

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- THE PROJECT BOUNDARY IS BASED ON FIELD RUN SURVEY BY BENCHMARK ENGINEERING, INC. DECEMBER, 2022.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM AS ESTABLISHED FROM GPS OBSERVATION. MONUMENTS "TRAV.1" & "TRAV.2" WERE USED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY OF THE REQUIREMENTS FOR A NOISE STUDY AS DEFINED IN SECTION 5.2.G.2 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
- PER CB 1-10, THE REQUIREMENT FOR A TRAFFIC IMPACT STUDY BEGINS AT 5 PEAK HOUR TRIPS. AN AFFIDAVIT VERIFYING THIS PROJECT GENERATES LESS THAN 5 PEAK HOUR TRIPS DATED APRIL 15, 2023, AND A SPEED STUDY AND A MULTIMODAL ANALYSIS DATED 12-11-22 WERE PREPARED BY MARS GROUP.
- A ENVIRONMENTAL FINDINGS LETTER WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. NOVEMBER 2022.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES LOCATED ON THIS PROJECT SITE.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER WILL CONNECT TO EX. CONTRACT 24-0833-D. PUBLIC SEWER WILL CONNECT TO EX. CONTRACT 34-1410-D. DRAINAGE IS LITTLE PATUXENT WRP.
- THE PREVIOUS DPZ FILES FOR THIS SITE ARE: ECP-23-024
- TO THE BEST OF OUR KNOWLEDGE AND INFORMATION THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THIS SITE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THERE IS NO FOREST STAND DELINEATION FOR THIS SITE, AS THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT BECAUSE IT IS LESS THAN 40,000 SF PER SECTION 16.1202.(b)(1)(i).
- THE COMMUNITY MEETING WAS HELD ON FEBRUARY 23, 2023 AT THE SAVAGE BRANCH OF THE HOWARD COUNTY PUBLIC LIBRARY.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 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 COMPACT CRUSHER RUN BASE WITH 1-1/2" MIN. TAR & CHIP COATING.
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
  - STRUCTURES/CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - STRUCTURE CLEARANCE - MINIMUM 12 FEET
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS PROJECT IS COMPATIBLE WITH THE ADJACENT RESIDENTIAL NEIGHBORHOOD BY CONSISTING OF THE SAME UNIT TYPES (SFD). THIS PROJECT IS INTEGRATED WITH THE SURROUNDING RESIDENTIAL DEVELOPMENT BY INTERCONNECTING SIDEWALKS, LOTS, BUILDINGS, & SITE IMPROVEMENTS ARE CONFIGURED TO PROVIDE PRIVACY BY THE LOCATION OF THE NON-CREDITED OPEN SPACE, ORIENTATION OF THE HOUSES AND PERIMETER LANDSCAPING.
- LANDSCAPING FOR LOTS 2 THRU 4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$4,320 FOR 12 SHADE TREES, 4 EVERGREENS AND 4 SHRUBS IS REQUIRED TO BE POSTED WITH THE DEVELOPER'S AGREEMENT. STREET TREES WILL BE INCLUDED IN THE DED COST ESTIMATE.
- THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU). PER SECTION 13.402C.e., THIS REQUIREMENT SHALL BE MET BY A FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE.
- PER SECTION 16.121(a)(2), THIS PROJECT IS SUBJECT TO 25% OPEN SPACE OR 8,930 SF. OPEN SPACE LOT 4 IS NOT CREDITABLE AND OPEN SPACE REQUIREMENTS WILL BE ADDRESSED VIA FEE-IN-LIEU. OPEN SPACE LOT 4 SHALL BE ACCESSED THROUGH THE USE-IN-COMMON DRIVEWAY. PER SECTION 16.121(e)(2) OF THE SUBDIVISION REGULATIONS.
- THERE IS NO RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT, SINCE THERE ARE LESS THAN 10 LOTS PER SECTION 16.121(a)(4)(i) OF THE SUBDIVISION REGULATIONS.
- 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 I, CHAPTER 5" TO THE MAXIMUM EXTENT PRACTICABLE.

- THE PRIVATE USE-IN-COMMON MAINTENANCE ACCESS AGREEMENT FOR LOTS 2 THRU 3 & OPEN SPACE LOT 4 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THE SUBDIVISION PLAT.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION FEB 22, 2023, ID #023687452. THE HOMEOWNER'S DECLARATION OF COVENANTS AND RESTRICTIONS WILL BE RECORDED WITH THE PLAT.
- 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/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 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.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1, TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- PUBLIC WATER AND SEWERAGE ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMITS IF CAPACITY IS AVAILABLE AT THAT TIME. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- OPEN SPACE LOT 4 IS TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ECP-23-024 WAS APPROVED JANUARY 24, 2023. THERE ARE NO OTHER DPZ FILE NUMBERS ASSOCIATED WITH THIS SUBDIVISION.
- THE 20' PUBLIC ACCESS EASEMENT SHOWN ON OPEN SPACE LOT 4 HAS BEEN ESTABLISHED TO ALLOW HOWARD COUNTY ACCESS TO THE PUBLIC STORM DRAIN ONLY. THE INLET STRUCTURE WITHIN THIS ACCESS EASEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE HOA, AS IS THE ENTIRE MICRO-BIORETENTION FACILITY AS SHOWN ON THE ROAD CONSTRUCTION PLANS F-23-040.

**TRAVERSE COORDINATES (NAD'83)**

| POINT # | NORTHING    | EASTING      |
|---------|-------------|--------------|
| 5       | 543010.0843 | 1357769.0068 |
| 13      | 542753.1766 | 1357539.6179 |

**BENCHMARKS NAD'83 HORIZONTAL**

TRAV. 1 REBAR AND CAP  
N542370.1616', E1358287.1054'  
ELEVATION: 361.128'

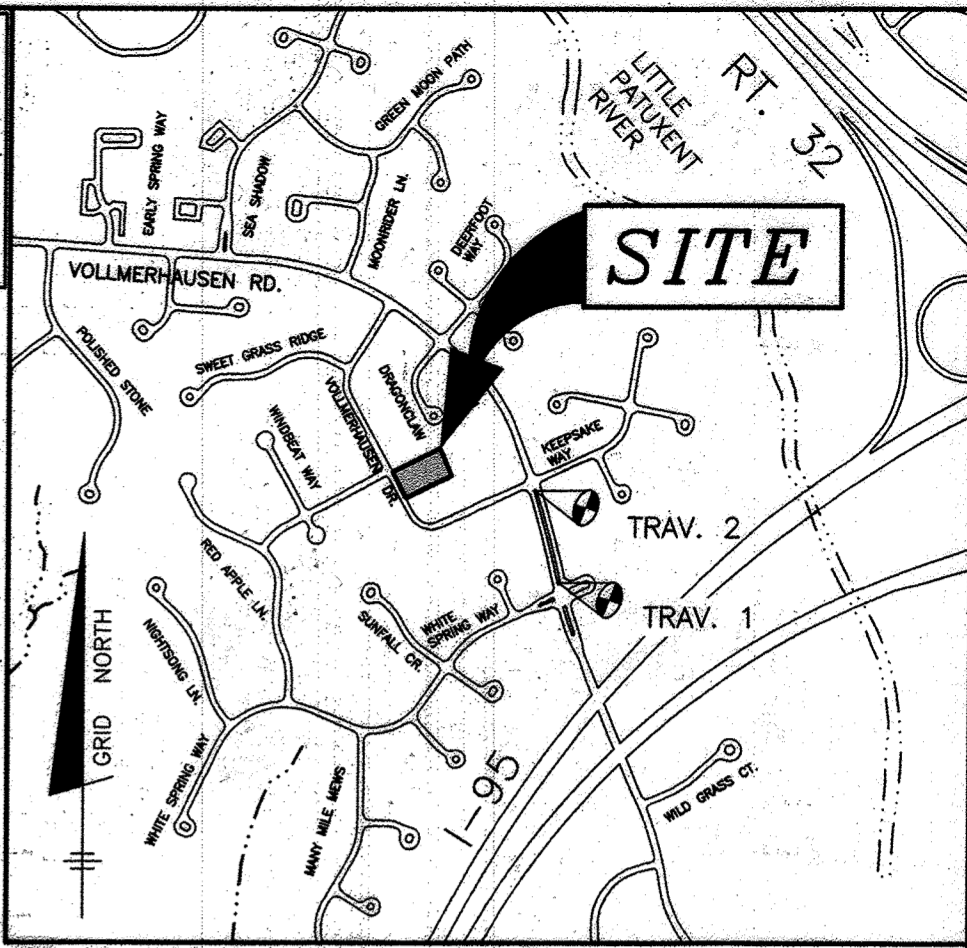
TRAV. 2 REBAR AND CAP  
N542808.3770', E1358170.8510'  
ELEVATION: 356.641'

**LEGEND**

- PROJECT BOUNDARY
- ADJACENT PROPERTY LINE
- COORDINATES
- REBAR OR I.P. FOUND
- TRAVERSE POINTS
- USE IN COMMON DRIVEWAY EASEMENT
- PRIVATE STORMWATER MANAGEMENT EASEMENT
- RIGHT OF WAY DEDICATION AREA
- PROPOSED PUBLIC EASEMENT (AS NOTED)

**BOUNDARY COORDINATES**

| POINT # | NORTHING    | EASTING      |
|---------|-------------|--------------|
| 100     | 542888.9025 | 1357504.8841 |
| 101     | 542893.7900 | 1357514.4052 |
| 102     | 543001.9219 | 1357725.0491 |
| 103     | 542865.3487 | 1357781.8303 |
| 104     | 542760.4785 | 1357582.8734 |
| 105     | 542758.1161 | 1357578.3915 |
| 106     | 542867.0248 | 1357528.6774 |



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* 7/5/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*JTC* 7/16/23  
JOHN T. CONNORS  
DATE

**AREA TABULATION CHART - THIS SUBMISSION**

| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED               |          |
|--|----------|
| BUILDABLE  | 3        |
| OPEN SPACE   | 1        |
| 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  | 0.64± AC |
| OPEN SPACE   | 0.15± AC |
| 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) |          |
|  | 0.03± AC |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED                         |          |
|  | 0.82± AC |

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
3300 NORTH RIDGE ROAD & SUITE 140A ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-8644  
WWW.BEI-CIVLENGINEERING.COM

**OWNER:**  
JOHN CONNORS  
9693 GERWIG LANE  
SUITE L  
COLUMBIA, MARYLAND 21046  
410-792-2565

**DEVELOPER:**  
CORNERSTONE HOMES, LLC  
9693 GERWIG LANE  
SUITE L  
COLUMBIA, MARYLAND 21046  
410-792-2565

**MINIMUM LOT SIZE CHART**

| LOT | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
|-----|------------|---------------|------------------|
| 2   | 7,949      | 837           | 7,112            |
| 3   | 8,899      | 1329          | 7,570            |

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

*[Signature]* 7/6/23  
HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.**

*[Signature]* 7/15/23  
CHIEF, DEVELOPMENT-ENGINEERING DIVISION DATE

*[Signature]* 8/7/23  
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 1-7-2025 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 THE LANDS ACQUIRED BY JOHN T. CONNORS FROM DAVID W. ATWATER AND JANE M. SCHUSTER BY DEED DATED OCTOBER 24, 2022 AND RECORDED IN LIBER 21775 AT FOLIO 27, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald M* 7/5/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"JOHN T. CONNORS, 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 16th DAY OF JULY, 2023."

*JTC* 7/16/23  
JOHN T. CONNORS DATE

*[Signature]* 7/16/23  
WITNESS DATE

**MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING**

|   |              |
|---|--------------|
| Total Number of Lots/Units Proposed                             | 3            |
| Total Number of MIHU's Required                                 | 1            |
| Number of MIHU's Provided Onsite (Exempt from APFO allocations) | 0            |
| Number of APFO Allocations Required (Remaining Lots/Units)      | 2            |
| MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)                    | YES LOTS 2-3 |

MIHU NOTE: LOTS 2-3 ARE SUBJECT TO SECTION 13.402(C)(e) OF THE COUNTY CODE FOR THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE.

THE PURPOSE OF THE PLAT IS TO RECORD A THREE-LOT SUBDIVISION.

RECORDED AS PLAT NO. 26380 ON 8-14-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HUNTINGTON POINT II**  
LOTS 1 - 3 AND OPEN SPACE LOT 4

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 0042  
GRID: 0022  
PARCEL: 0351  
ZONED: R-SC

SCALE: AS SHOWN  
DATE: JULY, 2023  
SHEET: 1 OF 1

