

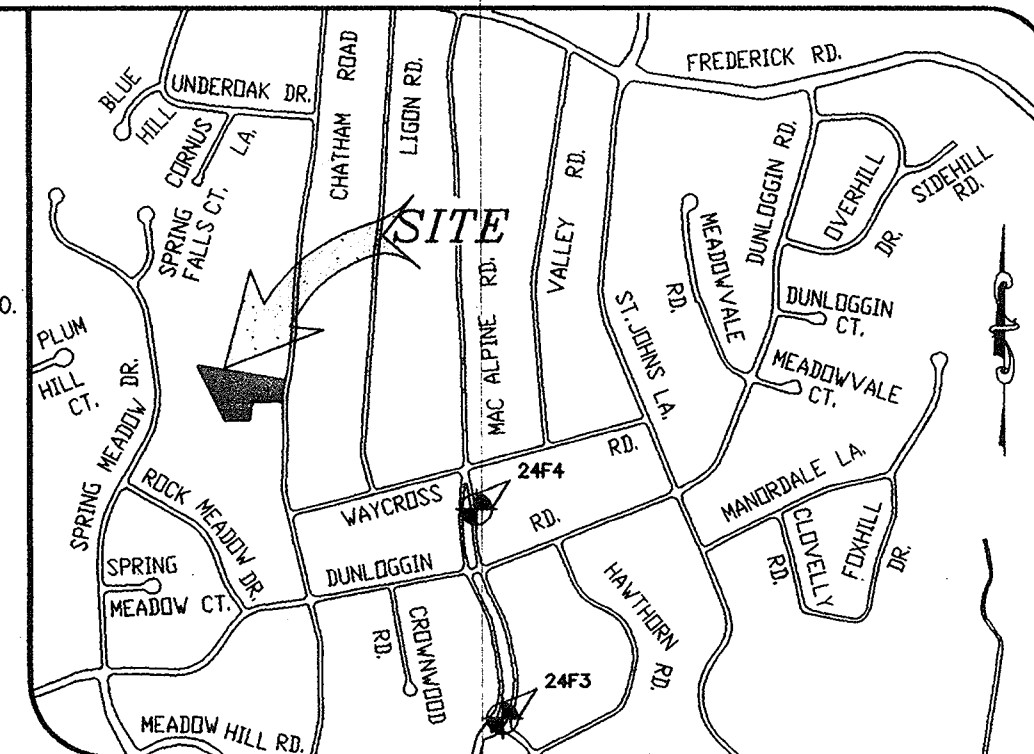
COORDINATE TABLE

POINT	NORTHING	EASTING
101	582984.615	1359567.503
106	582934.944	1359557.545
107	582884.699	1359557.346
108	582887.978	1359412.840
109	582800.815	1359401.917
110	582794.091	1359292.496
111	582960.857	1359206.715
112	583049.118	1359158.989

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

- LOTS 4, 6 & 7 WILL REQUIRE A SITE DEVELOPMENT PLAN AS PER THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.155.(c)(2)(ii).
- PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 129-S & 10-W.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 5-7 WILL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDATION OF THIS PLAT.
- FOR FLAG OR PIPSTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPSTEM LOT AND ROAD RIGHT OF WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.

- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED DRAWINGS 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 1.03 ACRES (44,808 SQ. FT.) UNDER F-02-150, PARTHEMOS II PROPERTY. 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 UNDER F-02-150.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (6 SHADE TREES) WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 7 IN THE AMOUNT OF \$1,800.00.
- THERE IS AN EXISTING DWELLING/STRUCTURE ON LOT 5 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.
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP, NON-ROOFTOP DISCONNECTION AND SHEETFLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL.
- BASED ON ITS INITIAL PLAN SUBMISSION DATE OF DECEMBER 10, 2002 THIS SUBDIVISION IS GRANDFATHERED TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.



VICINITY MAP

1" = 1000'

GENERAL NOTES

- TAX MAP 24 PARCEL P/O 133 THE FIRST (LOT 1).
- SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTAL BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2002 BY MILDENBERG, BOENDER & ASSOC., INC. AND PLAT # 15744, PARTHEMOS II PROPERTY.
- 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 DO NOT EXIST ON SITE.
- 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 = 1.33 ACRES ±
AREA OF THE SMALLEST LOT = 12,077 SQUARE FEET
AREA OF PROPOSED OPEN SPACE = 0.00 AC.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-02-150. IN ACCORDANCE WITH SECTION 16.121(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE REQUIRED OPEN SPACE HAS BEEN DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION BY DEED RECORDED UNDER LIBER 6812 FOLIO 359
- 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 (CULVERT/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.

MINIMUM LOT SIZE TABLE

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
5	15,324 sq.ft.	1,120 sq.ft.	16,444 sq.ft.
6	12,657 sq.ft.	2,342 sq.ft.	14,999 sq.ft.
7	12,492 sq.ft.	1,856 sq.ft.	14,348 sq.ft.

LEGEND:

- 33' PRIVATE USE-IN-COMMON, SEWER, WATER & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 5-7
- EX. FOREST CONSERVATION EASEMENT F-02-150

OWNER

CHRISTOPHER L. BROWN
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 21042

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.

John B. Miltenberg 5/2/06
JOHN B. MILDENBERG, SURVEYOR DATE
Christopher L. Brown 5/2/06
CHRISTOPHER L. BROWN, OWNER DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.33 AC. ±
AREA OF OPEN SPACE LOTS	0.00 AC. ±
AREA OF ROADWAY TO BE DEDICATED	0.00 AC. ±
TOTAL AREA	1.33 AC. ±

VERNON TAMALAVICZ
SUSAN FULLER
3771 SPRING MEADOW DR.
LOT 9
4517/693
Plat Bk. 22 folio 30
ZONED : R-20

KEITH KUHLEMEIER
3753 SPRING MEADOW DR.
LOT 11
3281/224
Plat Bk. 22 folio 30
ZONED : R-20

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

PARTHEMOS PROPERTY
LOTS 1 & 2
F-02-117
ZONED : R-20
PLAT # 15685

LOT 7
14,348 sq.ft.

LOT 5
16,444 sq.ft.

OPEN SPACE
LOT 3
PLAT # 15744
DEDICATED TO
THE HOMEOWNERS
ASSOCIATION

LOUIS CONNOR
MARGARETE CONNOR
3734 CHATHAM RD.
4656/453
Tax Map 24 Parcel 339
ZONED : R-20

OWNER'S STATEMENT

I, CHRISTOPHER L. BROWN, OWNER 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 3 DAY OF May 2006

CHRISTOPHER L. BROWN, OWNER

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 1 CREATED BY PLAT # 15744 THAT SUBDIVIDED THE FIRSTLY DESCRIBED PARCEL OF LAND, CONVEYED BY JAMES PARTHEMOS AND SUSAN PARTHEMOS TO CHRISTOPHER L. BROWN BY DEED DATED JANUARY 22, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6807 FOLIO 658 AND THE 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.

JOHN B. MILDENBERG, SURVEYOR
5/2/06
DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1, PARTHEMOS II PROPERTY PLAT # 15744 INTO PARTHEMOS PROPERTY III LOTS 4 THRU 7

RECORDED AS PLAT 18333 ON 6/9/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PARTHEMOS PROPERTY III
LOTS 4 THRU 7
A RESUBDIVISION OF LOT 1
PARTHEMOS II PROPERTY

SHEET 1 OF 1

TAX MAP 24 2ND ELECTION DISTRICT SCALE : 1"=50'
GRID 10 HOWARD COUNTY, MARYLAND DATE : JAN. 2006
P/O PARCEL 133 EX. ZONING R-20 DPZ # F-02-150
(FIRST)

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

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(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Paz.