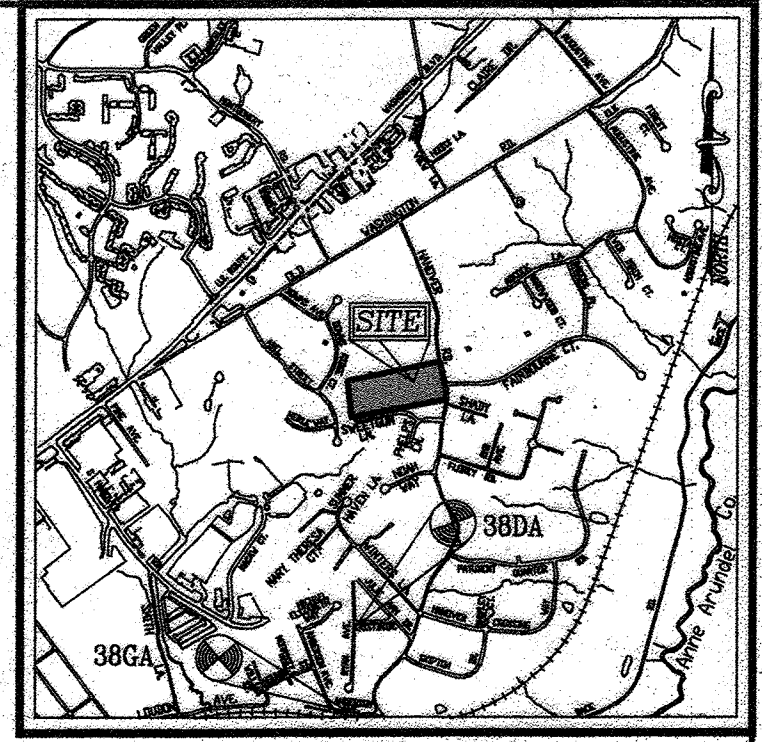


**GENERAL NOTES**

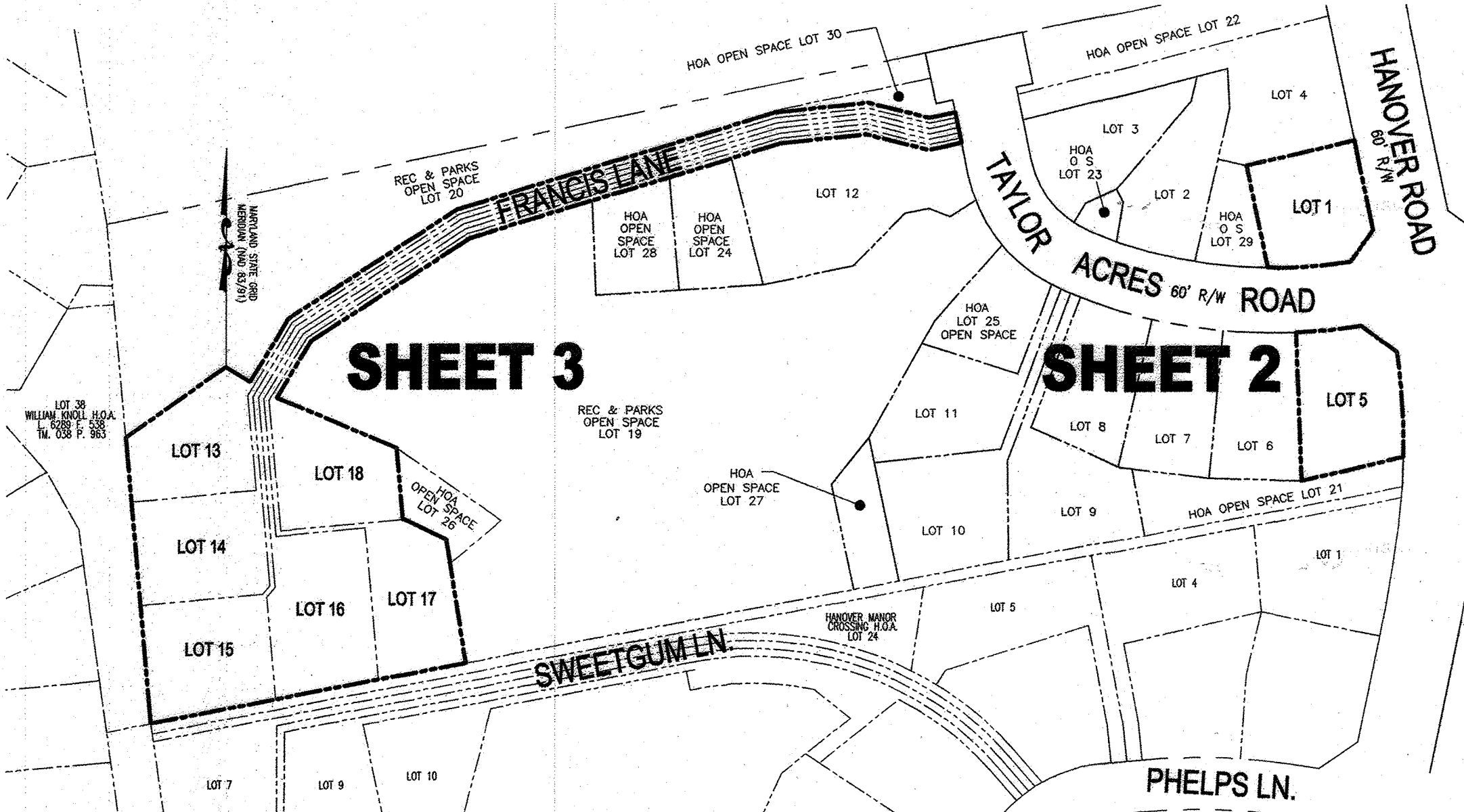
- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 38DA AND 38GA.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
 ■ DENOTES IRON PIPE OR BAR FOUND  
 ○ DENOTES STONE OR MONUMENT FOUND  
 BRL DENOTES BUILDING RESTRICTION LINE
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2018 BY VOGEL ENGINEERING + TIMMONS GROUP.
- THIS SUBJECT PROPERTY IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.  
 - DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.  
 THE SUBJECT PROPERTY IS ZONED "R-12" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A. WIDTH -- 12'(16' SERVING MORE THAN ONE RESIDENCE);  
 B. SURFACE -- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN).  
 C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS  
 D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADINGS)  
 E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE  
 F. MAINTENANCE -- SUFFICIENT TO ENSURE ALL WEATHER USE.
- HANOVER ROAD IS CLASSIFIED AS A MINOR COLLECTOR ROAD AND IS NOT A SCENIC ROAD.  
 -TAYLOR ACRES ROAD IS A PUBLIC ACCESS PLACE  
 -FRANCIS LANE IS A PRIVATE USE-IN-COMMON DRIVEWAY.
- LOTS 13-18 & OPEN SPACE LOTS 20, 24, 26 AND 28 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY HAS BEEN RECORDED IN LIBER 21345 FOLIO 197.
- 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 FLAG OR PIPESTEM LOT DRIVEWAY.  
 -TRASH AND RECYCLING COLLECTION WILL BE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.  
 -THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.  
 -WATER PROVIDED FOR THIS PROJECT IS TO BE A PUBLIC EXTENSION OF CONTRACT NO. 44-0906-D AND 14-4348-D.  
 -SEWER PROVIDED FOR THIS PROJECT IS TO BE A PUBLIC EXTENSION OF CONTRACT NO. 650-5 AND 14-4348-D.  
 -REFER TO CONTRACT 14-5128-D.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.  
 TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVESITES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES:  
 ECP-19-008 (APPROVED 09/04/2019), F-20-076 (APPROVED 01/06/22), P-20-007 (APPROVED 02/03/2020), S-19-002 (APPROVED 06/25/19), SDP-21-031 (APPROVED 04/04/22) AND WP-19-117 (APPROVED 06/20/2019).
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A MHU AGREEMENT HAS BEEN RECORDED SIMULTANEOUSLY WITH THE RECORDING PLAT 25993, (L 21345 F 221).
- 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 WHEN USING THE OPTIONAL MINIMUM LOT SIZE OF 7,200 SQUARE FEET. (OPEN SPACE REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-20-076).

- AN ALTERNATIVE COMPLIANCE PETITION TO SECTION 16.120(b)(4)(v), "LOT DESIGN", SECTION 16.121(e)(1), "ACCESS AND FRONTAGE", AND SECTION 16.1205(a)(7), "ON-SITE FOREST RETENTION", FILED AS WP-19-117, WAS APPROVED ON JUNE 20, 2019 (UNDER F-20-076).
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER, APPROVED ON JANUARY 28, 2020, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION OFFERED THE FOLLOWING: REGARDING SECTION 2.3(A)(1)(A) AND APPENDIX 'A' FROM DESIGN MANUAL VOLUME III TO REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 210' TO 100' BETWEEN STATIONS 2+75 TO 3+77, DPW HAS NO OBJECTION TO THE GRANTING OF THE REQUESTED WAIVER (UNDER F-20-076).
- HOWARD COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE SHARED DRIVEWAYS WITHIN THE USE-IN-COMMON ACCESS EASEMENT, PER CONDITION #1 OF WP-19-117.
- THIS PLAT ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-20-076.
- IN ACCORDANCE WITH THE WETLAND, FOREST STAND DELINEATION AND PRELIMINARY FOREST CONSERVATION PLAN REPORT, PREPARED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 25, 2018, NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS PROPERTY.
- LANDSCAPING OBLIGATIONS HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL (LANDSCAPING REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-20-076).
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL (STREET TREE REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-20-076).
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON SEPTEMBER 18, 2018 AT THE ELKBRIDGE BRANCH HOWARD COUNTY LIBRARY SYSTEM.
- NO ENVIRONMENTAL FEATURES OR FOREST CONSERVATION EASEMENTS ARE LOCATED ON THESE LOTS.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED NOVEMBER 16, 2018 AND WAS APPROVED ON JANUARY 28, 2020.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE: MICRO-BIOTENTION (M-6), RAIN GARDENS (M-7) AND DRYWELLS (M-5). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED (STORMWATER MANAGEMENT REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-20-076).

- DECLARATION OF COVENANTS FOR LOTS 1-18 WERE RECORDED SIMULTANEOUSLY WITH PLAT 25993-25998 FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- ARTICLES OF INCORPORATION FOR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON FEBRUARY 17, 2021, DEPARTMENT REF# D21418488 (RECORDED IN L 21345 F 125).
- THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, AND THE MAINTENANCE AND USE OF THE USE-IN-COMMON DRIVEWAYS, RESERVATIONS OR FOREST CONSERVATION AREAS (AS APPLICABLE) WERE RECORDED (IN L 21345 F 192).
- DEVELOPER RESERVES INTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1, 5, AND 13 THROUGH 18, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. 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. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THERE IS AN EXISTING DWELLING ON LOT 1 TO REMAIN, AND THERE ARE DWELLINGS UNDER CONSTRUCTION ON LOTS 5 & 13-18 THAT ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.



VICINITY MAP  
 SCALE: 1"=2,000'  
 ADC MAP COORDINATE: PAGE: 35 BLOCK: E3



LOCATION MAP  
 SCALE 1"=100'

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.

*Thomas M Hoffman* 6/20/23  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*K. Hovnanian* 6-16-23  
 K. HOVNANIAN AT GRACE MEADOWS, LLC DATE

OWNER/DEVELOPER  
 K. HOVNANIAN AT GRACE MEADOWS, LLC  
 4090A LAFAYETTE CENTER DRIVE  
 CHANTILLY, VA 20151  
 443-463-6760

AREA TABULATION CHART	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2	6	8
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2	6	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.3552 AC.	1.4801 AC.	1.8353 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	0.3552 AC.	1.4801 AC.	1.8353 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA TO BE RECORDED	0.3552 AC.	1.4801 AC.	1.8353 AC.

**PURPOSE NOTE**  
 THE PURPOSE OF THIS PLAT IS TO:  
 1) ADD "PUBLIC WATER & UTILITY EASEMENT" AND ABANDON PART OF EXISTING "PUBLIC 10' TREE MAINTENANCE EASEMENT" (ON LOT 1) (SHEET 2).  
 2) ADD "PRIVATE MONUMENT EASEMENT" AND ABANDON PARTS OF EXISTING "PUBLIC 10' TREE MAINTENANCE EASEMENT" AND EXISTING "PUBLIC 10' TREE & STREET LIGHT MAINTENANCE EASEMENT" (ON LOT 5) (SHEET 2).  
 3) ADD "PUBLIC WATER, SEWER & UTILITY EASEMENT" AND ABANDON PART OF EXISTING "PUBLIC WATER, SEWER & UTILITY EASEMENT" (ON LOTS 13-18) (SHEET 3).

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

*For Field of June* 7/2/23  
 HOWARD COUNTY HEALTH OFFICER 2 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Ch/Ch* 7.17.23  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 38 DATE  
*Julia Sauer* 7/20/23  
 DIRECTOR 66 DATE

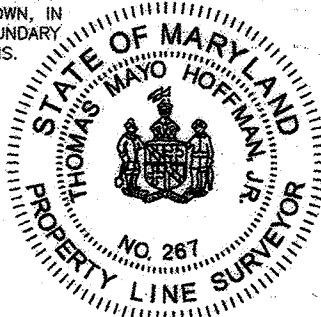
**OWNER'S CERTIFICATE**

WE, K. HOVNANIAN AT GRACE MEADOWS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;  
 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND  
 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16th DAY OF JUNE 2023.  
*K. Hovnanian*  
 K. HOVNANIAN AT GRACE MEADOWS, LLC  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM JEAN G. SCHUTT TO K. HOVNANIAN AT GRACE MEADOWS, LLC BY DEED DATED FEBRUARY 24, 2022 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 21543, FOLIO 208.  
 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 HEREBY 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, 2022.



*Thomas M Hoffman* 6/20/23  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26364 ON July 21, 2023  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**GRACE MEADOWS**  
 LOTS 1, 5, AND 13-18

A REVISION OF  
 "GRACE MEADOWS, LOTS 1-18, AND OPEN SPACE LOTS 19-30"  
 PLATS 25993-25998

DPZ REF'S:  
 ECP-19-008, F-20-076, HPC-19-23, S-19-002, SDP-21-031,  
 WP-19-117, P-20-007

TAX MAP 38 - GRID 09 - P/O PARCEL 731 - ZONED: R-12  
 1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

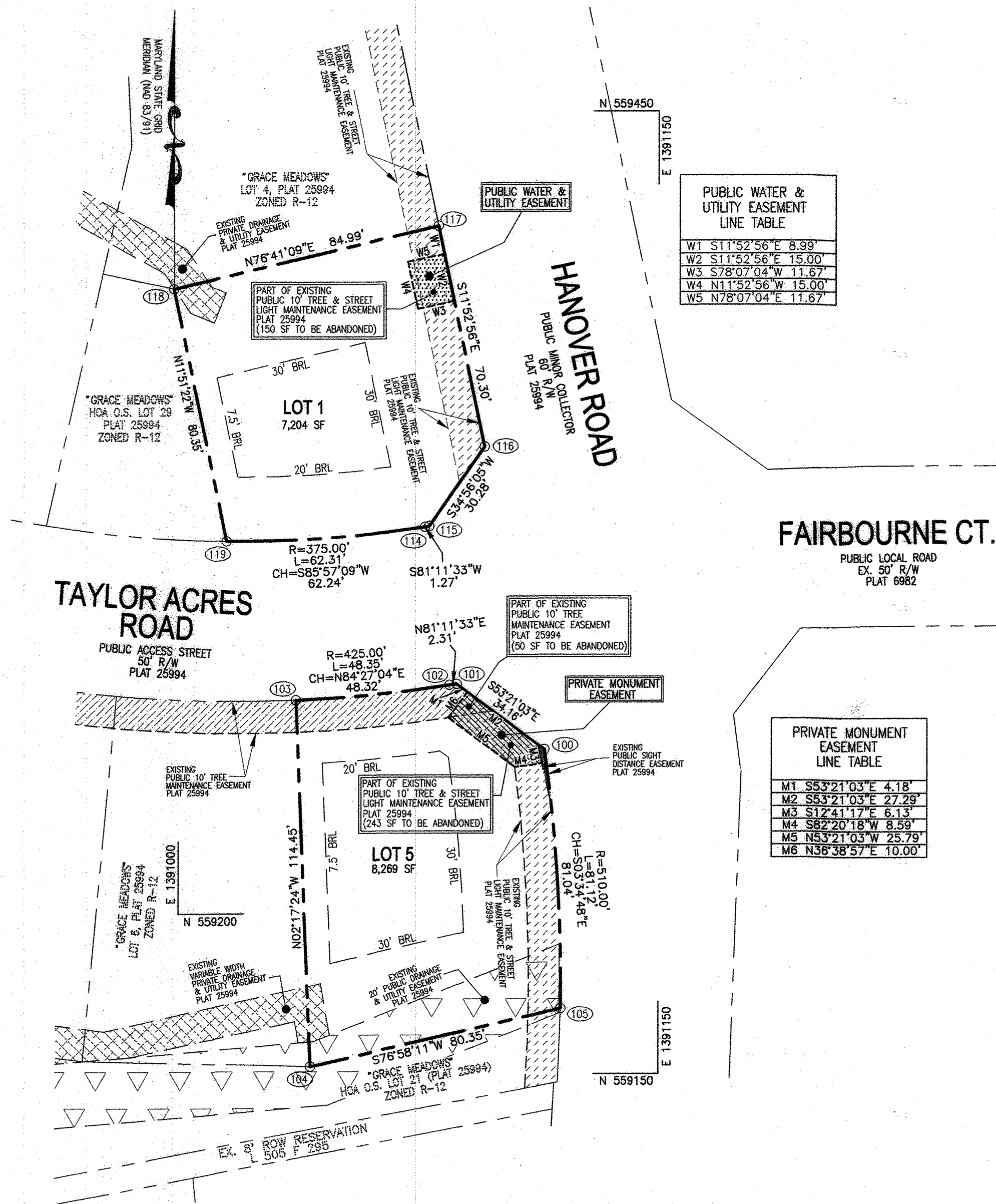
SCALE: 1" = 100' GRAPHIC SCALE MAY 2023  
 100' 0 100' 200' 300'

SHEET 1 OF 3

F-23-061



COORDINATE TABLE		
NO.	NORTH	EAST
100	559251.27	1391114.50
101	559271.66	1391087.09
102	559271.31	1391084.80
103	559266.64	1391036.71
104	559152.28	1391041.28
105	559170.39	1391119.56
114	559320.91	1391078.40
115	559320.72	1391077.14
116	559345.74	1391095.73
117	559414.53	1391081.26
118	559394.96	1390998.55
119	559316.33	1391015.06



**LEGEND**

- EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT 25994
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 25994
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT 25994
- EXISTING PUBLIC 10' TREE & STREET LIGHT MAINTENANCE EASEMENT PLAT 25994
- EXISTING PUBLIC SIGHT DISTANCE EASEMENT PLAT 25994
- PART OF EXISTING PUBLIC 10' TREE & STREET LIGHT MAINTENANCE EASEMENT PLAT 25994 (TO BE ABANDONED) (LOT 1)
- PART OF EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT 25994 (TO BE ABANDONED) (LOT 5)
- PART OF EXISTING PUBLIC 10' TREE & STREET LIGHT MAINTENANCE EASEMENT PLAT 25994 (TO BE ABANDONED) (LOT 5)
- PUBLIC WATER & UTILITY EASEMENT
- PRIVATE MONUMENT EASEMENT

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	0.3552 AC.
- BUILDABLE	0.3552 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.3552 AC.

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

*For Mail of Davis* 3/2/23  
HOWARD COUNTY HEALTH OFFICER *2* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief* 7-17-23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION *8* DATE

*Julie Saun* 7/20/23  
DIRECTOR *66* DATE

**OWNER'S CERTIFICATE**

WE, K. HOVNANIAN AT GRACE MEADOWS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16<sup>TH</sup> DAY OF JUNE, 2023.

*Thomas M. Hoffman, Jr.*  
K. HOVNANIAN AT GRACE MEADOWS, LLC

*Julie Saun*  
WITNESS

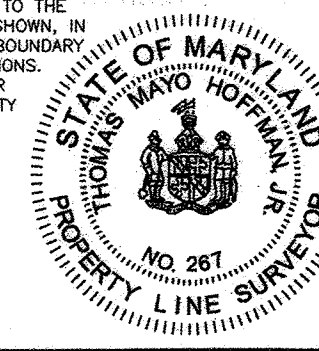
**SURVEYOR'S CERTIFICATE**

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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.

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*Thomas M. Hoffman, Jr.* 6/20/23  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. **26365** ON **July 21, 2023**  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

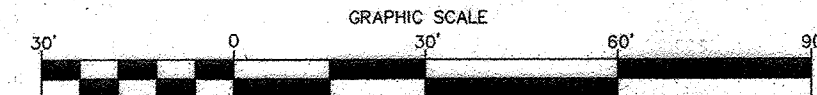
PLAT OF REVISION  
**GRACE MEADOWS**  
LOTS 1, 5, AND 13-18

A REVISION OF  
"GRACE MEADOWS, LOTS 1-18, AND OPEN SPACE LOTS 19-30"  
PLATS 25993-25998

DPZ REF'S:  
ECP-19-008, F-20-076, HPC-19-23, S-19-002, SDP-21-031,  
WP-19-117, P-20-007

TAX MAP 38 - GRID 09 - P/O PARCEL 731 - ZONED: R-12  
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' MAY 2023



SHEET 2 OF 3

F-23-061



LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
13	9,762 SF	2,424 SF	7,338 SF	7,200 SF
14	10,721 SF	2,739 SF	7,982 SF	7,200 SF
15	11,435 SF	3,051 SF	8,384 SF	7,200 SF
16	12,230 SF	2,839 SF	9,391 SF	7,200 SF
17	10,384 SF	3,074 SF	7,310 SF	7,200 SF
18	9,941 SF	2,357 SF	7,584 SF	7,200 SF

**LEGEND**

- EXISTING PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT 25995
- EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT 25995
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 25995
- EXISTING 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 13-18 AND PLAT 25995
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLAT 25995
- EXISTING PUBLIC ACCESS EASEMENT PLAT 25995
- EXISTING APPROXIMATE EXTENTS OF EXISTING ELECTRICAL RIGHT OF WAY LIBER 141 FOLIO 412 PLAT 25995
- EXISTING PUBLIC 10' TREE MAINTENANCE EASEMENT PLAT 25995
- EXISTING 17.17' PRIVATE DRIVEWAY EASEMENT FOR BENEFIT OF LOT 15 PLAT 25995
- EXISTING VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT PLAT 25995
- PART OF EXISTING VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT PLAT 25995 (TO BE ANANNOUNCED)
- VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT

NO.	NORTH	EAST
104	559240.04	1390213.67
105	559360.97	1390391.18
106	559435.05	1390774.79
107	559411.55	1390779.68
108	559338.98	1390401.38
109	559177.01	1390345.15
110	559106.89	1390383.58
111	559011.46	1390398.74
708	558965.83	1390157.06
709	559186.10	1390137.13

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	6
- BUILDABLE	6
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1,4801 AC.
- BUILDABLE	1,4801 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1,4801 AC.

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

*For William J. Davis* 2/7/23  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Blak* 7/17/23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

*Julia Samu* 7/20/23  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, K. HOVNANIAN AT GRACE MEADOWS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16<sup>th</sup> DAY OF JUNE 2023.

*K. Hovnanian*  
K. HOVNANIAN AT GRACE MEADOWS, LLC  
WITNESS

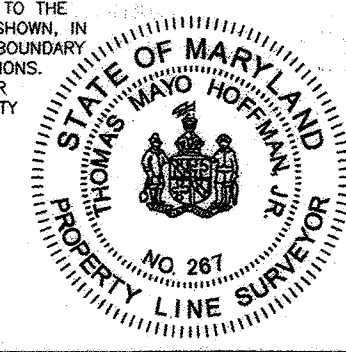
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM JEAN G. SCHUTT TO K. HOVNANIAN AT GRACE MEADOWS, LLC BY DEED DATED FEBRUARY 24, 2022 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 21543, FOLIO 208.

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 HEREBY 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, 2022.

*Thomas M. Hoffman, Jr.* 6/20/23  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26366 ON July 21, 2023  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

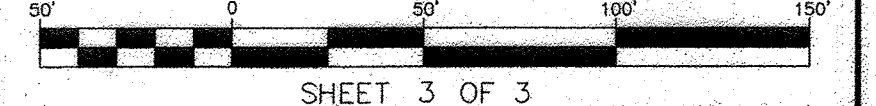
**GRACE MEADOWS**  
LOTS 1, 5, AND 13-18

A REVISION OF  
"GRACE MEADOWS, LOTS 1-18, AND OPEN SPACE LOTS 19-30"  
PLATS 25993-25998

DPZ REF'S:  
ECP-19-008, F-20-076, HPC-19-23, S-19-002, SDP-21-031,  
WP-19-117, P-20-007

TAX MAP 38 - GRID 09 - P/O PARCEL 731 - ZONED: R-12  
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MAY 2023



SHEET 3 OF 3

F-23-061

