



BENCH MARKS - NAD '83
 HO. CO. #37BA EL.=394.786
 N-563,785.618 E-1,376,343.172
 STAMPED DISC ON CONC. MONUMENT
 9.7' S. FROM EDGE OF E.B.L. OF
 MONTGOMERY ROAD; 64' W. FROM
 C/L DRWY. @ #6028

HO. CO. #37BB EL.=373.822
 N-563,663.415 E-1,378,040.471
 STAMPED DISC ON CONC. MONUMENT
 ALONG W.B.L. MONTGOMERY ROAD
 16.3' FROM END GRDRL.; 3.5' FROM
 EDGE OF SDWLK.

VICINITY MAP
 SCALE: 1" = 2000'

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 10/28/03
 DAVID M. HARRIS DATE:
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

Brian D. Boy
 SIGNATURE OF OWNER DATE:
 BRIAN D. BOY
 AUTHORIZED MEMBER - CORNERSTONE HOLDINGS, L.L.C.

COORDINATE TABLE

NO.	NORTHING	EASTING
21	563,658.6701	1,377,871.4185
22	563,130.2175	1,377,755.0852
23	563,001.9397	1,377,734.3105
24	562,964.2906	1,377,905.1819
25	563,028.5004	1,377,908.9033
26	563,249.8850	1,377,925.1745
27	563,396.0752	1,377,957.1688
28	563,381.2852	1,378,025.6789
29	563,406.7408	1,378,021.7790
30	563,608.0553	1,378,063.4127
31	563,629.8696	1,377,986.1687
32	563,653.7849	1,377,870.3431
33	563,625.0524	1,377,984.8227
34	563,601.1397	1,378,062.3859

THE SOLE AND ONLY PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXIST. PARCEL 213 TO CREATE LOTS 48, 49 & O.S. 50 AND TO CREATE VARIOUS EASEMENTS AS SHOWN

OPEN SPACE ON-SITE TOTAL REQUIREMENTS

MINIMUM RESIDENTIAL LOT SIZE 18,000 S.F.
 OPEN SPACE REQUIRED (10%) 0.26 AC.±
 AREA OF PROPOSED OPEN SPACE LOTS 0.76 AC.±
 AREA OF PROPOSED NON-CREDITED O.S. LOTS 0.14 AC.± (PIPESTEM)
 AREA OF CREDITED OPEN SPACE PROVIDED 0.62 AC.±
 AREA OF RECREATIONAL OPEN SPACE REQUIRED 0.00 AC.±
 AREA OF RECREATIONAL OPEN SPACE PROVIDED 0.00 AC.±

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 BUILDABLE: 2
 NON-BUILDABLE: 0
 OPEN SPACE: 1
 PRESERVATION PARCELS: 0

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED
 BUILDABLE 1.82 AC.±
 NON-BUILDABLE: N/A
 OPEN SPACE: 0.76 AC.±
 PRESERVATION PARCELS: N/A

TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS) 0.02 AC.±
 TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED 2.60 AC.±

- NOTES:**
- DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 ● DENOTES IRON PIPE FOUND.
 - THERE ARE NO PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT.
 - COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS MONUMENTS 378A & 378B, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
 - THIS PLAN IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR AROUND MAY, 2002.
 - SUBJECT PROPERTY IS ZONED R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN AND LIES WITHIN THE METROPOLITAN WATER & SEWER DISTRICT.
 - THERE IS AN EXISTING DWELLING LOCATED ON LOT 49 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
 - THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YR. FLOODPLAIN ON-SITE.
 - ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
 - THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE RECORDED ON SEPTEMBER 7, 2000 AS ACCOUNT NO. D05982501 AMONG THE RECORDS OF THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION. A SIXTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ROCKBURN VIEW SUBDIVISION IS INTENDED TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.
 - THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOT 49 AND OPEN SPACE LOT 50. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED. WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S), DEVELOPER SHALL EXECUTE AND DELIVER THE 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
 - STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. STORMWATER MANAGEMENT SHALL BE PROVIDED BY USE OF ROOFTOP DISCONNECTION CREDITS, NON-ROOFTOP DISCONNECTION CREDITS (INCLUDING GRASS SWALES), NATURAL CONSERVATION AREA CREDIT, SHEET FLOW TO BUFFER CREDIT AND THE USE OF DRYWELLS.
 - 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.
 - THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY RETAINING 0.55 AC.± OF CREDITED EXISTING FOREST. ALTHOUGH NO SURETY IS REQUIRED, A DEED OF FOREST CONSERVATION EASEMENT WILL BE RECORDED FOLLOWING THE PLAN RECORDATION.
 - FOREST CONSERVATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY, 2003. FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY, 2003.
 - THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
 - LANDSCAPING FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE TOTAL AMOUNT OF \$5,000.00 WILL BE POSTED AS PART OF THE GRADING PERMITS FILED WITH THE SITE DEVELOPMENT PLANS.
 - 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 FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - WAIVER PETITION, WP-03-085 WAS REQUESTED AND APPROVED MARCH 27, 2003 TO WAIVE SECTION 16.120(b)(4)(iv) & SECTION 16.121(e)(1) WHICH PROHIBITS ACCESS EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE ON RESIDENTIAL LOTS AND WHICH REQUIRES OPEN SPACE LOTS TO HAVE A MINIMUM OF 40' FRONTING ON A PUBLIC ROAD, RESPECTIVELY.

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

Penny Provenstein, M.D. 11/9/03
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael D. Cagle 11/13/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Martha D. Cagle 11/20/03
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAN HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY CAROLYN S. DAYSON L/E TO CORNERSTONE HOLDINGS, L.L.C. BY DEED DATED JUNE 27, 2002 RECORDED AT LIBER 6259, FOLIO 001; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE 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 NOW AMENDED.

David M. Harris 10/31/03
 DAVID M. HARRIS DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

CORNERSTONE HOLDINGS, L.L.C., OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPT. OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 31st DAY OF OCTOBER, 2003.

Brian D. Boy 10/31/03
 SIGNATURE OF OWNER DATE:
 BRIAN D. BOY
 AUTHORIZED MEMBER - CORNERSTONE HOLDINGS, L.L.C.

Donald Moon 10/31/03
 WITNESS DATE:

RECORDED AS PLAT 10350
 ON Dec. 1, 2003 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MINOR SUBDIVISION PLAT
ROCKBURN VIEW SECTION 3
 LOTS 48, 49 AND O.S. 50

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 37 SCALE: AS SHOWN
 PARCEL: 213 DATE: NOVEMBER 3, 2003
 BLOCK: 4 SHEET: 1 OF 1
 ZONED: R-20