

**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS: 38DA AND 38GA.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
- ⊕ DENOTES IRON PIPE OR IRON BAR FOUND.
- ∠ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
- "DRIVEWAY(S)" SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH- 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH 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.
- THERE ARE NO WETLANDS, STREAMS, 100 YEAR FLOODPLAIN, OR STEEP SLOPES LOCATED ON-SITE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE (CONTRACT 14-4557-0).
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- FOREST CONSERVATION OBLIGATION FOR THIS PROJECT TO BE FULFILLED BY ON-SITE AFFORESTATION OF 0.38 ACRES (16,730 x 0.50 = \$8,365) AND 0.22 ACRES (9,406 x 0.75 = \$7,054.50) WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU. FINANCIAL SURETY IN THE AMOUNT OF \$ 8,365 WILL BE POSTED WITH THE FOREST CONSERVATION MAINTENANCE AGREEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED UNDER THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PROJECT IS NOT LOCATED IN AN HISTORIC DISTRICT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH OPEN SPACE LOT 8 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 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 ONTO THE PIPESTEM DRIVEWAY.
- THE PRIVATE USE-IN-COMMON DRIVEWAY FOR LOTS 2-7 MAINTENANCE AGREEMENT FOR THE ACCESS EASEMENT & TRASH PAD SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. OPEN SPACE LOTS 1 AND 8 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPER OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES: F-95-64, PLAT# 11799 (BEALMEAR II, SUBDIVISION LOTS 1 & 2), SP 08-010.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$5,400.00 FOR THE REQUIRED 15 SHADE TREES, 4 ORNAMENTAL AND 2 EVERGREEN TREES SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT. FINANCIAL SURETY FOR 14 PUBLIC STREET TREES TO BE POSTED OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$4,200.00
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING A COMBINATION OF PRIVATE ON LOT AND H.O.A. MICRO BIO-RETENTION FACILITIES.
- THIS SUBDIVISION IS LOCATED IN THE BWI AIRPORT NOISE ZONE, REQUIRING EROSION AND SEDIMENT CONTROL, STORMWATER MANAGEMENT, LANDSCAPE PLAN AND BWI MARSHALL AIRPORT NOISE ZONE REVIEWS AS WELL AS A PRELIMINARY OBSTRUCTION ANALYSIS. THE MARYLAND AVIATION ADMINISTRATION ISSUED ITS APPROVAL LETTER FOR THE PROJECT ON NOVEMBER 20, 2012.
- THIS SUBDIVISION IS SUBJECT TO DESIGN MANUAL WAIVERS/ALTERNATIVE COMPLIANCE FROM SECTION 5.2.6.D.1A TO REDUCE THE DASH TOP WIDTH FROM 12" TO 10", SECTION 5.2.4.1, TO REDUCE THE DISTANCE FROM THE END OF RIP RAP APRON TO THE PROPERTY LINE FROM 25' TO 10', SECTION 5.2.7.A.3., TO ELIMINATE THE 12" MAINTENANCE BENCH AN SECTION 5.2.7.B.2. TO REDUCE THE ORifice DIAMETER FROM THE MINIMUM SIZE 1.5" TO 1.3". ON AUGUST 29, 2008, THE HOWARD COUNTY DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUESTED WAIVERS / ALTERNATIVE COMPLIANCE REQUEST BASED ON:
  - THE SWM POND IS PRIVATELY OWNED AND MAINTAINED AND NO ADVERSE IMPACTS TO COUNTY INFRASTRUCTURE
  - A 10' BENCH BEING PROVIDED ON THE LOT 7 SIDE AND A 5' BENCH ON THE REMAINDER OF THE POND PERIMETER AND SPLIT RAIL FENCE WITH 1" x 1" WIRE MESH SHALL BE PROVIDED ALONG THE LOT 7 PERIMETER AND HANOVER ROAD.
 THESE WAIVERS / ALTERNATIVE COMPLIANCE APPROVALS ARE VOID AS THE STORMWATER POND AS SHOWN ON SP-08-10 IS NO LONGER PROPOSED. REFER TO GENERAL NOTE 13.

**CURVE DATA TABLE**

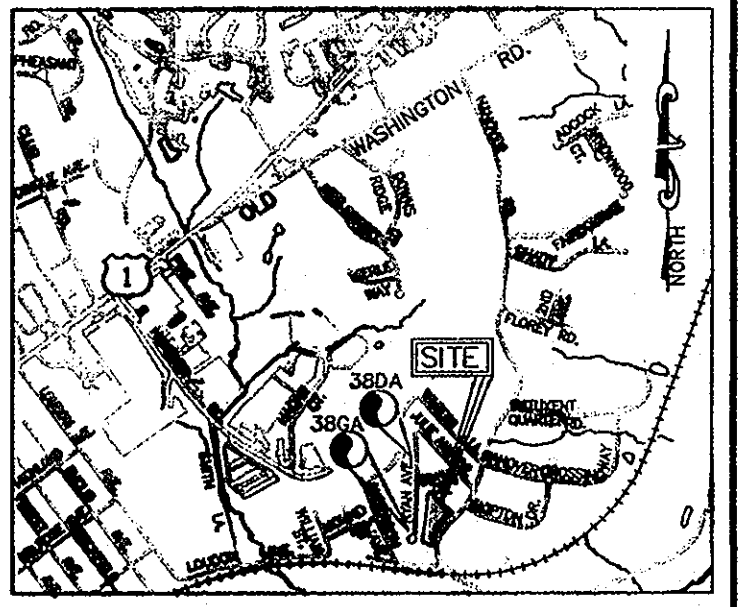
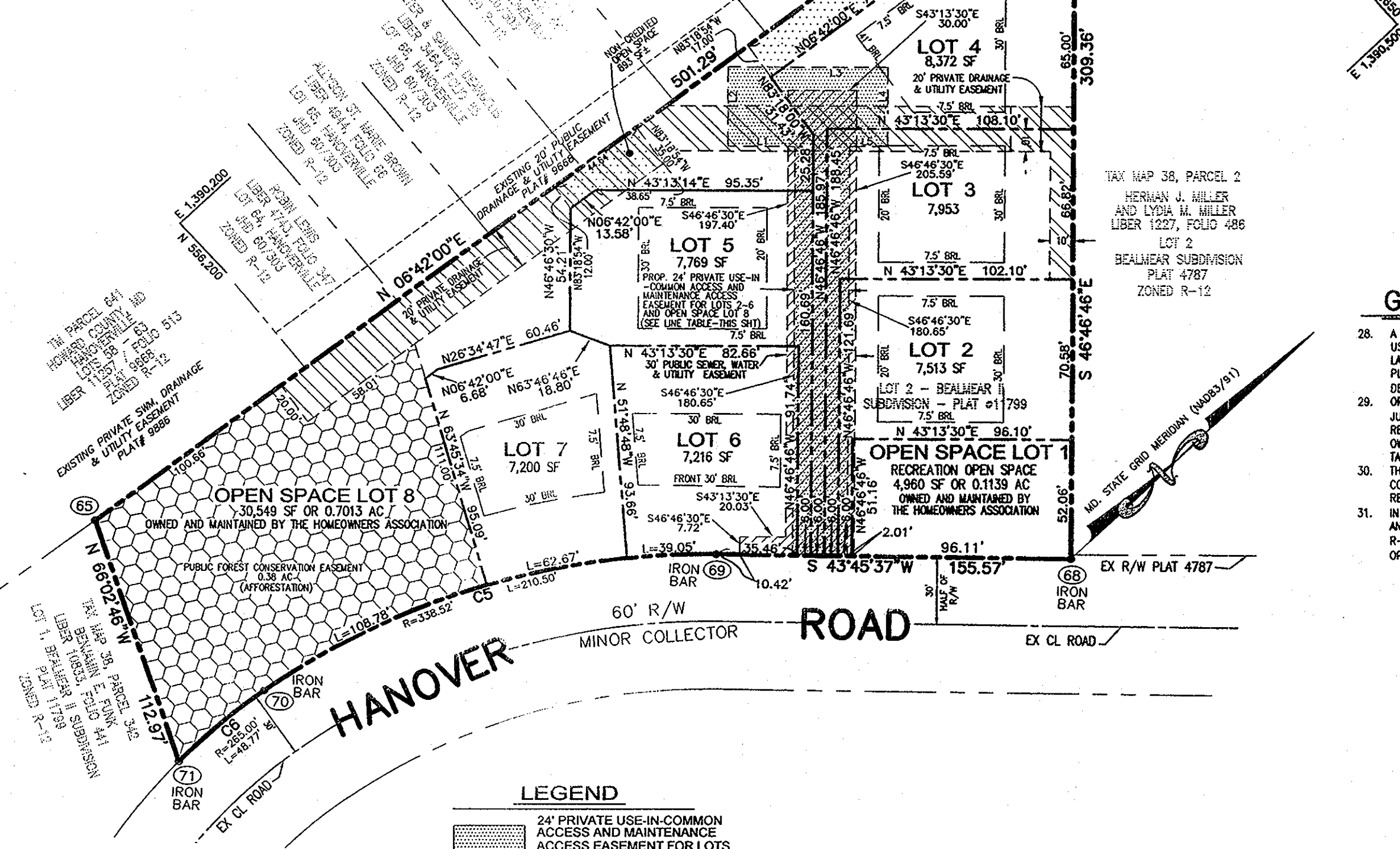
CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD
C5	338.52'	210.50'	108.78'	35°37'40"	S 25°56'47" W 207.12'
C6	265.00'	48.77'	24.46'	10°32'46"	S 02°51'34" W 48.71'

**COORDINATE TABLE**

POINT	NORTH	EAST
65	556083.5857	1390270.9104
66	556581.4504	1390329.3956
67	556596.8248	1390349.3622
68	556384.9729	1390574.8004
69	556272.8138	1390467.2018
70	556086.3847	1390376.5792
71	556037.7203	1390374.1489

**24' PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE**

LINE	COURSE
L1	S 43°13'14" W 29.37'
L2	N 46°46'46" W 35.00'
L3	N 43°13'14" E 70.00'
L4	S 46°46'46" E 35.00'
L5	S 43°13'15" W 16.63'



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP: 4937 E9

**MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
2	7,513	307	7,206
3	7,953	730	7,223
4	8,372	1123	7,248
5	7,769	550	7,219

- GENERAL NOTES (CONT)**
- A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY WHICH SERVES LOTS 2-6 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF PLAT F-12-095. A REFERENCE TO THESE DOCUMENTS SHALL BE INCLUDED IN THE DEED(S) IN ACCORDANCE WITH SECTION 110.E.2 OF THE ZONING REGULATIONS.
  - OPEN SPACE LOTS 1 & 8 SHOWN HEREON ARE HEREBY DEDICATED TO THE HANOVER JUNCTION HOMEOWNERS' ASSOCIATION, INC. (HOMEOWNERS ASSOCIATION) FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION FOR THE HOME OWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON NOVEMBER 20, 2012, RECEIPT NO. 014978880.
  - THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.
  - IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE OPEN SPACE REQUIREMENTS FOR THIS R-12 PROJECT IS 40% OF GROSS AREA (1,8717 AC. x 40% = 0.7487 AC.).  
 OPEN SPACE PROVIDED = 0.8152 AC (35,509 SF±)  
 CREDITED = 0.7524 AC (32,775 SF±)  
 NON-CREDITED = 0.0628 AC (2,734 SF±)

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.

*Thomas M. Hoffman, Jr.* 6-13-13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Joseph S. Snodgrass* 6-27-13  
JOSEPH S. SNODGRASS DATE  
AUTHORIZED PERSON  
MAIN STREET BUILDERS, INC.

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
- BUILDABLE	6
- NON-BUILDABLE	0
- OPEN SPACE	2
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.8717 AC
- BUILDABLE	1.0565 AC
- NON BUILDABLE	0.0000 AC
- OPEN SPACE	0.8152 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.8717 AC

**OWNER / DEVELOPER**  
MAIN STREET BUILDERS, INC.  
5705 LANDING ROAD  
ELKCRIDGE, MARYLAND 21075

**LEGEND**

- 24' PRIVATE USE-IN-COMMON ACCESS AND MAINTENANCE ACCESS EASEMENT FOR LOTS 2-6 AND OPEN SPACE LOT 8
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
- NON-CREDITED OPEN SPACE

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELICOTT CITY, MD 21043 TEL: 410.461.7566  
FAX: 410.461.8961

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

*B. Nijon for Mauna Roseman* 8/9/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Johnson* 7/20/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Sheldrake* 8/14/13  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

MAIN STREET BUILDERS, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 27 DAY OF JUNE 2013.

*Joseph S. Snodgrass*  
JOSEPH S. SNODGRASS, AUTHORIZED PERSON  
MAIN STREET BUILDERS, INC.

*Megan Brett*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY EDWARD Z. BASHAM AND HERBERT E. HAWVERMALE TO MAIN STREET BUILDERS, INC. BY DEED DATED JANUARY 24, 2003 AND RECORDED IN LIBER 6906 AT FOLIO 307 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman, Jr.* 6-13-13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 22502 ON 8/23/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**BASHAM PROPERTY**  
LOTS 2-7 AND OPEN SPACE LOTS 1 & 8  
A RESUBDIVISION OF LOT 2, "BEALMEAR II SUBDIVISION"  
PLAT NO. 11799

ZONED R-12  
FILE #S: F-95-64, PLAT# 11799, SP 08-010.  
TAX MAP 38, GRID 14, PARCEL 342  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' JUNE 13, 2013

GRAPHIC SCALE  
100 50 0 50 100  
SHEET 1 OF 1