

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 47AA AND 46C3
- 3. BRL INDICATES BUILDING RESTRICTION LINE.
- 4. SUBJECT PROPERTY ZONED R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN. 5. THIS SUBDIMISION 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, EFFECTIVE 11-30-01 ON WHICH DATE DEVELOPER AGREEMENT
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RICHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIMISION IS RESERVED UPON LOTS 1-6 FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN INECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".

NO. 24-3879-D WAS FILED AND ACCEPTED.

- 8. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 7, 2000 BY BENCHMARK ENGINEERING, INC.
- 9. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON 9-27-01 AS NO. DOG477921 AMONG THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.
- 10. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, STREAM BUFFERS OR FOREST CONSERVATION AREAS EXCEPT FOR THE WORK ASSOCIATED WITH THE APPROVED CONSTRUCTION PLANS, ALL FOREST TO REMAIN WITHIN THE AREAS SHOWN AS "FOREST CONSERVATION EASEMENT" MEET THE MINIMUM REQUIREMENTS OF THE FOREST CONSERVATION ACT.
- . THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18,1900 OF THE HOWARD COUNTY CODE, 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 ARE ALLOWED.
- 12. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS 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 MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM
 - c) GEOMEIRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 d) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 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.

- 13. THE 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, ON, OVER AND THROUGH LOTS $1\,-\,11$ AND OPEN SPACE LOTS $15\,-\,17$ ANY AND ALL CONVEYANCES OF THE 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 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.
- 14. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOTS 15 & 16 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER shall execute and deliver a deed of forest conservation easement to howard county with a metes and bounds description of the forest conservation area. Upon completion OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SND AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY,
- 15. WATER QUALITY AND QUANTITY TREATMENT FOR THIS SUBDIVISION IS BEING PROVIDED BY extended detention . This stormwater management facility will be privately. Owned and maintained
- 16. WAVER PETITION WP-01-103 FOR THIS SITE WAS APPROVED APRIL 26,2001 TO WAIVE SECTION 16.123q(2). TO ALLOW THE SITE TO BE USED FOR A STOCKPILE AREA PRIOR TO THE APPROVAL
- 17. THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN MET BY 1.3 ACRES OF FOREST RETENTION, 0.24 ACRES OF REFORESTATION, AND PAYMENT OF A FEE-IN-LIEU FOR 1.76 ACRES, IN THE AMOUNT OF \$38,332.80.
- 18. THE DECLARARTION OF COVENANTS AND RESTRICTIONS FOR THE HOMEOWNER ASSOCIATION WILL BE RECORDED IN THE LAND RECORDS, CONCURRENTLY WITH THE PLAT.
- 19. NON-BUILDABLE PARCEL "A" SMALLS SO BE DEDICATED IN FEE SIMPLE TO THE OWNER OF LOT 1. KVESETH ADD'N TO TOWER ACRES, AT NO COST TO THAT PROPERTY 20. (NR) INDICATES A NON-RADIAL LINE.

APPROVED:

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE	14	
NON-BUILDABLE	1	
OPEN SPACE		
PRESERVATION PARCELS		
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED		
BUILDABLE	4.59±	AC.
NON-BUILDABLE		
OPEN SPACE		
PRESERVATION PARCELS		,
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.13±	AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.79±	AC.

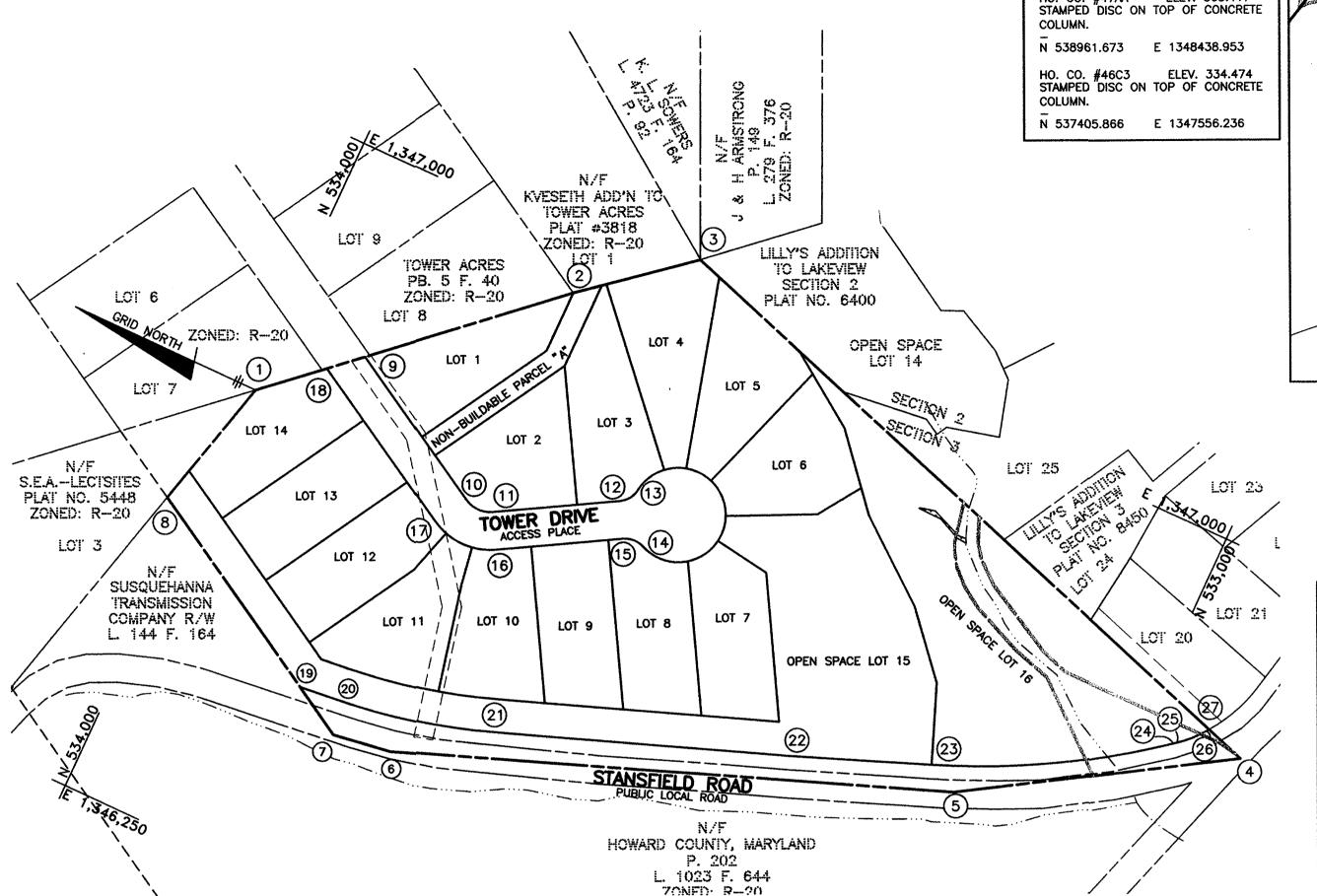
FOR PUBLIC WATER AND PUBLIC SEWER

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

EVELOPMENT ENGINEERING DIVISION

AND ZONING.



1 533993.8999 1346714.8276 15 | 533577.2371 | 1346733.9492 2 533734.3060 1346947.6006 | 16 | 533693.7617 | 1346667.1167 3 | 533626.9674 | 1347035.9705 17 | 533763.7614 | 1346667.3167 18 | 533935.5464 | 1346767.1521 4 532889.5213 1346796.0260 533149.2986 1346636.5883 19 | 533819.9263 | 1346448.8701 533705.1905 1346427.2556 20 | 533778.7911 | 1346453.1245 7 | 533766.9821 | 1346417.8719 21 533614.7558 1346491.2077 8 | 534030.4465 | 1346572.1269 22 533323.2993 1346598.6520 9 | 533904.2410 | 1346795.2230 23 | 533182.3882 | 1346653.3346 10 533743.6626 1346701.9004 24 | 532960.1454 | 1346781.0044 11 | 533713.6627 | 1346701.8147 25 | 532957.2755 | 1346783.2906 12 | 533597.1381 | 1346768.6472 26 | 532933.8446 | 1346807.8482 533584.7644 1346787.2722 27 | 532932.3239 | 1346809.9527

COORDINATE CHART (NAD '83)

EAST

14 533554.9129 1346735.2252

No. NORTH

No. NORTH

EAST

VICINITY MAP

SCALE: 1'' = 2000'

TVJ. RTE. 216

PLAN VIEW SCALE: 1'' = 100'

OPEN SPACE DATA:

11

1.) MINIMUM RESIDENTIAL LOT SIZE SELECTED_ 14,000± S.F. 2.64± AC. (30% OF 8.79 AC.) OPEN SPACE REQUIRED TOTAL CREDITED OPEN SPACE PROVIDED 2.77± AC.

BENCH MARKS-(NAD'83)

HO. CO. #47AA ELEV. 363.417

4.) TOTAL NON-CREDITED OPEN SPACE PROVIDED 4.) TOTAL OPEN SPACE PROVIDED

AREA OF RECREATIONAL OPEN SPACE REQUIRED. 6.) AREA OF RECREATIONAL OPEN SPACE PROVIDED_

0.17± AC. 2.94± AC. N/A (LESS THAN 20 UNITS)

OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C.

9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565

BENCHMARK

ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC

> 8480 BALTIMORE NATIONAL PIKE A SUITE 418 ELLICOTT CITY, MARYLAND 21043 ne: 410-465-6105 A fax: 410-465-6644

email: Benchmrk@cais.com

SURVEYOR'S CERTIFICATE

12/12/01

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

REGISTERED PROFESSIONAL LAND SURVEYOR

FOR BENCHMARK ENGINEERING, INC.

DAVID MA HARRIS

MARYLAND NO. 10978

MARYLAND NO. 351

BRIAN D. BOY

HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS ALL OF THE LAND CONVEYED BY JOHN W. TERBORGH TO CORNERSTONE HOLDINGS, L.L.C., BY DEED DATED NOVEMBER 30, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5278 AT FOLIO 0331 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.

REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 10978 FOR BENCHMARK ENGINEERING, INC. MARYLAND NO. 351

OWNER'S DEDICATION

"CORNERSTONE HOLDINGS, L.L.C., 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF DECEMBER 2001."

12-12-01

ON 1-3-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE HILLSIDE AT ROCKY GORGE

LOTS 1-14, OPEN SPACE LOTS 15-16 AND NON-BUILDABLE PARCEL 'A'

> SP-00-07 WP-01-103

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND TAX MAP: 46 SCALE: AS SHOWN **GRID: 18**

PARCEL: 151

ZONED: R-20

DATE: DECEMBER, 2001 SHEET: 1 OF 2

PAPROJECTS - 17 dwp/5000x1 dwy - 2/12/2001/08:11:59 AM

