

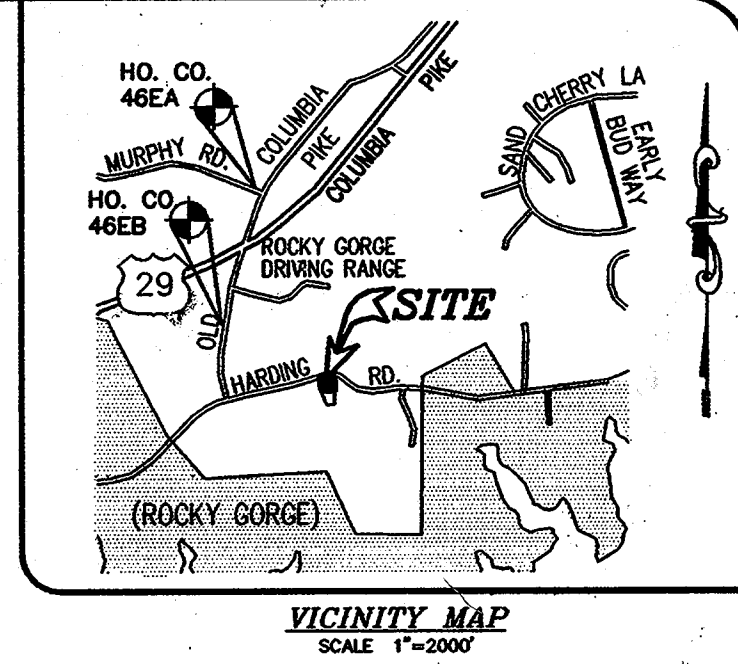
COORDINATE LIST

NO.	NORTH	EAST
2	534,190.735	1,338,739.889
3	534,157.128	1,338,747.913
4	534,062.443	1,337,770.519
5	533,882.168	1,338,837.552
8	534,234.739	1,338,918.447
9	534,187.895	1,338,870.586
10	534,193.085	1,338,918.020
11	533,919.667	1,338,915.211
12	534,061.162	1,338,916.664
13	534,055.144	1,338,795.669
14	534,068.892	1,338,789.541
15	534,161.993	1,338,767.313

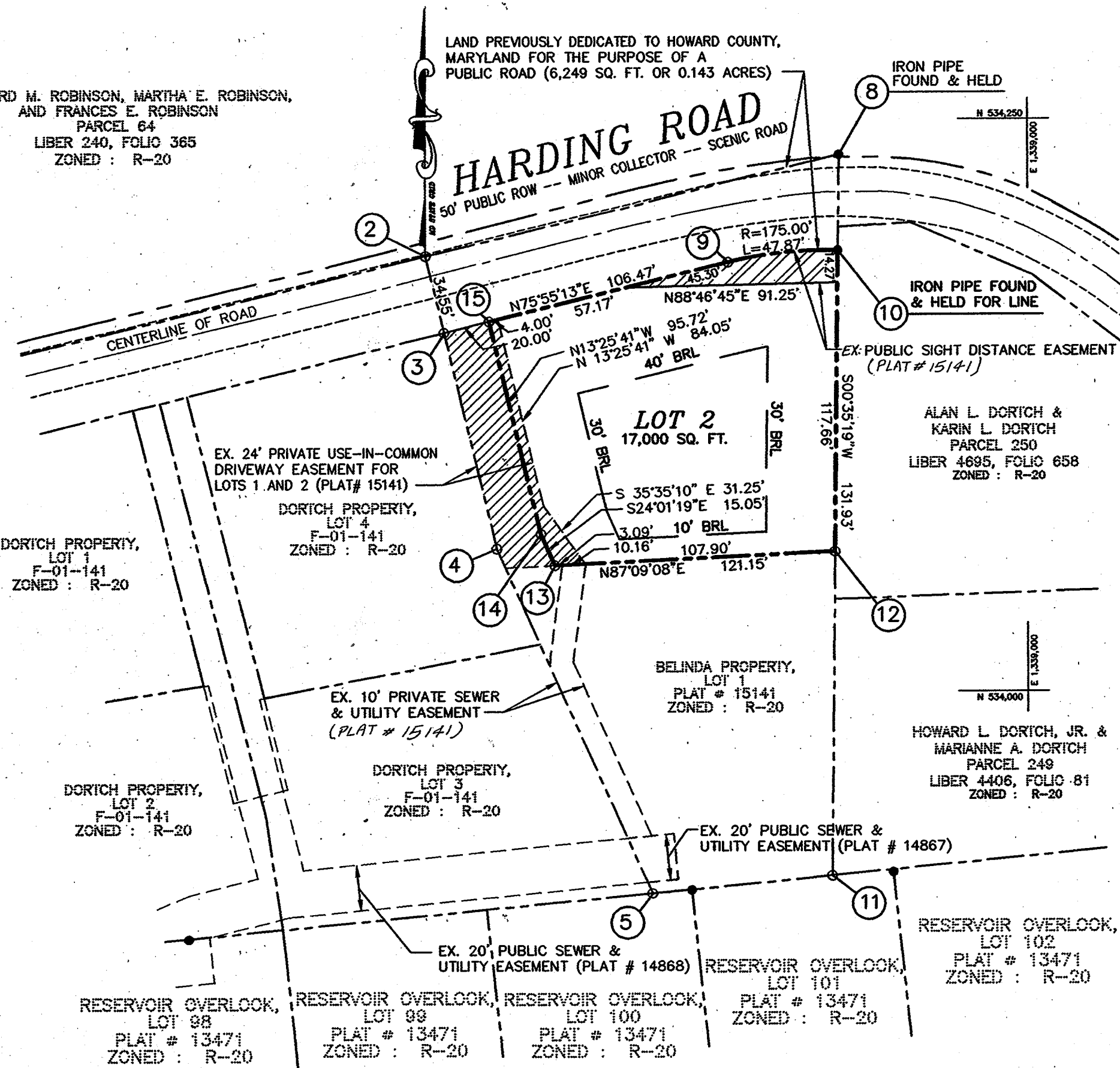
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
9-10	175.00'	47.87'	24.08'	15'40'17"	N83'45'21"E 47.72'



HOWARD M. ROBINSON, MARTHA E. ROBINSON, AND FRANCES E. ROBINSON
PARCEL 64
LIBER 240, FOLIO 365
ZONED : R-20



OWNER/DEVELOPER
JAMESTOWN LANDING, LC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703) 734-9730

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] 10/29/03
MILDENBERG, SURVEYOR
DATE

[Signature] 11/29/03
ROSS DICICHS, OWNER
DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0.39 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 AC
AREA	0.39 AC ±

- ALTERNATIVE COMPLIANCE TO DESIGN MANUAL VOLUME III, SECTION 2.5.2.H. HAS BEEN APPROVED ON AUGUST 23, 2001 TO ALLOW THE USE OF STOPPING SIGHT DISTANCE CRITERIA FOR THE USE-IN-COMMON DRIVEWAY.
- FOR OTHER PERTINENT NOTES, SEE F-01-155 (PLAT # 15141).
- HARDING ROAD IS A DESIGNATED SCENIC ROAD. DEVELOPMENT OF THIS SITE SHALL BE DESIGNED TO PROTECT TO THE MAXIMUM EXTENT POSSIBLE THE FEATURES OF THE ROAD RIGHT-OF-WAY THAT CONTRIBUTES TO THE SCENIC CHARACTER OF THE ROAD.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 WAS RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT UNDER F-01-155, PLAT # 15141, IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 TO REMAIN, KNOWN AS 11353 HARDING ROAD, LAUREL, MARYLAND 20723. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. UPON REMOVAL OF THE EXISTING STRUCTURE, A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOT 2.

GENERAL NOTES

- TAX MAP: 46, PARCEL: 321, BLOCK: 15, LOT: 2.
- 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 JANUARY 2001 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 ELEV. 415.10
E 1,338,091.710
STA. No. 46EB N 534,750.221 ELEV. 413.24
E 1,337,742.800
- 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.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY STEPHANIE DEMCHIK OF MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2001.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 18.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, SINCE IT WAS A MINOR SUBDIVISION THAT CREATED ONE ADDITIONAL LOT AND HAD NO FURTHER SUBDIVISION POTENTIAL BASED ON EXISTING ZONING.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
- ▨ DENOTES AN EX. PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- ▨ DENOTES AN EX. PUBLIC SEWER & UTILITY EASEMENT.
- ▨ DENOTES AN EX. PUBLIC SIGHT DISTANCE 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 - 8 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 WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED UNDER F-98-61, RESERVOIR OVERLOOK, VIA A BIOTENTION & DETENTION FACILITY.
- 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.
- LANDSCAPING IS NOT REQUIRED SINCE THE EXISTING HOUSE IS TO REMAIN. UPON REMOVAL OF THE EXISTING STRUCTURE, LANDSCAPING WILL BE REQUIRED AT THE SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PAYMENT OF SURETY FOR THE REQUIRED LANDSCAPING WILL THEN BE PROVIDED AS PART OF THE BUILDER'S GRADING PERMIT.

NOTE: THE PURPOSE OF THIS PLAT IS TO REVISE THE BUILDING RESTRICTION LINES ON LOT 2.

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

[Signature] 11/19/03
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/15/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 11/24/03
DIRECTOR
DATE

OWNER'S STATEMENT

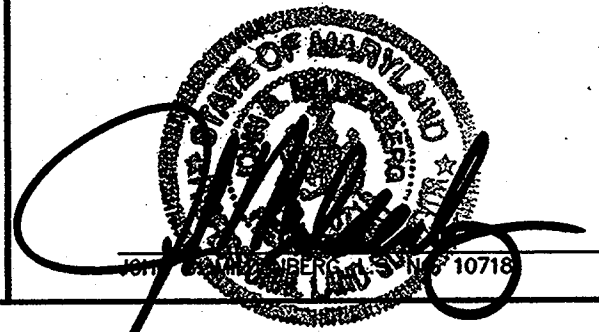
JAMESTOWN LANDING, LC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS 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 29th DAY OF OCTOBER, 2003.

[Signature]
ROSS DICICHS, JAMESTOWN LANDING, LC
WITNESS
[Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PLAT #15141, "BELINDA PROPERTY, LOTS 1 & 2" AND THE LAND CONVEYED BY GREGORY T. DORTCH AND BELINDA R. DORTCH TO JAMESTOWN LANDING, LC BY DEED DATED AUGUST 18, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND IN LIBER NO. 7503 AT FOLIO 0671 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.



10/29/03
DATE

RECORDED AS PLAT 16374 ON 12/1/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**REVISION PLAT
BELINDA PROPERTY,
LOT 2**

SHEET 1 OF 1

TAX MAP 46 SIXTH ELECTION DISTRICT SCALE: 1"=50'
PARCEL 321 HOWARD COUNTY, MARYLAND DATE: AUG 2003
LOT 15 EX. ZONING R-20 DPZ FILE NOS. F-01-155
LOT 2

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0298 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-04-069

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