

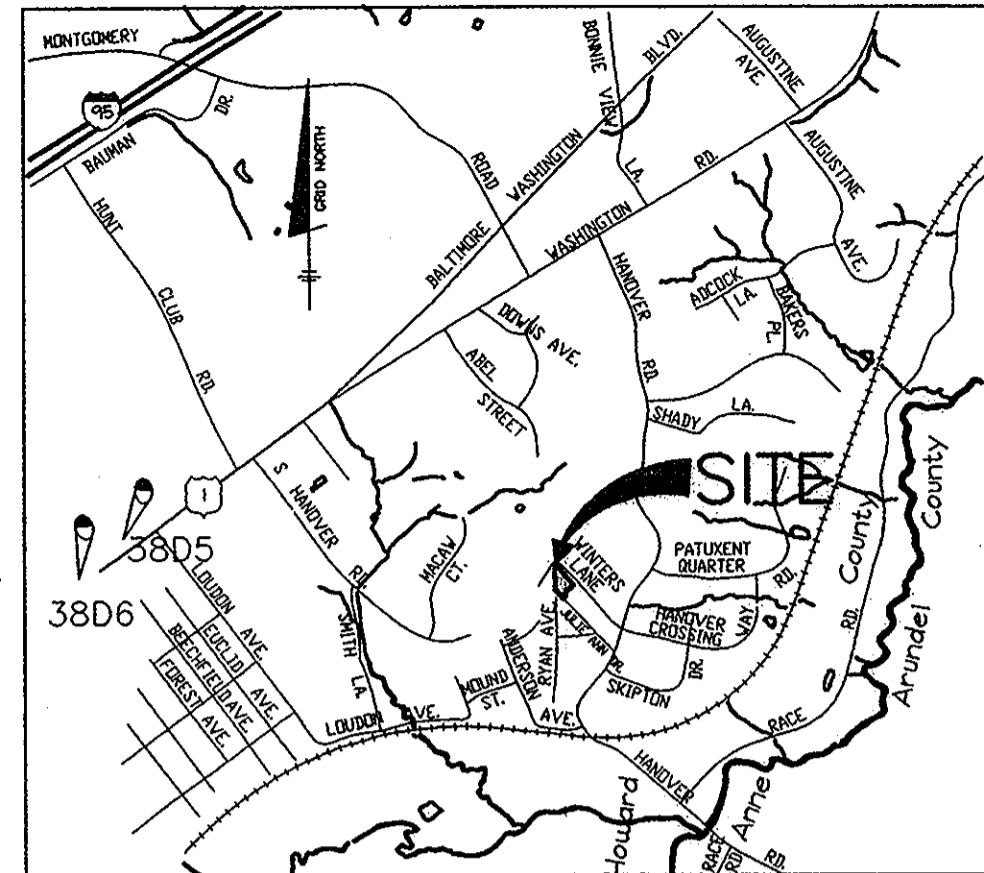
GENERAL NOTES

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE FOUND.
 - DENOTES IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. HC3805 AND HC3806
- 'BRL' INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED R-12 PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 9/26/05 ON WHICH DATE DEVELOPER AGREEMENT NO.14-4232-D WAS FILED AND ACCEPTED.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2004 BY PAUL K. MILLER AND ASSOCIATES.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT THE FLAG OR PIPE STEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT DEPT. OVER DRIVEWAY
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED, IN, ON, OVER AND THROUGH LOTS 1 THRU 3. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- IN ACCORDANCE WITH SECTION 128.A7 OF THE HOWARD COUNTY ZONING REGULATIONS AND BY LETTER DATED JANUARY 29TH, 2004 FROM THE DIRECTOR, HOWARD COUNTY OFFICE OF PLANNING AND ZONING, IT HAS BEEN DETERMINED THAT PORTION OF RYAN AVENUE, NORTH OF ITS PROJECTED INTERSECTION WITH JULIE ANN DRIVE, AND JULIE ANN DRIVE NORTHWEST OF ITS CURRENT TERMINUS (IN FRONT OF LOT 129) SHALL NOT BE REGARDED AS ROAD RIGHT OF WAYS WHEN APPLYING STRUCTURE SETBACKS FOR LOTS 1-3.
- IN ACCORDANCE WITH A LETTER DATED FEBRUARY 3RD, 2004 FROM THE DIRECTOR, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, IT HAS BEEN DETERMINED THAT PORTION OF RYAN AVENUE, NORTH OF ITS PROJECTED INTERSECTION WITH JULIE ANN DRIVE, AND JULIE ANN DRIVE NORTHWEST OF ITS CURRENT TERMINUS (IN FRONT OF LOT 129) SHALL NOT BE REQUIRED FOR THE CONSTRUCTION OF A PUBLIC ROAD
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A RESUBDIVISION THAT CREATES NO ADDITIONAL LOTS.
- THIS SUBDIVISION IS EXEMPT FROM THE HOWARD COUNTY LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION THAT CREATES NO ADDITIONAL LOTS. HOWEVER, LANDSCAPING PER HOWARD COUNTY LANDSCAPE MANUAL WILL BE REQUIRED TO BE PROVIDED WITH THE REQUIRED SIT DEVELOPMENT PLAN FOR THE DEVELOPMENT OF LOTS 1-3.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS SUBDIVISION IS EXEMPT FROM OPEN SPACE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.121 OF THE HOWARD COUNTY CODE BECAUSE THE LOTS WERE CREATED PRIOR TO THE ADOPTION OF THE SUBDIVISION REGULATIONS AND NO ADDITIONAL LOTS ARE BEING CREATED.
- STORMWATER MANAGEMENT FOR THESE LOTS IS BEING PROVIDED BY USE OF ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS AND THE INSTALLATION OF RAIN GARDENS. THE RAIN GARDENS ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF EACH RESPECTIVE LOT.
- AIRPORT ZONING PERMIT NO. 04-081, DATED 7/21/04 WAS REVIEWED BY THE MARYLAND AVIATION ADMINISTRATION. IT WAS DETERMINED THAT THIS PROJECT DOES NOT FALL WITHIN THE BOUNDARIES OF BWI'S AIRPORT NOISE ZONE.
- DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- AN APPROVED SITE DEVELOPMENT PLAN (S) IS REQUIRED FOR THE DEVELOPMENT OF THESE LOTS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION SEC 16.155(a) (2) (ii).
- THE MAINTENANCE AGREEMENT FOR THE PRIVATE SHARED DRIVEWAY ACCESS, DRAINAGE AND MAINTENANCE EASEMENT FOR LOTS 1-3 AND EX LOT 129 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8763 AT FOLIO 672.
- WAIVER PETITION WP-05-143 WAS REVIEWED AND APPROVED BY THE PLANNING DIRECTOR ON JULY 25, 2005 THIS WAIVER WAS TO SECTION 16.144(C) TO REACTIVATE FINAL PLAT/PLAN, F-05-05 TO "TECHNICALLY COMPLETE" STATUS, GRANT A 120 DAY EXTENSION TO PAY ALL REQUIRED FEES, POST ALL REQUIRED SURTIES AND SUBMIT ALL REQUIRED DEVELOPER'S AGREEMENTS, AND GRANT A 180 DAY EXTENSION TO SUBMIT THE PLAT ORIGINAL FOR RECORDATION.

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
1	557545.7258	1390174.5080
2	557371.6093	1390334.0038
3	557291.2285	1390246.2546
4	557272.0564	1390263.8168
5	557255.1696	1390245.3821
6	557324.7925	1390181.6055

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	6,583 S.F.	217 S.F.	6,366 S.F.
2	6,901 SF	633 S.F.	6,268 S.F.
3	9,093 SF	1,168 S.F.	7,921 S.F.

"the lots created by the subdivision/plat are subject to a fee or assessment to cover or defray all of part of the developer's cost of supply and installation of the water and sewer facilities servicing the subdivision and/or the lots."



VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS NAD'83

HO. CO. #3805 ELEV. 193,726
STAMPED (BRASS OR ALUMINUM) DISC
SET ON TOP OF A CONCRETE COLUMN
1" OR 2" BELOW GRADE
N 558378.575' E 1386524.158'

HO. CO. #3806 ELEV. 175,228
STAMPED (BRASS OR ALUMINUM) DISC
SET ON TOP OF A CONCRETE COLUMN
1" OR 2" BELOW GRADE
N 557155.459' E 1384992.262'

LEGEND

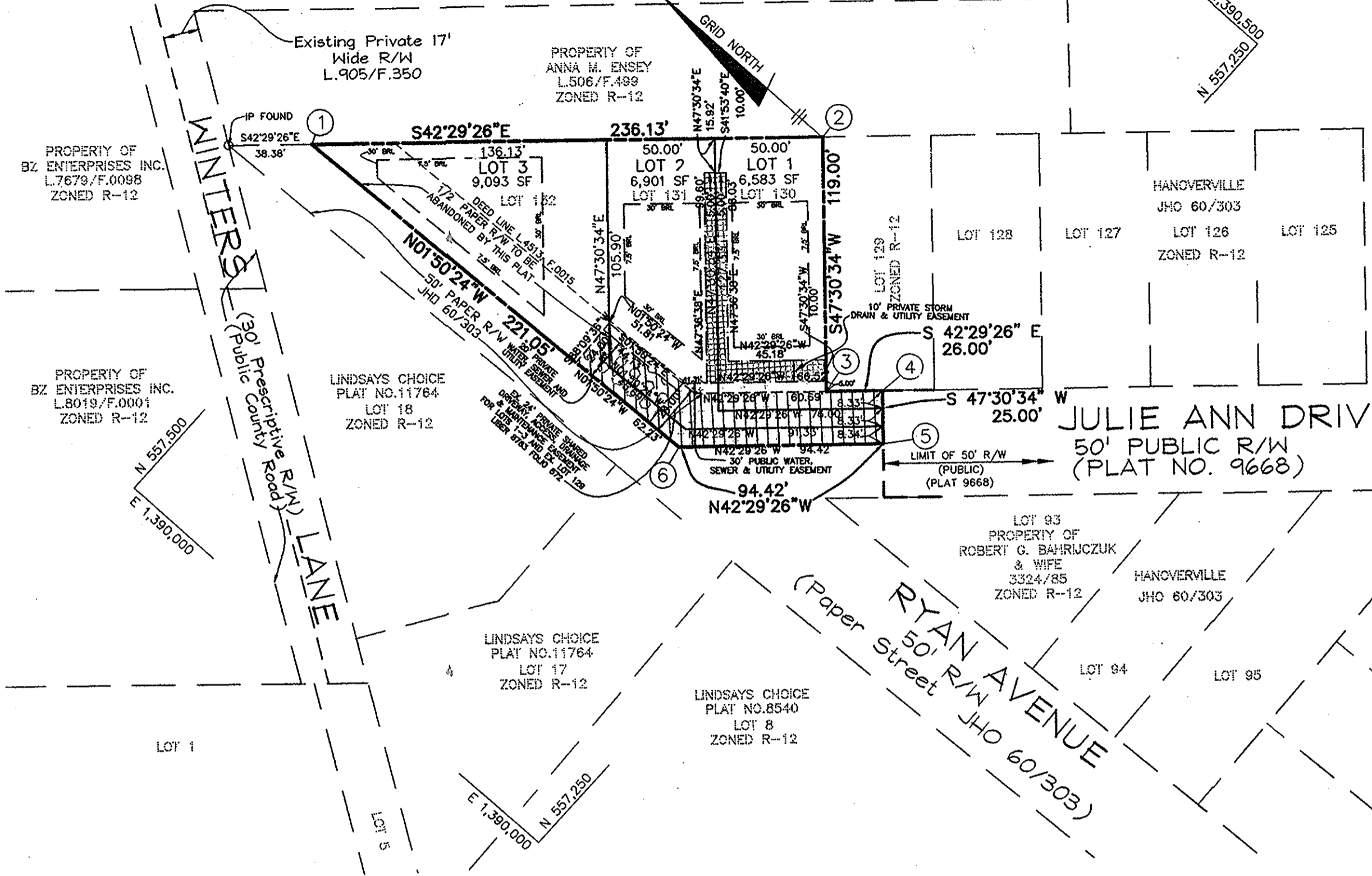
- PUBLIC WATER, SEWER AND UTILITY EASEMENT
- PRIVATE SHARED DRIVEWAY ACCESS, DRAINAGE AND MAINTENANCE EASEMENT
- PRIVATE WATER, SEWER AND UTILITY EASEMENT
- PRIVATE STORM DRAIN AND UTILITY EASEMENT

OWNER:

JULIE ANN ASSOCIATES, LLC.
5570 STERRETT PLACE-SUITE 201
COLUMBIA, MARYLAND 21044
410-997-3815

SURVEYOR:

PAUL K MILLER AND ASSOCIATES
PO BOX 525
CHESTER, MARYLAND 21619
PHONE/FAX 410-643-9380



PLAN VIEW
SCALE: 1" = 50'

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.5183 AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	0.5183 AC.

OPEN SPACE DATA:

1.) MINIMUM RESIDENTIAL LOT SIZE	6,000 S.F.
2.) OPEN SPACE REQUIRED	N/A
3.) TOTAL CREDITED OPEN SPACE PROVIDED	0.00 AC.
4.) TOTAL NON-CREDITED OPEN SPACE PROVIDED	0.00 AC.
5.) TOTAL OPEN SPACE PROVIDED	0.00 AC.
6.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	N/A
7.) AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.00 AC.

THE REQUIREMENTS § 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.

Paul K. Miller 10-07-05
DATE:
PAUL K. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 9154
FOR PAUL K. MILLER AND ASSOCIATES

JULIE ANN ASSOC., JAMES NEWBURN
OWNER

James Newburn October 5, 2005
SIGNATURE OF OWNER *Via President* DATE:

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE LOTS 130-132, AND PART OF "PAPER STREET" R/W RYAN AVE. PLAT OF HANOVERVILLE, TO CREATE LOTS 1-3, HANOVER'S GRANT AND PUBLIC AND PRIVATE EASEMENTS ON LOTS 1-3.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Roberto J. Walsh 1/9/06
HOWARD COUNTY HEALTH OFFICER DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY EDNA M. SCHNEIDER, TO JULIE ANN ASSOCIATES, LLC A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 30, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8489 AT FOLIO 032 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 MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS

OWNER'S DEDICATION

JULIE ANN ASSOCIATES, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF JULY, 2004.

James Newburn Oct 5, 2005
JAMES NEWBURN *Via President* DATE

Pamela G. Johnson 10/3/05
WITNESS DATE

RECORDED AS PLAT NO. 17949
ON 1/9/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul K. Miller 10-07-05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark D. Lough 10/1/06
DIRECTOR DATE

Paul K. Miller 10-07-05
DATE:
PAUL K. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 9154

HANOVERS GRANT
LOTS 1 thru 3
A RESUBDIVISION OF LOTS 130-132 AND PART OF "PAPER STREET" R/W RYAN AVE. PLAT OF HANOVERVILLE PREVIOUSLY RECORDED AS PLAT JHO 60/303

1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 38 SCALE: AS SHOWN
GRID: 14 DATE: SEPTEMBER, 2005
PARCELS: 276 ZONED: R-12 SHEET: 1 OF 1