#### GENERAL NOTES . The subject property is zoned "R-20" per the 2/20/04 Comprehensive Zoning Plan and per the Comp Lite Zoning Amendments effective on July 28, 2006. 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 vacinity map). N 535,143.322 (feet) Sta. 47FTI E 1,346,960.276 (feet) EL. 404.04' N 534,509.424 (feet) E 1,347,851.039 (feet) EL. 401.101 Sta. 47FT2 Denotes iron pipe found. Denotes rebar and cap found. Denotes rebar and cap set. Denotes Concrete Monument or stone found. Denotes Concrete Monument set. Denotes Existing Public Forest Conservation Easement.

9. The Forest Conservation obligations for this site have been fulfilled under F-03-79 (Hillside At Rocky Gorge  $\Box$ ) by the retention of 0.91 Acres in an easement on Open Space Lot 3, Plat 16292 and under F-03-80 (Hillside At Rocky Gorge Ⅵ) by the retention of 0.94 Acres in an easement on Open Space Lot 3, Plat 16522.

- Denotes existing centerline of Stream Channel. 

12. BRL Denotes Building Restriction Line.

13. Public water and sewer will be used on this site.

. The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.

Water and sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.

This subdivision is exempt from A.P.F.O. Road study in accordance with approved SP-04-05.

Per F-03-79 and F-03-80 there are no wetlands on site.

The project is located within the metropolitan district.

Areas shown are more or less (±).
The project is in conformance with the latest Howard County Standards unless

waivers have been approved. For flag or pipestern lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestern and the road right-of-way line only and not onto the flag or pipestem lot driveway.

This Plat is based on a field run monumented boundary survey performed on or about October 13, 2001 by C.B. MILLER & Associates.

23. 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

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 (1-1/21 Minimum);

C) Geometry - Maximum 14% 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 I foot depth over surface;

Structure clearances - minimum 12 Feet;

G) Maintenances - sufficient to ensure all weather use Stormwater Management is provided as follows: This site is exempt from providing CPv Management. WQv and Rev is provided by Grass Channels, a Pocket Sand Filter and Sheet Flow to Buffer Credits. Related Howard County File Numbers: F-03-79, F-03-80, SP-04-05,

5-03-18, MP-03-64, 5DP-03-126 and 24-4464-D. Existing dwelling on Lot 10 to remain. No new buildings, extensions, or

additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requires.
The Private Access Place and Refuse Pad Maintenance Agreement for Lots I

through II shall be recorded simultaneously with this plat in the Land Records Office of Howard County, Maryland. In accordance with the conditions of approval of WP-03-64, the Department of Recreation and Parks shall not share in the maintenance of the

use-in-common private access place serving the residential lots. This plat conforms to the Fifth Edition of the Subdivision and Land Development Regulations, having preliminary equivalent sketch plan (SP-04-05) approval prior to October 2, 2003.

Financial surety for the required landscaping, refuse pad screening and the private access place street tree planting will be posted as part of the Developer's Agreement under this plat, F-07-77, in the amount of \$10,590.00 (32 shade trees @ \$300.00 each, 5 evergreen trees @ \$150.00 each, and 8 shrubs @ \$30 each).

General Notes Continued this sheet.

## AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 10 Total area of Buildable Lots to be recorded: 3.446 Acrest

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

2. Total number of Open Space Lots to be recorded this sheet: 1

Total area of Open Space Lots to be recorded this sheet: 0.155 Acre± 3. Total area of Public Road Right of Way to be recorded: O Acre± 4. Total area of Subdivision to be recorded: 3.601 Ac. ±

#### Continued General Notes

31. Open Space obligations have been met under F-03-79 and F-03-80 plat numbers 16290 and 16520 respectively.

32. The public road frontage for Open Space Lot 3, The Hillside at Rocky Gorge V, Plat 16292, and Open Space Lot 3, The Hillside at Rocky Gorge VI, Plat 16522, is derived from Stansfield Road. Howard County Department of Recreation and Parks shall not share in maintenance responsibility for the private access place easement or driveway.

33. The Homeowner Association documents have been filed with the Maryland State Department of Assessments and Taxation on September 27, 2007 as recording reference #D06477921.

### LEGEND Ex. Public Access Easement (To Remain) Prop. Public Mater, Sewer & Utility Ex. Public Sewer Easement (To Remain) Prop. Private Access Place, SMM & Utility Ex. Public Sewer Easement (To Be Abandoned) Ex. Use-in-Common Access & Utility Prop. Private Stormdrain, Drainage \$ Utility Easement. Easement (To Be Abandoned)

Note: See Sheet 4 of 4 for

Forest Conservation

Easement Information. OPEN SPACE LOT 1 The Hilleide at Rocky Gorge IV Zoned: R-20 Plat #16019-16020 LOT 3 The Hillside at Rocky Garce VIII Zoned, R-20 Pict 410869-18890 OPEN SPACE LOT 3 (3014) (3010) (3017) LOT 2 (3012) LOT 3 LOT 4 OPEN PEACHTREE LAN SPACE (29) OLD OLD LOT 3 LOT LOT LOT 10 LOT 7 LOT 8 OPEN SPACE (3018) LOT 16 LOT **LOT 19** LOT 2 LOT 3 LOT 14 LILLY'S ADDITION TO LAKEVIEW PARCEL 268 (32) LOT PLAT, NO. 6400 L 3584, F. 637 ZONED: R-20 ZONED: R-20 JILLY'S ADDITION & TO LAKEVIEW SECTION 1 PLAT NO. 3967 ZONED: R-20

Ex. Private Drainage Easement

(To Be Abandoned)

VICINITY MAP

SCALE:1=20001 ADC MAP 19 E8

MINIMUM LOT SIZE CHART				
LOT NUMBER	GR <i>0</i> 55 AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)	
i	13,625±	751±	12,874±	
2	12,953±	850±	12,103±	
3	15,336±	1,207±	14,129±	
4	13,713±	1,613±	12,100±	
5	16,208±	1,923±	14,285±	
6	15,709±	1,561±	14,148±	
7	15,303±	1,191±	14,112±	
8	14,850±	816±	14,034±	
9	14,458±	453±	14,005±	

COORDINATE TABLE			
POINT	NORTHING	EASTING	
7	534,047.6401	1,347,703.8521	
8	534,177.7858	1,347,786.8154	
29	533,767.7771	1,347,400.3499	
32	534,431.6801	1,347,953.8676	
3010	534,513.2901	1,347,822.7894	
3011	534,479.2764	1,347,829.4347	
3012	534,357.0515	1,347,751.6520	
3013	534,400.3016	1,347,683.6903	
3014	534,031.2119	1,347,453.7689	
3015	533,974.4034	1,347,431.0687	
3016	533,920.3970	1,347,391.8505	
3017	533,753.9654	1,347,370.9024	
3018	533,711.1248	1,347,489.1404	

OWNER/DEVELOPER

Scaggsville Road Investment, LLP c/o Paul Hinkle 1301 Park Avenue Baltimore, Maryland 21217

**FSH Associates** 

**Engineers Planners Surveyors** 6339 Howard Lane, Elkridge, MD 21075 Tel:410-567-5200 Fax: 410-796-1562 E-mail: Info@FSHERI.com

The purpose of this plat is to resubdivide existing Lot 2, The Hillside at Rocky Gorge V and existing Lots 1 \$ 2, The Hillside at Rocky Gorge VI into ten (10) buildable lots and one (1) Open Space lot.

Recorded as Plat No. 20106 on 8/20/08 Among the Land Records of Howard County, Maryland.

# THE HILLSIDE AT ROCKY GORGE VII

LOTS I THRU IO AND OPEN SPACE LOT II A RESUBDIVISION OF LOT 2. THE HILLSIDE AT ROCKY GORGE V PLAT #16290-16292 AND LOTS 1 \$ 2, THE HILLSIDE AT ROCKY GORGE VI PLAT 16520-16522

TAX MAP 46, GRID 18, PARCEL 92 \$ 149 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND Scale: As Shown

Date: April 25, 2008 Sheet 1 of 4 F-03-79, F03-80, SP-04-05, S-03-18

LOCATION MAP SCALE: I#=1001

CURVE TABLE CURVE RADIUS LENGTH DELTA TANGENT CI 4285.83' 154.42' 02'03'52" 77.22' \$58°05'36"E 154.41"

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. Pul J Hube

OWNER'S CERTIFICATE

I/We, Scaggsville Road Investment, LLP 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 aquire 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 21 day of May

SURVEYOR'S CERTIFICATE

Reservation Of Public Utility And Forest Conservation Easements

Developer reserves unto itself, its successors and assigns, all easements shown on this

deliver deeds for easements herein reserved to Howard County. Upon completion of the

public utilities and their acceptance by Howard County, and the release of Developer's

deed(s) of easement in the land records of Howard County."

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

surety posted with said agreement, the county shall accept the easements and record the

plan for water, sewer, storm drainage, and other public utilities. Lots I thru 10, any

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed, by John G. Armstrong and Helen E. Armstrong to Scaggeville Road Investment, LLP by deed dated Setperntber 30, 2003 and recorded in the Land Records of Howard County in Liber 7708, Folio 325 and re-recorded in Liber. 7875, Folio 267 and by Cornerstone Holdings, L.L.C. to Scaggsville Road investment, LLP by deed dated November 24, 2003 and recorded in the Land Records of Howard County in Liber 8302, Folio 159, 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. Maryland, as amended.

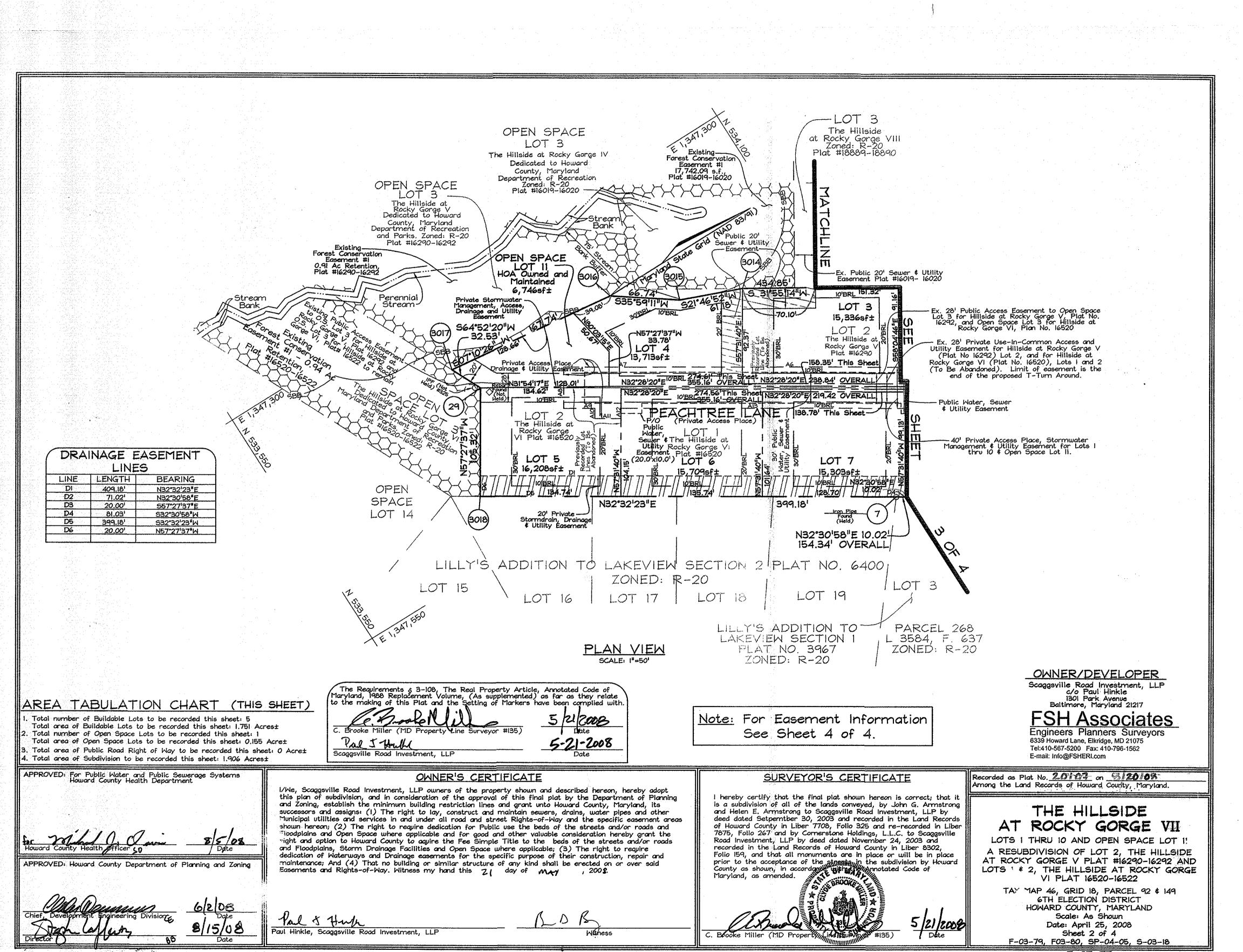
APPROVED: Howard County Department of Planning and Zoning

Paul Hinkle, Scaggsville Road Investment, LLP

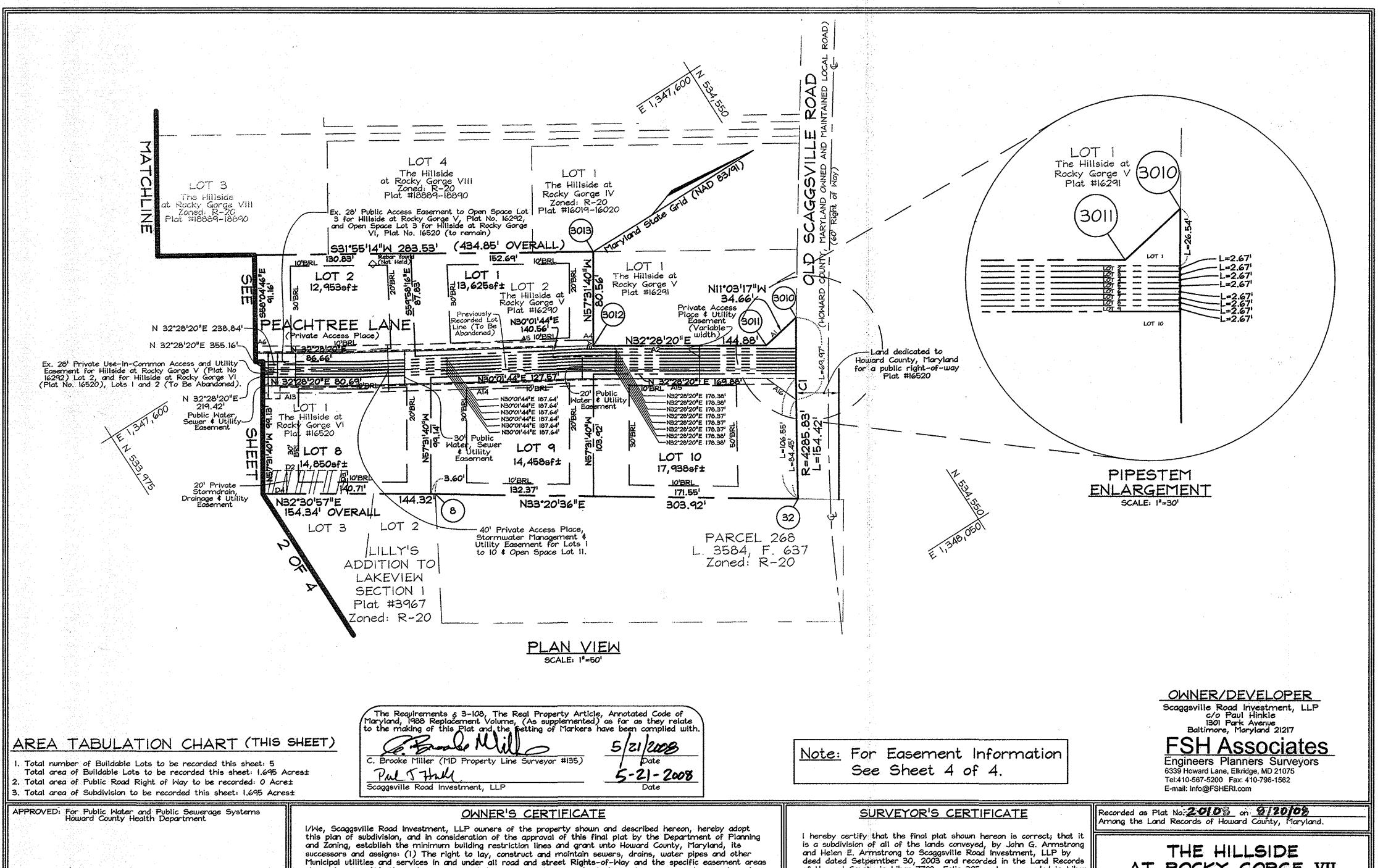
Scaggsville Road Investment, LLP

F-07-77

OWER ACRES 3050/dwn/RecordPlate/RGVIh3050 4f st dwn 4/25/2008 3/38/39 PM no seeling to



WER ACRES 3050'dwg/RecordPlats'RGVIN3050\_4\_s2.dwg, 4/25/2008 3:39:29 PM, pschollin, 1



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 aguire the Fee Simple Title to the beds of the streets and/or roads

APPROVED: Howard County Department of Planning and Zoning

Paul Hinkle, Scaggsville Road Investment, LLP

and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require

Easements and Rights-of-Way. Witness my hand this Zi day of MAY

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

is a subdivision of all of the lands conveyed, by John G. Armstrong and Helen E. Armstrong to Scaggsville Road Investment, LLP by deed dated Setperntber 30, 2003 and recorded in the Land Records of Howard County in Liber 7708, Folio 325 and re-recorded in Liber 7875, Folio 267 and by Cornerstone Holdings, L.L.C. to Scaggsville Road Investment, LLP by deed dated November 24, 2003 and recorded in the Land Records of Howard County in Liber 8302, Folio 159, 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 withwhall Annotated Code of Maryland, as amended.

C. Brooke Miller (MD Prope

## THE HILLSIDE AT ROCKY GORGE VII

LOTS 1 THRU 10 AND OPEN SPACE LOT 11 A RESUBDIVISION OF LOT 2, THE HILLSIDE AT ROCKY GORGE V PLAT #16290-16292 AND LOTS 1 \$ 2, THE HILLSIDE AT ROCKY GORGE VI PLAT 16520-16522

TAX MAP 46, GRID 18, PARCEL 92 \$ 149 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND Scale: As Shown Date: April 25, 2008 Sheet 3 of 4 F-03-79, F03-80, SP-04-05, S-03-18

F-07-77

