

- NOTES:**
1. DENOTES 4" x 4" CONCRETE MONUMENT TO BE SET.
 ○ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 □ DENOTES STONE OR CONCRETE MONUMENT FOUND.
 △ DENOTES IRON PIPE (I.P.P.) OR REBAR & CAP (R.C.F.) FOUND.
 ▽ DENOTES TRAVERSE POINT.
 2. THE COORDINATES SHOWN HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM COORDINATES WHICH ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. GPS#1 AND GPS#2 AS DEFINED ON THIS SHEET WERE USED FOR THIS PROJECT. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, U.S. FOOT.
 3. SUBJECT PROPERTY ZONED R-SC PER THE 2-2-04 COMPREHENSIVE ZONING PLAN, AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-08.
 4. THERE ARE NO KNOWN CEMETERIES LOCATED ON THIS SITE.
 5. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
 6. THIS PLAN IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING INC. DATED JULY 2011.
 7. PREVIOUS DPZ SUBMISSIONS: EOP-12-007, WP-12-023, F-12-048, WP-13-094.
 8. THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE LITTLE PATUXENT 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 SEWAGE ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. THE CURRENT PUBLIC WATER AND SEWER CONTRACT NUMBER IS 24-4734-D.
 9. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12' (18' FOR TRUCKS MORE THAN ONE AND TRUCKS MORE THAN ONE RESIDENCE).
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.)
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOAD)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY 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.
 10. THERE ARE NO FLOODPLAINS, WETLANDS, STREAM OR THEIR BUFFERS, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS LOCATED ON-SITE.
 11. BRL INDICATES BUILDING RESTRICTION LINE.
 12. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003, EFFECTIVE 10-02-03 AND THE ZONING REGULATIONS AMENDED BY COUNCIL BILL 76-2003, DEVELOPMENT OR CONSTRUCTION ON THE LOT WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
 13. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE FORESAID LOT/PARCELS 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 DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 14. WETLAND DELINEATION AND SIMPLIFIED FOREST STAND DELINEATION WERE PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN AUGUST, 2011.
 15. 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 PIPESTEM LOT DRIVEWAY.
 16. A TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC., DATED DECEMBER 23, 2012, AND APPROVED MAY, 2013.
 17. THE DWELLING ON LOT 4 WAS CONSTRUCTED CIRCA 1952, AND WAS REMOVED 4-2-14 UNDER PERMIT # B14000879.
 18. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 19. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$10,350 FOR 20 SHADE TREES, 10 SHRUBS AND 27 EVERGREENS WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
 20. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL BY PAYMENT OF FEE-IN-LIEU OF FOREST CONSERVATION IN THE AMOUNT OF \$6,861 FOR THE FULL OBLIGATION OF 9,148 S.F. (9,148 x \$0.75 = \$6,861).
 21. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAN OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT FOR THE MICRO-BIORETENTION FACILITIES USED TO TREAT STORMWATER FOR THE LOTS, WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY EACH LOT OWNER.

22. A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY WHICH SERVES LOTS 2-6 AND OPEN SPACE LOT 7 SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAN. THE DEPARTMENT OF RECREATION AND PARKS SHALL HAVE NO MAINTENANCE RESPONSIBILITY FOR THE SHARED DRIVEWAY.
23. ALL TRASH AND RECYCLABLES COLLECTION WILL BE AT WHISKEY BOTTOM ROAD, WITHIN 5' OF THE PUBLIC RIGHT OF WAY.
24. OPEN SPACE LOT 1 IS CONVEYED TO, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT 7 SHOWN HEREON IS HEREBY DEDICATED TO HOWARD COUNTY, MARYLAND AND WILL BE MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.
25. APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
26. WP-13-094 WAS APPROVED JANUARY 16, 2013, WAIVING SECTION 16.121(c)(3) TO ALLOW CREDIT FOR OPEN SPACE LAND LESS THAN 35' IN WIDTH, AND SECTIONS 16.144(b) AND 16.145 TO WAIVE THE REQUIREMENT OF SKETCH OR PRELIMINARY EQUIVALENT SKETCH PLANS. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 A. THE FINAL PLAN MUST BE SUBMITTED TO OZ ON OR BEFORE MAY 16, 2013.
 B. SECTION 16.121(c)(5)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS CONTAINS SEVERAL ITEMS THAT ARE NOT PERMITTED TO BE CREDITED TOWARD THE REQUIRED OPEN SPACE OBLIGATION. THIS WAIVER APPROVAL IS TO ALLOW OPEN SPACE CREDIT FOR NARROW STRIPS LESS THAN 35 FEET WIDE FOR OPEN SPACE LOT 7 ONLY. NOT OTHER REQUESTS ARE BEING ENDORSED BY THIS WAIVER APPROVAL.
 C. THE PROPOSED OPEN SPACE LOT SHALL ACCOMMODATE A PATHWAY THAT MEETS THE DEPARTMENT OF RECREATION AND PARKS STANDARDS, WHILE INCORPORATING A SITE DESIGN THAT PROVIDES ADEQUATE STORMWATER MANAGEMENT AND LANDSCAPING PER THE COUNTY CODE AND LANDSCAPE MANUAL.
 D. THE PROPOSAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF RECREATION AND PARKS COMMENTS DATED SEPTEMBER 21, 2011. THE APPLICANT SHALL CONTINUE TO COOPERATE WITH THE DEPARTMENT OF RECREATION AND PARKS TO ENSURE THE PATHWAY COMES INTO FRUITION AND THE OPEN SPACE WITH THE PATHWAY DEDICATED TO THE COUNTY.
27. THERE IS AN EXISTING STRUCTURE ON SITE TO BE DEMOLISHED, WHICH IS LISTED ON THE MARYLAND INVENTORY OF HISTORIC PROPERTIES AS 10-1029. THIS PLAN CAME BEFORE THE HISTORIC DISTRICT COMMISSION OF MARCH 7, 2013 OF ADVISORY COMMENTS.
28. WP-14-034 WAS APPROVED OCTOBER 17, 2013, WAIVING SECTION 16.144(P) TO EXTEND THE DEADLINE DATES BY 60 DAYS TO PAY FEES ASSOCIATED WITH THE DEVELOPER AGREEMENT AND TO SUBMIT THE FINAL PLAN.

LEGEND

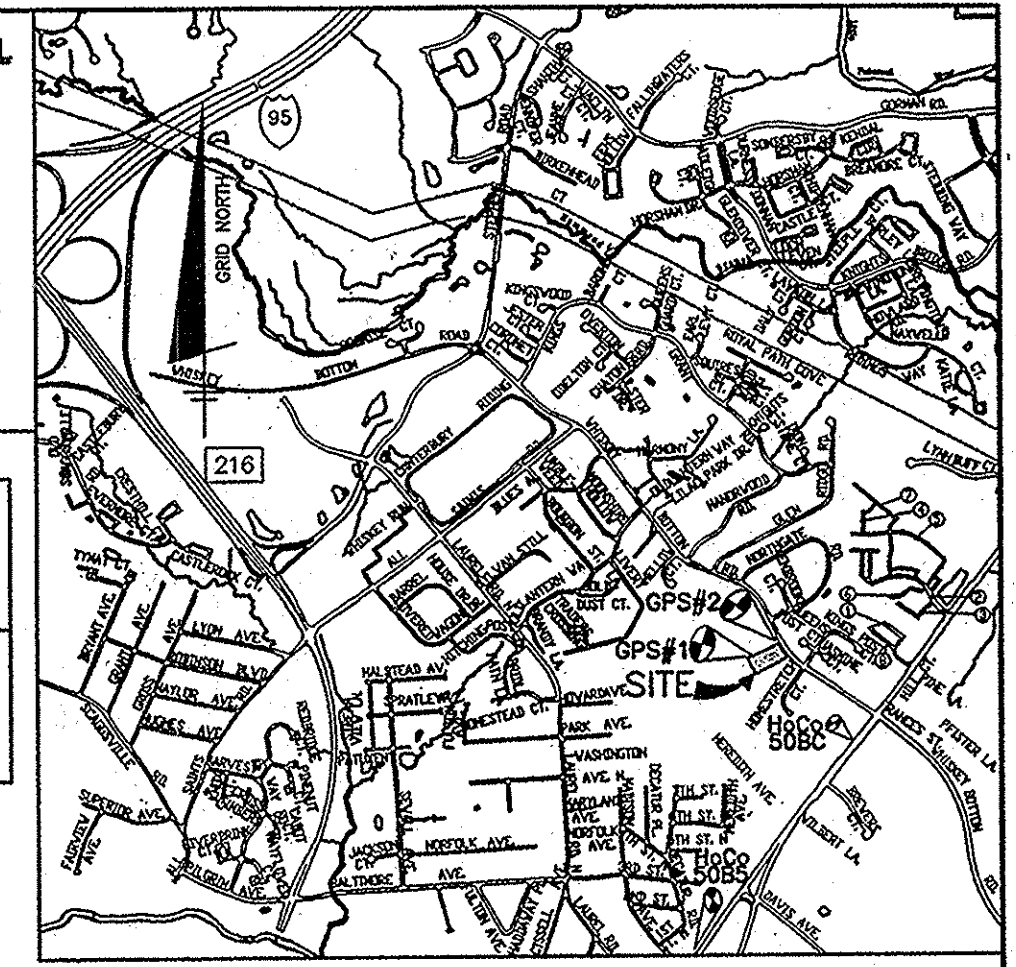
NOO'00'00"W 00.00'	PROPERTY BOUNDARY
[Symbol]	PUBLIC SEWER, WATER & UTILITY EASEMENT
[Symbol]	PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2-7
[Symbol]	10' PUBLIC TREE MAINTENANCE EASEMENT
[Symbol]	15' PRIVATE DRAINAGE EASEMENT
[Symbol]	20' PUBLIC STORM DRAINAGE & UTILITY EASEMENT
[Symbol]	TRAVERSE POINT
[Symbol]	COORDINATES

BENCHMARKS NAD'83 HORIZONTAL

GPS#1	REBAR AND CAP SET NORTH SIDE TO THE REAR OF SUBJECT PROPERTY WITHIN PROPERTY BOUNDARY.	N 528709.91'	E 1359118.00'	ELEVATION: 262.22'
GPS#2	REBAR AND CAP SET NORTH SIDE TO THE FRONT OF SUBJECT PROPERTY OUTSIDE OF PROPERTY BOUNDARY.	N 528570.97'	E 1358878.47'	ELEVATION: 262.29'

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

ENGINEER:
 BENCHMARK ENGINEERING INC.
 SUITE 315
 8480 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21043
 410-456-6105



ADC MAP 40, GRID D7
 VICINITY MAP
 SCALE: 1" = 2000'

PRIVATE STORM DRAIN EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	60.30'	S29°34'34"E
L2	19.80'	S29°34'34"E

TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST
1	528,709.9060	1,359,118.0020
2	528,570.9748	1,358,878.4676
3	528,510.0430	1,358,978.0485
4	528,531.7514	1,359,175.7200

BOUNDARY COORDINATE CHART (NAD '83)

No.	NORTH	EAST
100	528,589.3339	1,359,236.1817
101	528,712.4785	1,359,147.0378
102	528,546.8361	1,358,827.4587
103	528,412.5103	1,358,895.9058
104	528,729.7561	1,359,180.3701
105	528,604.2822	1,359,264.9968

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	6,290	168	6,122
3	6,707	461	6,246
4	7,280	746	6,534
5	7,854	1,032	6,822
6	8,213	1,317	6,896

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	152.16	1042.06	8°21'58"	76.21	S35°54'02"E

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 5-7-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 35

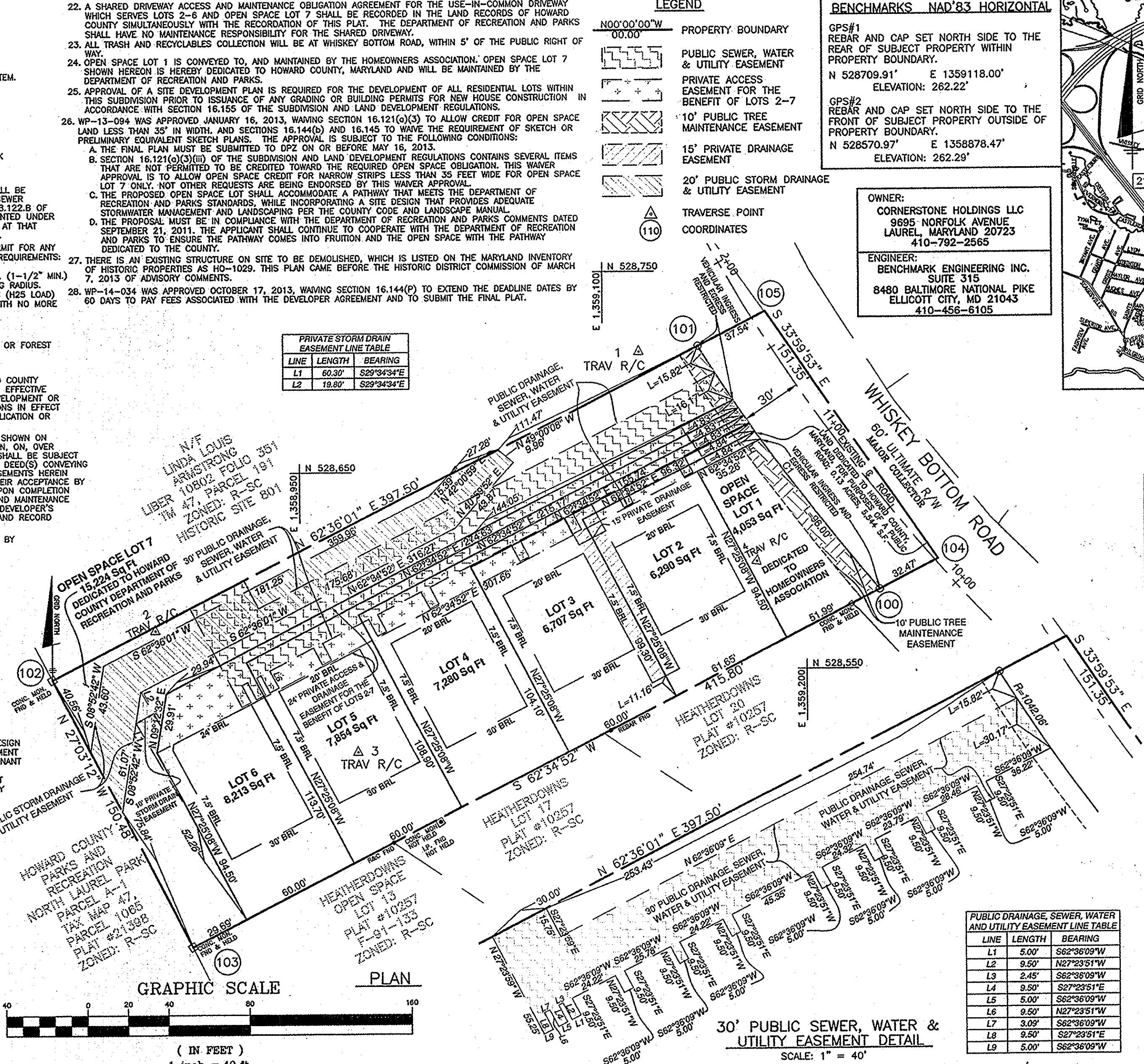
Brian D. Boy 5-8-14
 BRIAN D. BOY
 OWNER, CORNERSTONE HOLDINGS LLC

OPEN SPACE TABULATION

MINIMUM RESIDENTIAL LOT SIZE.....	6,000 S.F.
OPEN SPACE REQUIRED (25% OF 1.40 Ac.).....	0.35 Ac.±
AREA OF PROPOSED OPEN SPACE LOTS.....	0.44 Ac.±
AREA OF PROPOSED NON-CREDITED O.S. LOTS.....	*SEE NOTE #26
AREA OF CREDITED OPEN SPACE PROVIDED.....	0.44 Ac.±

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	5
BUILDABLE.....	0
NON-BUILDABLE.....	0
OPEN SPACE.....	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	1.27 AC.±
BUILDABLE LOTS.....	0.83 AC.±
NON-BUILDABLE.....	0 AC.
OPEN SPACE.....	0.44 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.13 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	1.40 AC.±



PUBLIC DRAINAGE, SEWER, WATER AND UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	5.00'	S62°36'09"W
L2	9.50'	N27°23'51"W
L3	2.45'	S62°36'09"W
L4	9.50'	S27°23'51"E
L5	5.00'	S62°36'09"W
L6	9.50'	N27°23'51"W
L7	3.09'	S62°36'09"W
L8	9.50'	S27°23'51"E
L9	5.00'	S62°36'09"W

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

Bridon Lee Mauer Rossman 5/18/2014
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Shelby E. Anderson 5-9-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kate Shadlock 5-30-14
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR 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 DATE 1/7/2015, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY CORNERSTONE HOLDINGS LLC FROM 9291 WHISKEY BOTTOM ROAD, LLC BY DEED DATED DECEMBER 28, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14586 AT FOLIO 486. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 5-7-14
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND
 FOR BENCHMARK ENGINEERING, INC. MARYLAND

OWNER'S DEDICATION

"CORNERSTONE HOLDINGS LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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 OF 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 8 DAY OF May 2014."

Brian D. Boy 5/8/14
 BRIAN D. BOY
 OWNER, CORNERSTONE HOLDINGS LLC

Cl Malagan 5-8-14
 WITNESS

RECORDED AS PLAT 22840
 ON 6/5/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT

PARKSIDE ESTATES

LOTS 2 THROUGH 6
 AND OPEN SPACE LOTS 1 & 7

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 50, GRID No. 4 SCALE: AS SHOWN
 PARCEL No. 438 DATE: MAY, 2014
 ZONED: R-SC SHEET: 1 OF 1