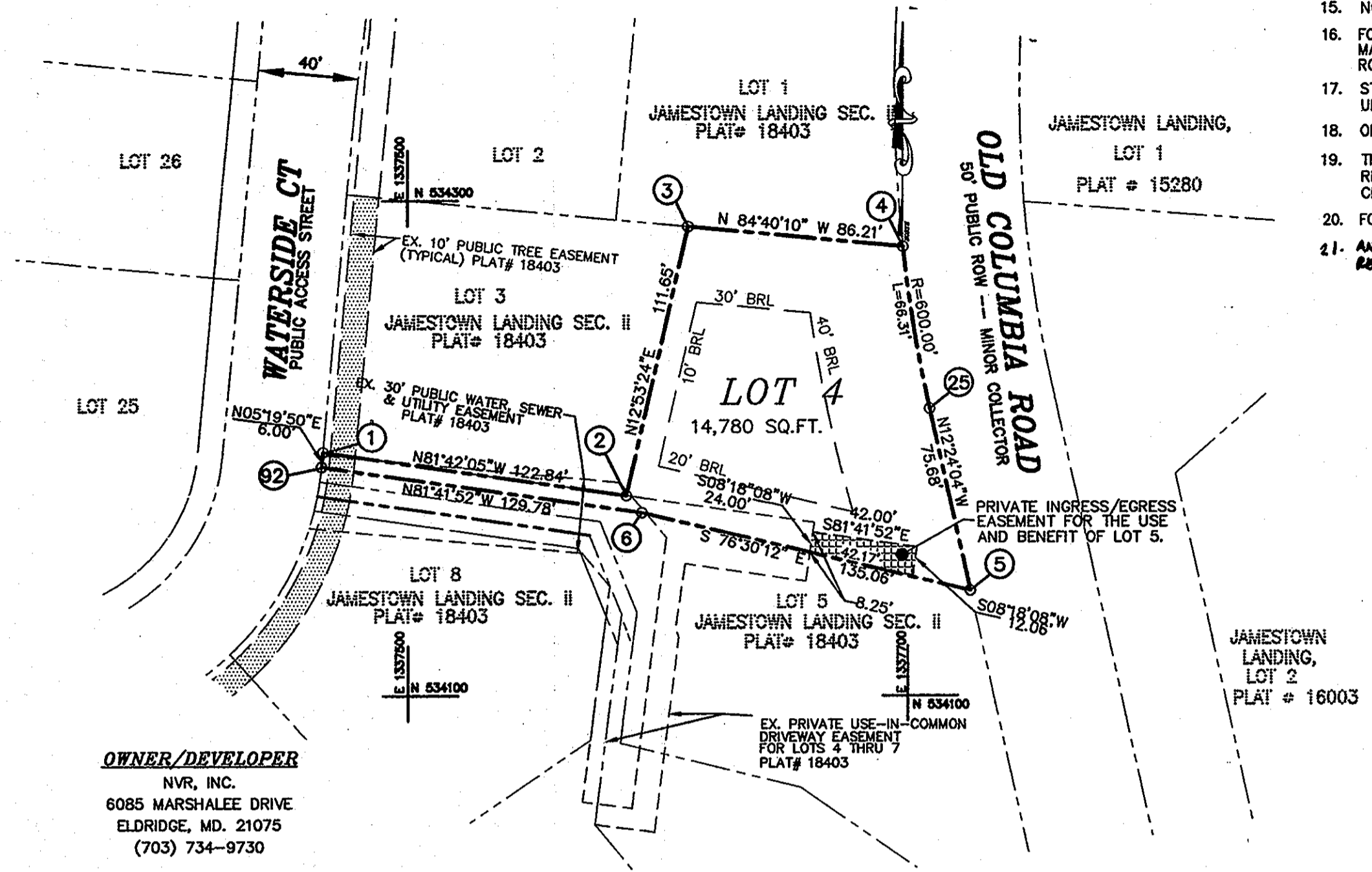
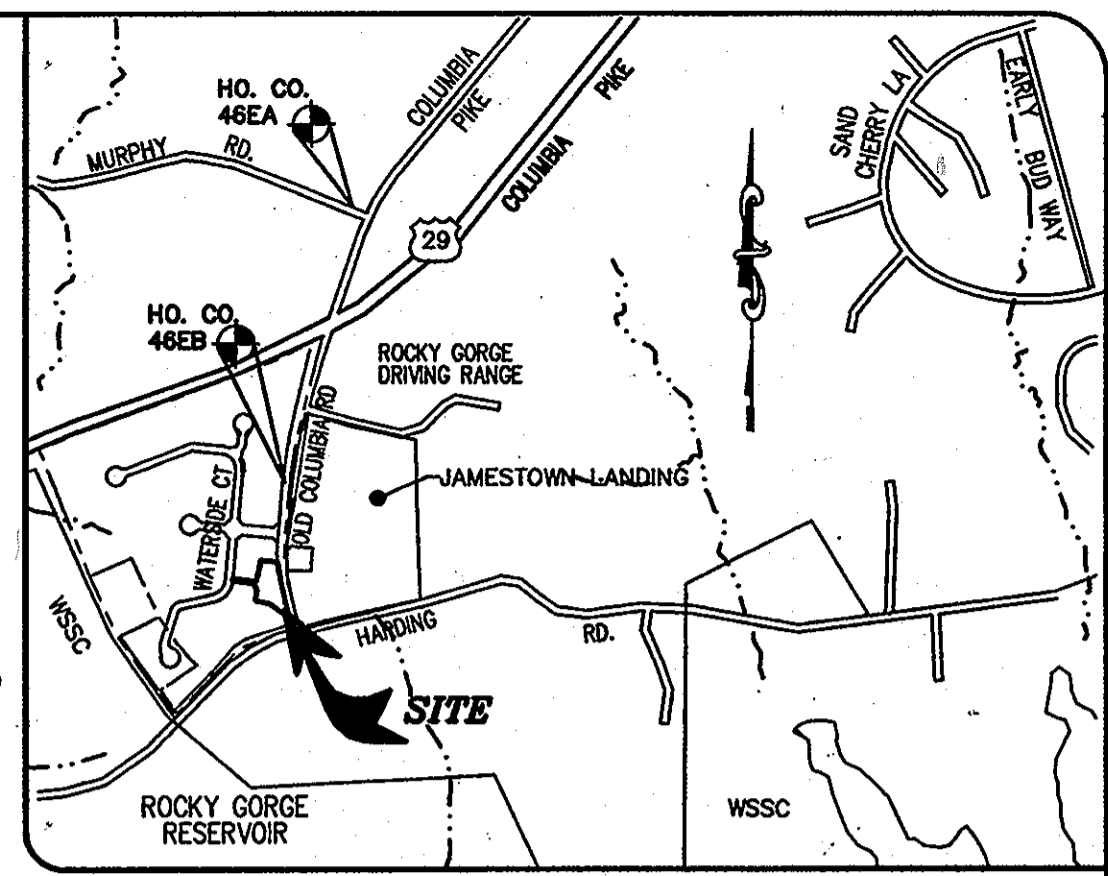


MINIMUM LOT SIZE CHART			
LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
4	14,000 SQ. FT.	780 SQ. FT.	14,780 SQ. FT.



OWNER/DEVELOPER
 NVR, INC.
 6085 MARSHALEE DRIVE
 ELDRIDGE, MD. 21075
 (703) 734-9730

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$50,100.00 UNDER F-05-104.
- NO FLOODPLAIN EXISTS ON-SITE.
- 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.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN PROVIDED AND APPROVED UNDER F-05-104.
- OPEN SPACE OBLIGATIONS HAVE BEEN MET UNDER F-05-104.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND -TO THE 1993 ZONING REGULATIONS AMENDED BY CB50-2001.
- FOR ALL OTHER PERTINENT NOTES REFER TO F-05-104 PLAT NO. 18403.
- AN EXISTING DRIVEWAY MAINTENANCE AGREEMENT WAS PREVIOUSLY RECORDED FOR THE USE OF LOTS 4 THRU 7 UNDER LIBER 12845 FOLIO 385-390**



VICINITY MAP
 SCALE 1"=1000'
 ADC MAP: 5052 E9

GENERAL NOTES

- TAX MAP: 46, GRID 15, PARCEL 229, LOT 4.
- SUBJECT PROPERTY ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED SEPTEMBER 2000 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 A CONCRETE MONUMENT 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.
- WETLAND AND FOREST STAND DELINEATIONS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES IN OCTOBER 2000 AND WETLAND LOCATIONS VERIFIED IN JULY 2004 UNDER F-05-104.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST 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 UNDER F-05-104.
- NO HISTORIC STRUCTURES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- ⊗ DENOTES A PRIVATE INGRESS/EGRESS EASEMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 14 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/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.

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

Gary E. Lane 10/25/10
 GARY E. LANE, PROP. LS NO. 574 DATE

Timothy C. Naughton 11/10/10
 TIMOTHY C. NAUGHTON, V.P., DIVISION MANAGER DATE
 NV. HOMES, OWNER

TOTAL AREA TABULATION (THIS SHEET)

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	0.339 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	0.339 AC ±

COORDINATE LIST

NO.	NORTH	EAST
1	534,198.6882	1,337,465.9612
2	534,180.9583	1,337,587.5177
3	534,289.7937	1,337,612.4241
4	534,281.7842	1,337,698.2642
25	534,216.3694	1,337,708.9002
5	534,142.4533	1,337,725.1531
6	534,173.9748	1,337,593.8218
92	534,192.7141	1,337,465.4038

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

OWNER'S STATEMENT

NVR INC., 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 10 DAY OF November, 2010.

TIMOTHY C. NAUGHTON, V.P., DIVISION MANAGER
 NV. HOMES, OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO LOT 4 "JAMESTOWN LANDING SEC. II" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 18403 AND BY DEED DATED AUGUST 31, 2010, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 12859 AT FOLIO 417 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.

GARY E. LANE, PROP. LS NO. 574



THE PURPOSE OF THIS PLAT IS TO ADD A PRIVATE INGRESS/EGRESS EASEMENT ON LOT 4 OF JAMESTOWN LANDING, SEC. II (F-05-104) PLAT# 18399-18405, FOR THE USE AND BENEFIT OF LOT 5.

RECORDED AS PLAT 21407 ON 12/17/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**JAMESTOWN LANDING,
 SECTION II, LOT 4
 REVISION PLAT**

TAX MAP 46 PARCEL NO. 229 GRID NO. 15
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
 SCALE: 1" = 50' DATE: OCT. 2010
 DPZ FILE NOS. F-00-169; SP-01-01; WP-01-65, F-05-104; S-01-081; F-05-03.

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deepwater Road, Suite 150, Eldridge, Maryland 21075
 (410) 997-0296 Baltimore (410) 997-0298 Fax