

NOTES

1. DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES CONCRETE MONUMENT FOUND
 Ⓢ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 ● BRL DENOTES A BUILDING RESTRICTION LINE.
2. SUBJECT PROPERTY ZONED M-2 PER THE COMPREHENSIVE ZONING PLAN EFFECTIVE 10-6-2013.
3. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
4. 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-4148B-05 PREPARED AUGUST, 2009 BY URS.
5. 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.
6. THERE IS NO 100-YEAR FLOODPLAIN ON THIS PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
8. 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.
9. 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 @ \$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.
11. 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.
14. 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.
17. 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.
18. TRASH REMOVAL WILL BE PRIVATE.
19. EXISTING UTILITIES ARE BASED ON RECORD DRAWINGS AND FIELD LOCATION. ALL UTILITY LOCATIONS SHOULD BE CONFIRMED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.

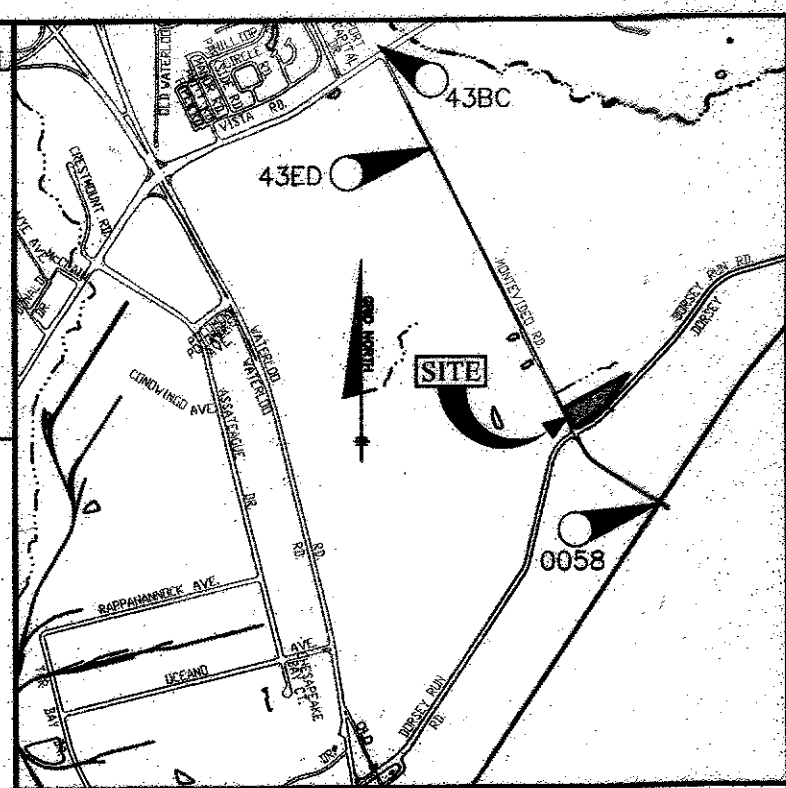
20. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
21. STORMWATER MANAGEMENT FOR THE SITE IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007 AND THE HOWARD COUNTY DESIGN MANUAL. ENVIRONMENTAL SITE DESIGN HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL BY THE USE OF ESD FACILITIES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED, SUBJECT TO THE REQUIREMENTS AND RESTRICTION OF A RECORDED DECLARATION OF COVENANTS. 10- AND 100-YEAR STORMWATER CONTROLS ARE PROVIDED WITHIN AN ON-SITE UNDERGROUND RETENTION FACILITY.
22. THE APFO STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, DATED JUNE, 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, WHETHER 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.

BENCHMARKS NAD'83 HORIZONTAL

HQ.CO. #43BC
 STAMPED DISK SET ON TOP OF
 CONCRETE BASE.
 N 549,592.091' E 1,375,466.62'

HQ.CO. #43ED
 STAMPED DISK SET ON TOP OF
 CONCRETE BASE
 N 548,525.002' E 1,376,022.96'

HQ.CO. #0058
 IRVET IN CONCRETE HEADWALL ON THE
 NORTH SIDE OF MONTVIDEO ROAD EAST OF
 B&O R.R. TRACKS ALONG MONTVIDEO ROAD
 N 544,813.612' E 1,378,390.04'



VICINITY MAP
 SCALE: 1" = 200'
 ADC MAP 34 GRID FB

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	545817.6902	1377402.2190
102	546154.6370	1378055.1080
103	545873.7736	1377864.7253
104	545750.3168	1377748.1327
105	545649.8696	1377610.9819
106	545618.3696	1377545.8158
107	545637.4690	1377493.4183

TRAVERSE COORDINATES (NAD'83)

POINT #	NORTHING	EASTING
4	545892.2940	1377658.2430
5	546000.5160	1377757.3320
6	546152.2610	1378051.3070
9	545579.8860	1377502.0770

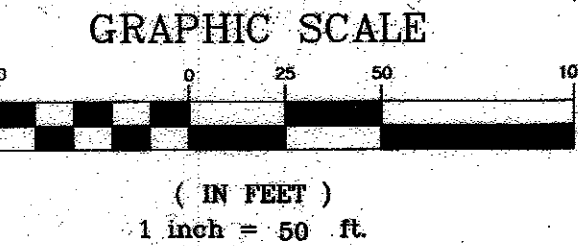
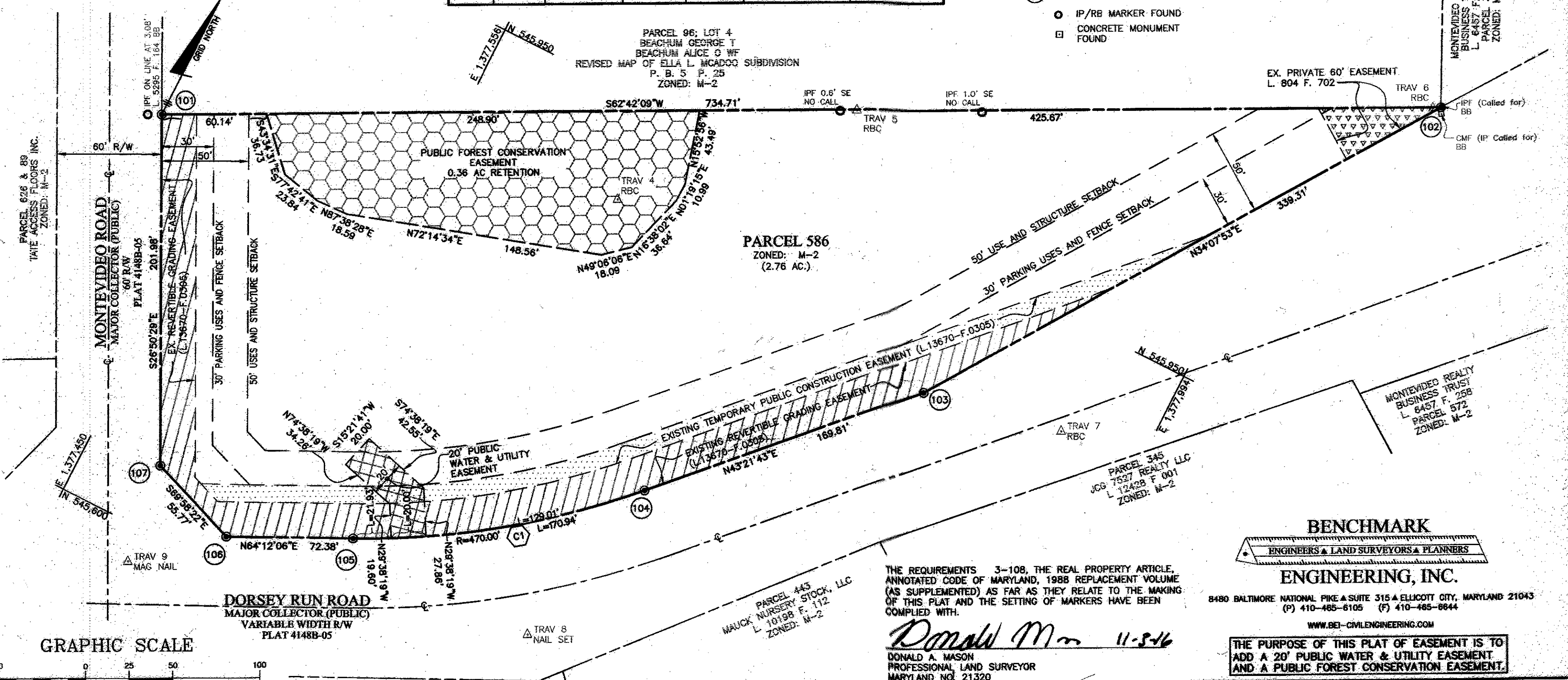
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	470.00'	170.94'	20°50'19"	86.43'	N53°46'53"E	170.00'

- LEGEND**
- 30' BRL --- LINE OF SUBMISSION
 - BUILDING RESTRICTION LINE
 - EXISTING 60' PRIVATE ROAD EASEMENT
 - EXISTING REVERTABLE GRADING EASEMENT
 - EXISTING TEMPORARY PUBLIC CONSTRUCTION EASEMENT
 - PUBLIC WATER & UTILITY EASEMENT
 - PUBLIC FOREST CONSERVATION EASEMENT
 - TRAV # Δ TRAVERSE LOCATION
 - TYPE ○ BOUNDARY COORDINATE
 - IP/RB MARKER FOUND
 - CONCRETE MONUMENT FOUND

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.76± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
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
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.76± AC.



PLAN VIEW
 SCALE: 1" = 50'

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELICOTT CITY, MARYLAND 21043
 (P) 410-485-6105 (F) 410-485-8644
 WWW.BE-CIVILENGINEERING.COM

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 M. Mason 11-3-16
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

OWNER/DEVELOPER:
 CROSSROADS ROCK, LLC.
 6800 DEERPATH ROAD, SUITE 100
 ELK RIDGE, MD 21075
 (410) 579-2442

Mark Levy 11/4/16
 MARK LEVY, PRESIDENT
 CROSSROADS ROCK, LLC

THE PURPOSE OF THIS PLAT OF EASEMENT IS TO ADD A 20' PUBLIC WATER & UTILITY EASEMENT AND A PUBLIC FOREST CONSERVATION EASEMENT.

RECORDED AS PLAT NO. 24068 ON 11/20/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maura Resman 11/21/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 11/23/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 1-18-17
 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 PART OF LAND ACQUIRED BY CROSSROADS ROCK, LLC BY DEED DATED 10-30-2007 AND RECORDED IN LIBER 10952, FOLIO 590 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 M. Mason
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MD NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD NO. 351

OWNER'S CERTIFICATE
 "CROSSROADS ROCK, 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 DAY OF NOVEMBER, 2016."

 MARK LEVY, PRESIDENT
 CROSSROADS ROCK, LLC
 DATE 11/4/16

 WITNESS DATE 11-4-16

PLAT OF EASEMENT
DORSEY RUN CENTER
 1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 43
 GRID: 16
 PARCEL: 586
 ZONED: M-2
 SCALE: AS SHOWN
 DATE: OCTOBER, 2016
 SHEET: 1 OF 1