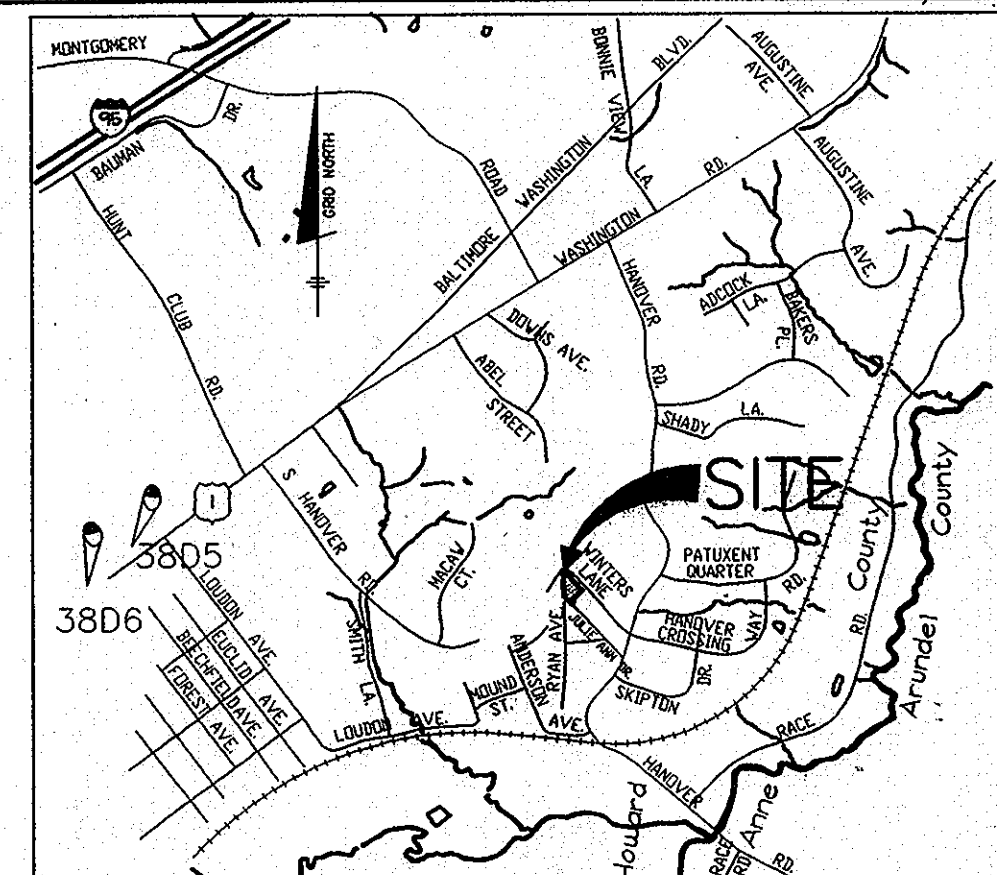


**GENERAL NOTES**

1. 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.
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. HC3805 AND HC3806
3. 'BRL' INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED R-12 PER 02-02-04 COMPREHENSIVE ZONING PLAN.
5. 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 9/28/05 ON WHICH DATE DEVELOPER AGREEMENT NO.14-4232-D WAS FILED AND ACCEPTED.
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2004 BY PAUL K. MILLER AND ASSOCIATES AND PREVIOUSLY RECORDED PLAT NO. 17949.
7. 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.
8. INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)  
b) SURFACE - 6' OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING  
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.  
d) STRUCTURES (CULVERTS/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 DEPT OVER DRIVEWAY  
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED, IN, ON, OVER AND THROUGH LOT 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.
10. 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 LOT 3.
11. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
12. STORMWATER MANAGEMENT FOR THIS LOT IS BEING PROVIDED BY USE OF ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS.
13. DEVELOPMENT OR CONSTRUCTION ON THIS LOT 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.
14. 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.
15. PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE: F-05-05, WP-05-143, SDP-05-101, WP-12-098.
16. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
17. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
18. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
19. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER IS PUBLIC UNDER CONTR. No. 14-1232-2.
20. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAM(S) OR THERE REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA.
21. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A REVISION THAT CREATES NO ADDITIONAL LOTS.
22. THIS PLAT IS EXEMPT FROM THE HOWARD COUNTY LANDSCAPE MANUAL BECAUSE IT IS A REVISION THAT CREATES NO ADDITIONAL LOTS.
23. 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 BW'S AIRPORT NOISE ZONE.
24. AN APPROVED SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF THIS LOT IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION SEC 16.155(2)(2) (i).

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
1	557545.7258	1390174.5080
2	557445.3482	1390266.4568
3	557373.8167	1390188.3682
4	557328.1452	1390189.8354
5	557260.7986	1390251.5270
6	557255.1696	1390245.3821
7	557324.7925	1390181.6055

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	9,093 SF	1,168 S.F.	7,921 S.F.



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 1386524.156'

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

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.2 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	0.2 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.

*Donald A. Mason* 10-17-12  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

JULIE ANN ASSOC., JAMES NEWBURN

*James Newburn* 10-18-12  
SIGNATURE OF OWNER DATE:

PLAN VIEW  
SCALE: 1" = 30'

OWNER

JULIE ANN ASSOCIATES, LLC.  
8333 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-465-6837

ENGINEER

BENCHMARK ENGINEERING, INC.  
8480 BALT. NAT. PIKE SUITE 418  
ELLCOTT CITY, MD 21043  
410-465-6105

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

*B. Dillon for Maureen Rosaman* 11/9/2012  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Donald A. Mason* 10/25/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Jeff Shender* 11/15/12  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013; AND THAT IT IS PART OF THE LANDS 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

*Donald A. Mason* 10-17-12  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S DEDICATION**

JULIE ANN ASSOCIATES, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF REVISION, AND IN CONSIDERATION OF APPROVAL OF THIS PLAT OF REVISION 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 MY HANDS THIS DAY OF 20

*James Newburn* 10-18-12  
JAMES NEWBURN DATE

*Lindsay R. Stapleton* 10-18-12  
WITNESS DATE

RECORDED AS PLAT NO. 22151  
ON 11/10/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**

**HANOVERS GRANT**  
LOT 3

PREVIOUSLY RECORDED AS PLAT NO. 17949

1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 38  
GRID: 14  
PARCELS: 276  
ZONED: R-12  
SCALE: AS SHOWN  
DATE: OCTOBER, 2012  
SHEET: 1 OF 1