## GENERAL NOTES

- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 1741003 AND 1741002—R.
- 3. 'BRL' INDICATES BUILDING RESTRICTION LINE.
- 4. THE SUBJECT PROPERTY ZONED R-SC PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- WATER AND SEWER FOR LOT 38 HAS BEEN PROVIDED UNDER CONTRACT NO. 24-3722-D. WATER AND SEWER FOR LOTS 35-37 WILL BE PROMDED UNDER CONTRACT NO. 24-4042-D.
- 6. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 7. ALL AREAS ON THIS PLAT ARE "MORE OR LESS"
- 8. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 1995 BY FISHER, COLLINS & CARTER, INC.
- 9. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A "RESIDENTIAL OCCUPANCY" PERMIT FOR ANY NEW DWELLINGS 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 COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.); GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45" TURNING RADIUS; STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS
- (H25 LOADING);
  (H25 LOADING);
  5) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  6) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- 10. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAWAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 35 THRU 38, BLOCK 'I'. 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 LOT(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.
- 11. THE PRIVATE USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT SHALL BE RECORDED CONCURRENT WITH THE RECORDING OF THIS PLAT FOR LOTS 35-37, BLOCK'I'.
  THE PRIVATE USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT WAS RECORDED MAINTENANCE FOR LOTS 11 AND LIBER 5990 AT FOLIO 1914 AND LIBER 5990 AT FOLIO 194 AND LIBER 5990 AT FOLIO 194 FOR LOTS 11 AND IZ BLOCK'I'.
- 12. THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100—YEAR FLOODPLAIN LOCATED ON THESE LOTS.
- 13. THIS RESURDANSION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(b)(1)(VIII) OF THE SUBDIVISION REGULATIONS.
- 14. STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS PROVIDED BY THE EXISTING FACILITIES CONSTRUCTED UNDER F-98-05.
- 15. OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT AS THIS IS A RESUBDIVISION OF PREVIOUSLY RECORDED LOTS AND NO NEW LOTS ARE BEING CREATED.
- 16. THIS PLAN IS EXEMPT FROM LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE THIS PLAN IS TO RECONFIGURE EXISTING LOTS WHICH ARE INTERIOR IN AN EXISTING SUBDIVISION.
- 17. THIS PLAN CONFORMS WITH THE 5th EDITION OF THE SUBDIMISION AND LAND DEVELOPMENT
- 18. REFUSE COLLECTION, SNOW REMOVAL, ROAD MAINTENANCE AND MAIL DELIVERY FOR THESE LOTS SHALL BE PROVIDED AT THE JUNCTION OF THE USE-IN-COMMON DRIVEWAY AND THE PUBLIC

## AREA TABULATION CHART - (THIS SUBMISSION)

|      | BUILDABLE  | 0            |
|------|--|--------------|
|      | OPEN SPACE   | 0            |
| TOTA | PRESERVATION PARCELS  AREA OF LOTS AND/OR PARCELS TO BE RECORDED | 0.70±        |
|      | BUILDABLE  | 0.00         |
|      | OPEN SPACE PRESERVATION PARCELS                                  | 0.00<br>0.00 |
| TOT/ | AL AREA OF ROADWAY TO BE RECORDED LUDING WIDENING STRIPS)        | 0.00         |
|      | AL AREA OF SUBDIVISION TO BE RECORDED                            | 0.70±        |

FOR PUBLIC WATER AND PUBLIC SEWER

HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY DEPARTMENT OF PLANNING

APPROVED:

APPROVED:

FULTON PUBLIC ACC ELEV. 198.395 AVENUE HO. CO. #1741002-R FLUSH WITH SURFACE ELEV. 197.368 LOT 23 N 467,000 BLOCK 'H' LOT 26 BLOCK 'H' EXIST. PUBLIC MAINT. ATER, SEWER AND UTILITY EASEMENT (5722/583) EXISTING 30' PRIVATE USE-IN-COMMON-ACCESS BASEMENT FOR ACCESS BASEMENT FOR LOTS 11 AND 12 BLOCK "I" (NEW LOT 39 BLOCK "I")

(NEW LOT 39 BLOCK "I")

(NEW LOT 39 BLOCK "I")

(NEW LOT 39 BLOCK "I") 7.5' BRL (4) 1/2 EX. PAPER R/W TO BE ABANDONED BY RECORDATION OF THIS PLAT **LOT 37** BLOCK 'I' LOT 13 8,329 S.F. BLOCK "I" 5726/0355 7.5' BRL N86'51'58"E LOT 38 BLOCK " LOT 14 LOT 36 8,947 S.F. BLOCK 'I' BLOCK 'I' 5726/0359 မွှ**6,60**0 S.F. **FULTON** 30' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS-35-37, BLOCK "I AND PUBLIC UTILITY EASEMENT EASTERN HALF (LOT 12B) BLOCK 'I' 5990/0181 6006/0250 AVENUE WESTERN HALL (LOT 12A) 7.5' BRL LOT 35 BLOCK 'I' 30' BRL 6,600 S.F. 7.5' BRL 170.00 (2)N86'51'58'E LOT 28 LOT 27 N 466,750 LOT 26 BLOCK 'I' N 466,750 BLOCK 'I' BLOCK " Zoned | R-SC

BENCH MARKS NAD 27 **NAD 27** CONCRETE MONUMENT ON WEST SIDE OF ROUTE 216 AND 0.2' BELOW SURFACE **NAD 27** (95) CONCRETE MONUMENT ON TOP OF BANK EAST OF EAST EDGE OF MAC. OF ROUTE 216 (HOWARD COUNTY) (PRINCE GEORGES' CO.) CO. MON. PATUXENT VICINITY MAP

SCALE: 1" = 2000'

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

DAVID M. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 10978

FOR BENCHMARK ENGINEERING, INC.

MARYLAND NO. 351

11/15/02 SIGNATURE OF OWNER **BRIAN BOY** 

11-8-02

11.8.02 DATE: SIGNATUBE OF OWNER

COORDINATE CHART (NAD '27) BOUNDARY COORDINATES EAST NORTH 1 466948.7894 843453.9406 466769.7002 843463.746 466760.4063 843294.0003 466939.6492 843284.1864

OWNER/DEVELOPER LOTS 35-37

JAQUELINE L. KENNETH R. YATES 46 POPLAR POINT ROAD EDGEWATER, MD. 21037

> OWNER/DEVELOPER LOT 38

CORNERSTONE HOLDINGS, L.L.C. 9691 NORFOLK AVENUE LAUREL MARYLAND 20723

**BENCHMARK** ENGINEERS A LAND SURVEYORS A PLANNERS ENGINEERING, INC.

> ELLICOTT CITY, MARYLAND 21043 ne: 410-465-6105 A fax: 410-465-6644

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RECORD THE LOT CONFIGURATIONS FOR LOTS 35-38, BLOCK 'I' [OLD LOTS 12 (EASTERN HALF), 12 (WESTERN HALF), 13 AND 14, BLOCK 'I']
BECAUSE AN ADJOINER TRANSFER DEED TO RECONFIGURE THESE
LOTS WAS MISTAKENLY RECORDED AFTER THE SUBDIVISION REGULATION CHANGE OF JANUA ADJOINER TRANSFER PROCESS. THIS PLAT SHALL SUPERCEDE THE ADJOINER TRANSFER DEEDS RECORDED IN FEBRUARY, 2002. THIS RESUBDIVISION ALSO INCLUDES HALF OF THE PAPER RIGHT-OF-WAY FOR PARK AVENUE AND FULTON AVENUE.

## SURVEYOR'S CERTIFICATE

AREA OF RECREATIONAL OPEN SPACE REQUIRED.

6.) AREA OF RECREATIONAL OPEN SPACE PROVIDED

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND (LOT 12 EASTERN HALF) CONVEYED BY JACQUELINE L. YATES AND KENNETH R. YATES TO CORNERSTONE HOLDINGS, LLC., A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 7, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5990 AT FOLIO 0181 AND ALL OF THE LAND (LOT 14) CONVEYED BY YATES-ABRAMSON PARTNERSHIP, LLP., A MARYLAND LIMITED LIABILITY PARTNERSHIP TO JACQUELINE L YATES AND KENNETH R. YATES BY DEED DATED OCTOBER 4, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5726 AT FOLIO 0359 AND PART OF THE LAND (LOT 13) CONVEYED BY JOEL MARC ABRAMSON AND KENNETH R. YATES TO JACQUELINE L. YATES AND KENNETH R. YATES BY DEED DATED OCTOBER 4, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5726 AT FOLIO 0355 AND ALL OF THE LAND (LOT 12 WESTERN HALF) CONVEYED BY E. JAY FRANCIS, TRUSTEE OF THE E. JAY FRANCIS REVOCABLE LIVING TRUST TO CORNERSTONE HOLDINGS, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 10, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5315 AT FOLIO 395 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 NOW AMENDED.

CORNERSTONE HOLDINGS, L.L.C.

OWNER'S DEDICATION "WE, CORNERSTONE HOLDINGS, L.L.C., JACQUELINE L. YATES AND KENNETH R. YATES, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 8TH & 15th DAY OF NOVEMER, 2002.

HO. CO. #1741003

RECORDED AS PLAT NO. 15750

ON \_\_\_\_/\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## NORTH LAUREL PARK

LOTS 35-38, BLOCK 'I'

A RESUBDIVISION OF LOT 12 WESTERN HALF (12A), LOT 12 EASTERN HALF (12B), LOT\$13 AND 14 BLOCK 'I' AND PART OF PARK AVENUE AND FULTON AVENUE AS SHOWN ON THE NORTH LAUREL PARK COMPANY SUBDIVISION PLAT RECORDED: GHO 61/470

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND SCALE: AS SHOWN TAX MAP: 50 GRID: 3 DATE: NOVEMBER, 2002 PARCEL: P/O 426

SHEET: 1 OF 1

DEVELOPMENT ENGINEERING DIVISION

AND ZONING.

EGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 10978 FOR BENCHMARK ENGINEERING, INC. MARYLAND NO. 351

F - 03 - 27

ZONED: R-SC

OPEN SPACE DATA:

2.) OPEN SPACE REQUIRED

MINIMUM RESIDENTIAL LOT SIZE

4.) TOTAL OPEN SPACE PROVIDED

TOTAL CREDITED OPEN SPACE PROVIDED

4.) TOTAL NON-CREDITED OPEN SPACE PROVIDED.

PLAN VIEW

SCALE: 1'' = 30'

6,000 S.F.

0.00

N/A

0.00