

**GENERAL NOTES CONTINUED.**

- THE LOT(S) SHOWN HEREON COMPLY/COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 02, 2008, BY SILL, ADCOCK & ASSOCIATES, LLC.
- THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON BUILDABLE PRESERVATION PARCEL 'A' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- A WETLAND STUDY WAS PERFORMED BY SILL, ADCOCK AND ASSOCIATES, LLC, IN MARCH 2007. NO WETLANDS ARE LOCATED WITHIN OR NEAR THE AREA OF DEVELOPMENT.
- LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 11 PERIMETER SHADE TREES IN THE AMOUNT OF \$3,300.00 WILL BE PAID AT THE TIME OF ISSUANCE OF THE BUILDER'S GRADING PERMIT.
- IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL, PROJECTS SHALL BE EXEMPT FROM STORMWATER MANAGEMENT OBLIGATIONS IF IT HAS LESS THAN 5,000 SQUARE FEET OF LAND COVER CHANGE. THIS PLAN PROPOSES 4,008 SQUARE FEET OF LAND COVER CHANGE AND THEREFORE IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. IF AT THE GRADING PERMIT APPLICATION STAGE, THIS AREA INCREASES OVER 5,000 SQUARE FEET, STORMWATER MANAGEMENT WILL BE REQUIRED.

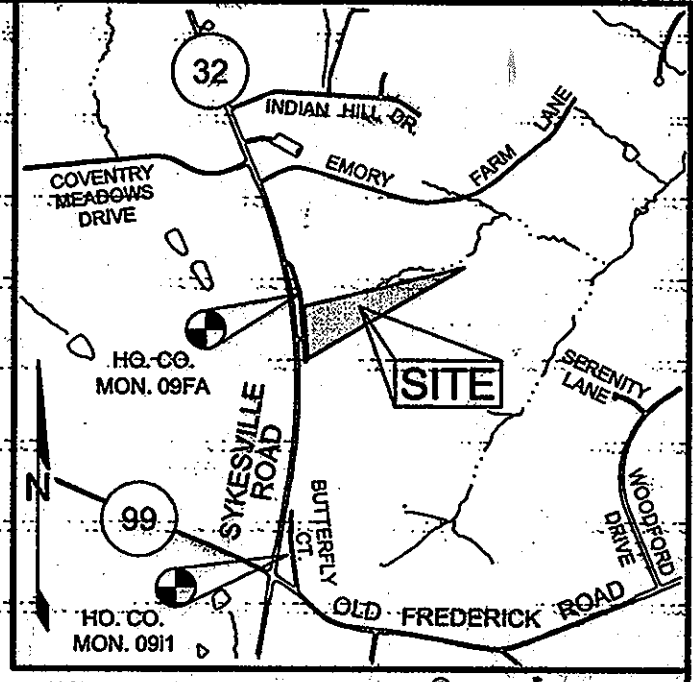
**GENERAL NOTES CONTINUED.**

- THERE ARE NO FLOODPLAINS, CEMETERIES, HISTORIC STRUCTURES, WETLANDS, STREAMS OR 25% OR GREATER STEEP SLOPES WITHIN OR NEAR THE AREA OF DEVELOPMENT. STREAM AND WETLANDS SHOWN ARE TAKEN FROM PLAT #13805 / F-09-98-CHRISTIAN FAMILY OUTREACH CENTER LOT 4.
- THE FOREST CONSERVATION (RETENTION) EASEMENT SHOWN ON THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 3.01 AC. (2.96 AC. CREDITED) OF FOREST TO MEET THE REQUIREMENTS OF SHIPLEY'S CHOICE (F-11-065) AS OFF-SITE FOREST RETENTION. FINANCIAL SURETY IS NOT REQUIRED FOR THE OFF-SITE 3.01 AC. (2.96 AC. CREDITED) RETENTION FOREST CONSERVATION EASEMENT LOCATED ON BUILDABLE PRESERVATION PARCEL A, SHIPLEY'S LODGE, F-09-101; IT WILL BE NECESSARY FOR THE DEVELOPER TO EXECUTE A DEED OF FOREST CONSERVATION EASEMENT WITH THE COUNTY AND THE DEPARTMENT OF PLANNING AND ZONING WILL PERFORM AN INSPECTION TO VERIFY COMPLIANCE WITH THE APPROVED FOREST CONSERVATION PLAN.
- A NOISE STUDY PREPARED BY MARS GROUP, DATED MARCH, 2009, HAS BEEN PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL AND THE LAND DEVELOPMENT AND SUBDIVISION REGULATIONS.
- BUILDABLE PRESERVATION PARCEL 'A' IS BEING PROPOSED AS A BUILDABLE PARCEL. ONE (1) HOUSING ALLOCATION ALLOWING ONE (1) BUILDABLE UNIT SHALL BE UTILIZED. IT WILL BE PRIVATELY OWNED, IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE PATUXENT CONSERVATION CORPORATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. IT SHALL ENCOMPASS ALL THE ENVIRONMENTALLY SENSITIVE AREAS INCLUDING 25% OR GREATER STEEP SLOPES, WETLANDS, STREAMS AND THEIR BUFFER, 100 YEAR FLOODPLAIN AND FOREST CONSERVATION, IF APPLICABLE.
- NO GRADING, OR REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF 25% STEEP SLOPES, WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING GRADING PERMIT.
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- REFUSE AND RECYCLING COLLECTION ARE PROVIDED AT MARYLAND ROUTE 32.
- THE EASEMENT HOLDERS FOR THE EASEMENT ON PRESERVATION PARCEL 'A' WILL BE HOWARD COUNTY, MARYLAND AND THE PATUXENT CONSERVATION CORPORATION.
- THE 35' SIDE BUILDING RESTRICTION LINE (BRL) FOR BUILDABLE PRESERVATION PARCEL 'A' IS IN ACCORDANCE WITH SECTION 16.120(b)(4)(ii) OF THE SUBDIVISION REGULATIONS AND COINCIDES WITH THE BOUNDARY OF THE 35' SETBACK FROM THE MOST RESTRICTIVE ENVIRONMENTAL BUFFER OR FEATURE(S) LOCATED ON THIS PARCEL. THE DISTANCE FROM THE SIDE BUILDING RESTRICTION LINE TO THE SIDE PROPERTY LINE WILL VARY IN DISTANCE, NOT TO BE LESS THAN 30 FEET PER ZONING REGULATIONS.
- F-09-101, SHIPLEY'S LODGE, IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A MINOR SUBDIVISION CREATING ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL BASED ON THE MAXIMUM DENSITY REQUIREMENTS UNDER THE CURRENT RR ZONING DISTRICT WHICH ALLOWS ONE DWELLING UNIT PER 4.25 GROSS ACRES.
- THE BASELINE SHOWN HEREON IS THE LINE ESTABLISHED BY THE STATE HIGHWAY ADMINISTRATION IN PLAT NO.S: 18122 AND 28174. THE BASELINE IS A STANDARD SET BY THE SHA FOR ALL RIGHT-OF-WAY PLATS. THE BASELINE IS THE LINE IN WHICH ALL MEASUREMENTS RELATING TO THE RIGHT-OF-WAY ARE DERIVED FROM.

**GENERAL NOTES CONTINUED.**

- THE FOREST CONSERVATION EASEMENT AREA LOCATED ON BUILDABLE PRESERVATION PARCEL A HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- WP-10-015, A REQUEST TO WAIVE SECTION 16.120(b)(4)(iii) WHICH PROHIBITS FLOODPLAIN, WETLAND, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES IN SIZE, WAS APPROVED BY HOWARD COUNTY ON 03/08/2010, SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE SUBDIVISION PLAT, F-09-101.
  - FINAL PLAT, F-09-101, SHALL BE DESIGNED SO THAT 35-FOOT ENVIRONMENTAL RESIDENTIAL STRUCTURE SETBACK IS REQUIRED FROM THE EDGE OF THE MOST RESTRICTIVE ENVIRONMENTAL BUFFER OR FEATURE LOCATED WITHIN THE SUBJECT LOTS IN ACCORDANCE WITH SECTION 16.120(b)(4)(ii) OF THE SUBDIVISION REGULATIONS.
  - APPROVAL OF THIS PETITION DOES NOT SANCTION ANY DISTURBANCE TO THE ENVIRONMENTAL FEATURES, OR THEIR RESTRICTIVE BUFFERS OR SETBACKS.
- WP-10-016, A REQUEST TO WAIVE SECTION 16.144(i)(ii) WHICH REQUIRES THE SUBMISSION OF THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURE AND RECORDATION, AND PAYMENT OF ALL FEES ASSOCIATED BE WITHIN 180 DAYS OF FINAL PLAN APPROVAL, WAS APPROVED ON MARCH 8, 2010; A REQUEST TO "TOLL" THE APPROVAL OF F-09-101, TO BE IN ACCORDANCE WITH HOUSE BILL HB-921, WHICH ALLOWS THIS TIME EXTENSION TO BE GRANTED FROM THE END OF THE TOLLING PERIOD OF JUNE 30, 2010, WAS ALSO APPROVED ON MARCH 8, 2010, SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE SUBDIVISION PLAT, F-09-101.
  - PAYMENT OF ALL FEES AND THE SUBMISSION OF THE FINAL RECORD PLAT ORIGINALS FOR SIGNATURE AND RECORDATION WITHIN 180 DAYS OF THE END OF THE TOLLING PERIOD OF JUNE 30, 2010.
- WP-11-096, A REQUEST TO WAIVE SECTIONS 16.144(i)(ii) AND 16.120(b)(4)(iii) OF THE SUBDIVISION LAND REGULATIONS REQUIRES THE DEVELOPER TO PAY ALL FEES AND TO SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURE AND RECORDATION WITHIN 180 DAYS OF FINAL PLAN APPROVAL, AND WHICH ALLOWS THE CREATION OF A FOREST CONSERVATION RETENTION EASEMENT ON BUILDABLE PRESERVATION PARCEL A WHICH IS LESS THAN 10 ACRES IN SIZE, WAS APPROVED ON JANUARY 12, 2011. SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE SUBDIVISION PLAT, F-09-101.
  - FINAL PLAT, F-09-101, SHALL BE DESIGNED SO THAT 35-FOOT ENVIRONMENTAL RESIDENTIAL STRUCTURE SETBACK IS REQUIRED FROM THE EDGE OF THE MOST RESTRICTIVE ENVIRONMENTAL BUFFER OR FEATURE LOCATED WITHIN THE SUBJECT LOTS IN ACCORDANCE WITH SECTION 16.120(b)(4)(ii) OF THE SUBDIVISION REGULATIONS.
  - SUBMISSION OF THE FINAL RECORD PLAT ORIGINALS FOR SIGNATURE AND RECORDATION WITHIN ONE (1) YEAR FROM THE APPROVAL DATE OF JANUARY, 12, 2011, ON OR BEFORE JANUARY 12, 2012.
  - FINAL PLAT F-09-101 SHIPLEY'S LODGE SHALL BE RECORDED PRIOR TO CONCURRENT WITH THE RECORDATION OF THE FINAL PLAT FOR SHIPLEY'S CHOICE (PROPERTY KNOW AS ECP-10-004-TAX MAP 9 & 10, PARCEL 15).

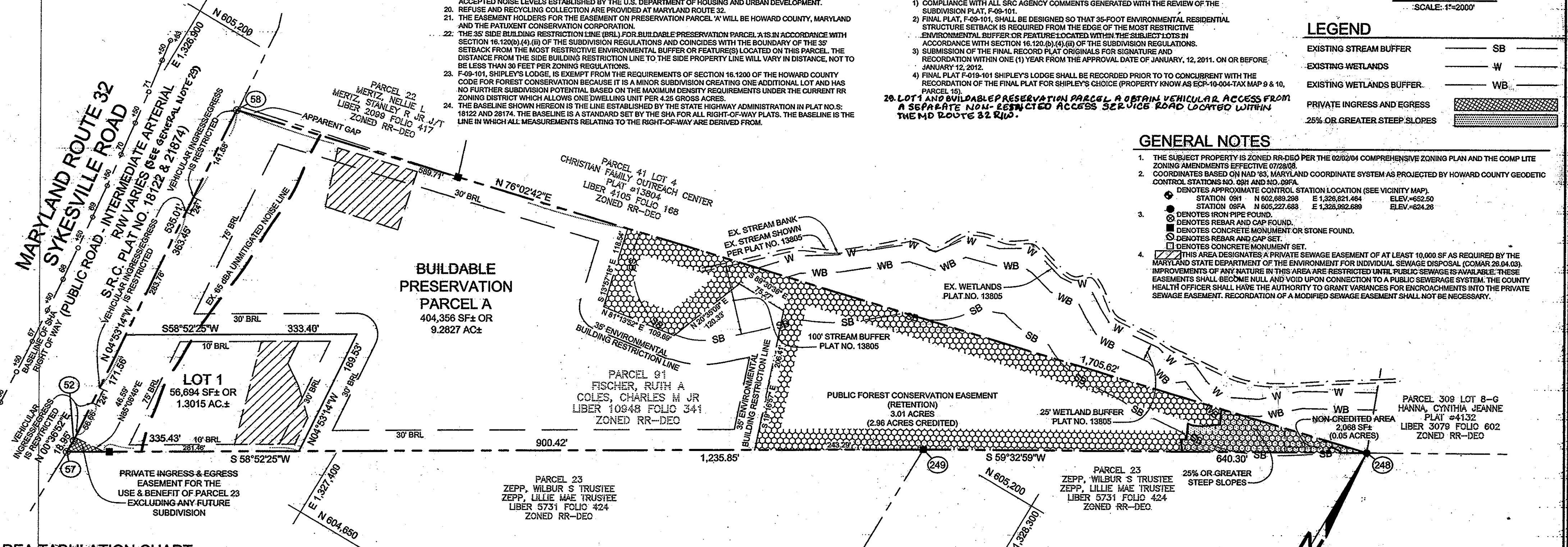
**20. LOT 1 AND BUILDABLE PRESERVATION PARCEL A OBTAIN VEHICULAR ACCESS FROM A SEPARATE NON-RESTRICTED ACCESS SERVICE ROAD LOCATED WITHIN THE MD ROUTE 32 R/W.**



HOWARD COUNTY, MARYLAND ADC MAP 4653, GRID J8  
**VICINITY MAP**  
SCALE: 1"=200'

**LEGEND**

- EXISTING STREAM BUFFER — SB
- EXISTING WETLANDS — W
- EXISTING WETLANDS BUFFER — WB
- PRIVATE INGRESS AND EGRESS
- 25% OR GREATER STEEP SLOPES



**AREA TABULATION CHART**

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
  - A. BUILDABLE: 1
  - B. NON-BUILDABLE: 0
  - C. OPEN SPACE: 0
- TOTAL AREA OF LOTS AND/OR PARCELS:
  - A. BUILDABLE: 1.3015 AC ±
  - B. NON-BUILDABLE: 0.0000 AC ±
  - C. OPEN SPACE: 0.0000 AC ±
  - D. PRESERVATION PARCELS: 9.2827 AC ±
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC ±
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 10.5842 AC ±

THE REQUIREMENTS § 3-106, 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.

*Michael D. Adcock* 11/30/11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
DATE

*Ruth A. Fisher* 11/10/11  
RUTH A. FISHER  
DATE

*Charles M. Coles, Jr.* 11/10/11  
CHARLES M. COLES, JR.  
DATE

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
248	605,514.9286	1,328,675.4278
249	605,190.4296	1,328,123.4454
57	604,551.5848	1,327,065.5213
52	604,570.5336	1,327,065.7245
58	605,103.6006	1,327,020.1441

**OWNER**  
RUTH A. FISHER  
CHARLES M. COLES JR.  
1585 ROUTE 32  
SKYESVILLE, MARYLAND 21784-5437

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
C/O TIMOTHY FEAGA  
P.O. BOX 482  
LISBON, MARYLAND 21785  
410.489.7900

**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

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Brian P. Bickelmann* 12/22/11  
BRIAN P. BICKELMANN, HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael D. Adcock* 11/12/11  
MICHAEL D. ADCOCK, CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*Veit Stenhouse* 1-23-12  
VEIT STENHOUSE, DIRECTOR  
DATE

**DEDICATION FOR INDIVIDUALS**

WE, RUTH A. FISHER AND CHARLES M. COLES, JR., 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 11 DAY OF Nov., 2011

*Ruth A. Fisher* 11-11-11  
RUTH A. FISHER  
DATE

*Charles M. Coles, Jr.* 11-11-11  
CHARLES M. COLES, JR.  
DATE

*Sing & FS* 11/10/11  
WITNESS  
DATE

*Sing & FS* 11/10/11  
WITNESS  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RUTH A. FISHER AND CHARLES M. COLES, JR., PERSONAL REPRESENTATIVES OF THE ESTATE OF RUSSELL L. FISHER AND CHARLES M. COLES, JR. BY DEED DATED THE 21ST DAY OF FEBRUARY, 1994, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN DEED BOOK 1103, PAGE 103, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT IN THE LAND RECORDS OF MARYLAND, AS AMENDED, AND THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY AND THE SURVEY WORK REFLECTED IN THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE SUBTITLE 16.25, CHAPTER 06, REGULATION 12.

*Michael D. Adcock* 11/30/11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2013  
DATE

RECORDED AS PLAT NUMBER 21817 ON 11/27/12  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**SHIPLEY'S LODGE**  
LOT 1 AND BUILDABLE PRESERVATION PARCEL 'A'  
A SUBDIVISION OF PARCEL 91, TAX MAP 9, GRID 17  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: RR-DEO  
DPZ FILE NO.: WP-10-015, WP-10-016,  
WP-11-096  
DATE: OCTOBER 26, 2011  
SCALE: 1"=100'  
SHEET 1 OF 1

JOB NO. 07-114