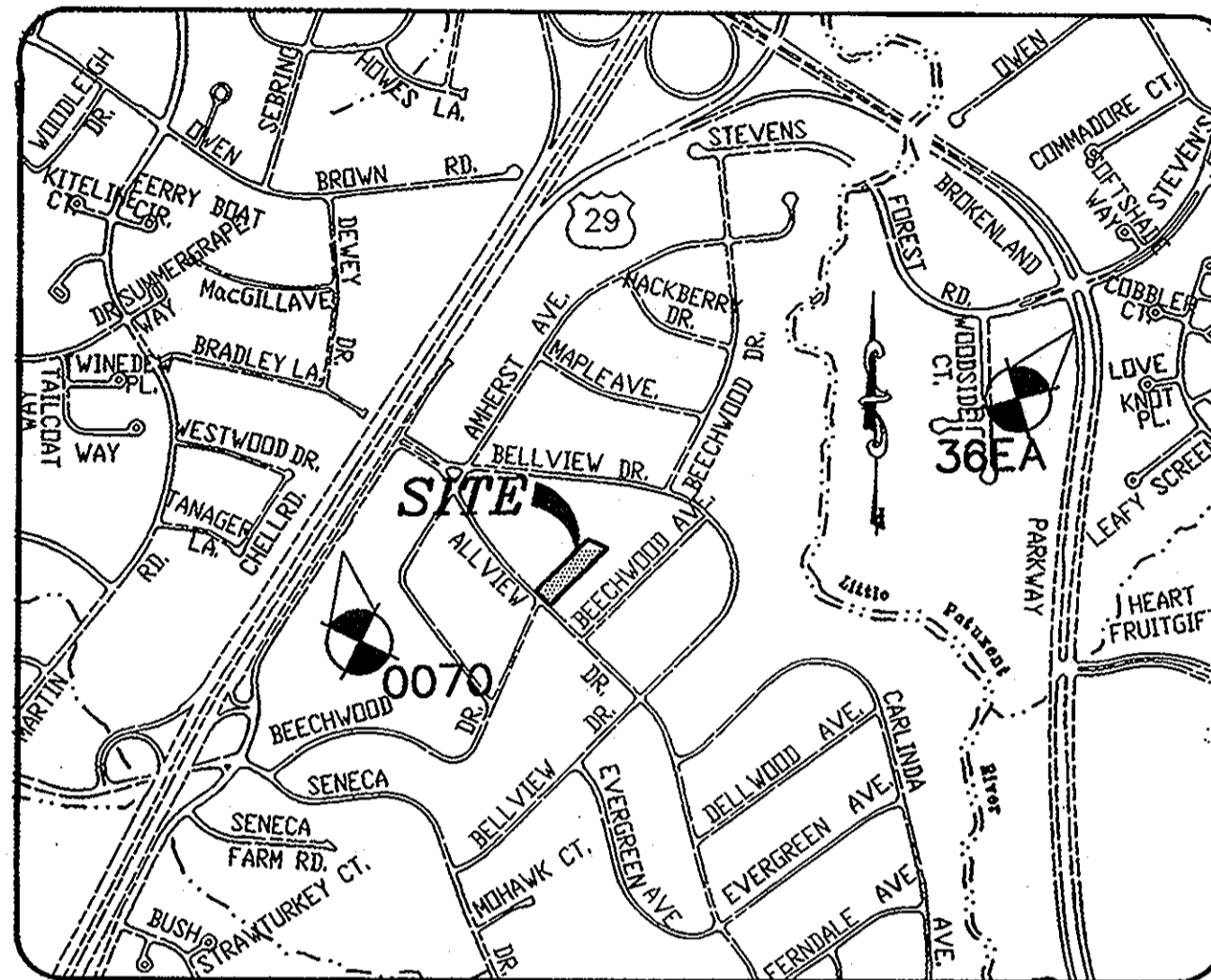


COORDINATE LIST		
NO.	NORTH	EAST
107	555910.3956	1351353.5756
2	556109.8466	1351550.2157
106	556139.1506	1351668.8089
105	556060.8166	1351843.9073
100	555739.3954	1351527.0705

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



VICINITY MAP
ADC MAP 15 G.10
SCALE: 1"=1000'

OWNER
OLD HOME ROCK LLC & NOSTALGIA ROCK LLC
C/O H & H ROCK COMPANIES
6800 DEERPATH ROAD, SUITE 100
ELKRIDGE, MARYLAND 21075
(410) 579-2442

THE REQUIREMENTS OF §§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.

Gregory Shanaberger
G. SCOTT SHANABERGER, SURVEYOR
DATE: 5/16/09

Mark Levy
MARK LEVY, MANAGER FOR OLD HOME ROCK LLC & NOSTALGIA ROCK LLC
DATE: 5/15/09

TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.21 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	2.21 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	2.21 AC±

MINIMUM LOT SIZE CHART			
LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
44	21,449 SQ. FT.	1,968 SQ. FT.	23,417 SQ. FT.
45	27,946 SQ. FT.	2,754 SQ. FT.	30,680 SQ. FT.

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR SEWER AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER, AND THROUGH LOTS 42, 43, 44 & 45 ANY CONVEYANCE OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. 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 RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- A USE-IN-COMMON MAINTENANCE AGREEMENT WAS RECORDED PREVIOUSLY IN THE LAND RECORD OF HOWARD COUNTY, MARYLAND, L11144, F134.
- OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED BY FEE-IN-LIEU FOR 2 LOTS IN THE AMOUNT OF \$3,000.00.

- ### GENERAL NOTES
- TAX MAP: 36, PARCEL: 237, GRID 14
 - SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/2006.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JULY 2005, BY MILDENBERG, BOENDER & ASSOC, INC.
 - THIS PLAN IS SUBJECT TO THE HOWARD COUNTY AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0070 & 36EA.
STA. No. 0070 N 556,041.775 E 1,350,374.68 ELEV. 406.427
STA. No. 36EA N 556,986.803 E 1,354,535.24 ELEV. 354.910
 - DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
(BRL) DENOTES A BUILDING RESTRICTION LINE.
 - SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
 - ALL AREAS ARE MORE OR LESS.
 - NO STEEP SLOPES EXIST ON-SITE.
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
 - NO WETLANDS EXIST ON-SITE. OFF-SITE WETLANDS HAVE BEEN SHOWN TO DELINEATE BUFFERS.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THE APFO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP IN NOVEMBER 2007.
 - NO NOISE STUDY WAS REQUIRED FOR THIS PROJECT.
 - ▨ DENOTES A PROPOSED PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT.
 - DENOTES WETLANDS.
 - — — DENOTES AN EXISTING PUBLIC SEWER EASEMENT.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B. OF THE HOWARD COUNTY CODE.
 - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - WATER IS PUBLIC CONTRACT NO. 886-W.
 - SEWER IS PUBLIC CONTRACT NO. 365-S.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - 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 ENSURE ALL WEATHER USE.
 - FOR THE FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
 - EXISTING DWELLINGS LOCATED ON LOTS 42 AND 43 ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 - SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOTS 44 AND 45.
 - STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
 - LANDSCAPING FOR LOTS 42-44 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT.
 - PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND AS SHOWN ON THE CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS FINAL PLAN. POSTING OF FINANCIAL SURETY IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.
 - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.33 ACRES (14,374.80 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$10,781.11 TO THE FOREST CONSERVATION FUND.

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

Robert J. Davis
HOWARD COUNTY HEALTH OFFICER
DATE: 7/8/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Summers
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/14/09

Christy Hancock
DIRECTOR
DATE: 7/9/09

OWNER'S STATEMENT

WE, OLD HOME ROCK LLC AND NOSTALGIA ROCK LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS 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 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 5 DAY OF May 2009.

Mark Levy
MARK LEVY, MANAGER FOR OLD HOME ROCK LLC & NOSTALGIA ROCK LLC

Gregory Shanaberger
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DAVID N. MYERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALFRED N. MYERS JR., TO OLD HOME ROCK, LLC BY DEED DATED MAY 31, 2005 AND RECORDED AMONG LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9217 FOLIO 74, AND OF ALL OF THE LANDS CONVEYED BY DAVID N. MYERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALFRED N. MYERS JR., TO NOSTALGIA ROCK, LLC BY DEED DATED MAY 31, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9217 FOLIO 79 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 AMENDED.

Gregory Shanaberger
G. SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE NO. 10849

STATE OF MARYLAND
GREGORY SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR
NO. 10849

DATE: 5/16/09

RECORDED AS PLAT 20669 ON 7/16/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.




ALLVIEW ESTATES
BLOCK E LOTS 42, 43, 44, & 45
A RESUBDIVISION OF LOTS 6 & 7
ALLVIEW ESTATES, PLAT BOOK 4, PAGE 38

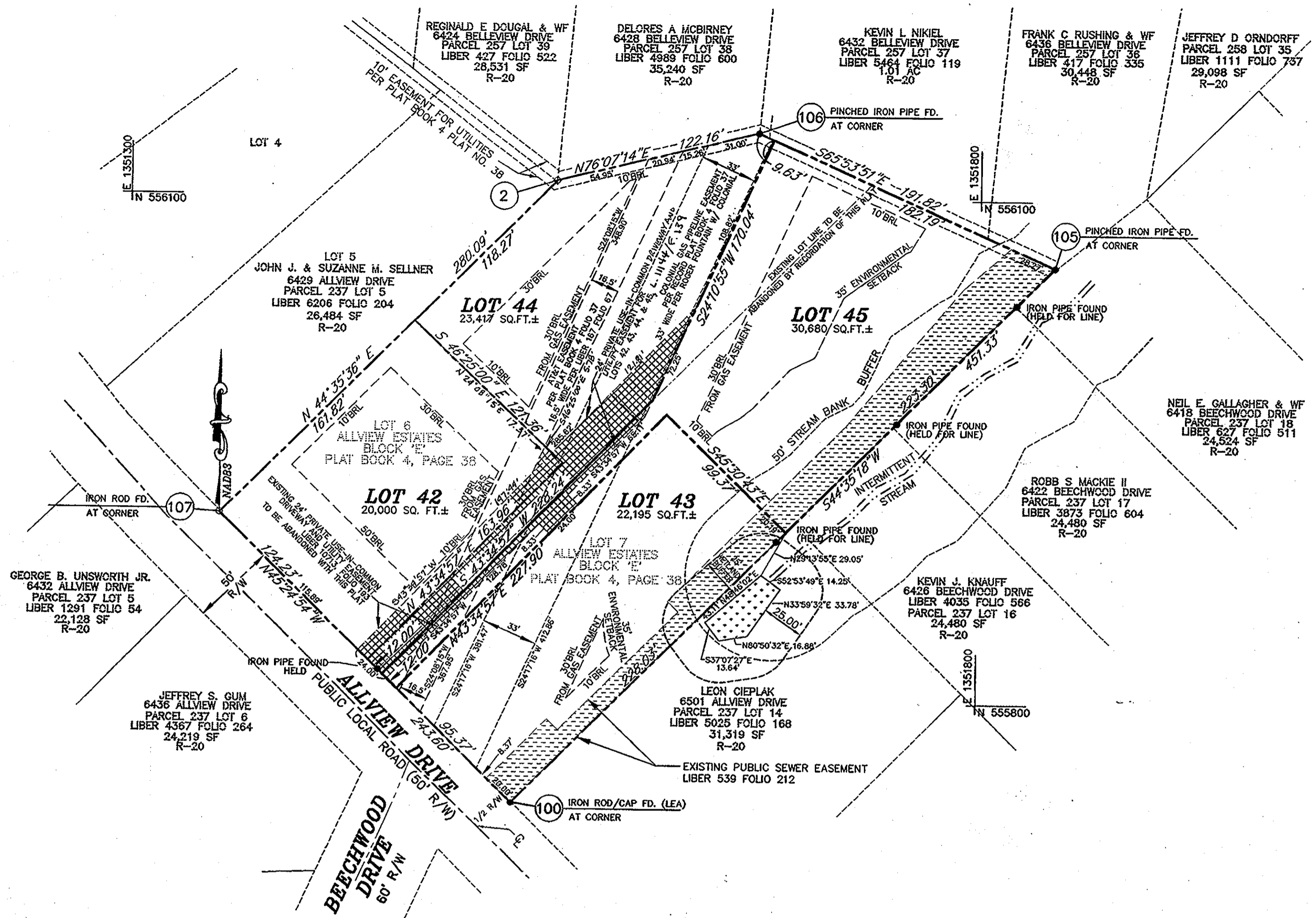
TAX MAP 36 PARCEL NO. 237 GRID 14
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: 1"=50' DATE: APRIL 24, 2009 DPZ FILE NOS.

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (410) 997-0298 Paz.

H:\05-019.dwg\05019-plat_revised.dwg

LEGEND

-  DENOTES A PROPOSED PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT.
-  DENOTES WETLANDS.
-  DENOTES EXISTING PUBLIC SEWER EASEMENT.



OWNER
 OLD HOME ROCK LLC & NOSTALGIA ROCK LLC
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD, SUITE 100
 ELKBRIDGE, MARYLAND 21075
 (410) 578-2442

THE REQUIREMENTS OF 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.

G. Scott Shanaberger
 G. SCOTT SHANABERGER, SURVEYOR

5/13/09
 DATE

MARK LEVY, MANAGER FOR OLD HOME ROCK LLC & NOSTALGIA ROCK LLC

5/13/09
 DATE

AREA TABULATION (THIS SHEET)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.21 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	2.21 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	2.21 AC±

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

William J. Quinn 5/13/09
 HOWARD COUNTY HEALTH OFFICER SO DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Dammann 5/14/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JR. DATE

Cindy Harris 7/9/09
 DIRECTOR SO DATE

OWNER'S STATEMENT

WE, OLD HOME ROCK LLC AND NOSTALGIA ROCK LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS 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 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 FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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, 2) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

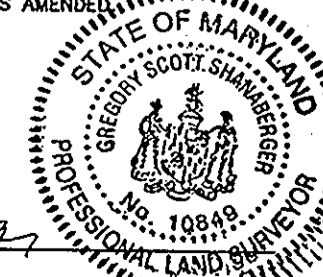
WITNESS MY HAND THIS 5 DAY OF May 2009.

Mark Levy
 MARK LEVY, MANAGER FOR OLD HOME ROCK LLC & NOSTALGIA ROCK LLC

G. Scott Shanaberger
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DAVID N. MYERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALFRED N. MYERS JR., TO OLD HOME ROCK, LLC BY DEED DATED MAY 31, 2005 AND RECORDED AMONG LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9217 FOLIO 74, AND OF ALL OF THE LANDS CONVEYED BY DAVID N. MYERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALFRED N. MYERS JR., TO NOSTALGIA ROCK, LLC BY DEED DATED MAY 31, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9217 FOLIO 79 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 AMENDED.



G. Scott Shanaberger
 G. SCOTT SHANABERGER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND LICENSE NO. 10849

RECORDED AS PLAT 20670 ON 7/16/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ALLVIEW ESTATES
 BLOCK E LOTS 42, 43, 44, & 45
 A RESUBDIVISION OF LOTS 6 & 7
 ALLVIEW ESTATES, PLAT BOOK 4, PAGE 38

TAX MAP 36 SIXTH ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 237 HOWARD COUNTY, MARYLAND DATE: APRIL 24, 2009
 GRID 14 EX. ZONING R-20 DPZ FILE NOS.

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Ball. (410) 997-0298 Fax.