

COORDINATE TABLE		
POINT	NORTH	EAST
15	532879.8203	1356223.2127
16	532997.0427	1356236.9911
17	533072.0076	1355824.9364
34	532996.6625	1355801.0827
35	533025.1377	1355997.5162

FLOODPLAIN AREA LINE TABLE		
LINE NO.	DIRECTION	DISTANCE
F1	N 17°34'03" E	79.03'
F2	S 74°48'21" E	178.83'
F3	S 83°18'31" E	20.20'
F4	S 10°41'29" W	56.20'
F5	S 36°13'16" W	28.79'
F6	N 74°31'42" W	196.16'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
2	8,858	1,069	7,789

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
P/O PARCEL 837
L.3245 F.251
ZONED: PEC

LEGEND

- LAND DEDICATED TO HOWARD COUNTY FOR PURPOSE OF PUBLIC ROAD
- 20' TEMPORARY GRADING EASEMENT FOR GRADING OF STEPHENS ROAD
- PUBLIC 100-YEAR FLOODPLAIN DRAINAGE, & UTILITY EASEMENT AND PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- NON-TIDAL WETLANDS

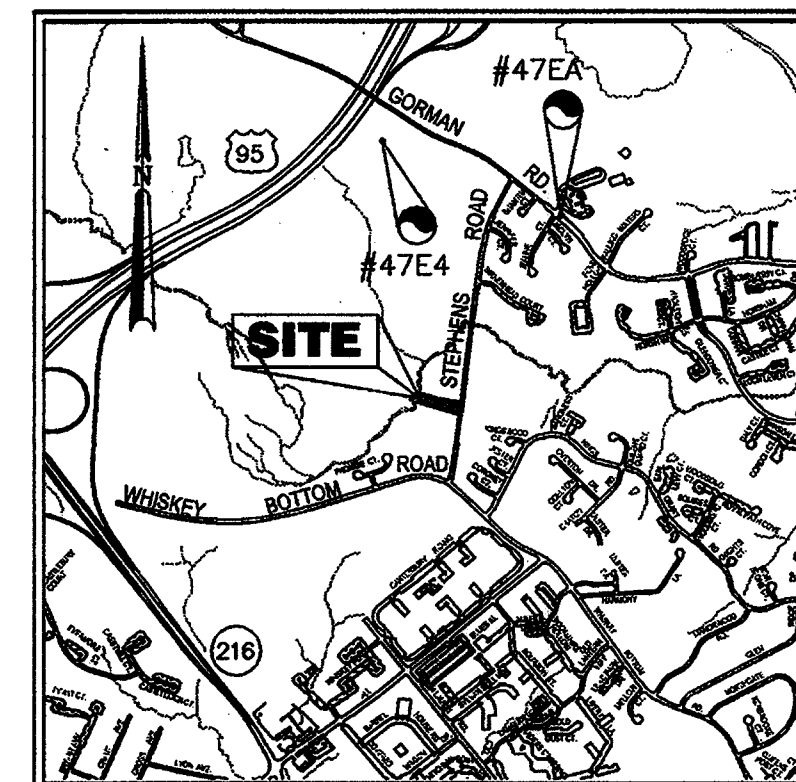
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James R. Meeks 10/07/03
JAMES ROBERT MEEKS
PROFESSIONAL LAND SURVEYOR #10857

Paul J. Hinkle 10/16/03
CORNERSTONE HOMES, INC. DATE
PAUL HINKLE

GENERAL NOTES

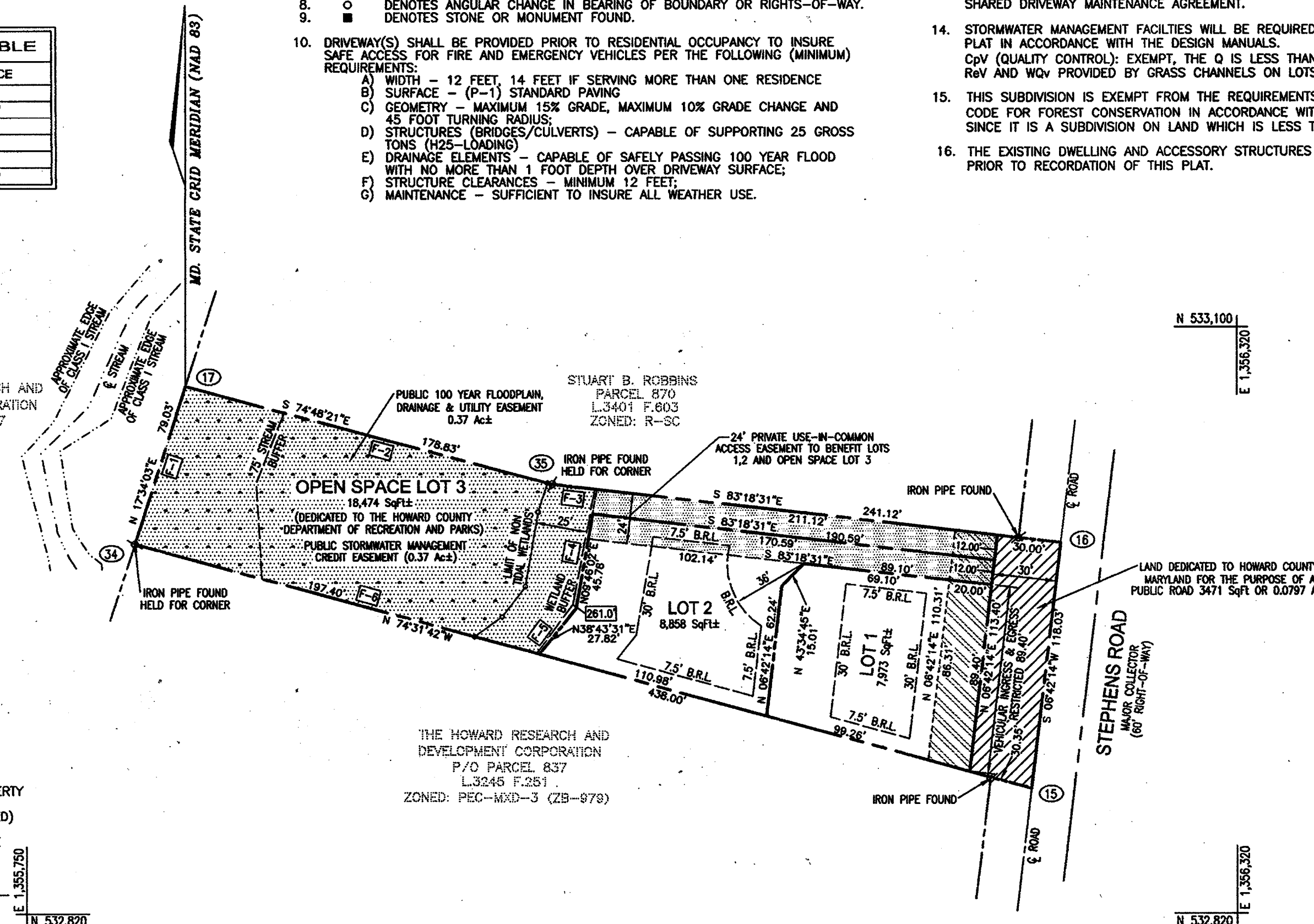
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-SC PER 10/18/93 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47EA AND 47E4.
- 47EA N: 535,063.631 E: 1,357,283.989 EL.: 314.589'
47E4 N: 535,846.138 E: 1,355,431.199 EL.: 338.224'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN OCTOBER 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
 - SURFACE - (P-1) STANDARD PAVING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF FLOODPLAINS, WETLANDS, STREAM(S), OR THEIR BUFFERS.
- 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 LINE AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 AND 2 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT. THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS WILL NOT BE A PARTY TO THE SHARED DRIVEWAY MAINTENANCE AGREEMENT.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE LOTS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS.
CpV (QUALITY CONTROL): EXEMPT, THE Q IS LESS THAN 2 cfs.
Rv AND Wqv PROVIDED BY GRASS CHANNELS ON LOTS 1 AND 2.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i) SINCE IT IS A SUBDIVISION ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET.
- THE EXISTING DWELLING AND ACCESSORY STRUCTURES ON LOTS 1 AND 2 WERE REMOVED PRIOR TO RECORDATION OF THIS PLAT.



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES (cont.)

- WATER AND SEWER SERVICE TO LOTS 1 AND 2 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 257-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 24-4124-D.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. IN DECEMBER 2002.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- 100-YEAR FLOODPLAIN EXISTS ON SITE. 100-YEAR FLOODPLAIN BOUNDARY BASED ON FIRM MAP #2400440043B.
- THE SUBJECT PROPERTY IS BEING DEVELOPED PURSUANT TO THE BULK REGULATIONS AND OTHER PROVISIONS OF THE R-12 DISTRICT, AS PERMITTED BY SECTION 110.E OF THE ZONING REGULATIONS.
- OPEN SPACE CALCULATIONS:
OPEN SPACE REQUIRED: 0.8902 Ac X 0.40 = 0.356 Ac OR 15,511 SqFt
OPEN SPACE PROVIDED: 0.37 Ac OR 16,187 SqFt CREDITED,
0.05 Ac OR 2,287 SqFt NON-CREDITED
- LANDSCAPING FOR LOTS 1 THRU 3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE REQUIREMENTS WILL BE FURTHER EVALUATED UNDER THE SITE DEVELOPMENT PLAN FOR LOTS 1 AND 2. THE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT.
- LOTS 1 AND 2 ARE SUBJECT TO SUBMISSION AND APPROVAL OF A SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF THEIR NEW DWELLINGS IN ACCORDANCE WITH SECTION 16.155.(a),(2),(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- THE LOWEST LEVEL BUILDING ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE PLATTED FLOODPLAIN ELEVATION.
- REF: WP-03-096 APPROVED JUNE 10, 2003 TO WAIVE SECTION 16.121.(e),(1) WHICH REQUIRES OPEN SPACE LOTS OR AREAS SHALL HAVE A MINIMUM OF 40 FEET OF FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES. OPEN SPACE FRONTAGE IS REDUCED FROM 40 FEET TO 12 FEET. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) FEE SIMPLE TITLE TRANSFER OF OPEN SPACE LOT 3 TO DEPARTMENT OF RECREATION AND PARKS; (2) THE INGRESS AND EGRESS EASEMENT FOR ACCESS FOR OPEN SPACE LOT 3 SHALL BE ACCESS TO THE OPEN SPACE LOT ONLY. THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS WILL NOT BE A PARTY TO THE SHARED DRIVEWAY MAINTENANCE AGREEMENT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 3. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.3864 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.4241 AC
TOTAL AREA OF LOTS TO BE RECORDED:	0.8105 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0797 AC
TOTAL AREA TO BE RECORDED:	0.8902 AC

OWNERS/DEVELOPERS

CORNERSTONE HOMES, INC.
9895 NORFOLK AVENUE
LAUREL, MARYLAND 20723-1883

FREDERICK WARD ASSOCIATES, INC.

Engineers - Architects - Surveyors
7125 Riverwood Drive, Suite C • Columbia, Maryland 21046
Tel 410.720.6900 Fax 410.720.6226

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

Penny Borenstein 10/16/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul J. Hinkle 10/15/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark R. Coyle 10/20/03
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CORNERSTONE HOMES, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT ONTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 7TH DAY OF OCTOBER, 2003.

Paul J. Hinkle
CORNERSTONE HOMES, INC.
PAUL HINKLE

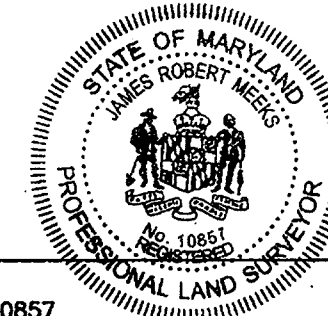
Wangline B. Batch
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY MABEL K. WAYNE TO CORNERSTONE HOMES, INC. BY DEED DATED NOV. 15, 2002 AND RECORDED IN LIBER 6631 AT FOLIO 202 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

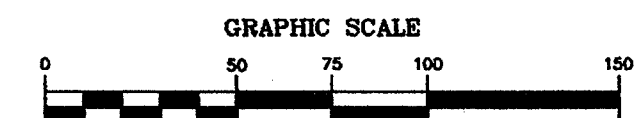
James R. Meeks
JAMES ROBERT MEEKS
PROFESSIONAL LAND SURVEYOR # 10857



RECORDED AS PLAT NO. 16204 ON 10/20/03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HAMMONDS VIEW
LOTS 1-2 AND OPEN SPACE LOT 3

ZONED R-SC
TAX MAP NO:47 BLK:15 PARCEL NO:551
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: OCTOBER 7, 2003



SCALE: 1"=50'
SHEET 1 OF 1
F-03-102