

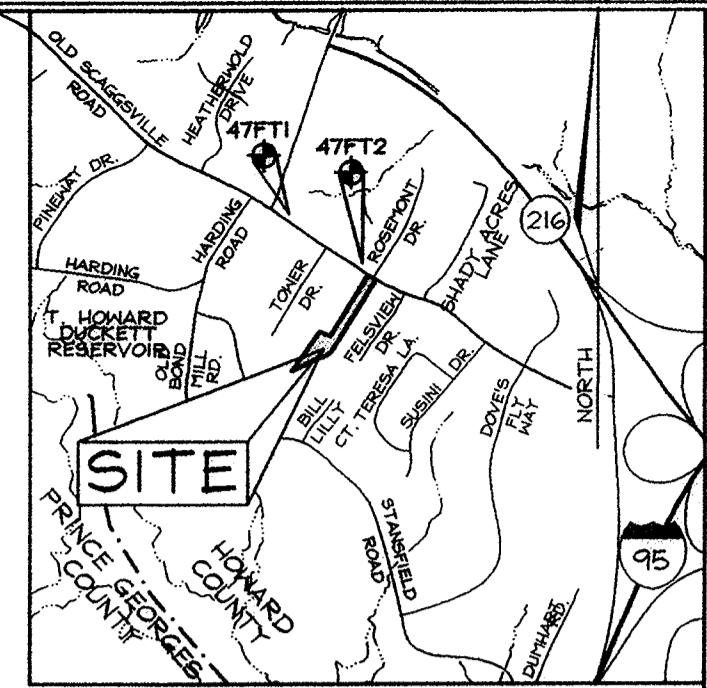
U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
10	534,574.7000	1,347,792.8650
11	534,545.3450	1,347,774.0440
15	533,625.9185	1,347,035.7697
22	533,985.6916	1,347,292.0431
24	533,981.5070	1,347,302.7547
28	533,605.3682	1,347,054.0804
29	533,767.7771	1,347,400.3499
30	534,489.6258	1,347,859.7275
31	534,519.8922	1,347,878.9887

METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
10	162,938.6944	410,808.0869
11	162,929.7470	410,802.3502
15	162,649.5053	410,577.3238
22	162,759.1643	410,655.4360
24	162,757.8888	410,658.7009
28	162,643.2415	410,582.9049
29	162,692.7438	410,688.4480
30	162,912.7638	410,828.4666
31	162,921.9890	410,834.3374

MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	65,303.0535	3,397.3192	61,905.7343

Reservation Of Public Utility And Forest Conservation Easements

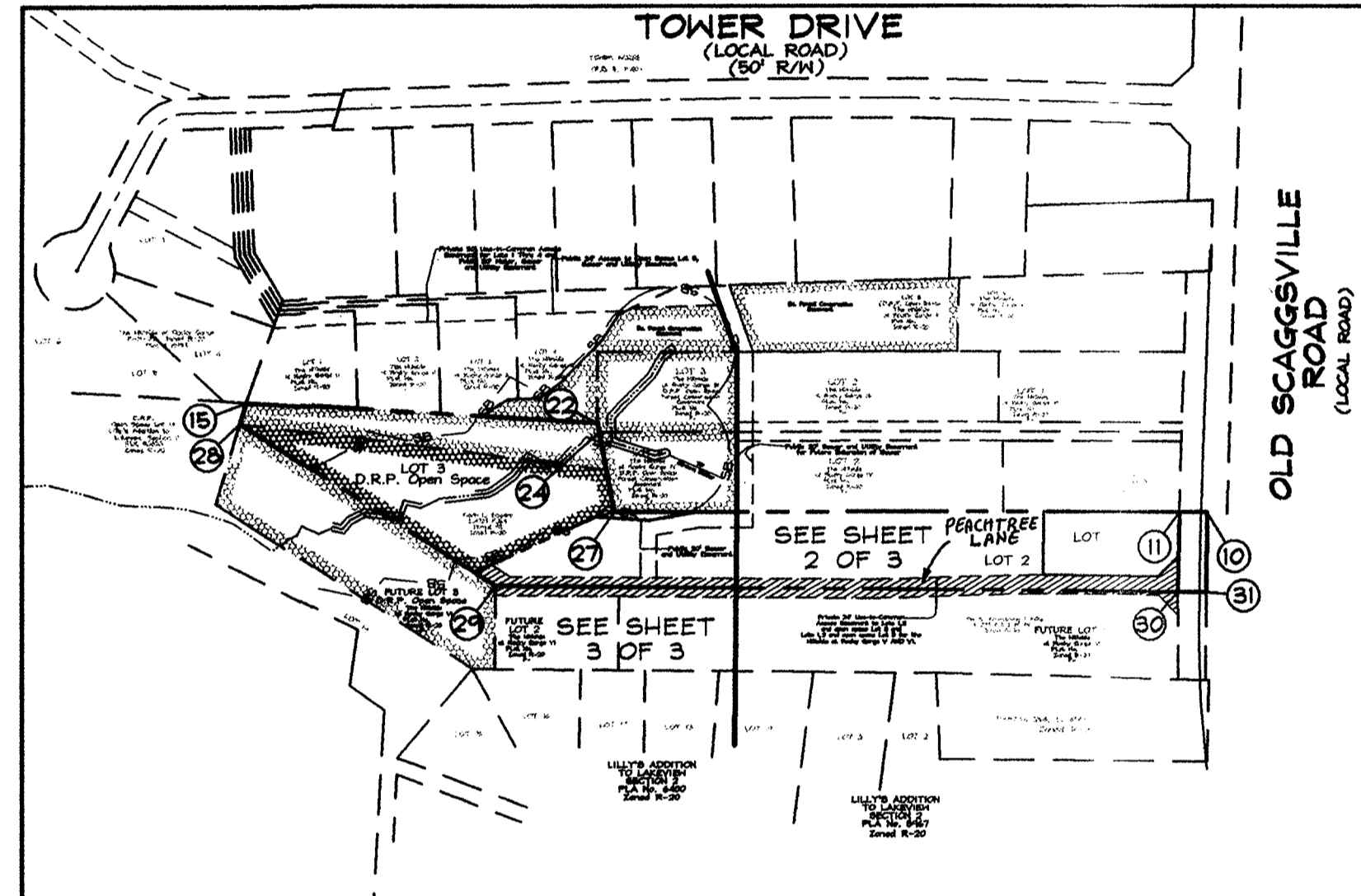
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1, 2 and 3, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area. upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."



VICINITY MAP
SCALE: 1"=2000'

Continuation of General Notes

- Number of open space lots: 1.
Open space requirements:
a.) Minimum open space required: (40% of gross area for 12,000 sq.ft. lots) 3.1879 ac. x 40% = 1.2752 ac. or 55,547.71 sq.ft.
b.) Open space provided: 1.3707 ac.±
c.) Credited open space provided: 1.3707 ac.± - 0.0165 ac.± = 1.3542 ac.±
d.) Open Space Lot 3 will support future resubdivision of Lot 2.
- There are no burial grounds on-site.
- Landscaping is provided in accordance with Section 16.124 of the Howard County Subdivision Regulations and the Landscape Manual.
- There is an existing dwelling on Lot 1 that has been removed. A new dwelling is proposed in its place under SDP-03-126. No new buildings, extensions, or additions are to be constructed at a distance less than the zoning regulations require.
- Public water and Public sewer will be used within this site.
- Public water and/or sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Landscaping for Lots 2 and 3 is provided in accordance with a certified Landscape plan on file, in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$7,200 will be posted with the grading permit.
- This project is exempt from providing stormwater management. Total proposed impervious area on site is less than 5,000 sq. ft. Stormwater quality control for the shared driveway is provided under F-03-80.
- Property is subject to waiver petition WP-03-64. On March 28, 2003 the Planning Director approved waiver petition WP-03-64 from the following sections:
1) 16.120.c.2.(i) To allow pipestem lot 2 in The Hillside at Rocky Gorge VI to be created with less than the minimum 20' of frontage onto a public road.
2) 16.121.e.(1) To allow open space lot 3 to have zero (0) frontage on a public road Right of Way
3) 16.120.b.4.(IV) To allow residential lots to be encumbered with an access easement for open space lots.
- The Waiver is approved subject to the following conditions:
1) The record plats for the Hillside at Rocky Gorge V (F-03-79) and The Hillside at Rocky Gorge VI (F-03-80) shall be recorded concurrently with each other (unless pipestem lots have adequate frontage).
2) On the Hillside at Rocky Gorge V and VI the petitioner shall provide Access easements, easements can overlap. The Access easements to open space shall have a collective width of 20 feet minimum. The Department of Recreation and Parks shall not share the maintenance of the use in common easement serving the residential lots.
- Forest Conservation Easement #2, as shown on this plat, is to be used for off-site mitigation for the Hillside at Rocky Gorge, Section II, F-03-81.
- The use-in-common Access and Maintenance Agreement will be recorded with F-03-80, The Hillside at Rocky Gorge, Section III.



LOCATION MAP
SCALE: 1"=200'

GENERAL NOTES

- Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 47FT1 and no. 47FT2. ♦ Denotes approximate location (see vicinity map).
Sta. 47FT1 N 535143.322 (ft) E 1,346,960.276 (ft) Elev. 404.040 (ft)
N 163,112.0109 (m) E 410,554.3131 (m) Elev. 123.1516 (m)
Sta. 47FT2 N 534,509.424 (ft) E 1,347,851.039 (ft) Elev. 401.100 (ft)
N 162,918.7983 (m) E 410,825.8184 (m) Elev. 122.2555 (m)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- Denotes Public Forest Conservation Easement. 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 Easements are allowed.
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by Retention of 0.91 Ac. of forest on open space lot 3.
- Denotes Wetland Area. Wetland areas delineated by Exploration Research Inc.
- Denotes Wetland Area outline.
- Denotes existing centerline of Stream Channel.
- Denotes Wetland Buffer outline.
- Denotes Stream Buffer outline.
- BRL Denotes Building Restriction Line.
- No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.
- This plat is based on field run Monumented Boundary Survey performed on or about December 2001 by C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- For 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.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
A) Width - 12 feet (14 feet serving more than one residence);
B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
F) Structure clearances - minimum 12 Feet;
G) Maintenance - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- There is no 100 Year Floodplain existing on-site.

General Notes Continued See This Sheet

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.

M.N. Roshan 01/24/03
M.N. Roshan (MD Professional Land Surveyor #11049) Date

Brian D. Boy 9/26/03
Brian D. Boy (Member) Date

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
Total area of Buildable Lots to be recorded: 1.8104 Acres±
- Total number of Open Space Lots to be recorded: 1
Total area of Open Space Lots to be recorded: 1.3707 Acres±
- Total area of Public Road Right of Way to be recorded: 0.0834
- Total area of Subdivision to be recorded: 3.2645 Ac.±

OWNER/DEVELOPER

Cornerstone Holdings, LLC c/o Brian D. Boy
9691 Norfolk Avenue
Laurel, Maryland 20723
Tel.: (410)792-2565 Fax: (410)792-2567

OWNER'S CERTIFICATE

We, Cornerstone Holdings, 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 road 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 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 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 said Easements and Rights-of-Way.

Witness my hand this 26th day of September, 2003.

Brian D. Boy
Brian D. Boy (Member)

Richard V. Fischer
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 Kevin L. Sowers to Cornerstone Holdings, LLC by deed dated October 29, 2002 and recorded in the land records of Howard County in liber 6573 folio 1, 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.

M.N. Roshan 01/24/03
M.N. Roshan (MD Professional Land Surveyor #11049) Date



Recorded as Plat No. 16290 on 10-30-03
Among the Land Records of Howard County, Maryland.

THE HILLSIDE AT ROCKY GORGE V

LOTS 1, 2 AND OPEN SPACE LOT 3

TAX MAP 46, GRID 18, PARCEL 92
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: August 21, 2003
Sheet: 1 of 3
SDP-03-126; F-03-80; WP-03-64

APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department

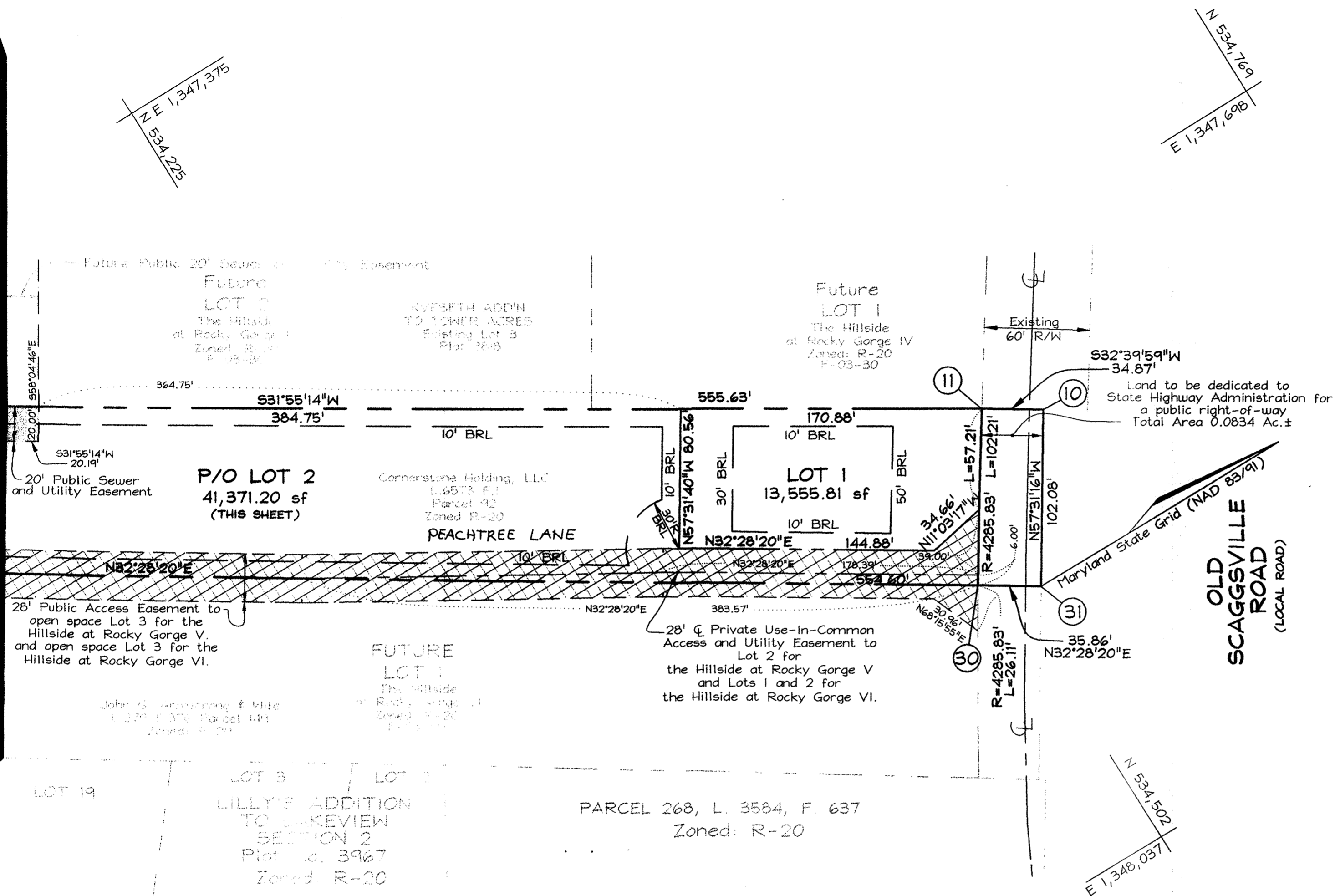
Penny Buerstein 10/24/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

David A. Gough 10/16/03
Chief, Development Engineering Division Date

David A. Gough 10/29/03
Director Date

MATCHLINE SEE SHEET 3 of 3



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.

M.N. Roshan
M.N. Roshan (MD Professional Land Surveyor #11049) 09/24/03
Date

Brian D. Boy
Brian D. Boy (Member) 9/26/03
Date

Reservation Of Public Utility And Forest Coservation Easements

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AREA TABULATION CHART (THIS SHEET)

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 1.2610 Acres±
- Total area of Public Road Right of Way to be recorded: 0.0834
- Total area of Subdivision to be recorded: 1.3444 Ac.±

OWNER/DEVELOPER
Cornerstone Holdings, LLC c/o Brian D. Boy
9691 Norfolk Avenue
Laurel, Maryland 20723
Tel.: (410)792-2565 Fax: (410)792-2567

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAassociates@cs.com

APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department

Penny Borenstein M.D. 10/24/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Chris Pannone 10/14/03
Chief, Development Engineering Division Date

Dashe L. Carter 10/29/03
Director Date

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Witness my hand this 26th day of September, 2003.

Brian D. Boy
Brian D. Boy (Member)

Rebecca V. Fisch
Witness

SURVEYOR'S CERTIFICATE

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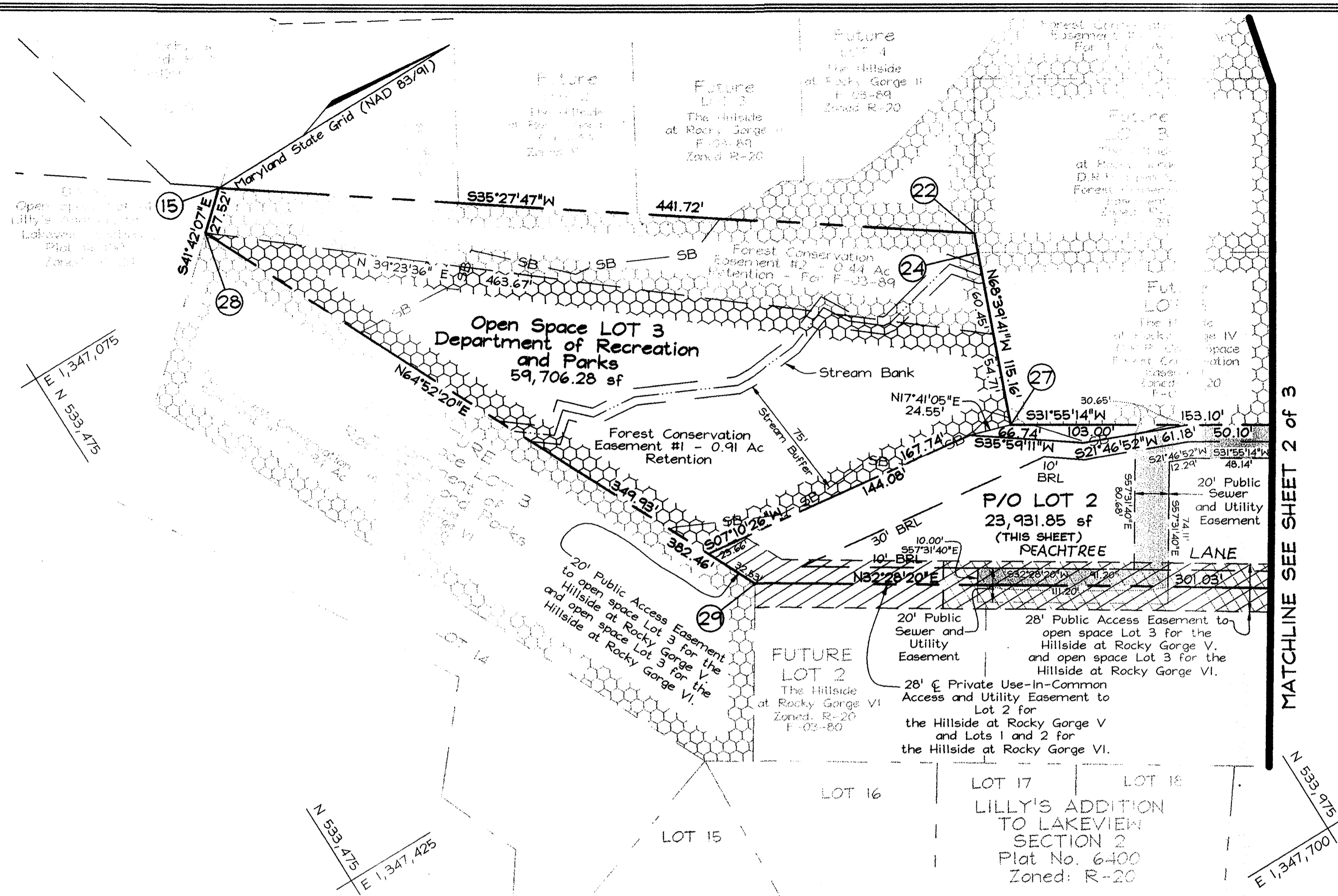
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M.N. Roshan 09/24/03
M.N. Roshan (MD Professional Land Surveyor #11049) Date

Recorded as Plat No. 11049 on 10-30-03
Among the Land Records of Howard County, Maryland.

THE HILLSIDE AT ROCKY GORGE V
LOTS 1, 2 AND OPEN SPACE LOT 3

TAX MAP 46, GRID 18, PARCEL 92
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: August 21, 2003
Sheet: 2 of 3
SDP-03-126; F-03-80; WP-03-64



MATCHLINE SEE SHEET 2 OF 3

AREA TABULATION CHART (THIS SHEET)

- Total number of Buildable Lots to be recorded: 1
Total area of Buildable Lots to be recorded: 0.5494 Acres±
- Total number of Open Space Lots to be recorded: 1
Total area of Open Space Lots to be recorded: 1.3707 Acres±
- Total area of Subdivision to be recorded: 1.9201 Ac.±

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Scale: 1" = 50'

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.

M.N. Roshan 09/24/03
M.N. Roshan (MD Professional Land Surveyor #11049) Date

Brian D. Boy 9/26/03
Brian D. Boy (Member) Date

OWNER/DEVELOPER

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APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department

Penny Borenstein M.D. 10/24/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

[Signature] 10/16/03
Chief, Development Engineering Division Date

[Signature] 10/29/03
Director Date

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Witness my hand this 26th day of September, 2003.

[Signature]
Brian D. Boy (Member)

[Signature]
Zacharia Y. Gich
Witness

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[Signature]
M.N. Roshan (MD Professional Land Surveyor #11049) 09/24/03
Date



Recorded as Plat No. 16292 on 10-30-03
Among the Land Records of Howard County, Maryland.

THE HILLSIDE AT ROCKY GORGE V

LOTS 1, 2 AND OPEN SPACE LOT 3

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