NOTES

DENOTES AN IRON PIN OR IRON PIPE FOUND .. **O**DENOTES CONCRETE MONIMENT FOUND

EDENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. **OBRL DENOTES A BUILDING RESTRICTION LINE.**

SUBJECT PROPERTY ZONED M-2 PER THE COMPREHENSIVE ZONING PLAN EFFECTIVE 10-6-2013.

THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.

PROJECT BOUNDARY AND TOPOGRAPHY WITHIN THE SUBDIVISION AREA ARE BASED ON FIELD RUN BOUNDARY SURVEY AND TOPO PERFORMED BY BENCHMARK ENGINEERING, INC. DATED JUNE, 2007, AND PLAT J-41488-05 PREPARED AUGUST, 2009 BY URS.

NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR REQUIRED BUFFERS OR FOREST CONSERVATION EASEMENT AREAS.

THERE IS NO 100-YEAR FLOODPLAIN ON THIS PROPERTY.

TO THE BEST OF OUR KNOWLEDGE, THERE ARE NONCEMETERIES LOCATED ON THIS SITE.

THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE MET BY THE RETENTION OF 0.36 ACRES OF FOREST AND FEE-IN-LIEU OF 0.57 ACRES OF AFFORESTATION OR \$18,622.00. FEE IN LIEU IS REQUIRED TO BE PAID WITH SDP-16-064.

10. THERE ARE STEEP SLOPES (25% OR GREATER) ON THIS SITE; HOWEVER, THERE ARE NO CONTIGUOUS AREAS IN EXCESS 20,000 S.F.; THEREFORE THERE ARE NO REGULATED STEEP SLOPES WITHIN THE PROJECT AREA.

1. A WETLAND DELINEATION WAS PERFORMED BY HILLIS-CARNES IN MAY, 2007, AND UPDATED FEBRUARY, 2015.

12. A FOREST STAND DELINEATION WAS PERFORMED FEBRUARY, 2012 BY BENCHMARK ENGINEERING, INC., AND WAS UPDATED AUGUST 2014.

13. PREVIOUS DPZ FILE NUMBERS: SDP-75-81, SDP-87-116, ECP-15-016, SDP-16-064.

4. THERE ARE RUINS OF THREE STRUCTURES ON SITE, CIRCA 1970, WHICH SHALL BE REMOVED.

15. A NOISE STUDY WAS NOT REQUIRED FOR THIS PROJECT.

16. THE LANDSCAPING FOR THIS PROJECT IS SHOWN WITHIN THIS SITE DEVELOPMENT PLAN, WHICH HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16:124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND INCLUDED ON SDP-16-064. SURETY IN THE AMOUNT OF \$14,580 FOR 33 SHADE TREES (INCLUDING 29 PERIMETER SHADE TREES, 2 MITIGATION TREES AND 2 INTERNAL LANDSCAPE TREES), 20 EVERGREEN TREES AND 56 SHRUBS IS REQUIRED TO BE POSTED WITH THE DEVELOPER'S AGREEMENT WITH SDP-16-064.

7. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED, CONNECTING TO EXISTING CAPITAL ROADS, PROJECT J-4148 AND 580-S-A.

8. TRASH REMOVAL WILL BE PRIVATE.

AREA TABULATION CHART

BUILDABLE PRESERVATION PARCELS NON-BUILDABLE PRESERVATION PARCELS.

BUILDABLE PRESERVATION PARCELS_

NON-BUILDABLE PRESERVATION PARCELS

CHIEF, DEVELOPMENT ENGINEERING DIVISION X DATE

NON-BUILDABLE BULK PARCELS

NON-BUILDABLE BULK PARCELS.

TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)

TOTAL AREA OF SUBDIVISION TO BE RECORDED .

BUILDABLE_ OPEN SPACE.

BUILDABLE

OPEN SPACE

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED_1

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED

9. EXISTING UTILITIES ARE BASED ON RECORD DRAWINGS AND FIELD LOCATION. ALL UTILITY LOCATIONS SHOULD BE CONFIRMED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.

20. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

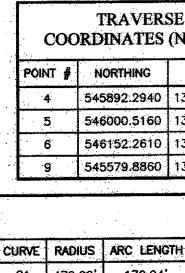
21. STORMWATER MANAGEMENT FOR THE SITE IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007 AND THE HOWARD COUNTY DESIGN MANUAL ENVIRONMENTAL SITE DESIGN HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL BY THE USE OF ESD FACILITIES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED, AND SHALL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTION OF A RECORDED DECLARATION OF COVENANTS. 10- AND 100-YEAR STORMWATER CONTROLS ARE PROVIDE WITHIN AN ON-SITE UNDERGROUND RETENTION FACILITY.

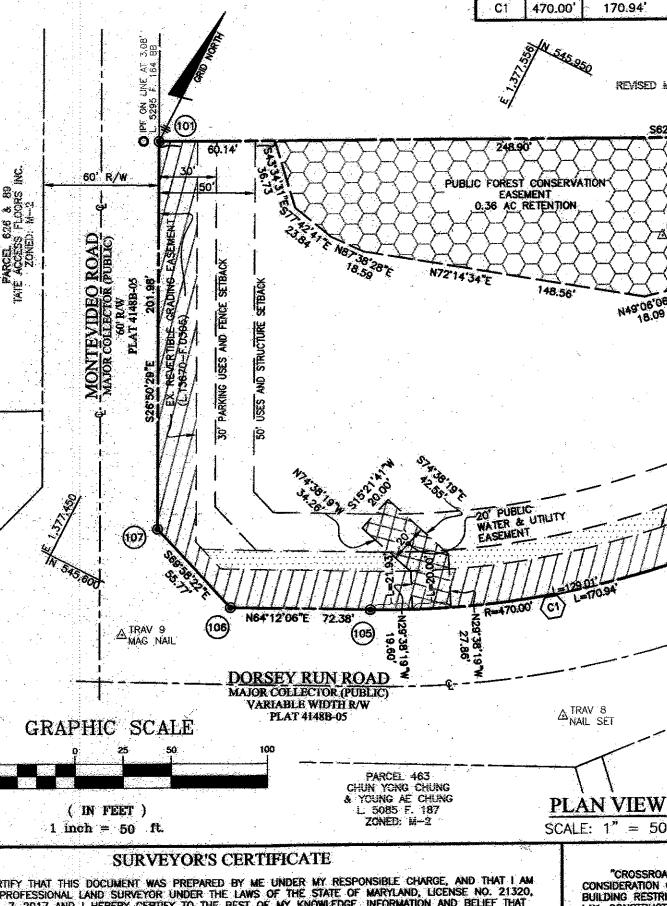
22. THE APPO STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, DATED UNE. 2015.

23. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 43BC, 43ED AND 0058 WERE USED FOR THIS PROJECT.

24. WP-16-145 WAS APPROVED JULY 13, 2016, TO ALLOW AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(A)(7) WHICH REQUIRES THAT SPECIMEN TREES BE RETAINED. THE ALTERNATIVE COMPLIANCE IS REMOVAL OF ONE TREE, AND PROVISION OF TWO 3" CALIPER NATIVE SHADE TREES ALONG THE WESTERN EDGE OF THE FOREST CONSERVATION EASEMENT.

25. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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.





APPROVED; FOR PUBLIC WATER AND PUBLIC SEWER 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 BELLEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY CROSSROADS ROCK, LLC BY DEED DATED 10-30-2007 AND RECORDED IN LIBER 10952 AT FOLIO 590 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BE HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT HOWARD COUNTY HEALTH OFFICER AD DATE CODE OF MARYLAND, AS AMENDED. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

2.76± AC.

_2.76± AC.

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N/A

11/23/16

-18-17

DATE

DONALD A. MASON 44: AND PROFESSIONAL LAND SURVEYOR MD NO. 21320

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FOR BENCHMARK ENGINEERING, INC. MD NO. 351

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DIRECTOR

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