

GENERAL NOTES:

- DENOTES STONE OR CONCRETE MONUMENT FOUND.
• DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
△ DENOTES TRAVSE POINT.
- THE COORDINATES SHOWN HEREON BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 43CA AND 43CC WERE USED FOR THIS PROJECT.
- SUBJECT PROPERTY ZONED T.O.D. PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED OFF A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT JANUARY 2016 AND NOVEMBER 2016.
- PREVIOUS DPZ SUBMISSIONS: SDP-78-019, SDP-74-072, ECP-16-053, S-17-009, SDP-18-002, F-18-005, SDP-82-059
- THERE ARE NO FLOODPLAINS, WETLANDS, STREAM OR THEIR BUFFERS, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS LOCATED ON-SITE.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES 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. 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.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT OF EASEMENT AND DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 18.1202(b)(1)(v) OF THE HOWARD COUNTY CODE.
- THE PLAT IS EXEMPT TO THE REQUIREMENTS OF SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF EASEMENT THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
- WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- RIGHT-OF-WAY AND STREETSCAPE IMPROVEMENTS AS WELL AS ANY EASEMENTS AND DEDICATIONS PER THE ROUTE 1 MANUAL AND IN COORDINATION WITH DPZ AND DPW, ARE REQUIRED ALONG DORSEY ROAD, DORSEY RUN ROAD AND ROUTE 1 AS PART OF THE SDP PROCESS FOR THE AREA SHOWN AS PARCEL B ON F-18-005.
- THIS PLAT IS SUBJECT TO WP-18-006 APPROVED SEPTEMBER 11, 2017 TO SECTION 18.119(g)(1) REQUIRING THE PROPERTY OWNER TO PROVIDE ADDITIONAL RIGHT-OF-WAY TO MEET THE MINIMUM REQUIREMENTS WHEN THE EXISTING RIGHT-OF-WAY IS INSUFFICIENT.
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED AUGUST 23, 2017.
2. ROAD IMPROVEMENTS MUST BE PROVIDED ALONG U.S. ROUTE 1 FOR PARCEL B AS PART OF A FUTURE SITE DEVELOPMENTS PLAN FOR DEVELOPMENT OF THAT PARCEL.
3. THE ALTERNATIVE COMPLIANCE NUMBER (WP-18-006) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL FUTURE SUBDIVISION PLATS AND SITE DEVELOPMENT PLANS AS A GENERAL NOTE.
4. COMPLIANCE WITH SRC COMMENTS FOR SDP-18-002 AND F-18-005.
- THIS PLAT IS SUBJECT TO WP-18-052 APPROVED DECEMBER 18, 2017 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 18.1205(a)(7), PROTECTION OF SPECIMEN TREES, WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30" DBH OR GREATER).
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. A MINIMUM OF 6 ADDITIONAL, NATIVE, 3"-3.5" CALIPER TREES SHALL BE PROVIDED ON-SITE AS PART OF THE MITIGATION FOR THE REMOVAL OF SPECIMEN TREES #1, #3, AND #4. THE MITIGATION WILL BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN FOR SDP-18-002 AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED WITH THE DEVELOPERS AGREEMENT.
2. AN INDIVIDUAL TREE PROTECTIVE DEVICE (TREE FENCING) SHALL BE PLACED COMPLETELY AROUND SPECIMEN TREE #2 PRIOR TO THE COMMENCEMENT OF ANY GRADING AND SHALL BE OUTLINED ON THE SDP.
3. COMPLIANCE WITH THE SRC AGENCY COMMENTS THROUGHOUT THE PLAN PROCESS FOR SDP-18-002.

LEGEND

- PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON EASEMENT
- BUILDING RESTRICTION LINE
- COORDINATES
- TRAVERSE POINTS
- REBAR OR I.P.FOUND

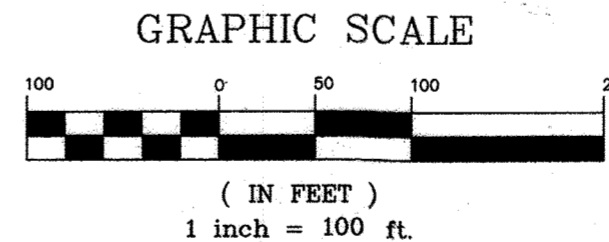
AREA TABULATION CHART

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	
BUILDABLE	4.10± 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	4.10± AC.

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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 7/1/22
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
DATE 7/1/2022
MARK LEVY
CORRIDOR SQUARE, LLC

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
3300 NORTH RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21045
(P) 410-465-6105 (F) 410-465-6844
WWW.BEI-CIVILENGINEERING.COM



OWNER
CORRIDOR SQUARE, LLC
6800 DEERPATH ROAD
ELKRIDGE, MD 21075
410.579.2442

THE PURPOSE OF THIS PLAT IS TO RECORD PUBLIC WATER & UTILITY EASEMENTS.

RECORDED AS PLAT NO. 26209 ON 7/1/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Mark J. Davis 7/19/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Mark J. Davis 7/15/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark J. Davis 7/15/22
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 1-7-2023 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 CORRIDOR SQUARE, LLC FROM REBECCA SHIPAK CONLEY AND WILLIAM CONLEY BY DEED DATED 4-19-2017 AND RECORDED IN LIBER 17551 AT FOLIO 102 AND PART OF THE LAND OBTAINED BY CORRIDOR SQUARE LLC FROM ROBERT L. FALA, PERSONAL REPRESENTATIVE OF THE ESTATE OF GUNTER W. TERTEL BY DEED DATED 1-21-2016 AND RECORDED IN LIBER 16664 AT FOLIO 358, THAT IT IS ALL OF LAND ACQUIRED BY CORRIDOR SQUARE, LLC FROM ELKRIDGE ENTERPRISES LLC BY DEED DATED 10-19-2016 AND RECORDED IN LIBER 17194 AT FOLIO 397 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 7/1/22
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

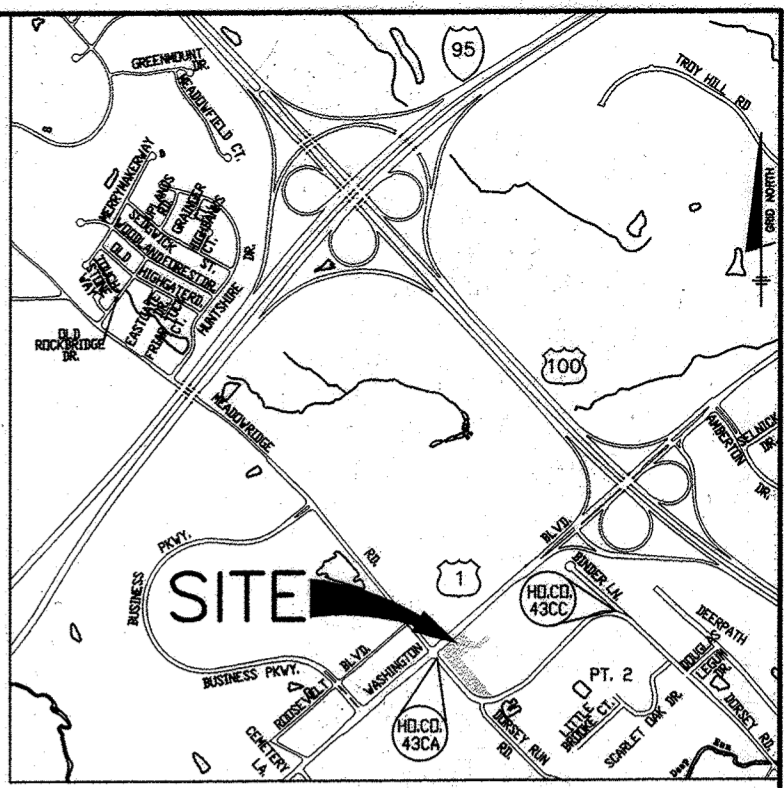
OWNER'S CERTIFICATE
"CORRIDOR SQUARE, LLC, OWNER OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, 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
Mark Levy 7/1/2022
MARK LEVY
CORRIDOR SQUARE, LLC
WITNESS
Donald A. Mason 7/1/22
DATE

PLAT OF EASEMENT
CORRIDOR SQUARE
PARCEL B AND WESLEY GROVE
LOTS 54 & 55 (PB 111, F 600)
TAX MAP 37, GRID 23, PARCELS 272 & 279
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: JULY 2022
SHEET: 1 OF 2

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	411.72'	43.30'	08°01'31"	171.12'	S89°49'36"E	43.28'
C2	411.72'	324.35'	45°08'12"	171.11'	S63°41'13"E	316.02'

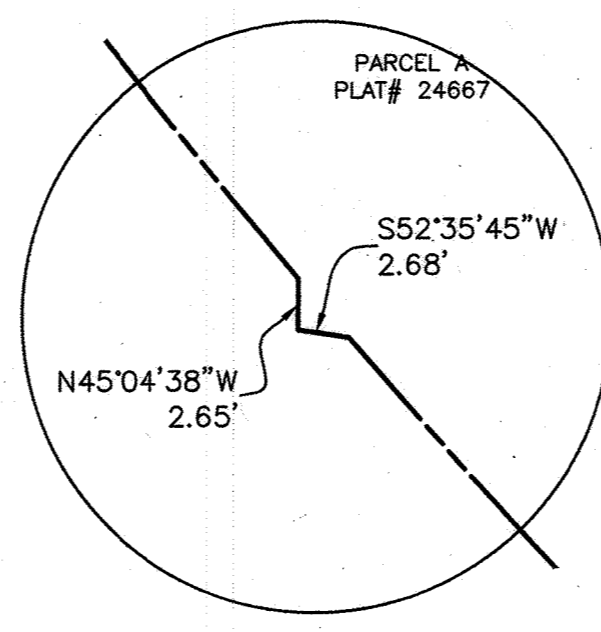
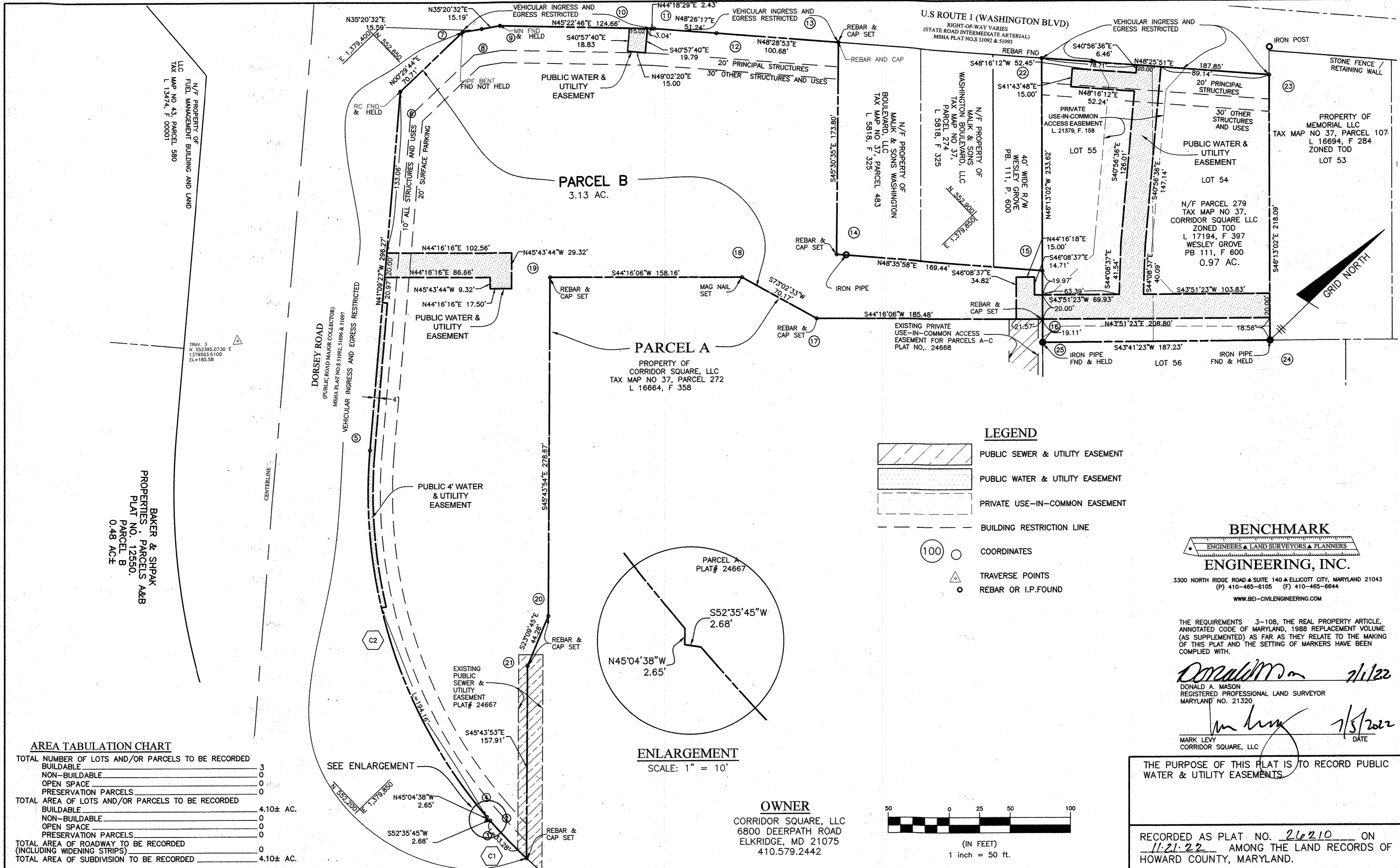
BENCH MARKS (NAD'83)
HO.CO. No.43CA ELEV.191.633
STAMPED (BRASS OR ALUMINUM) DISC SET
TOP OF A 3" DEEP COLUMN OF CONCRETE
AT CORNER US-1 AND DORSEY ROAD
N 5526860129 E 13793880380
HO.CO. No.43CC ELEV.163.700
CONCRETE MONUMENT WITH BRASS DISC
AT RT-103(DORSEY ROAD)1/3 M.I.E.US-29
N 553201462 E 1381152.814



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP NO. 35 GRID A-5

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
1	552269.9895	1379974.7001
2	552270.1205	1379931.4243
3	552268.4910	1379929.2934
4	552270.3632	1379927.4161
5	552410.4493	1379844.1374
6	552633.5150	1379449.1500
7	552704.2224	1379449.7615
8	552716.9432	1379458.7824
9	552729.3371	1379467.5570
10	552816.9026	1379556.2903
11	552818.6437	1379557.9898
12	552852.6390	1379596.3310
13	552919.3746	1379671.7128
14	552797.5798	1379795.6940
15	552909.6351	1379922.7929
16	552881.9814	1379951.6473
17	552749.1629	1379822.1781
18	552728.6966	1379755.0576
19	552615.4420	1379644.6588
20	552420.9261	1379844.2066
21	552380.2157	1379861.6235
22	553030.4088	1379796.7750
23	553155.0509	1379937.3145
24	553004.1459	1380094.7720
25	552868.7608	1379965.4420



- LEGEND**
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 WWW.BEI-CVLENGINEERING.COM

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 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Mark Levy 7/5/2022
 MARK LEVY
 CORRIDOR SQUARE, LLC
 DATE

THE PURPOSE OF THIS PLAT IS TO RECORD PUBLIC WATER & UTILITY EASEMENTS

RECORDED AS PLAT NO. 26210 ON 11-21-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AREA TABULATION CHART

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OPEN SPACE	0
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TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.10± AC.

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

Howard County Health Officer 7/19/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief of Development Engineering Division 7/25/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 11/25/22
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

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Mark Levy 7/5/2022
 MARK LEVY
 CORRIDOR SQUARE, LLC
 DATE

Witness 7/5/2022
 WYNESS DATE

PLAT OF EASEMENT

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PARCEL B AND WESLEY GROVE
LOTS 54 & 55 (PB 111, F 600)

TAX MAP 37, GRID 23, PARCELS 272 & 279

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