

GENERAL NOTES

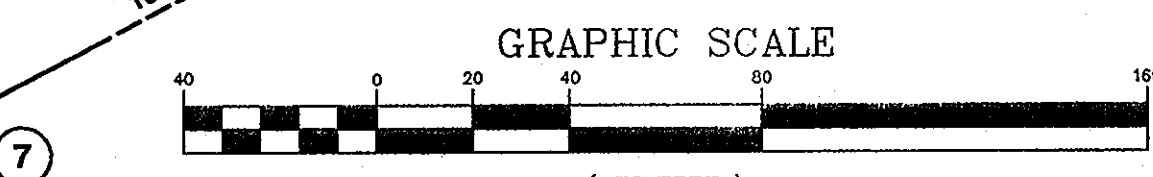
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 35FA AND 35F1.
- TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2012 BY BENCHMARK ENGINEERING, INC.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A CERTIFICATION LETTER DATED AUGUST 23, 2012, PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., INDICATING THAT THERE ARE NO WETLANDS IDENTIFIED ON SITE, WAS SUBMITTED TO HOWARD COUNTY DPZ.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED JANUARY 2013 AND WAS APPROVED IN FEBRUARY, 2013.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER IS PUBLIC. THE CONTRACT NUMBER IS 34-3376-D.
- SEWER IS PUBLIC. THE CONTRACT NUMBER IS 34-3376-D.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THESE LOTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THIS SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTION ORIENTATION OF THE HOUSES.
- ALL AREAS ARE "MORE" OR "LESS".
- STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL (MEP) BY THE USE OF (M-6) MICRO-BIOTRETENTION PRACTICES LOCATED ON THE INDIVIDUAL LOT IN WHICH IT SERVES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 0.3 ACRES OF AFFORESTATION. THIS SHALL BE MET VIA PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$9,801.00 (BASED ON \$0.75 PER SQUARE FOOT OF OBLIGATION).
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A SUPPLEMENTAL CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY IN THE AMOUNT OF \$1,500.00 FOR THE PERIMETER LANDSCAPE REQUIREMENT SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER THE SITE DEVELOPMENT PLAN.
- A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500.00 SHALL BE PAID AS THE OPEN SPACE REQUIREMENT IS LESS THAN A HALF ACRE PER SECTION 16.121(b)(2).
- THE EXISTING STRUCTURE(S) TO BE REMOVED WERE DEMOLISHED ON
- DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- A SIMPLIFIED FOREST STAND DELINEATION REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 23, 2012 AND APPROVED ON OCTOBER 15, 2012.

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.66± AC.
BUILDABLE	1.66± AC.
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.66± AC.

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
1	558018.5486	1343493.8674
2	558080.4972	1343797.9534
3	557937.3299	1343791.7865
4	557884.6435	1343785.3591
5	557858.9958	1343757.9448
6	557822.9649	1343712.1625
7	557702.0228	1343558.7139



BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CIVLENGINEERING.COM

OWNER:
 CORNERSTONE HOLDINGS, LLC
 9695 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565

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 5-23-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

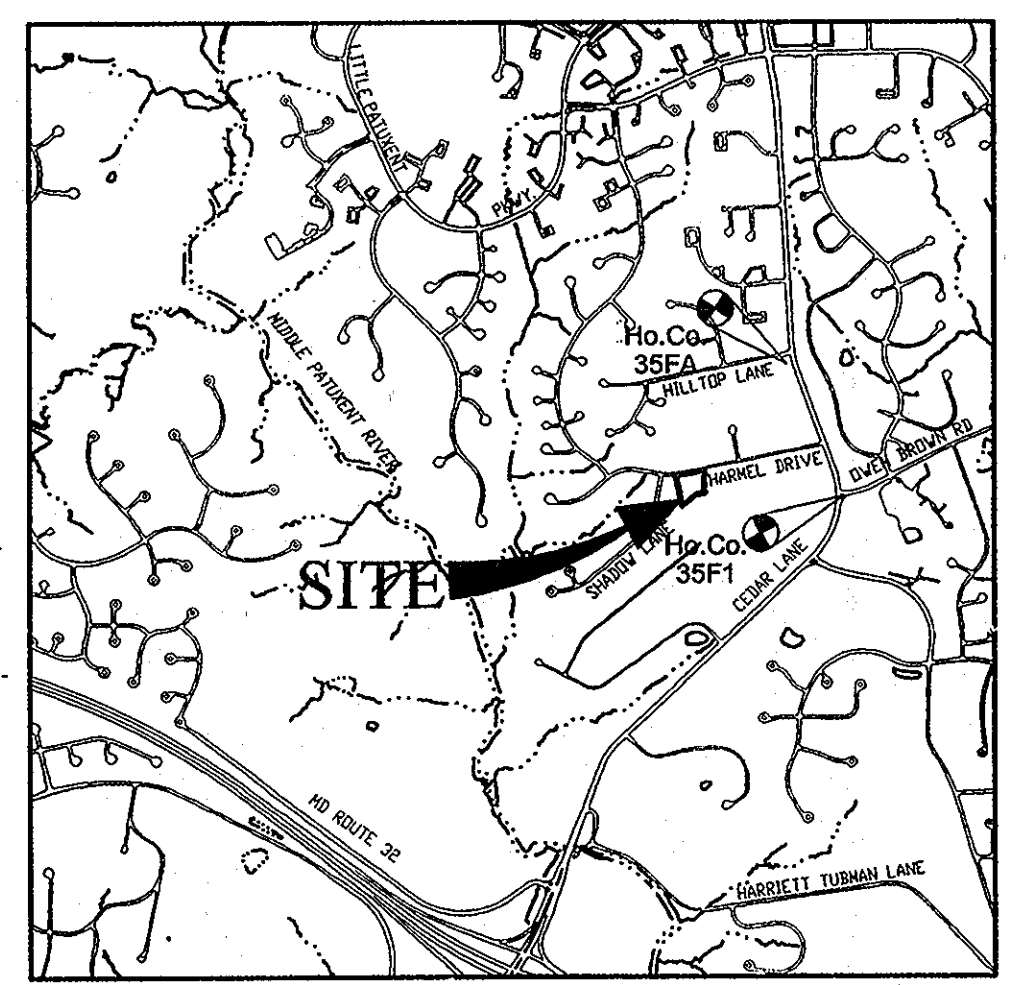
Brian D. Boy 5/29/13
 BRIAN D. BOY DATE
 CORNERSTONE HOLDINGS, LLC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Paula Rossman 8/12/13
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Donald A. Mason 7/26/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Paula Rossman 8/14/13
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY CORNERSTONE HOLDINGS, LLC FROM SANDRA BOYER AND ROBERT E. ANDERS BY DEED DATED OCTOBER 15, 2012 AND RECORDED IN THE PUBLIC RECORDS OF HOWARD COUNTY, MARYLAND AT FOLIO 0303 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE DEDICATION OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.
Donald A. Mason 5-23-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE
 "CORNERSTONE HOLDINGS, LLC, OWNER 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, 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, STORM 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 OUR HANDS THIS 29th DAY OF MAY, 2013."
Brian D. Boy 5/29/13
 BRIAN D. BOY DATE
 CORNERSTONE HOLDINGS, LLC
Paula Rossman 5/29/13
 WITNESS DATE



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP 4934; GRID H9
HOWARD COUNTY BENCHMARKS
 35F1: N 557787.3788 35FA: N 559266.1334
 E 1345217.2645 E 1344682.6389
 ELEV. 400.439 ELEV. 410.329

SITE DATA ANALYSIS

LOT DATA

- GROSS AREA OF SITE.....1.36± AC
- AREA 100-YR FLOODPLAIN.....0.00± AC
- AREA OF STEEP SLOPES.....0.00± AC
- NET AREA OF SITE.....1.66± AC

OPEN SPACE DATA

- MINIMUM RESIDENTIAL LOT SIZE SELECTED..... 20,000 S.F.*
- OPEN SPACE REQUIRED (6% OF 1.66 AC.)..... 0.10± AC
- OPEN SPACE PROVIDED (0% OF 1.66 AC.)..... 0.0± AC *
 NON-CREDITED (LESS THAN 35' IN WIDTH) 0.00± AC
 CREDITED (33.8% OF 3.88 AC.) 0.00± AC
- AREA OF RECREATION OPEN SPACE REQUIRED: N/A
- AREA OF RECREATION OPEN SPACE PROVIDED: N/A

* THIS PROJECT IS AN INFILL SUBDIVISION THAT CREATES LESS THAN 10 LOTS AND DOES NOT HAVE ANY WETLANDS, STREAMS OR FLOODPLAIN ON THE PROPERTY. THEREFORE, THERE IS NO REQUIRED DEDICATION OF OPEN SPACE LAND TO HOWARD COUNTY AND THE OPTIONAL LOT SIZE METHOD MAY NOT BE UTILIZED.
 * A FEE-IN-LIEU OF OPEN SPACE SHALL BE PAID IN THE AMOUNT OF \$4,500.00 BASED ON \$1,500 PER LOT OR UNIT, WHICHEVER IS GREATER.

PURPOSE STATEMENT:
 THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE PART OF LOTS 6, 7 & 8 OF CEDAR ACRES, BLOCK 'C', LIBER 12303, FOLIO 0454 INTO 3 BUILDABLE LOTS.

RECORDED AS PLAT NO. 2249/ ON 8/14/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
CEDAR OVERLOOK
 LOTS 1 thru 3
 A RESUBDIVISION OF P/O LOTS 6, 7 AND 8 OF CEDAR ACRES, BLOCK 'C' PREVIOUSLY RECORDED AS LIBER 12303 FOLIO 0454
 ECP-13-013
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 35 SCALE: AS SHOWN
 GRID: 17 DATE: JUNE, 2013
 PARCEL: 101 ZONED: R-20 SHEET: 1 OF 1