

GENERAL NOTES

- 1.) THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 2.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENTS NO. 476D AND 476E WERE USED FOR THIS PROJECT.
- 3.) DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- 4.) TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2014 BY BENCHMARK ENGINEERING, INC.
- 5.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 6.) THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. IN DECEMBER, 2014.
- 7.) THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4896-D.
- 8.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11-3-2015, ON WHICH DATE DEVELOPERS AGREEMENT NUMBER F-15-049/24-4896 WAS FILED AND ACCEPTED.
- 9.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 10.) THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THIS SITE.
- 11.) THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, OR 100YR FLOODPLAIN LOCATED ON THIS SITE.
- 12.) THERE ARE NO STEEP SLOPES THAT 25% OR GREATER THAT IS MORE THAN A CONTIGUOUS 20,000 sf LOCATED ON THIS SITE.
- 13.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 TAR AND CHIP COATING (1-1/2" MIN.).
 - 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 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.
- 14.) THE WETLAND DELINEATION AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN MARCH, 2014.
- 15.) THE GEOTECHNICAL REPORT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC. IN NOVEMBER, 2014.
- 16.) STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED IN ACCORDANCE WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME 1, CHAPTER 5" TO THE MAXIMUM EXTENT PRACTICAL (MEP) VIA FIVE (5) M-6 MICRO-BIORETENTION PRACTICES AND ON AREA OF N-2 DISCONNECTION OF NONROOFTOP RUNOFF. THE PRACTICES ARE PRIVATELY OWNED AND MAINTAINED.
- 17.) ALL AREAS ARE "MORE" OR "LESS".
- 18.) THE EXISTING STRUCTURES TO BE REMOVED WERE DEMOLISHED ON ~~NOVEMBER 21, 2015~~.
- 19.) LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$7,200.00 FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER THE SITE DEVELOPMENT PLAN.
- 20.) THE FOREST CONSERVATION OBLIGATION AMOUNT OF 0.69 ACRES SHALL BE MET OFFSITE WITHIN THE FOREST MITIGATION BANK ESTABLISHED IN THE PARK OVERLOOK SUBDIVISION (F-13-093) RECORDED AS PLAT #22785-22788.
- 21.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON ~~SEPT 4, 2015~~ 10/21/2015.
- 22.) 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.
- 23.) THE PRIVATE MAINTENANCE ACCESS AGREEMENT FOR LOTS 1-5 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.

24.) THE PURPOSE OF OPEN SPACE LOT 6 IS FOR THE PROTECTION OF ENVIRONMENTAL AREAS SUCH AS EXISTING TREES AND VEGETATION. IT WILL ALSO CONTAIN AN ESD SWM MICRO-BIORETENTION FACILITY. IT SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE PURPOSE OF OPEN SPACE LOT 7 IS FOR THE PROTECTION OF ENVIRONMENTAL AREAS SUCH AS EXISTING VEGETATION, TREES AND STEEP SLOPES. IT SHALL BE DEDICATED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

25.) THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 LOTS.

26.) WP-14-123, A REQUEST TO WAIVE SECTIONS 16.121(e)(2)(i), SECTION 16.134(a)(1), SECTION 16.144(b) AND SECTION 16.144(g) WAS APPROVED ON JULY 28, 2014 SUBJECT TO THE FOLLOWING CONDITIONS:

- A) SUBMISSION OF A FINAL SUBDIVISION PLAN AND APPLICATION UPON APPROVAL OF ECP-14-054
- B) COMPLY WITH ALL ATTACHED AGENCY COMMENTS ON THE SUBMITTED ECP PLANS.
- C) COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED JULY 17, 2014 REGARDING THE PAYMENT OF A FEE-IN-LIEU FOR THE SIDEWALK ALONG ALL SAINTS ROAD.
- D) COMPLIANCE WITH THE DEPARTMENT OF FIRE AND RESCUE SERVICES COMMENTS DATED MAY 15, 2014, AND DPW REAL ESTATE SERVICES COMMENTS DATED MAY 6, 2014 ON THE FINAL PLAN SUBMISSION.

27.) RESERVATION OF PUBLIC UTILITY EASEMENTS
 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 1-5 AND OPEN SPACE LOTS 6-7. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

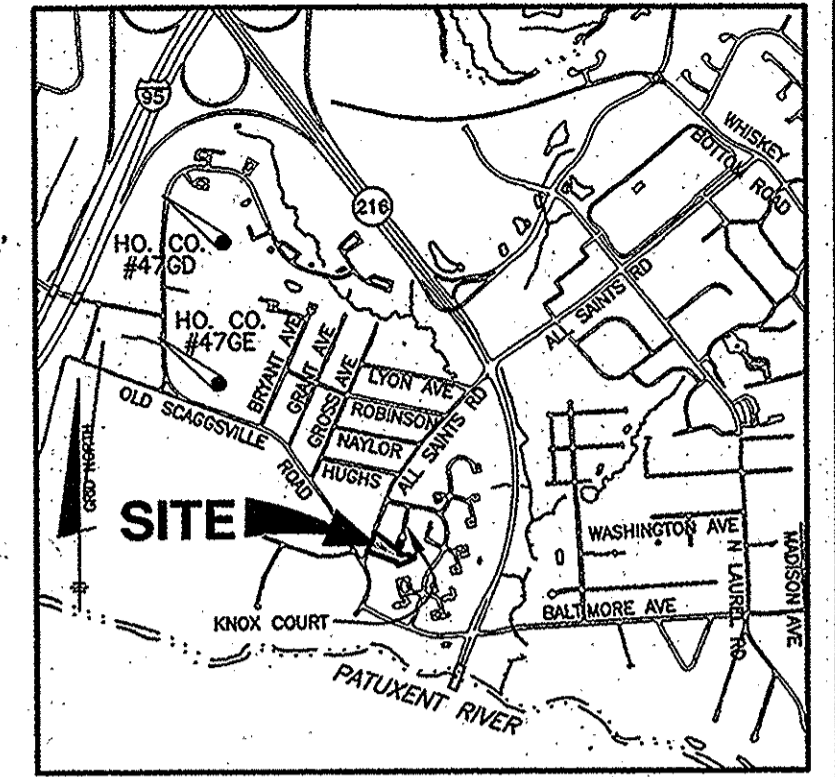
28.) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

29.) THE REQUIRED COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JANUARY 6, 2014.

BENCH MARKS (NAD83)

HO. CO. No. 476D ELEV. 312.32'
 NEAR 9028 OLD SCAGGSVILLE ROAD
 6 FEET FROM FIRE HYDRANT
 33.9 FEET FROM BGE 315258
 N 530494.447 E 1350872.301

HO. CO. No. 476E ELEV. 335.756'
 BY 9160 OLD SCAGGSVILLE ROAD
 19.8 FEET FROM WATER METER
 76.5 FEET FROM BGE 31000
 N 529044.964 E 1350854.953



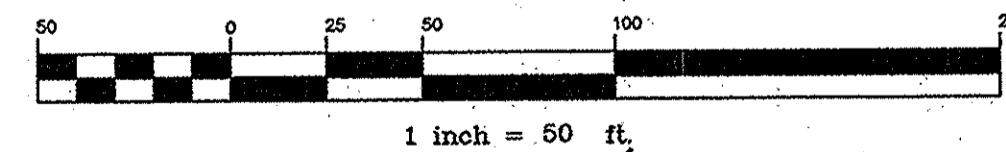
VICINITY MAP ADC MAP: 40
 SCALE: 1" = 2000' ADC GRID: B8

AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5
OPEN SPACE/GOLF SPACE	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.94± AC.
OPEN SPACE/GOLF SPACE	0.48± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.12± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.54± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105, (F) 410-465-6844
 WWW.BEJ-CIVLENGINEERING.COM



OWNER:
 CORNERSTONE HOLDINGS, LLC
 9695 NORFOLK AVENUE
 LAUREL, MARYLAND 20793
 410-792-2565

OPEN SPACE CALCULATION

TOTAL SITE AREA	1.54 AC.
OPEN SPACE REQUIRED (25%)	0.39 AC.
TOTAL OPEN SPACE PROVIDED	0.48 AC.
NON-CREDITED OPEN SPACE	0.07 AC.
CREDITED OPEN SPACE	0.41 AC.

THE REQUIREMENTS 3-10B, 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 10-29-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Brian D. Boy 11-18-15
 BRIAN D. BOY
 CORNERSTONE HOLDINGS, LLC
 DATE

NOTE: THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS-LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

RECORDED AS PLAT NO. 23635-23636 ON 11/18/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Michael J. Lawrence 1/29/16
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Ellis 12-29-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

Kurt Schaefer 2-01-16
 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 DATE 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY CORNERSTONE HOLDINGS, LLC FROM MARK C. KNOX AND WILLIAM J. KNOX, TRUSTEES OF THE CAROLYN A. KNOX REVOCABLE TRUST UNDER REVOCABLE TRUST AGREEMENT DATED MAY 21, 1993 BY DEED DATED AUGUST 11, 2015, AND RECORDED IN LIBER 15161 AT FOLIO 193 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 11-18-15
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320

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 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 18TH DAY OF November, 2015."

Brian D. Boy 11-18-15
 BRIAN D. BOY
 CORNERSTONE HOLDINGS, LLC
 DATE

Witness 11-18-2015
 WITNESS DATE

KNOX LANDING II

LOTS 1 thru 5
 OPEN SPACE LOTS 6 and 7
 A SUBDIVISION OF PARCEL 75 AND 528

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 50 SCALE: AS SHOWN
 GRID: 2 DATE: OCTOBER, 2015
 PARCEL: 75 & 528
 ZONED: R-SC SHEET: 1 OF 2

