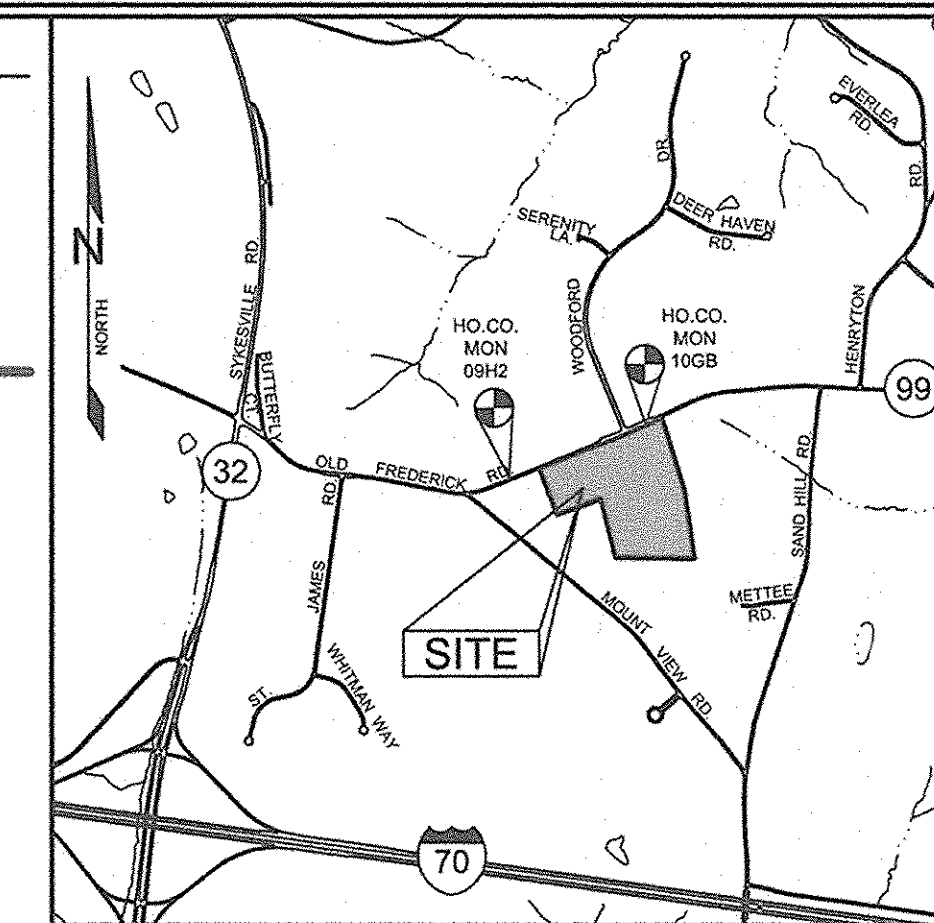


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
G9A	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
G9B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C

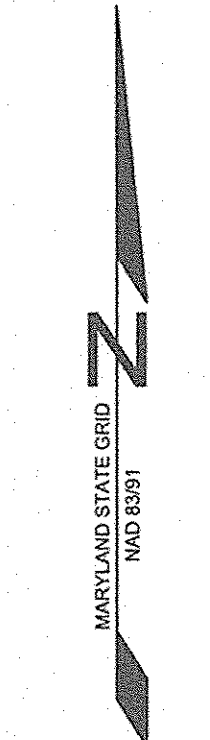
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- SOIL BOUNDARY
- ROOFTOP DISCONNECTION
- ROOFLEADERS
- PROPOSED PRIVATE STORMWATER MANAGEMENT, SHARED ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED PUBLIC WATER & UTILITY EASEMENT
- PROPOSED SEPTIC EASEMENT



N 601,500
E 1,330,250

N 601,500
E 1,331,500



MICHAEL ZEPHER
TAX MAP 9, PARCEL 48
7656/548
1885 MOUNT VIEW ROAD
MT. VIEW SUBDIVISION
LOT 3, PLAT #18620
ZONING: RR-DEO

DANIEL MILLER
TAX MAP 10, PARCEL 47 4904/113
12085 OLD FREDERICK ROAD
ALPHA ACRES SUBDIVISION
LOT 1, PLAT #6328
ZONING: RR-DEO

GERMAN DELROSARIO SILVERIO
TAX MAP 10, PARCEL 47
1457/475
12105 OLD FREDERICK ROAD
ALPHA ACRES SUBDIVISION
LOT 4, PLAT #6328
ZONING: RR-DEO

RONALD JONES
TAX MAP 16, PARCEL 309
4555/125
2025 MOUNT VIEW ROAD
LOT 3, PLAT #5823
ZONING: RR-DEO

ERMA BEDSAUL
TAX MAP 16, PARCEL 309
8354/480
2110 MOUNT VIEW ROAD
LOT 4, PLAT #5823
ZONING: RR-DEO

JAMES BEDSAUL
TAX MAP 16, PARCEL 262
1153/37
2104 MOUNT VIEW ROAD
ZONING: RR-DEO

TIMOTHY CATHA
TAX MAP 16, PARCEL 230
13113/437
22123 MOUNT VIEW ROAD
ZONING: RR-DEO

NON-BUILDABLE PRESERVATION PARCEL A
13.88 ACRES ±

LOT 1
FF=622.5
B=612.5
49,753 SF

LOT 2
FF=625.0
B=615.0
50,757 SF

LOT 3
FF=628.5
B=619.5
49,468 SF

LOT 4
FF=634.6
B=624.6
48,706 SF

LOT 5
FF=633.4
B=623.2
57,194 SF

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "RR-DEO" PER THE 2020/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 1/28/06.
- BOUNDARY SHOWN HEREON BASED ON A FIELD RUN SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC IN MAY 2010. TOPOGRAPHY IN THE AREA OF THE PROPOSED LOTS AND COMMON DRIVEWAY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY SILL, ADCOCK & ASSOCIATES, LLC IN APRIL 2010 AND SUPPLEMENTED BY HOWARD COUNTY TOPOGRAPHIC MAPS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWERAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- EXISTING HOUSE KNOWN AS 12195 OLD FREDERICK ROAD, MARRIOTTSVILLE, MARYLAND 21104 AND EXISTING ACCESSORY STRUCTURES ARE TO REMAIN.
- GROSS SITE ACREAGE: 32.5575 ACRES.
ROAD DEDICATION: 1.2697 ACRES.
- DENSITY TABULATION FOR THE PROPOSED SUBDIVISION:
GROSS SITE AREA 32.57 ACRES
BULK PARCEL B 11.33 ACRES
GROSS SITE AREA LESS THE BULK PARCEL 21.27 ACRES
DENSITY REQUIRED FOR SUBDIVISION (5 LOTS) 21.25 ACRES
DENSITY REMAINING ON NON-BUILDABLE PRESERVATION PARCEL AFTER SUBDIVISION 0.02 ACRES
- DENSITY REQUIRED FOR THE EXISTING HOUSE WILL BE SUPPORTED BY BULK PARCEL ACREAGE SHOULD IT BE RESUBDIVIDED IN THE FUTURE.
- LOTS ARE TO BE SERVED BY PRIVATE SEPTIC AND PUBLIC WATER. WATER SERVICE TO BE PROVIDED BY CONTRACT # 44-462-0.
- FOREST CONSERVATION OBLIGATIONS WILL BE SATISFIED BY OFF-SITE RETENTION OF 2.96 ACRES OF EXISTING FOREST ON SHIPLEY'S LODGE, BUILDABLE PRESERVATION PARCEL A (F-09-101) DPZ FILE NUMBERS: WP-10-040.
- BUILDABLE BULK PARCEL B WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS FOR THIS PROPOSED SUBDIVISION. ANY FURTHER RESUBDIVISION OR DEVELOPMENT OF BULK PARCEL B SHALL REQUIRE COMPLIANCE WITH THE FOREST CONSERVATION REQUIREMENTS BASED ON ITS ACREAGE SIZE AND PROPOSED USE.
- THIS PROJECT IS SUBJECT TO WP-10-040 APPROVED ON OCTOBER 27, 2009, WAIVING SECTIONS 16.119(f)(3) TO PERMIT MORE THAN ONE VEHICULAR ACCESS POINT ONTO A RESTRICTED ACCESS ROAD (OLD FREDERICK ROAD / MD ROUTE 99 MINOR ARTERIAL STATE ROAD) AND 16.145(a) TO NOT REQUIRE SUBMISSION OF A PRELIMINARY EQUIVALENT SKETCH PLAN FOR A PROPOSED MAJOR SUBDIVISION LOCATED IN "RR-DEO" ZONING DISTRICT. THIS WAIVER IS SUBJECT TO THE FOLLOWING CONDITIONS:
1) COMPLIANCE WITH THE COMMENTS FROM DEO, MSHA, DFRS, AND HEALTH DEPARTMENT IS REQUIRED.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN
2	ENVIRONMENTAL CONCEPT PLAN
3	PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
4	PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
5	FOREST STAND DELINEATION
6	FOREST STAND DELINEATION

OWNER

RUTH FISHER AND CHARLES M. COLES, JR.
1595 ROUTE 32
SYKESVILLE, MARYLAND 21784

DEVELOPER

HERITAGE LAND DEVELOPMENT
15950 NORTH AVE, P.O. BOX 482
LISBON, MARYLAND 21765
410.489.7900

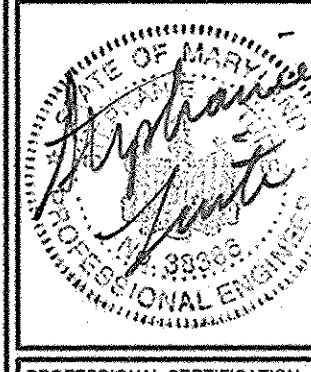
ENVIRONMENTAL CONCEPT PLAN

SHIPLEY'S CHOICE

LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL A, & BUILDABLE BULK PARCEL B

TAX MAP 10 GRID 19
ZONED : RR-DEO
3RD ELECTION DISTRICT

PARCEL 15
12195 OLD FREDERICK ROAD
HOWARD COUNTY, MARYLAND



Sil·Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

DESIGN BY: SJT
DRAWN BY: SJT
CHECKED BY: PS
SCALE: 1"=50'
DATE: DECEMBER 21, 2010
PROJECT #: 07-113
SHEET #: 1 of 6

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: JANUARY 12, 2012

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	8.10 ACRES±
LIMIT OF DISTURBANCE	5.18 ACRES±
GREEN OPEN AREA (LAWN)	4.73 ACRES±
IMPERVIOUS AREA	1.37 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	0.00 ACRES±
SLOPES GREATER THAN 15%	0.00 ACRES±
ERODIBLE SOILS (TYPE C)	1.09 ACRES±

- NOTE:
- TOTAL PROJECT AREA AND IMPERVIOUS AREA EXCLUDE PRESERVATION PARCEL AND THE BULK PARCEL WITH THE EXISTING FARM HOUSE, ACCESSORY STRUCTURES, AND DRIVEWAY
 - HIGHLY ERODIBLE SOILS ARE ASSUMED TO BE A "K" VALUE OF 0.37 OR HIGHER.

STORMWATER MANAGEMENT

LOTS / PARCELS / AREA	TREATMENT
1	ROOFTOP DISCONNECTION, BIORETENTION, AND GRASS CHANNEL FOR DRIVEWAY
2	ROOFTOP DISCONNECTION, BIORETENTION, AND GRASS CHANNEL FOR DRIVEWAY
3	ROOFTOP DISCONNECTION AND GRASS CHANNEL FOR DRIVEWAY
4	ROOFTOP DISCONNECTION AND GRASS CHANNEL FOR DRIVEWAY
5	ROOFTOP DISCONNECTION AND GRASS CHANNEL FOR DRIVEWAY
USE-IN-COMMON DRIVEWAY	FIVE (5) GRASS CHANNELS
BULK PARCEL B	NOT REQUIRED, NO NEW PAVING OR STRUCTURES

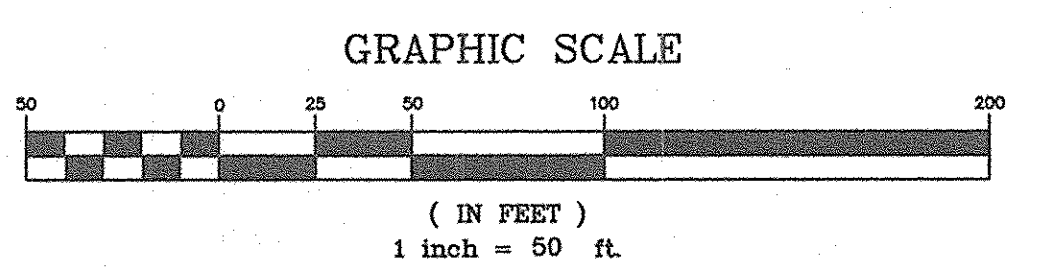
STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

- THIS SITE INCLUDES PROPOSED NON-BUILDABLE PRESERVATION PARCEL A AND BUILDABLE BULK PARCEL B WHICH CONTAINS THE EXISTING STRUCTURES AND SPECIMEN TREES. NO ENVIRONMENTALLY SENSITIVE AREAS (STREAM, STREAM BUFFERS, STEEP SLOPES, ETC.) EXIST ON-SITE.
- SINCE A NON-BUILDABLE PRESERVATION PARCEL AND A BUILDABLE BULK PARCEL WITH EXISTING STRUCTURES ARE INVOLVED, THEY CAN BE EXCLUDED FROM STORMWATER MANAGEMENT CALCULATIONS. AN ENVIRONMENTAL ASSESSMENT AND STORMWATER MANAGEMENT ARE BEING COMPLETED ONLY FOR THE DEVELOPED AREA (5 LOTS) AS IS PERMITTED. IN ORDER TO REDUCE IMPERVIOUS SURFACE, ALL FIVE (5) LOTS ARE SERVED BY A COMMON DRIVEWAY AND LOTS 1 & 2 AND 3 & 4 SHARE COMMON DRIVES UP TO THEIR HOUSES AS WELL.
- SINCE THE MAJOR USE-IN-COMMON DRIVEWAY IS LONG AT 1860 FEET, TREATMENT WOULD BE BETTER SERVED BY CALCULATING SEPARATE PIS FOR THE USE-IN-COMMON DRIVEWAY AND THE LOTS. ONE PIECE HAS BEEN CALCULATED FOR THE USE-IN-COMMON EASEMENT AREA WHICH OVERLAPS ONTO NON-BUILDABLE PRESERVATION PARCEL A (1.31 ACRES) AND ANOTHER FOR THE INDIVIDUAL LOTS WITH A HOUSE AND INDIVIDUAL DRIVEWAY LESS THE PIPESTEM EASEMENT AREA (5.09 ACRES) IN ORDER TO PROVIDE THE APPROPRIATE RUNOFF TREATMENT FOR THESE TWO DIVERSE SITE AREAS. THIS RESULTS IN A PE OF 1.8" FOR THE DRIVEWAY AND 1.0" FOR THE LOTS.
- STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY ROOFTOP DISCONNECTION AND TWO BIORETENTION FACILITIES FOR LOTS 1 THRU 5, AND FIVE GRASS CHANNELS FOR THE USE-IN-COMMON DRIVEWAY AND INDIVIDUAL DRIVEWAYS.
- THE SITE WILL UTILIZE SILT FENCE, SUPER SILT FENCE, EARTH DIKES, AND SUPER DIVERSION FENCE TO PROVIDE SEDIMENT AND EROSION CONTROL AS WELL AS DIVERTING OFF-SITE CLEAN WATER.
- AN "OFF-SITE" FOREST RETENTION AREA IS BEING CREATED ON SHIPLEY'S LODGE TO SATISFY THE "ON-SITE" FOREST CONSERVATION REQUIREMENTS FOR THE FIVE (5) LOTS.

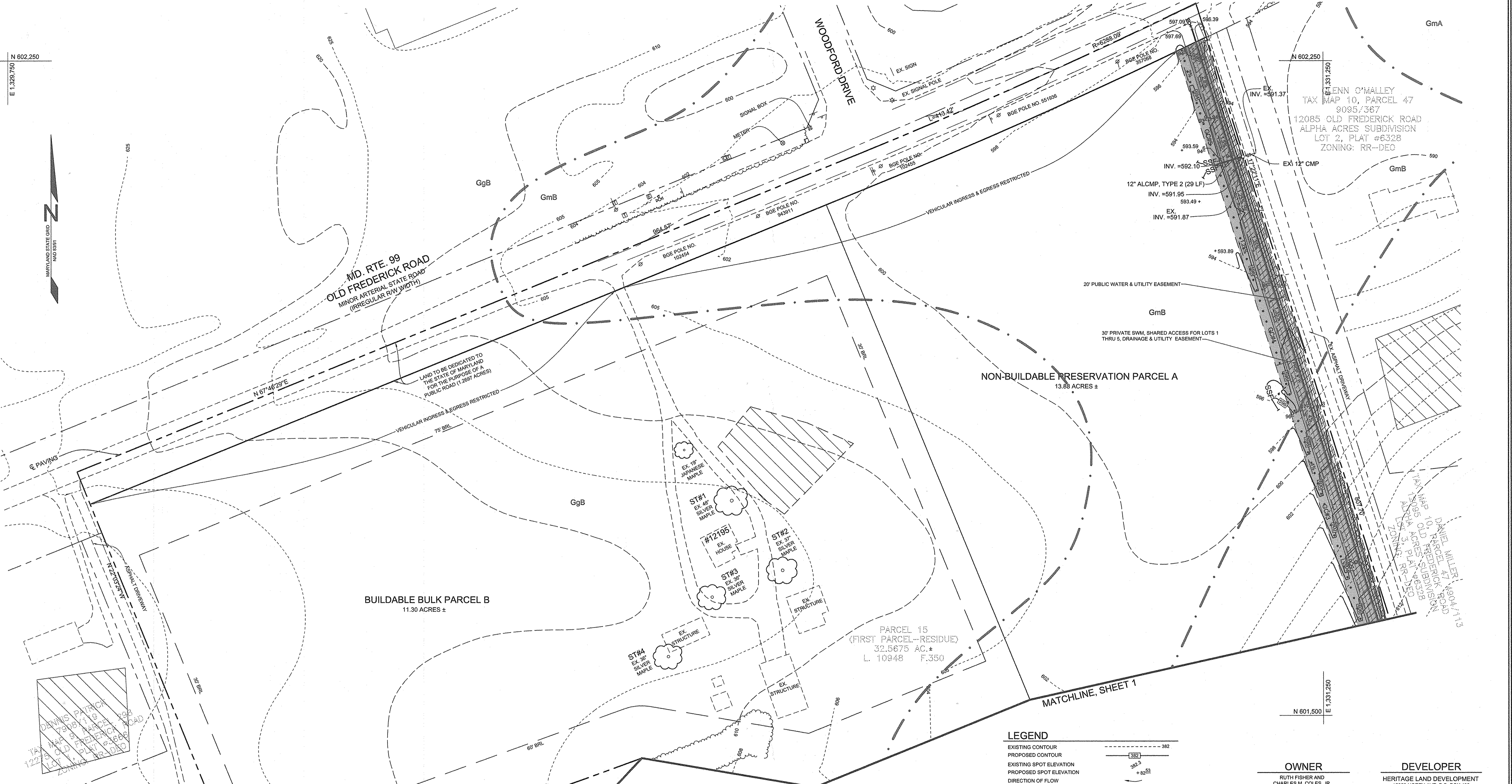
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert L. ... 1/02/11
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 1/4/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



N 602,250
E 1,329,750



ENN O'MALLEY
TAX MAP 10, PARCEL 47
9085/367
12085 OLD FREDERICK ROAD
ALPHA ACRES SUBDIVISION
LOT 2, PLAT #6328
ZONING: RR-DEO

LAND TO BE DEDICATED TO
THE STATE OF MARYLAND
FOR THE PURPOSE OF A
PUBLIC ROAD (1.2697 ACRES)

BUILDABLE BULK PARCEL B
11.30 ACRES ±

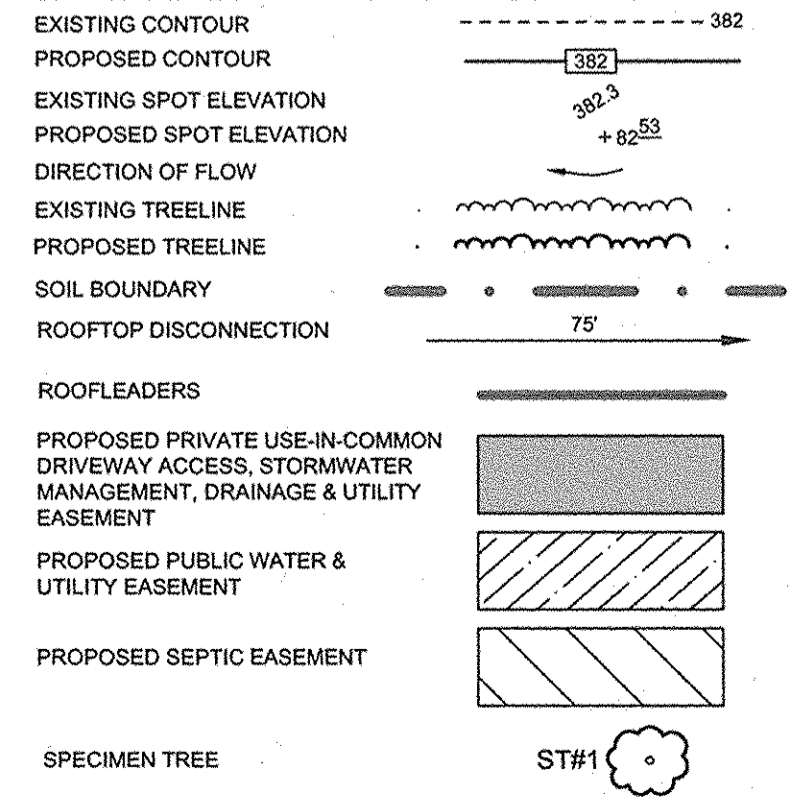
NON-BUILDABLE PRESERVATION PARCEL A
13.88 ACRES ±

PARCEL 15
(FIRST PARCEL-RESIDUE)
32.5675 AC. ±
L. 10848 F.350

MICHAEL ZEPHR
TAX MAP 9, PARCEL 48
7658/549
1985 MOUNTAIN VIEW ROAD
MT. VIEW SUBDIVISION
LOT 3, PLAT #13620
ZONING: RR-DEO

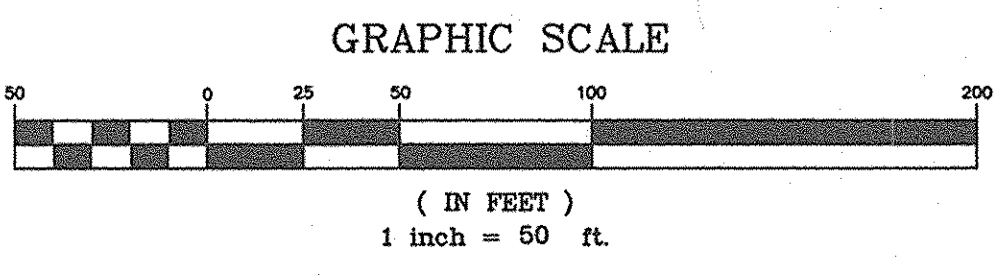
ESTHER WHEELER
TAX MAP 9, PARCEL 48
5803/365
1975 MOUNTAIN VIEW ROAD
MT. VIEW SUBDIVISION
LOT 1, PLAT #13620
ZONING: RR-DEO

LEGEND



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C



OWNER

RUTH FISHER AND
CHARLES M. COLES, JR.
1685 ROUTE 32
SYKESVILLE, MARYLAND 21784

DEVELOPER

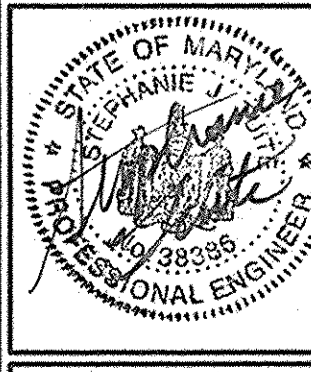
HERITAGE LAND DEVELOPMENT
15990 NORTH AVE, P.O. BOX 482
LISBON, MARYLAND 21765
410.489.7900

ENVIRONMENTAL CONCEPT PLAN
SHIPLEY'S CHOICE

LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL A,
& BUILDABLE BULK PARCEL B

TAX MAP 10 GRID 19
ZONED : RR-DEO
3RD ELECTION DISTRICT

PARCEL 15
12195 OLD FREDERICK ROAD
HOWARD COUNTY, MARYLAND



Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

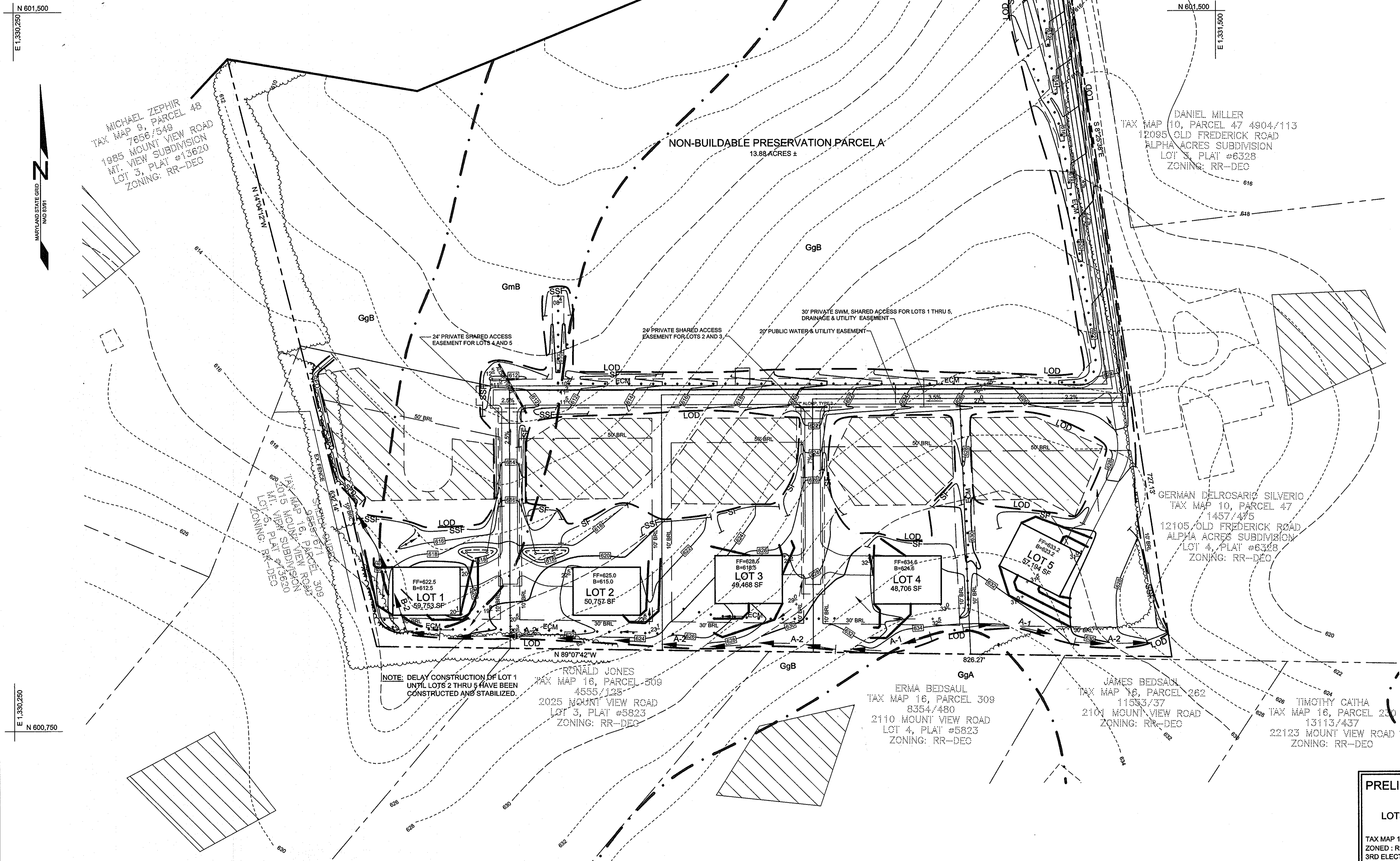
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DRAWN BY: SJT
CHECKED BY: PS
SCALE: 1"=50'
DATE: DECEMBER 21, 2010
PROJECT #: 07-113
SHEET #: 2 of 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 1/03/11
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 1/4/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION

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SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	382.3
PROPOSED SPOT ELEVATION	+82.33
DIRECTION OF FLOW	→
EXISTING TREELINE	~~~~~
PROPOSED TREELINE	~~~~~
STABILIZED CONSTRUCTION ENTRANCE	▭
SOIL BOUNDARY	---
SILT FENCE	SF
SUPER SILT FENCE	SSF
SUPER FENCE DIVERSION	SFD
EARTH DIKE	A-1/A-2/B-2
LIMIT OF DISTURBANCE	LOD
EROSION CONTROL MATTING	ECM
ROOFLEADERS	•••
PROPOSED SEPTIC EASEMENT	▨



N 601,500
E 1,330,250
MARYLAND STATE GRID
NAD 83/91

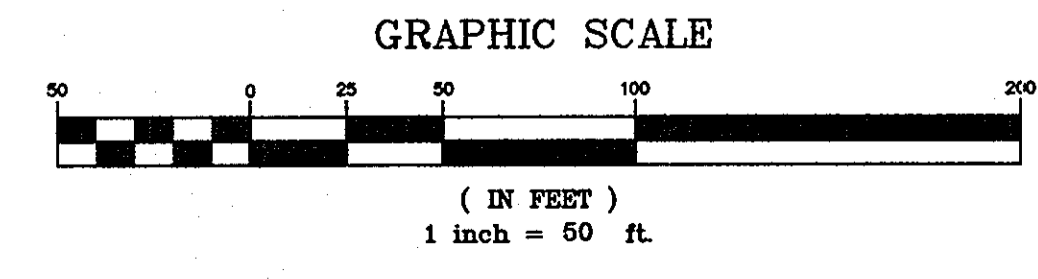
N 601,500
E 1,331,500

N 600,750
E 1,330,250

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Vest Spivey 1/03/11
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

Michael Jones 1/4/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE



PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
SHIPLEY'S CHOICE
LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL A,
& BUILDABLE BULK PARCEL B

TAX MAP 10 GRID 19
ZONED: RR-DEO
3RD ELECTION DISTRICT

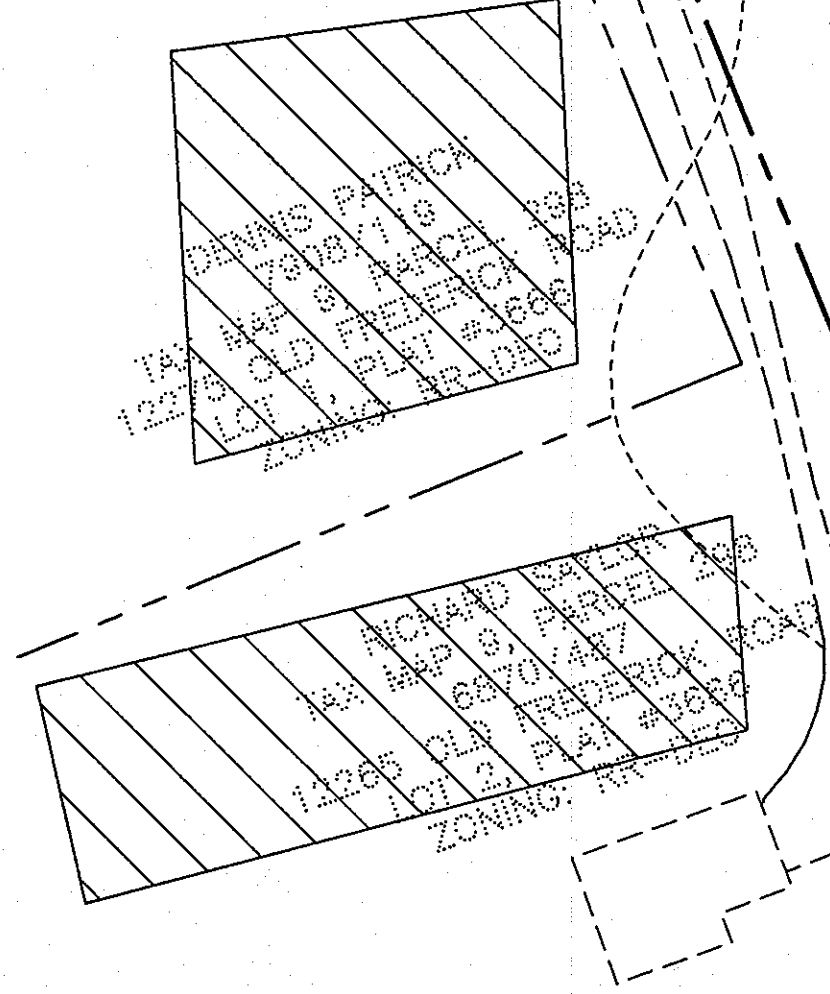
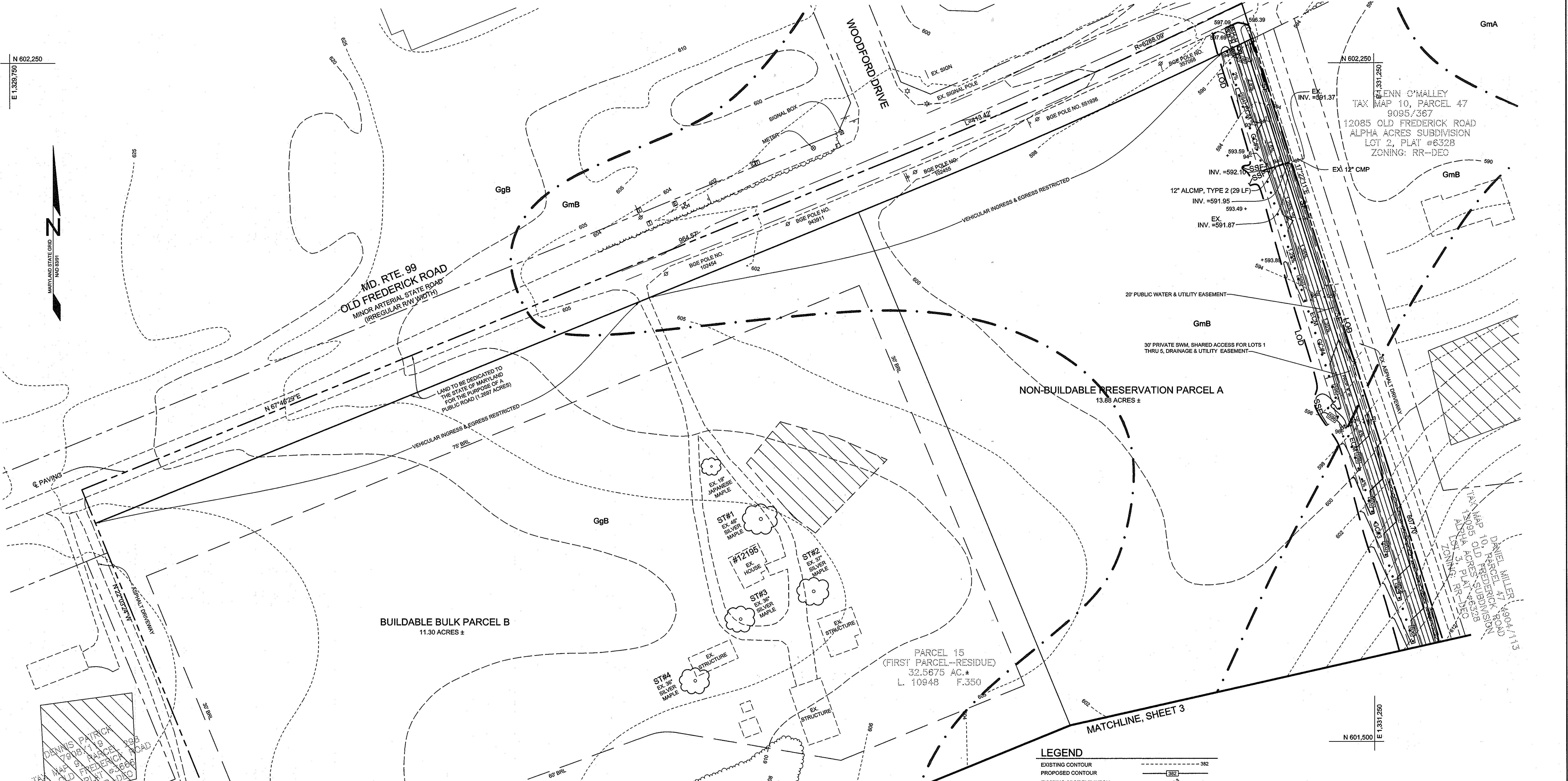
PARCEL 15
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HOWARD COUNTY, MARYLAND

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Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

DESIGN BY: SJT
DRAWN BY: SJT
CHECKED BY: PS
SCALE: 1"=50'
DATE: DECEMBER 21, 2010
PROJECT #: 07-113
SHEET #: 3 of 6

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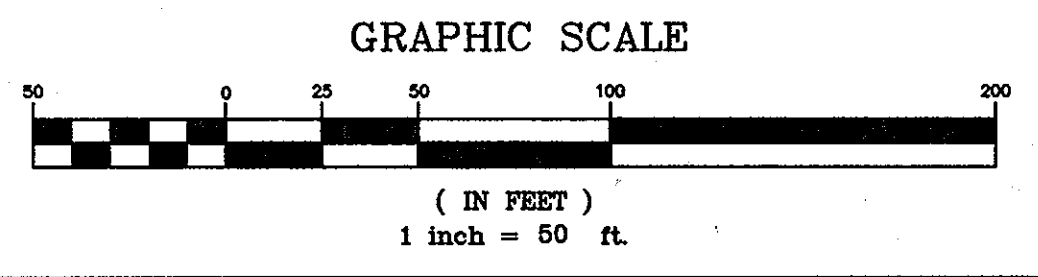
N 602,250
E 1,329,750



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 1/23/11
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 1/4/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION 40

ESTHER WHEELER
TAX MAP 9, PARCEL 48
5803/395
1975 MOUNT VIEW ROAD
MT. VIEW SUBDIVISION
LOT 1, PLAT #13620
ZONING: RR-DEO

MICHAEL ZEPHIR
TAX MAP 9, PARCEL 48
7656/548
1985 MOUNT VIEW ROAD
MT. VIEW SUBDIVISION
LOT 3, PLAT #13620
ZONING: RR-DEO



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- SPECIMEN TREE
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL BOUNDARY
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- ROOFLEADERS
- PROPOSED SEPTIC EASEMENT
- SPECIMEN TREE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C

OWNER
RUTH FISHER AND
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1585 ROUTE 32
SYKESVILLE, MARYLAND 21784

DEVELOPER
HERITAGE LAND DEVELOPMENT
15590 NORTH AVE., P.O. BOX 482
LISBON, MARYLAND 21765
410.489.7900

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
SHIPLEY'S CHOICE
LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL A,
& BUILDABLE BULK PARCEL B

TAX MAP 10 GRID 19
ZONED : RR-DEO
3RD ELECTION DISTRICT

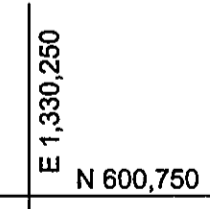
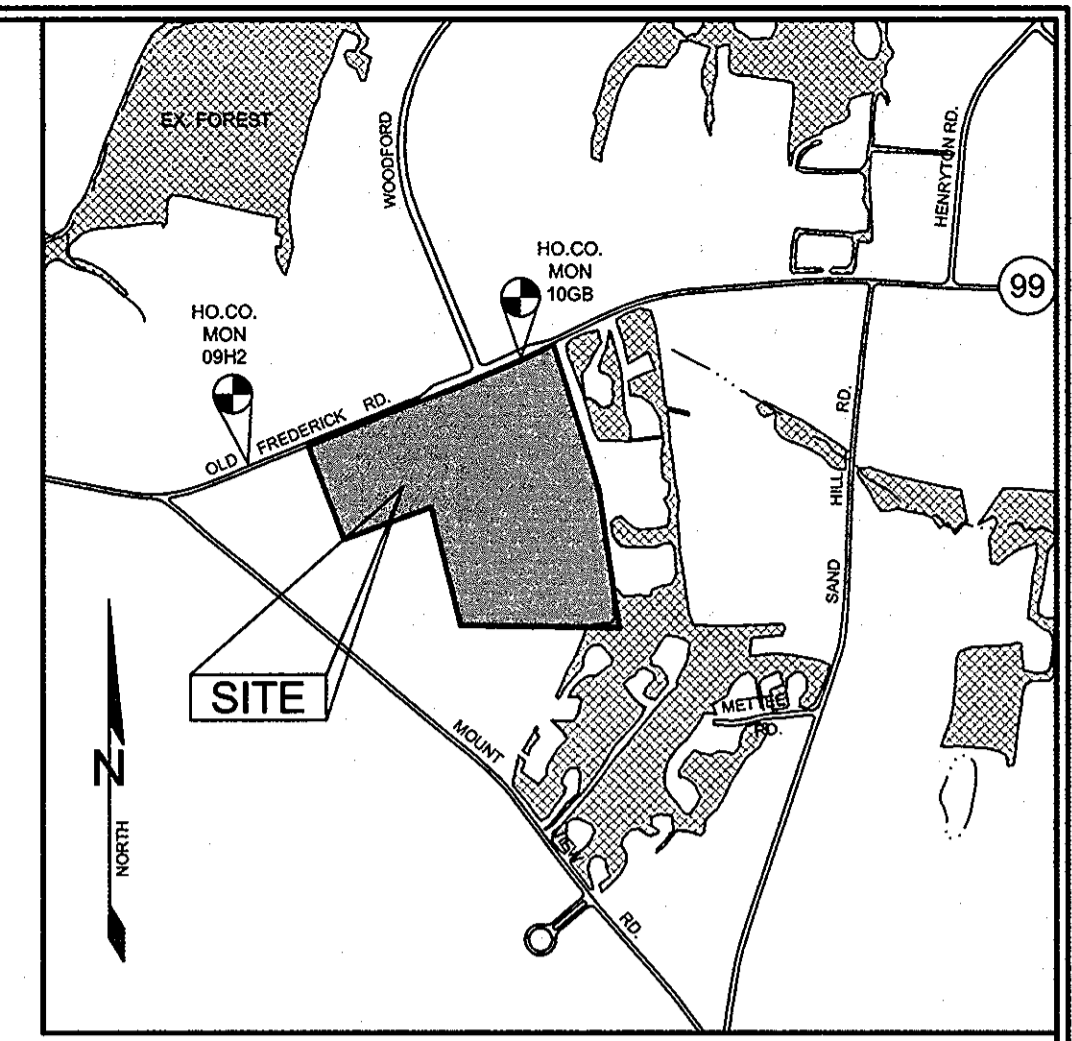
PARCEL 15
12195 OLD FREDERICK ROAD
HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
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3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

DESIGN BY: SJT
DRAWN BY: SJT
CHECKED BY: PS
SCALE: 1"=50'
DATE: DECEMBER 21, 2010
PROJECT #: 07-113
SHEET #: 4 of 6

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SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
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GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C



MICHAEL ZEPHIR
TAX MAP 8, PARCEL 48
7656/548
1985 MOUNT VIEW ROAD
MT. VIEW SUBDIVISION
LOT 3, PLAT #13620
ZONING: RR-DEO

DANIEL MILLER
TAX MAP 10, PARCEL 47 4804/113
12085 OLD FREDERICK ROAD
ALPHA ACRES SUBDIVISION
LOT 5, PLAT #6328
ZONING: RR-DEO

1. ALBERT & PARCEL 308
TAX MAP 16, PARCEL 308
4555/128
2025 MOUNT VIEW ROAD
LOT 3, PLAT #5823
ZONING: RR-DEO

RONALD JONES
TAX MAP 16, PARCEL 308
4555/128
2025 MOUNT VIEW ROAD
LOT 3, PLAT #5823
ZONING: RR-DEO

ERMA BEDSAUL
TAX MAP 16, PARCEL 308
8354/480
2110 MOUNT VIEW ROAD
LOT 4, PLAT #5823
ZONING: RR-DEO

JAMES BEDSAUL
TAX MAP 16, PARCEL 262
11583/37
2101 MOUNT VIEW ROAD
ZONING: RR-DEO

TIMOTHY CAIHA
TAX MAP 16, PARCEL 262
13113/437
22123 MOUNT VIEW ROAD
ZONING: RR-DEO

GERMAN DELROSARIO SILVERIO
TAX MAP 10, PARCEL 47
1457/475
12105 OLD FREDERICK ROAD
ALPHA ACRES SUBDIVISION
LOT 4, PLAT #6328
ZONING: RR-DEO

- GENERAL NOTES**
- SUBJECT PROPERTY IS ZONED "RR-DEO" PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - BOUNDARY SHOWN HEREON BASED ON A FIELD RUN SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC IN MAY 2010. TOPOGRAPHY IN THE AREA OF THE PROPOSED LOTS AND COMMON DRIVEWAY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY SILL, ADCOCK & ASSOCIATES, LLC IN APRIL 2010 AND SUPPLEMENTED BY HOWARD COUNTY TOPOGRAPHIC MAPS.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - EXISTING HOUSE KNOWN AS 12195 OLD FREDERICK ROAD, MARIOTTSTVILLE, MARYLAND 21104 AND EXISTING ACCESSORY STRUCTURES ARE TO REMAIN.
 - DPX FILE NUMBERS: WP-10-040
 - NO FOREST STANDS EXIST ON-SITE. FOR LOCATIONS OF SPECIMEN TREES SEE SHEET 6.

**SHIPLEY'S CHOICE
FOREST CONSERVATION WORKSHEET 2.1**

Date: 08/16/2010 Rev: 10/15/2010
Note: Use all negative numbers that result from the calculations.

Item	Description	Value
A	Total Tract Area (Ac)	7.21
B	Deductions (Preservation Parcel A & Bulk Parcel B)	7.21
C	Net Tract Area (Ac)	0.00
D	Allowance Threshold (Ac)	1.48
E	Conservation Threshold (Ac)	1.85
F	Existing Forest Cover (Ac)	0.00
G	Area of Forest Above Conservation Threshold (Ac)	0.00
H	Break Even Point (Ac)	0.00
I	Forest Clearing Threshold (Ac)	0.00
J	Proposed Forest Clearing (Ac)	0.00
K	Total Area of Forest to be Retained (Ac)	0.00
L	Reforestation for Clearing Above the Conservation Threshold (Ac)	0.00
M	Reforestation for Clearing Below the Conservation Threshold (Ac)	0.00
N	Credit for Reforestation Above the Conservation Threshold (Ac)	0.00
O	Total Reforestation Required (Ac)	0.00
P	Total Allowance Required (Ac)	1.48
Q	Net Allowance (Ac)	0.00
R	Total Reforestation Required (Ac)	1.48
S	Net Allowance (Ac)	0.00

Note: Off-site retention of 2.96 acres will be utilized on Shipley's Lodge, Buildable Preservation Parcel A.

OWNER
RUTH FISHER AND
CHARLES M. COLES, JR.
1585 ROUTE 32
SYKESVILLE, MARYLAND 21784

DEVELOPER
HERITAGE LAND DEVELOPMENT
1550 NORTH AVE, P.O. BOX 482
LISBON, MARYLAND 21765
410.489.7900

**FOREST STAND DELINEATION
SHIPLEY'S CHOICE
LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL A,
& BUILDABLE BULK PARCEL B**

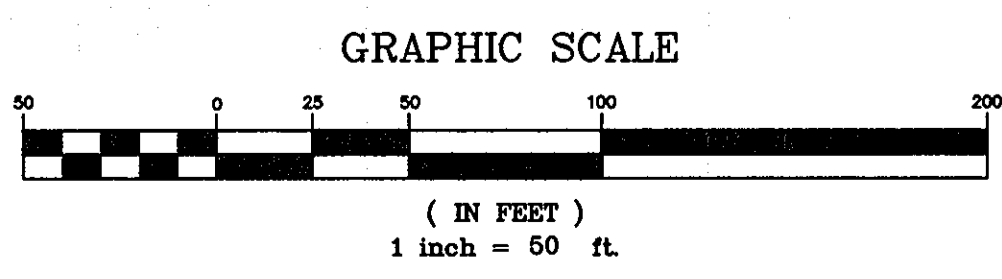
TAX MAP 10 GRID 19
ZONED: RR-DEO
3RD ELECTION DISTRICT

PARCEL 15
12195 OLD FREDERICK ROAD
HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Shulwood
1/23/11
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

Michael Zephir
1/4/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4
DATE



LEGEND

EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	•
EXISTING TREELINE	~
SOIL BOUNDARY	- - -
OPEN FIELD	OF

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@silladcock.com

DESIGN BY: SJT
DRAWN BY: SJT
CHECKED BY: PS
SCALE: 1"=50'
DATE: DECEMBER 21, 2010
PROJECT #: 07-113
SHEET #: 5 of 6

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: JANUARY 12, 2012

N 602,250
E 1,329,750



N 602,250
E 1,331,250

KENN O'MALLEY
TAX MAP 10, PARCEL 47
9085/367
12085 OLD FREDERICK ROAD
ALPHA ACRES SUBDIVISION
LOT 2, PLAT #632B
ZONING: RR-DEO

MD. RTE. 99
OLD FREDERICK ROAD
MINOR ARTERIAL STATE ROAD
(IRREGULAR R.W. WIDTH)

WOODFORD DRIVE

N 67°48'29"E

LAND TO BE DEDICATED TO
THE STATE OF MARYLAND
FOR THE PURPOSE OF A
PUBLIC ROAD (1.2691 ACRES)

VEHICULAR INGRESS & EGRESS RESTRICTED

OF

GmB

OF

OF

GgB

PARCEL 15
(FIRST PARCEL-RESIDUE)
32.5675 AC.±
L. 10848 F.350

MATCHLINE, SHEET 5

N 601,500
E 1,331,250

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CHARLES M. COLES, JR.
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DEVELOPER
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LISBON, MARYLAND 21765
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LEGEND

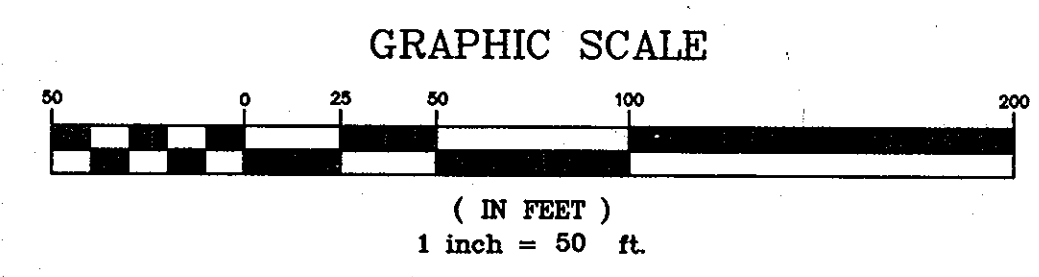
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TRENDRINE
- SOIL BOUNDARY
- OPEN FIELD
- SPECIMEN TREE

SPECIMEN TREE TABLE

KEY	SIZE	TYPE	CONDITION	LOCATION	REMARKS
ST#1	48"	SUGAR MAPLE	POOR	SEE PLAN	TREE 3/4 COVERED WITH IVY
ST#2	37"	ELM	POOR	SEE PLAN	TREE 3/4 COVERED WITH IVY
ST#3	36"	BLACKGUM	FAIR	SEE PLAN	TREE 1/2 COVERED WITH IVY
ST#4	36"	SUGAR MAPLE	FAIR	SEE PLAN	TREE 1/2 COVERED WITH IVY

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Kent Shuler
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 1/03/11

Michael Zepher
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 1/14/11

ESTHER WHEELER
TAX MAP 9, PARCEL 48
5803/395
1975 MOUNT VIEW ROAD
MT. VIEW SUBDIVISION
LOT 1, PLAT #1362D
ZONING: RR-DEO

MICHAEL ZEPHER
TAX MAP 9, PARCEL 48
7856/543
1985 MOUNT VIEW ROAD
MT. VIEW SUBDIVISION
LOT 3, PLAT #1362D
ZONING: RR-DEO

**FOREST STAND DELINEATION
SHIPLEY'S CHOICE**
LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL A,
& BUILDABLE BULK PARCEL B

TAX MAP 10 GRID 19
ZONED: RR-DEO
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PARCEL 15
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