

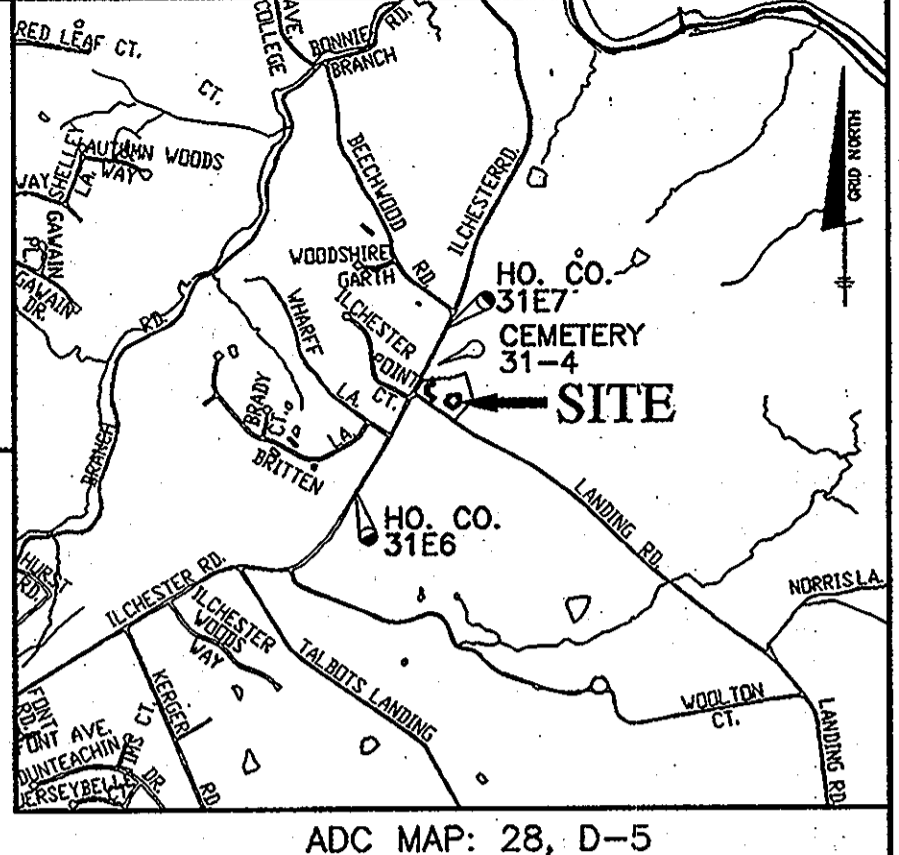
NOTES:

- 1. DENOTES 3/8" x 30" PIPE OR STEEL MARKER TO BE SET.
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS #3168 AND #3167, DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE U.S. FOOT.
3. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
4. SUBJECT PROPERTY ZONED R-ED PER 10/06/2013 COMPREHENSIVE ZONING PLAN, AND "60MP LITE" ZONING AMENDMENTS EFFECTIVE 7/29/06.
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 FEBRUARY 26, 2013 ON WHICH DATE DEVELOPER AGREEMENT NO. 14-4741-D WAS FILED AND ACCEPTED.
6. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED MAY 5th, 2005, BY BENCHMARK ENGINEERING, INC.
7. THE A.P.F.O. TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, INC. DATED SEPTEMBER 2005 AND APPROVED AUGUST 2, 2007.
8. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
9. THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WERE MET UNDER F-12-074 BY THE RETENTION OF 1.2 AC. FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT. THIS RETENTION EQUALS THE BREAK-EVEN POINT THRESHOLD AND THEREFORE NO ADDITIONAL PLANTING WAS REQUIRED.
10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO 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 1-1/2" MIN. 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 SAFETY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
11. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS. 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.
12. STORMWATER MANAGEMENT WILL BE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL. 2007 REGULATIONS USING ENVIRONMENTAL SITE DESIGN METHODS. GRASS SWALES SHALL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE LOT OWNERS. OPEN SPACE BIORETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ON-LOT BIORETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER. DESIGNS WERE COMPLETED UNDER F-12-074.

- 13. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
14. PERIMETER LANDSCAPING WAS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-12-074.
15. THERE ARE NO WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS, FLOODPLAIN OR STEEP SLOPES 25% OR GREATER WITHIN THE LIMITS OF THIS RESUBDIVISION. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED NOV. 25, 2005 AND WAS APPROVED UNDER SDP-012. AN UPDATE TO THE ENVIRONMENTAL STUDY WAS DONE BY ECO-SCIENCE, INC. MAY 2012 AND WAS APPROVED WITH F-12-074.
16. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST EASEMENT AREA ALLOWED WITHIN THE FOREST CONSERVATION EASEMENTS.
17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC FEATURES OR CELEBRITIES ON THIS SITE. HOWEVER, IF ANY EVIDENCE OF BURIAL OR GRAVES IS DISCOVERED, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. BURIAL GROUNDS WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW.
18. A DESIGN MANUAL WAIVER WAS APPROVED JUNE 21, 2010, ALLOWING PAYMENT OF FEE-IN-LIEU FOR FRONTAGE IMPROVEMENTS ALONG ILCHESTER AND LANDING ROAD. THE APPROVED FEE-IN-LIEU AMOUNTS WERE \$19,400 FOR ILCHESTER ROAD, AND \$74,500 FOR LANDING ROAD; HOWEVER, IF THE COSTS OF UTILITY POLE RELOCATION ARE REDUCED AS A RESULT OF A BGE COST REDUCTION, THESE FEE IN LIEU AMOUNTS MAY BE REDUCED ACCORDINGLY. A DESIGN MANUAL WAIVER REQUEST TO UTILIZE SECTION ROAD AND A USE IN COMMON DRIVEWAY WAS DENIED ON THE SAME DATE.
19. ALL TRASH AND RECYCLABLES COLLECTION WILL BE AT WELLSTONE WAY, WITHIN 5' OF THE PUBLIC RIGHT OF WAY.
20. THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE PATAPSCO WATERSHED. 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 UNDER THE PROVISIONS OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. CONNECTIONS WILL BE MADE UNDER PUBLIC WATER AND SEWER CONTRACT 14-4741.
21. THIS PLAN IS A RESUBDIVISION OF CASCADE OVERLOOK SECTION 4, F-12-074 (WELLER PROPERTY SP-06-012), WHICH WAS A 4.05 ACRE PARCEL WITH AN ALLOWABLE DENSITY OF 8 LOTS (2 D.U./NET AC.). F-12-074 RESULTED IN 7 BUILDABLE LOTS INCLUDING ONE OVERSIZED LOT WHICH IS RESUBDIVIDED UNDER THIS PLAN PROVIDING A TOTAL OF 8 BUILDABLE LOTS FOR THE SUBDIVISION.
22. OPEN SPACE FOR THE ENTIRE SUBDIVISION (AS OPEN SPACE LOTS 8 AND 9) WAS PROVIDED UNDER F-12-074 AND DEDICATED TO A HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION TO ESTABLISH THE HOMEOWNERS ASSOCIATION AND TAXATION ON 11-16-2012 RECEIPT NO 14960207.
23. WAIVER PETITION WP-11-183 REQUESTED RELIEF FROM SECTION 16.155(a)(2)(i) WHICH REQUIRES A SITE DEVELOPMENT PLAN. THIS RELIEF WAS SOUGHT TO CONSTRUCT A MODEL HOME IN ADVANCE OF THE FINAL SUBDIVISION, AND WAS DENIED JUNE 3, 2011.
24. A DESIGN MANUAL WAIVER WAS REQUESTED TO WAIVE THE REQUIREMENT THAT A DRAINAGE SWALE BE LOCATED 15' FROM A RESIDENTIAL STRUCTURE, AND A STORMWATER SWALE BE LOCATED 25' FROM A RESIDENTIAL STRUCTURE. THIS WAIVER WAS APPROVED JANUARY 6, 2012 BASED ON DEMONSTRATING LIMITED SIZES OF DRAINAGE AREA AND NO IMPACT ON OTHER PROPERTIES.

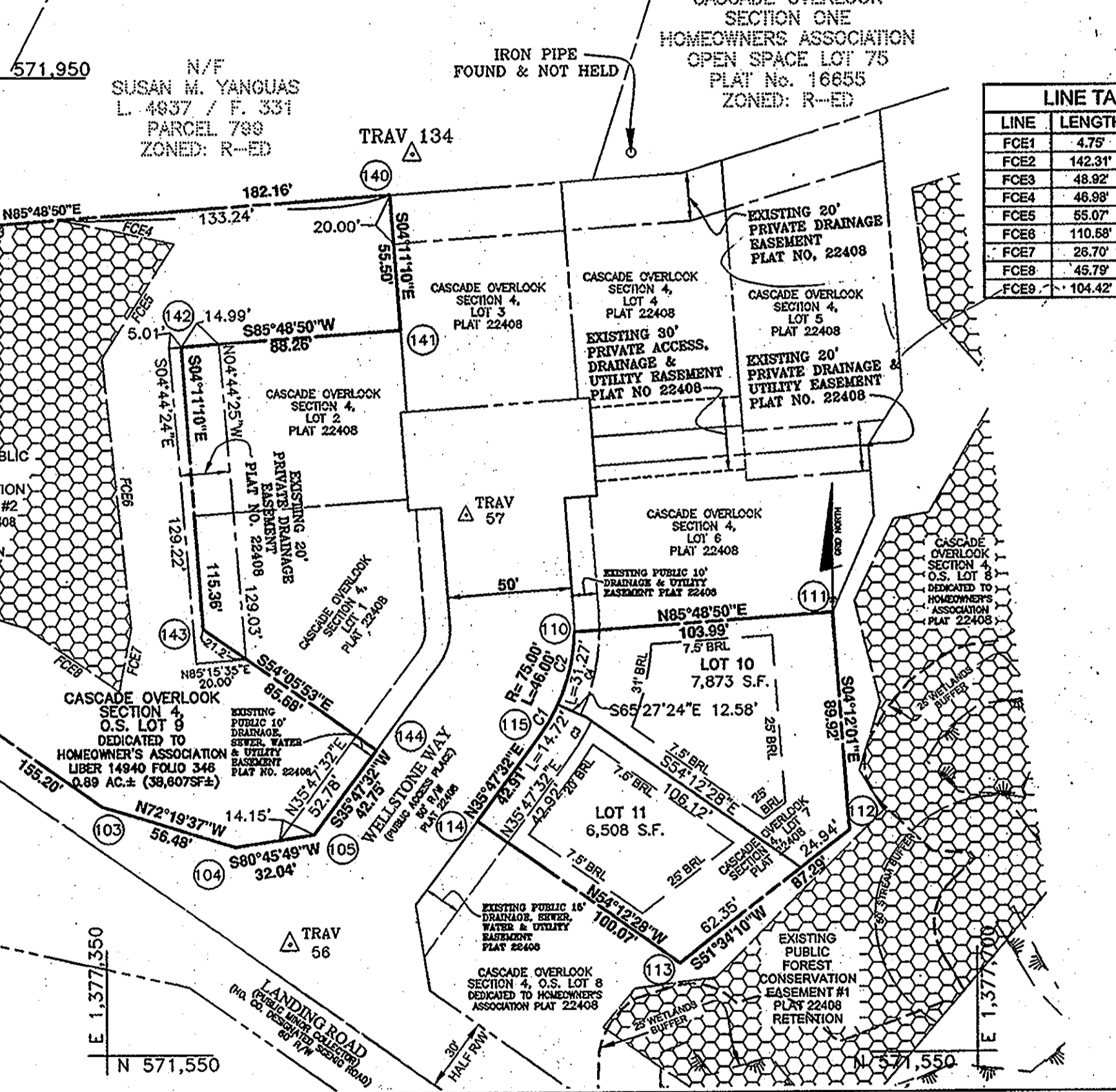
- 25. A DESIGN MANUAL WAIVER WAS APPROVED APRIL 4, 2012 ESTABLISHING TYPICAL ROAD SECTIONS FOR THE PROJECT WHICH INCLUDE CLOSED SECTION ROAD, OPEN-BACK FLOW THROUGH INLETS AND GRASS SWALES FOR STORMWATER TREATMENT.
26. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
27. DECLARATIONS OF COVENANTS FOR THE HOMEOWNER'S ASSOCIATION WERE RECORDED IN THE HOWARD COUNTY LAND RECORDS AT L.14940 F.372 ON MAY 23, 2013. THE LOTS CREATED PURSUANT HERETO WILL BE ANNEXED INTO THE HOA THROUGH AMENDMENT OF THE DECLARATION OF COVENANTS, TO BE SIMULTANEOUSLY RECORDED WITH THIS PLAN F-12-075.
28. ON OCTOBER 6, 2011, DPZ DETERMINED THAT NO RE-APPROVAL FROM THE PLANNING BOARD IS REQUIRED FOR THE RESUBDIVISION OF LOT 7 TO CREATE ONE ADDITIONAL LOT PROVIDED THE PROPOSED LIMIT OF DISTURBANCE IS THE SAME OR LESS THAN WHAT WAS PREVIOUSLY APPROVED BY THE PLANNING BOARD UNDER PB CASE NO. 380.
29. DESIGN MANUAL WAIVERS WERE APPROVED JUNE 21, 2012 TO DIV III, CHAPTER 2, APPENDIX A: THE APPROVAL ALLOWING USE OF A 50 CENTERLINE RADIUS FOR WELLSTONE WAY, AND WAIVING PORTIONS OF DIV III, DETAIL R-5.05 BY ALLOWING PLACEMENT OF DRIVEWAY APRONS ON THE TEE-TURNAROUND FOR WELLSTONE WAY.
30. THE FOLLOWING HOWARD COUNTY DPZ PLAN NUMBER RELATE TO THIS PROPERTY: SP-06-012, ECP-11-060, PB CASE 380, WP-11-183, WP-13-125, F-12-074, W/S 14-4741-D, SDP-13-050.
31. WP-13-125 FOR F-12-074 WAS APPROVED ON MARCH 6, 2013, AND GRANTED AN EXTENSION TO THE SIGNATURE TIME FRAMES IN SECTIONS 16.144(p)&(q). THE APPROVAL IS SUBJECT TO:
1. PAYMENT OF FEES AND POSTING OF BONDS BY MAY 9, 2013;
2. SUBMISSION OF FINAL PLAT FOR SIGNATURES BY JULY 8, 2013; AND
3. REVISION OF GENERAL NOTE 12, AND GENERAL NOTE 23 ON THE ROAD PLANS.

LEGEND: FOREST CONSERVATION EASEMENT, F-12-074 RETENTION, COORDINATES, LIMIT OF WETLANDS. BENCH MARKS NAD'83: HO. CO. #3168, HO. CO. #3167, HO. CO. BM#2745004. TRAVERSE CHART (NAD '83) table with columns No., NORTH, EAST. STORMWATER MANAGEMENT PRACTICES table with columns LOT NUMBER, ADDRESS, MICRO-BIORETENTION (NUMBER), SWALES (I-2 NUMBER).



AREA TABULATION CHART table with columns: TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED, BUILDABLE, NON-BUILDABLE PARCELS, OPEN SPACE, PRESERVATION PARCELS, TOTAL AREA OF LOTS AND/OR PARCELS, BUILDABLE, NON-BUILDABLE PARCELS, OPEN SPACE, PRESERVATION PARCELS, TOTAL AREA OF ROADWAY TO BE RECORDED, TOTAL AREA OF SUBDIVISION TO BE RECORDED.

BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043. 75 THOMAS JOHNSON DRIVE SUITE E FREDERICK, MARYLAND 21702. OWNER/DEVELOPER: CASCADE WALTHUR, L.L.C. ELLICOTT CITY, MARYLAND 21041.



LINE TABLE table with columns: LINE, LENGTH, BEARING. CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD. SURVEYOR'S CERTIFICATE by Donald A. Mason, dated 10-1-13. OWNER'S DEDICATION by Cascade Walthur L.L.C. and Cascade Overlook 4 Homeowners Association, dated October 15, 2013.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT. Signature of Howard County Health Officer. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Signature of Chief, Development Engineering Division.

SURVEYOR'S CERTIFICATE and OWNER'S DEDICATION text. Includes signatures of Donald A. Mason and Cascade Walthur L.L.C. representatives.

OWNER'S DEDICATION text and signatures. Includes signatures of Cascade Walthur L.L.C. and Cascade Overlook 4 Homeowners Association representatives.

RECORDED AS PLAT 22565 ON 11/1/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. CASCADE OVERLOOK SECTION 4, LOTS 10 & 11 AND OPEN SPACE LOT 9. A RESUBDIVISION OF LOT 7 AND A PLAT OF CORRECTION FOR OPEN SPACE LOT 9 PLAT 22408.