

GENERAL NOTES

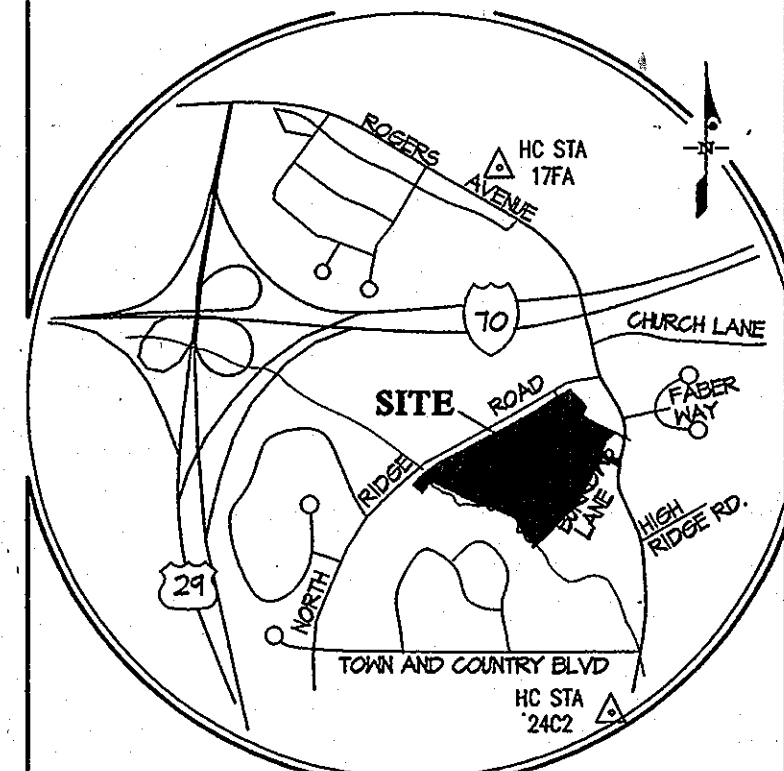
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ⊙
- THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2007 BY GUTSCHICK, LITTLE & WEBER, P.A..
- SUBJECT PROPERTY IS ZONED R-ED AND R-A-15 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: WP-09-102, S-01-10, PB-350, P-02-03, F-01-196, F-02-142, F-10-64, SDP-02-61, SDP-02-65, WP-01-79, WP-01-122, AA-09-11, PB-387, SP-09-06 & WP-11-20.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 326A AND 374A.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JANUARY 4, 2011 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-4607-D WAS FILED AND ACCEPTED.
- SITE IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE SUPPLEMENTAL SECTION OF THE ZONING REGULATIONS FOR RED/TND DEVELOPMENT.
- ZONING MAP AMENDMENT (CO. FILE NO. AA-09-11) WAS ADMINISTRATIVELY GRANTED ON AUGUST 24, 2009 IN ORDER TO CHANGE THE 1.5 ACRES OF R-20 ON PARCEL 99 TO R-ED.
- STORMWATER MANAGEMENT, BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED AT THE FACILITY ON OPEN SPACE LOT 77. THE FACILITY WILL BE A WET EXTENDED DETENTION POND (TYPE P-3). THE FACILITY WILL BE PUBLICLY OWNED. ROUTINE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND NON-ROUTINE MAINTENANCE ITEMS WILL BE THE RESPONSIBILITY OF HOWARD COUNTY. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON OPEN SPACE LOT 70.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON SEPTEMBER 30, 2010 AS DEPARTMENT ID # D13775796. THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ROCKLAND AT ROGERS HOMEOWNERS ASSOCIATION, INC IS RECORDED IN LIBER 12727 AT FOLIO 276.
- VOLUME I & II. IT WAS DETERMINED THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY APPROVAL (SP 09-06) ON DECEMBER 21, 2009 AND FINAL APPROVAL (F-10-64) ON APRIL 29, 2010. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT THIS SITE IS NOT REQUIRED TO PROVIDE A MIHU.

(GENERAL NOTES CONTINUED)

- THE FOREST CONSERVATION REQUIREMENTS FOR THIS PLAT WERE PREVIOUSLY ADDRESSED AND PROVIDED UNDER F-10-64.
- SITE IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE SUPPLEMENTAL SECTION OF THE ZONING REGULATIONS FOR RED/TND DEVELOPMENT.
- ZONING MAP AMENDMENT (CO. FILE NO. AA-09-11) WAS ADMINISTRATIVELY GRANTED ON AUGUST 24, 2009 IN ORDER TO CHANGE THE 1.5 ACRES OF R-20 ON PARCEL 99 TO R-ED.
- ON JULY 14, 2009, WP-09-102 WAS GRANTED FOR THE FOLLOWING:
 - SIDEWALKS ARE ALLOWED ON ONLY ONE SIDE OF THE STREET FOR THE ENTRANCE ROAD TO MINIMIZE THE ENVIRONMENTAL FOOTPRINT OF THE RIGHT-OF-WAY, INSTEAD OF BOTH SIDES OF THE STREET AS REQUIRED IN SECTION 16.134(A)(1).
 - RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS AND SQUARES INSTEAD BEING LIMITED FRONTAGE ON PUBLIC R/W'S AS IN 16.120(C)(2). SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
 - NO SIDEWALK ALONG SOUTHEAST SIDE OF NORTH RIDGE ROAD WILL BE REQUIRED (WAIVER FROM SECTION 16.134(A)(1)).
- ON SEPTEMBER 14, 2010, WP-11-20 WAS GRANTED FOR THE FOLLOWING:
 - ALLOWING AN EXTENSION OF TIME TO SUBMIT DEVELOPER'S AGREEMENT, SECTION 16.144(P)(1) & (2).
 - ROAD DRAWING ORIGINALS, 16.144(O).
 - FINAL PLAT ORIGINALS, 16.144(Q).
- OPEN SPACE AND RECREATIONAL SPACE SHALL BE PROVIDED AS SHOWN ON F-10-064.

COORDINATE TABLE

POINT	NORTHING	EASTING
1231	592,130.6826	1,365,309.9355
1232	592,104.1477	1,365,315.9123
1233	591,954.5279	1,365,461.4212
1234	591,937.2920	1,365,496.8317
1252	592,109.8076	1,365,217.2574
1253	592,057.1274	1,365,229.1232
1254	591,876.3820	1,365,404.9025
1255	591,851.8733	1,365,455.2546
1260	591,968.4345	1,365,447.8967
1261	591,902.2015	1,365,379.7924
1274	592,019.7709	1,365,265.4533
1275	592,086.0039	1,365,333.5576



VICINITY MAP
SCALE: 1" = 2000'

ADC
MAP 4815
K4

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 26 July 2011
DATE

DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852 (EXP. 04/05/2012)

G & R ROGERS DEVELOPMENT CORP.

BY: *Stewart J. Greenebaum* 7/25/11
DATE
STEWART J. GREENEBAUM, PRESIDENT

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	4
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.3374 AC.
4. TOTAL NUMBER OF COMMON OPEN AREA LOTS TO BE RECORDED:	0
5. TOTAL AREA OF COMMON OPEN AREA LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	0
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.3374 AC.

OWNER:
G & R ROGERS DEVELOPMENT CORP.
C/O GREENEBAUM & ROSE ASSOCIATES, INC.
1829 REISTERSTOWN ROAD, SUITE 300
BALTIMORE, MD 21208
PHONE: 410-484-8400

OWNER'S DEDICATION

G & R ROGERS DEVELOPMENT CORP., BY STEWART J. GREENEBAUM, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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 25 DAY OF JULY, 2011

G & R ROGERS DEVELOPMENT CORP.
BY: *Stewart J. Greenebaum*
STEWART J. GREENEBAUM, PRESIDENT

WITNESS: *Paul J. B...*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY MAGIS FARM LLC TO G & R ROGERS DEVELOPMENT CORP., BY A DEED DATED SEPTEMBER 30, 2010 AND RECORDED IN LIBER 12759 AT FOLIO 38, ALSO BEING A RESUBDIVISION OF LOTS 33, 34, 42 AND 43 AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "ROCKLAND AT ROGERS, LOTS 1 THRU 68, OPEN SPACE LOTS 70 THRU 77 AND COMMON OPEN AREA LOTS 78 THRU 80" AND RECORDED AS PLAT Nos. 21479 THRU 21479, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

David S. Weber 26 July 2011
DATE
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852 (EXP. 04/05/2012)



THE PURPOSE OF THIS PLAT IS RESUBDIVIDE EXISTING LOTS 33, 34, 42 AND 43 INTO NEW LOTS 81, 82, 83 AND 84 BY INTERIOR LOT LINE ADJUSTMENTS.

RECORDED AS PLAT NUMBER 21697 ON 8/19/11, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

ROCKLAND AT ROGERS
LOTS 81 THRU 84

(A RESUBDIVISION OF LOTS 33, 34, 42 AND 43, - ROCKLAND AT ROGERS, PLAT No. 21481)

TM 17 GRID 18 & 24, PARCELS 80 & 99
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 1 OF 1
JULY 2011

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-950-1820 DC: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *PWC* CHECK BY: *TBY*

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Walter for Peter Beilenson 8/10/2011
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chad Edmondson 8-4-11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Tara Murchland for me 8-10-11
DIRECTOR DATE

S:\Survey Drawings\06079\PLATS\06079.LOTS-81-84-PLT.dwg PLOTTED: 7/22/2011 8:06 AM, LAST SAVED: 7/22/2011 7:14 AM, PLOTTED BY: Paul Clark