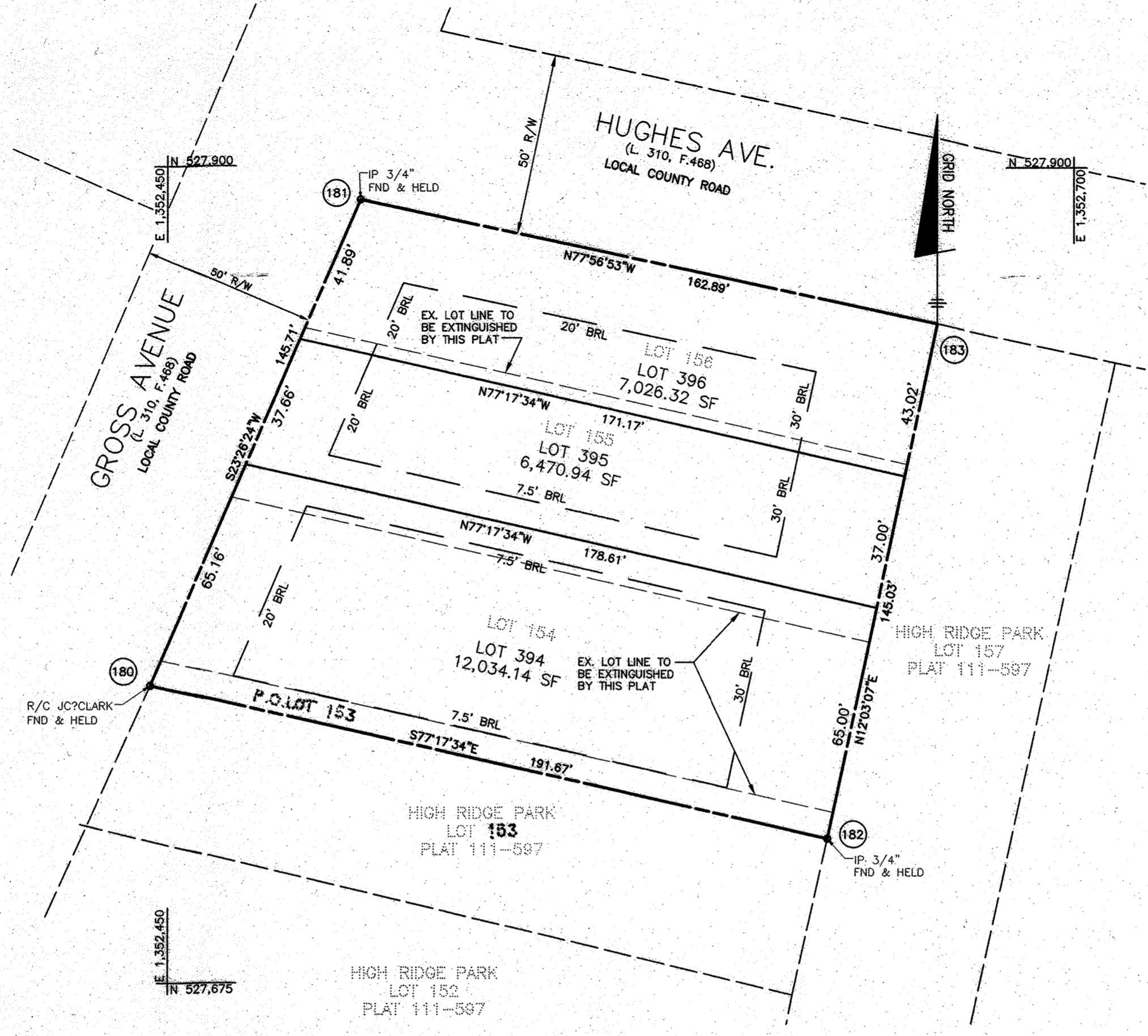
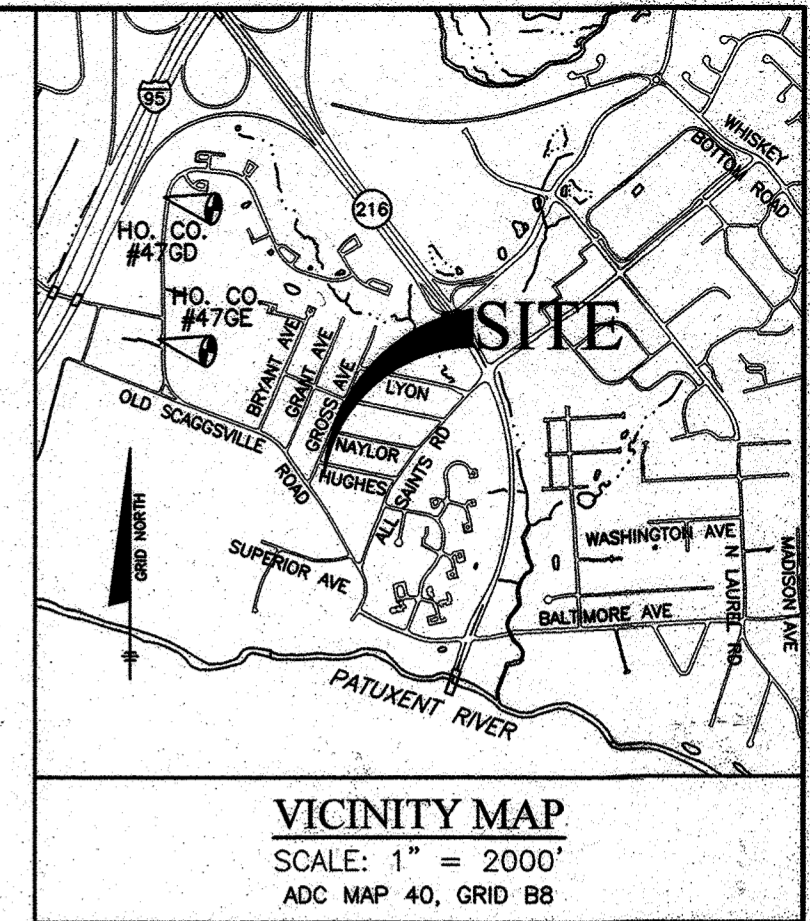


BENCH MARKS (NAD83)

HO. CO. No. 47GD 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

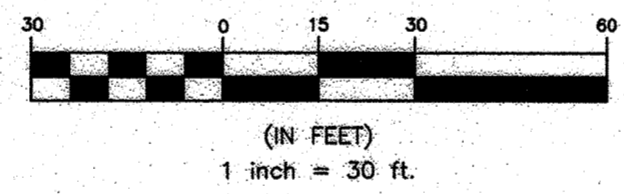
HO. CO. No. 47GE ELEV. 335.756'
BY 9160 OLD SCAGGSVILLE ROAD
19.8 FEET FROM WATER METER
76.5 FEET FROM BGE 31000
N 529044.964 E 1350854.953



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-SC
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- BOUNDARY IS BASED BOUNDARY DRAWING PREPARED BY BENCHMARK ENGINEERING INC., FEBRUARY 19, 2021.
- ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- 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. 47GD AND 4GE WERE USED FOR THIS PROJECT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED WITHIN THE LIMITS OF THIS REVISION PLAT.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.
- THIS PLAT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES ON THE PROPERTY
- ALL EXISTING STRUCTURES HAVE BEEN REMOVED PRIOR TO PLAT RECORDATION.

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
180	527757.2930	1352445.4030
181	527890.9740	1352503.3630
182	527715.1310	1352632.3810
183	527856.9631	1352662.6625



LEGEND

- 100 COORDINATES
- R/C OR I.P.FOUND
- BOUNDARY LINE

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 Mason 2/4/22
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Jt M By 2/16/22
CORNERSTONE HOMES, LLC

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES OF LOTS 154-156 AND TO ELIMINATE THE LINE BETWEEN LOT 154 AND THE PART OF LOT 153 REMAINING.

OWNER
CORNERSTONE HOMES LLC
9241 GROSS AVE.
LAUREL MD, 20723

RECORDED AS PLAT NO. 26018 ON 3/2/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
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	0.59± AC.
BUILDABLE	0.59± AC.
OPEN SPACE	0.00
BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE BULK PARCELS	0.00
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.59± AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CVLENGINEERING.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 2/4/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 2-29-22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 3/1/22
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 ALL OF LAND ACQUIRED BY CORNERSTONE HOMES LLC BY DEED DATED JUNE 30, 2021 AND RECORDED IN LIBER 20925 AT FOLIO 163 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 2/4/22
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
CORNERSTONE HOMES 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 2021.
Jt M By 2/16/22
CORNERSTONE HOMES LLC DATE
WITNESS DATE

HIGH RIDGE PARK
LOTS 394-396
A REVISION OF LOTS 154-156
PREVIOUSLY RECORDED IN LIBER 111 AT FOLIO 597
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 50 SCALE: AS SHOWN
GRID: 02 DATE: OCTOBER, 2021
PARCEL: 413 SHEET: 1 OF 1
ZONED: R-SC