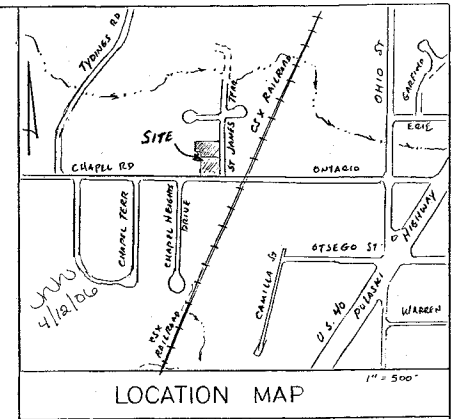
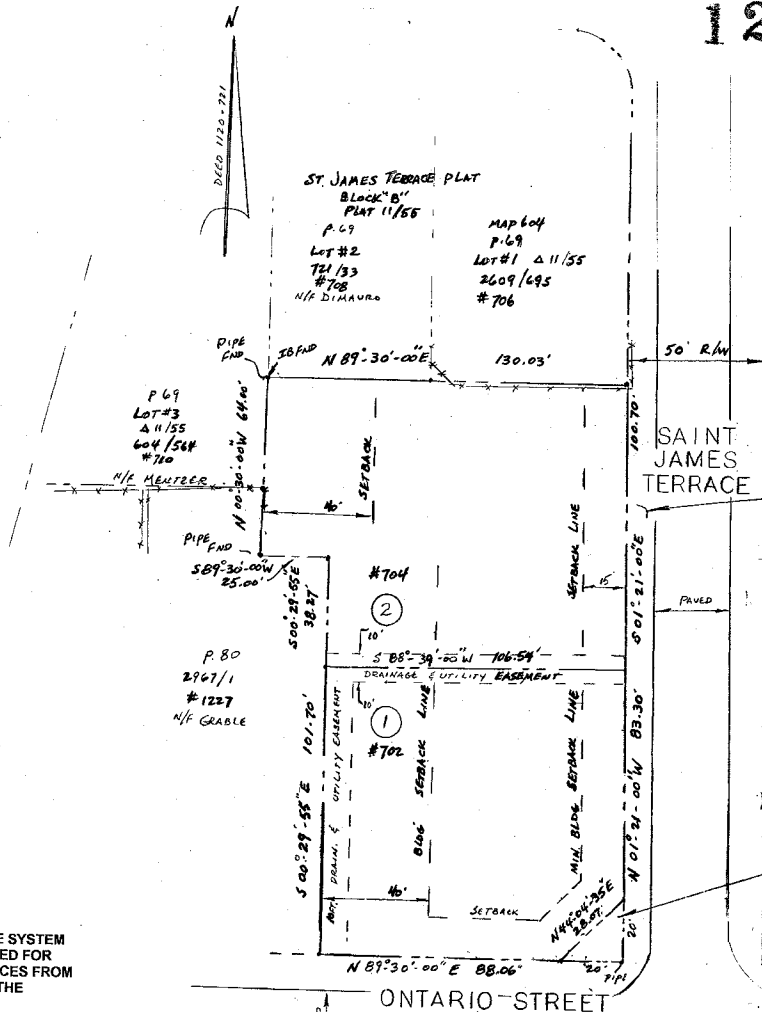


122 60



LOCATION MAP

ADC MAP 21 GRID B-5



- NOTE #1: THREE (3) CARS PARKING SPACES REQUIRED ON EACH LOT
- NOTE #2: DRIVEWAYS TO ACCESS ST JAMES TERRACE, NOT ONTARIO ST
- NOTE #3: SIDEWALK TO BE CONSTRUCTED ALONG ST. JAMES TERRACE ROAD FRONTAGE AT BUILDING PERMIT PHASE AND BEFORE USE & OCCUPANCY

GENERAL NOTES

SITE ADDRESS	1221 ONTARIO STREET HAVRE DE GRACE, MD 21078
TAX MAP PARCEL	604 81
LOT SIZE	23,332 SQ. FT. 0.53563 ACRE
DEED REFERENCE	1120/721
ZONING	R-1
CONTRACT PURCHASER	RESIDENTIAL PROPERTY ASSOCIATES LLC 1419 STAFFORD ROAD DARLINGTON, MD 21034

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO (2) LOTS.  
THE NET INCREASE IN IMPERVIOUS AREA IS LESS THAN 5,000 SQUARE FEET AND IS EXEMPT UNDER THE STORMWATER MANAGEMENT REGULATION.

LOT NO. 1	702	10,797.6 SQ. FT.	0.2479 AC. ±
LOT NO. 2	704	12,334.8 SQ. FT.	0.2822 AC ±
ROAD R/W DEDICATION		200 SQ. FT.	0.00459 AC ±
TOTAL		23,332.4 SQ. FT.	0.53564 AC ±

THE COMMUNITY WATER AND SEWERAGE SYSTEM WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. EXTENSION OF COMMUNITY SERVICES FROM THEIR EXISTING LOCATIONS WILL BE AT THE DEVELOPER'S EXPENSE.

EXISTING WATER AND SEWER SERVICES TO ALL LOTS.

*John Wensell for Residential Property Assoc. LLC*

Condition of Approval:  
No building permit shall be issued for any lot whereby that Lot's anticipated flow at the time of building permit application would cause the City's systems (water or sewer) to exceed its rated capacity.

Based upon a survey by Welsh Engineering in compliance with the requirements set forth in Regulation .12 of the Minimum Standards of Practice for Professional Land Surveyors.



*John Wensell*

Received for Record 4-28-06  
at 5:58 o'clock A.M. Same day recorded in Liber *WJS*  
No. *122* Folio *60* one of the *PLAT* Records of Harford County, Maryland and examined per James Reilly, Clerk.

FINAL PLAT

✓ SUBDIVISION OF 1221 ONTARIO STREET AT ST. JAMES TERRACE HAVRE DE GRACE, MARYLAND
CITY OF HAVRE DE GRACE
6 <sup>TH</sup> ELECTION DISTRICT HARFORD COUNTY, MARYLAND
WELSH ENGINEERING 2 PARADISE DRIVE HAVRE DE GRACE, MARYLAND 21078 PHONE 410-939-1304
SCALE 1" = 30'      DATE: 02-24-2006

THE USE OF THE COMMUNITY WATER AND SEWER SUPPLY IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER WATER AND SEWER PLAN.

APPROVED: *James P. Leary* 4/26/06  
DEPUTY STATE HEALTH OFFICER      DATE

APPROVED: *James P. Leary* 4/26/06  
DEPUTY STATE HEALTH OFFICER      DATE

APPROVED: *John Wensell* 4/26/06  
CHAIRPERSON, HAVRE DE GRACE PLANNING COMMISSION      DATE

APPROVED: *Larry Parks* 4/26/06  
DIRECTOR OF PUBLIC WORKS, HAVRE DE GRACE      DATE

THE OWNER HEREBY GRANTS TO HAVRE DE GRACE, MARYLAND, AN EASEMENT FOR THE CONSTRUCTION, MAINTAINANCE, REPAIR, AND REPLACEMENT OF WATER, SEWER, AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHT OF WAY AS SHOWN ON THE PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACES AND PRIVATE SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NOTHING CONTAINED HEREIN SHALL PRECLUDE THE OWNERS FROM CONVEYING BY DEED THE CITY OF HAVRE DE GRACE, MARYLAND.

NO LOT WILL BE RESUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER.

OWNER: *John Wensell* 4/11/06  
*Residential Property Assoc. LLC*      DATE