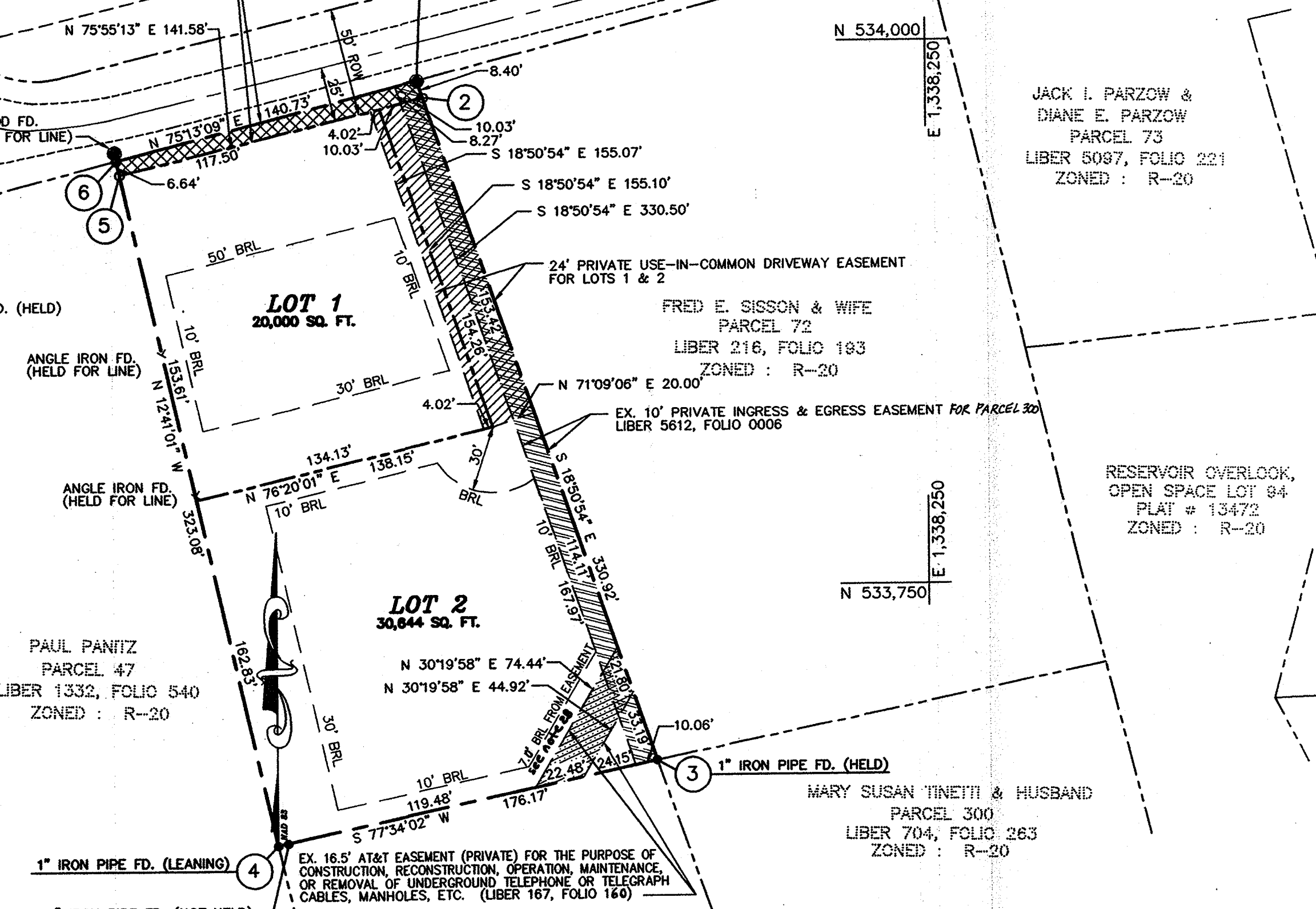
RESERVOIR OVERLOOK,  
OPEN SPACE LOT 84  
PLAT # 13472  
ZONED : R-20

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

MARY SUSAN TINETTI & HUSBAND  
PARCEL 300  
LIBER 704, FOLIO 263  
ZONED : R-20

OLD COLUMBIA RD.  
50' PUBLIC ROW  
MINOR COLLECTOR

HARDING ROAD  
SCENIC ROAD  
50' PUBLIC ROW  
MINOR COLLECTOR



**GENERAL NOTES**

- TAX MAP: 46, PARCEL: 71, BLOCK: 15.
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MAY 2002 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 E 1,338,091.710	ELEV. 415.10
STA. No. 46EB	N 534,750.221 E 1,337,742.800	ELEV. 413.24
- 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.
- TO THE BEST OF OUR KNOWLEDGE, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DATED DECEMBER 1994 AND THE HOWARD COUNTY CEMETERIES AND GRAVESITES INVENTORY, RESOLUTION # 47-1994.
- NO STEEP SLOPES, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN MAY 2002.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE FOR A MINOR SUBDIVISION THAT CREATES ONLY ONE LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$1,500.00.
- DENOTES AN EXISTING 10' PRIVATE INGRESS & EGRESS EASEMENT.
- ▨ DENOTES A PROPOSED 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- ▩ DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
- ▧ DENOTES AN EX. 16.5' AT&T EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, OR REMOVAL OF UNDERGROUND TELEPHONE OR TELEGRAPH CABLES, MANHOLES, ETC. (LIBER 167, FOLIO 160)
- 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 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.
- AREA OF SUBDIVISION = 1.187 AC. ±  
AREA OF THE SMALLEST LOT = 20,000 SQ. FT.
- WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II, SECTION 1.2. THE NET DISTURBANCE DOES NOT EXCEED 5000 SQUARE FEET.
- LANDSCAPING FOR LOT 2 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 1 SHADE TREE IN THE AMOUNT OF \$300.00 ON LOT 2 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. LOT 1 IS EXEMPT FROM PERIMETER LANDSCAPING SINCE IT CONTAINS AN EXISTING HOUSE WHICH IS TO REMAIN.

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF EFFECTIVE APRIL 2, 2003 ON WHICH DATE DEVELOPER AGREEMENT 24-076-D WAS FILED AND ACCEPTED.

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]* 12/24/02  
JOHN A. MILDENBERG, SURVEYOR DATE

*[Signature]* 1/3/03  
HO KI KIM, OWNER DATE

*[Signature]* 1/3/03  
SUNG OK KIM, OWNER DATE

**TOTAL 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	1.163 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	0.024 AC ±
AREA	1.187 AC ±

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

*[Signature]* 5-6-03  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4/24/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 5/12/03  
DIRECTOR DATE

**OWNER'S STATEMENT**

WE, HO KI KIM AND SUNG OK KIM, 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 3rd DAY OF JANUARY 2003

*[Signature]*  
HO KI KIM

*[Signature]*  
SUNG OK KIM

*[Signature]*  
WITNESS

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY STEVE BURKE TO HO KI KIM AND SUNG OK KIM BY DEED DATED AUGUST 7, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5612 AT FOLIO 0006 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]* 12/24/02  
JOHN A. MILDENBERG, L.S. NO. 10718 DATE

RECORDED AS PLAT 15930 ON 5-16-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**KIM PROPERTY,  
LOTS 1 & 2**

SHEET 1 OF 1

TAX MAP 46  
PARCEL NO. 71  
GRID NO. 15

SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING R-20

SCALE: 1"=50'  
DATE: DEC 2002  
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 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.