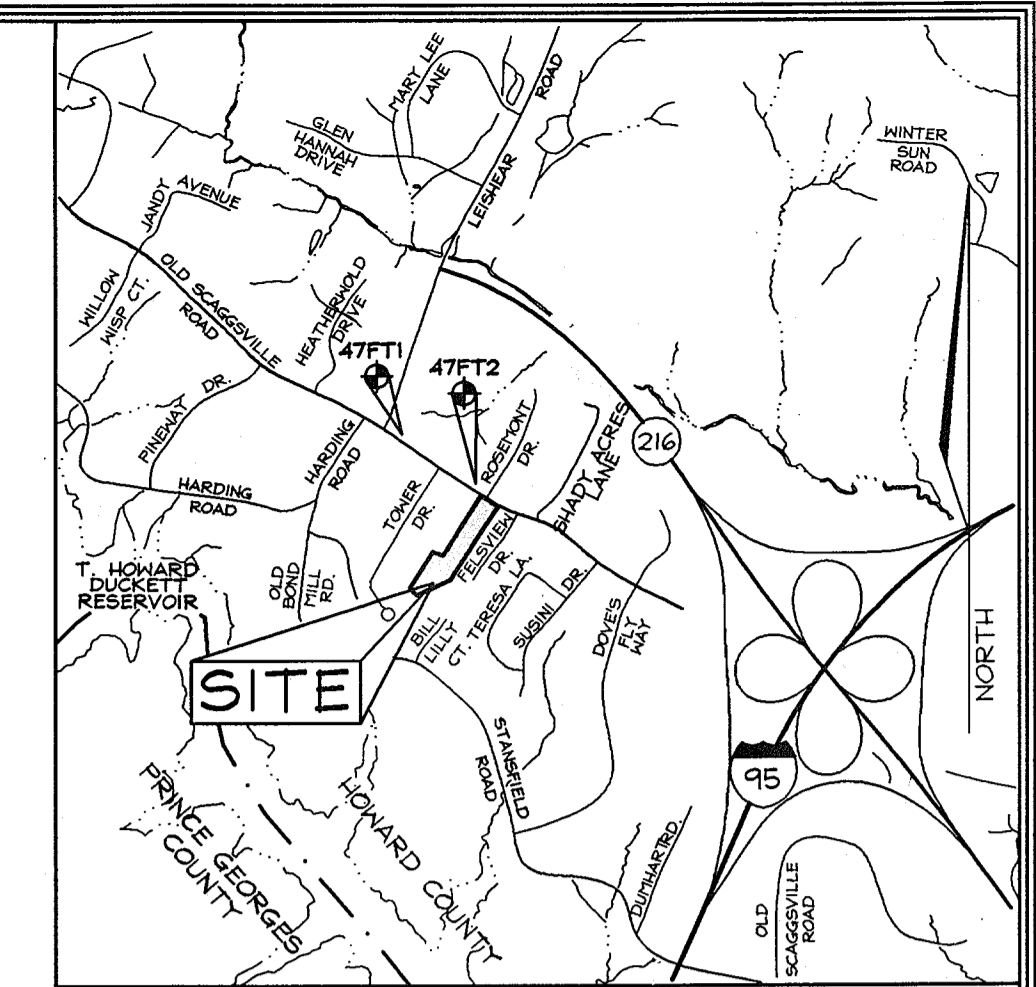


NOTES:
 1. Slope gutter pan 1/2" per foot toward flow line on all roadways including super-elevated sections. Exact slope change names.
 2. Provide Key and Longitudinal tie bar as required.
 3. Minimum joint spacing for concrete curb and gutter is 10'.

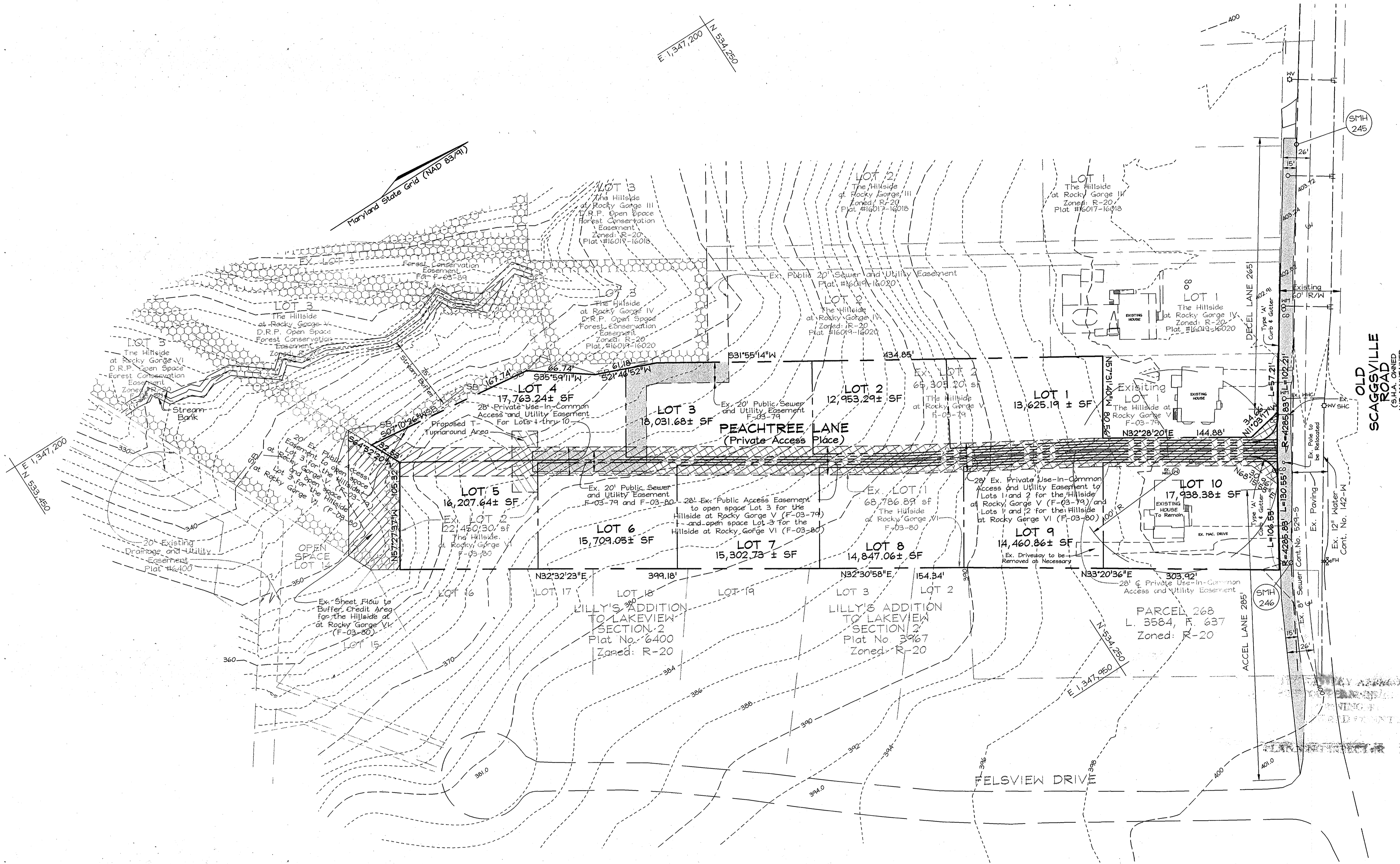
MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
1	13,625.19	751.34	12,873.85
2	12,953.29	850.21	12,103.08
3	18,031.68	1,206.66	16,825.02
4	17,763.24	1,692.80	16,070.43
5	16,207.64	1,922.67	14,284.97
6	15,709.05	1,560.71	14,148.34
7	15,302.73	1,190.77	14,111.96
8	14,847.06	813.14	14,033.92
9	14,460.86	482.99	14,007.87

LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees to Remain
- Utility Pole
- Fence Line
- Wetlands
- 25' Wetlands Buffer
- Stream Bank Buffer
- Stream



- GENERAL NOTES**
- Subject property zoned "R-20" per 10/18/93 Comprehensive Zoning Plan.
 - This site is located within the Metropolitan District.
 - Public water and sewer to be utilized.
 - Soils map no. 33.
 - Gross area of site: 3.6005 ac.±
 - Area of proposed public R/W: 0 (Right of Way dedicated under F-03-79 & F-03-80)
 - Number of proposed buildable lots: 10
 - Area of proposed buildable lots: 3.6005 ac.±
 - Open Space requirements:
 - For the resubdivision of The Hillside at Rocky Gorge V (F-03-79) minimum lot size 12,000 sf. Open Space provided under F-03-79 = 40% of Gross Area, 1.38 ac.±
 - For the resubdivision of The Hillside at Rocky Gorge VI (F-03-80) minimum lot size 14,000 sf. Open Space provided under F-03-80 = 30% of Gross Area, 0.94 ac.±
 - Topography is based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in November 2001.
 - Field run Boundary Survey prepared by C.B. Miller & Associates in November 2001.
 - This subdivision is exempt from A.P.F.O. Roads study in accordance with the justification presented within the A.P.F.O. traffic study prepared by Mars Group in June, 2003.
 - Per F-03-79 and F-03-80 there are no wetlands on site.
 - Forest Stand Delineation and report prepared by Exploration Research, Inc. approved under F-03-79 and F-03-80.
 - There are no historic structures or cemeteries on-site.
 - County file numbers: F-03-79 and F-03-80.
 - No clearing, grading or construction is permitted within wetlands, streams or their required buffers.
 - Overflow Parking Requirements (per Design Manual):
 - Number of parking spaces required: 5 (0.5 per unit x 9 units)
 - Parking spaces provided in pull-off areas and on private driveway pads.
 - Street lights, street trees and other landscaping will be shown on the Preliminary Plan.
 - 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.
 - There is no 100 Year Floodplain on site.
 - Stormwater management for this site will be provided in an existing, off-site facility located on Open Space Lot 14 of Lilly's Addition to Lakeview. This facility will be retrofitted to provide water quality management for sections VII and VIII and provide one-year peak management for the drainage area. Stream stabilization of the existing stream banks and bed shall be provided as required, within Section II Open Space Lot 5, Section III Open Space Lot 3, Section IV Open Space Lot 3, and Open Space Lot 14 to the existing pond. The extent, type and location of the stream stabilization shall be based on the results of an analysis of drainage area hydrology and hydraulics and stream morphology to be submitted at Preliminary Plan.
 - The Stormwater Management System shown on this plan is an approximation of the size, shape, and location. It is understood that this system has not been designed and the actual design may change altering the number of units allocated for this development.
 - There is an 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 provides.
 - Forest conservation obligations have been provided for under F-03-79 and F-03-80.
 - Perimeter Landscaping will be addressed at Preliminary Plan stage in accordance with Section 16.124 of the Howard County Subdivision Regulations and the Landscape Manual.
 - The Right-of-Ways for the widening of Old Scaggsville Road will be obtained at the Preliminary and/or Final Plan Stage.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Marc A. Angle 4/29/03
 PLANNING DIRECTOR

SKETCH PLAN
THE HILLSIDE AT ROCKY GORGE VII
 LOTS 1 THRU 10
 A RESUBDIVISION OF LOT 2 THE HILLSIDE AT ROCKY GORGE V F-03-79 AND LOTS 1 & 2 THE HILLSIDE AT ROCKY GORGE VI F-03-80
 TAX MAP 46, GRID 18 CELLS 92 and 149
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

OWNERS
 Cornerstone Holdings, LLC c/o Brian D. Boy
 10491 Scaggsville Road
 Laurel, Maryland 20723
 Tel.: (410)792-2565 Fax: (410)792-2567

DEVELOPER
 John G. Armstrong & Wife
 9691 Norfolk Avenue
 Laurel, Maryland 20723
 Tel.: (301)725-3449

OWNER
 Parcel 268
 L. 3584, F. 637
 Zoned: R-20

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

DESIGN BY: PS
 DRAWN BY: Slim/YA
 CHECKED BY: ZYF
 SCALE: 1"=50'
 DATE: Aug. 22, 2003
 P.L. No.: 3050
 SHEET No.: 1 OF 1

S-03-018