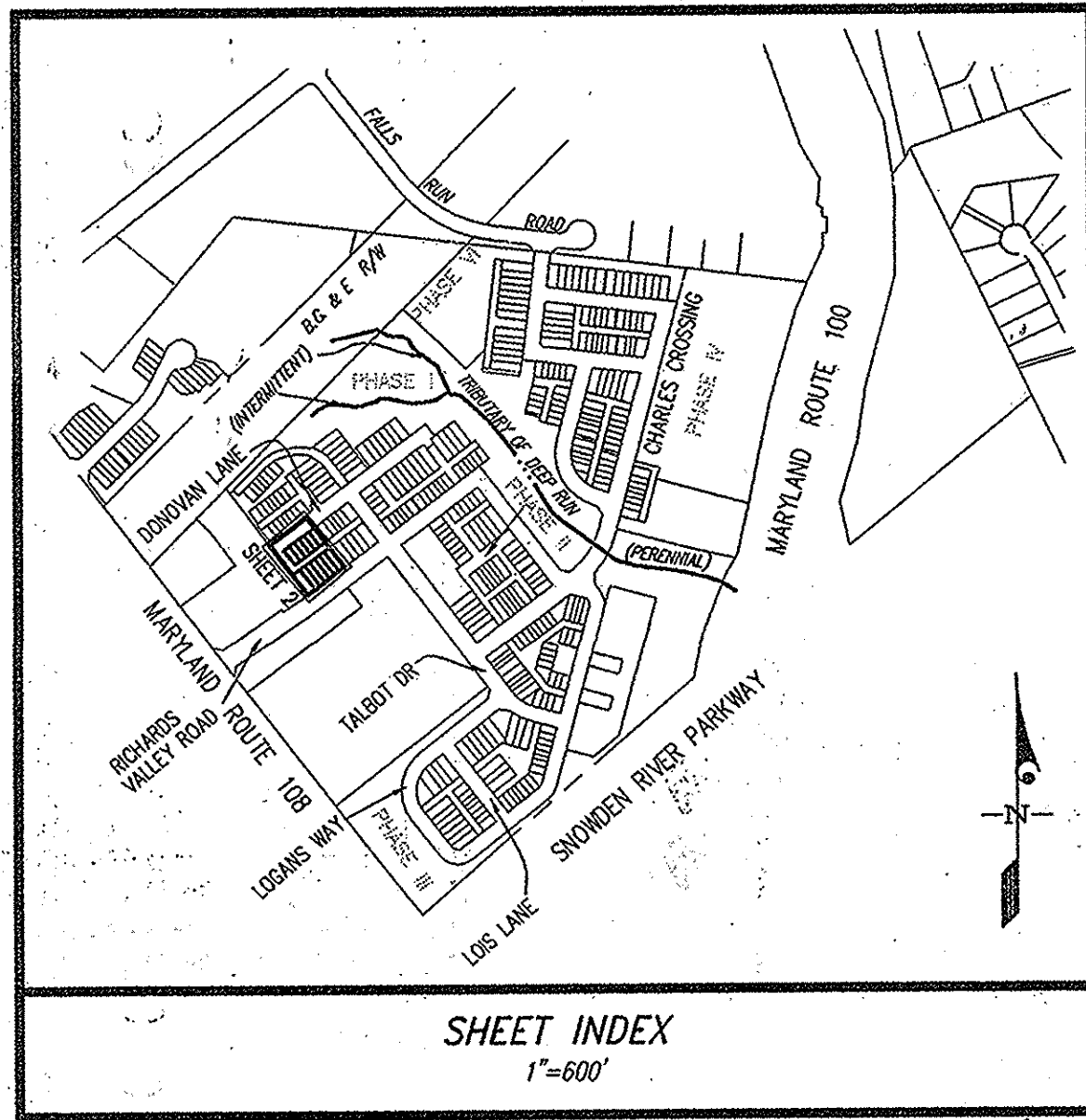


GENERAL NOTES

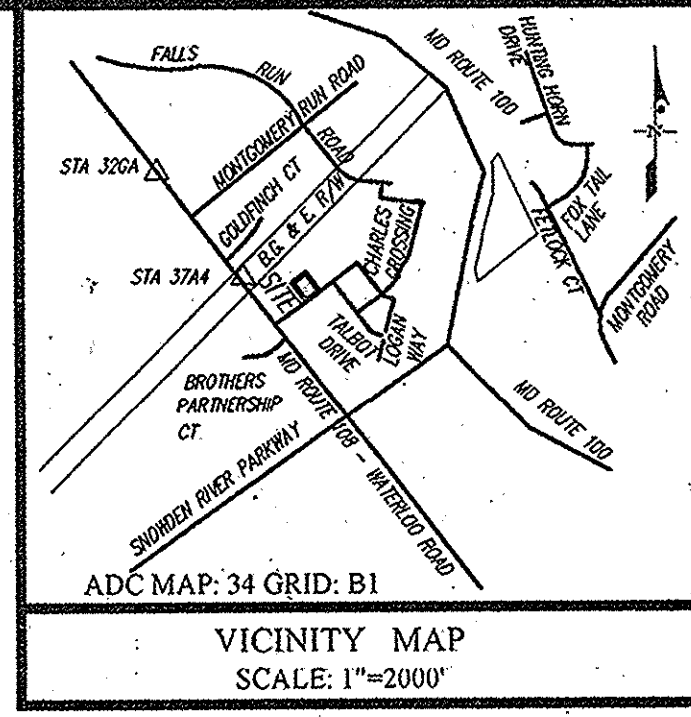
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- THIS PLAT IS BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2003 BY GUTSCHICK, LITTLE & WEBER, P.A.
- SUBJECT PROPERTY IS ZONED RA-15 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN AND PER ZB-1089M.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-04-09, WP-04-105, P-06-1 (PHASE I), P-06-4 (PHASE II), P-07-17 (PHASE III), P-08-01 (PHASE IV), P-09-02 (PHASE V), P-10-04 (PHASE VI), WP-06-45, F-06-19, F-07-01, F-07-43, F-07-59, F-08-006, F-09-88, F-10-48, F-10-60, F-10-107, F-10-90, F-11-26(F), F-11-26, ZB-1089M, WP-14-156, CONTRACT Nos. 14-4875-D & 14-4355-D.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 316A - N 564,925.8221 E 1,367,067.7073 AND 374A - N 563,835.9110 E 1,367,971.6500.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 5/25/2015 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-4875-D WAS FILED AND ACCEPTED. WATER AND SEWER ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A SIGHT DISTANCE ANALYSIS WAS PROVIDED AND APPROVED WITH THE SKETCH PLAN S-04-09.
- THE PARCELS AND LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF PART OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOREST CONSERVATION FOR THIS SITE WAS PREVIOUSLY APPROVED UNDER F-06-019 AND SUBSEQUENT PLATS F-08-117, F-09-088, F-10-060 AND F-11-026. TO FULFILL THE FOREST CONSERVATION REQUIREMENTS OF THIS SUBDIVISION, AT LEAST 1.48 ACRES OF RETENTION AND 7.04 ACRES OF AFFORESTATION ARE REQUIRED. THIS REQUIREMENT IS ADDRESSED BY PROVIDING 1.48 ACRES OF ON-SITE NET TRACT FOREST RETENTION, 5.74 ACRES OF ON-SITE AFFORESTATION AND 1.30 ACRES OF OFF-SITE AFFORESTATION. THE 5.74 ACRES OF ON-SITE AFFORESTATION IS HEREBY REDUCED TO 5.68 ACRES AS A RESULT OF A REVISION TO REDUCE THE AREA OF FOREST CONSERVATION EASEMENT NO. 2A (CURRENTLY EASEMENT 2E), REDUCE THE AREA OF FOREST CONSERVATION EASEMENT NO. 4 (CURRENTLY EASEMENT 4A, 4B, 4C, AND 4D) AND CORRECT THE AFFORESTATION AREA WITHIN FOREST CONSERVATION EASEMENT NO. 3. AN ABANDONMENT FEE WAS REQUIRED FOR THE 0.06 ACRE OF ABANDONED AFFORESTATION IN THE EXISTING FOREST CONSERVATION EASEMENT. NO ABANDONMENT FEE WAS REQUIRED FOR THE 0.01 ACRE OF NON-CREDITED RETENTION REMOVED FROM EASEMENT NO. 4. THE ABANDONMENT FEE OF \$3,267.00 WAS PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND. THE 5.68 ACRES OF ON-SITE AFFORESTATION IS HEREBY REDUCED TO 5.60 ACRES AS A RESULT OF A REVISION TO REDUCE THE AREA OF FOREST CONSERVATION EASEMENT NO. 5. AN ABANDONMENT FEE WAS REQUIRED FOR THE 0.08 ACRE OF ABANDONED AFFORESTATION IN THE EXISTING FOREST CONSERVATION EASEMENT. THE ABANDONMENT FEE OF \$4,235.00 WAS PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND. THE 1.30 ACRES OF OFF-SITE AFFORESTATION IS PROVIDED BY AN APPROVED FOREST CONSERVATION PLAN AND PLAT OF FOREST CONSERVATION EASEMENT (F-11-026FC) ENTITLED HOBART MULLINEAUX PROPERTY AND RECORDED AS PLAT NO. 21723. SURETY IN THE AMOUNT OF \$28,314.00 HAS BEEN POSTED AS A PART OF THE F-11-026 DPW DEVELOPER'S AGREEMENT FOR OFF-SITE 1.30 AC. AFFORESTATION. FCE #3 LOCATED ON THE HOBART MULLINEAUX PROPERTY, TM PARCEL 15, TM 6, GRID 8, AS SHOWN ON F-11-126(F).
- THE LANDSCAPING HAS BEEN DEFERRED TO THE SITE DEVELOPMENT PLAN.
- THERE ARE NO REGULATED STEEP SLOPES ON THIS SITE AND THAT THERE ARE NO STREAMS, WETLANDS, BUFFERS OR 100 YEAR FLOODPLAIN ON THESE PARCELS.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS; ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE 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 OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND THE ARTICLES OF INCORPORATION FOR THE SHIPLEY'S GRANT COMMUNITY ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MAY 22, 2007, RECEIPT # D11935723. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SHIPLEY'S GRANT COMMUNITY ASSOCIATION, INC. RECORDED IN LIBER 10779 AT FOLIO 671. BUILDABLE PARCEL B WAS ANNEXED BY DECLARATION OF ANNEXATION RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14331 AT FOLIO 69.



SHEET INDEX
1"=600'

(GENERAL NOTES CONTINUED)

- IN THE HOMEOWNER'S ASSOCIATION DECLARATION, THE ASSOCIATION'S MAINTENANCE RESPONSIBILITIES ARE DETAILED AND THE COUNTY'S MAINTENANCE RESPONSIBILITIES ARE EXPLAINED. OF PARTICULAR NOTE IS THAT THE COUNTY'S RESPONSIBILITIES ARE LIMITED TO PUBLIC DEDICATED ROADWAYS, PUBLIC STORM MAINTENANCE IN PUBLIC STORM DRAIN EASEMENTS AND TO PUBLIC WATER AND SEWER MAINTENANCE IN PUBLIC WATER AND SEWER EASEMENTS ONLY. ANY PRIVATE FACILITIES, INCLUDING ALLEYS AND STORM DRAINS OUTSIDE PUBLIC DEDICATED ROADWAYS ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION WHETHER THOSE FACILITIES LIE INSIDE OR OUTSIDE A PUBLIC WATER, SEWER & UTILITY EASEMENT.
- STORMWATER MANAGEMENT IS PROVIDED BY EXISTING FACILITIES. FACILITY B (ON PARCEL C-72, LOCATED ADJACENT TO MD RTE. 100 AND SNOWDEN RIVER PARKWAY) IS CONSTRUCTED UNDER F-06-19, AND IS A WET EXTENDED DETENTION POND (TYPE P-4) THAT WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. FACILITY A (ON OPEN SPACE LOT C-65, LOCATED ADJACENT TO MD ROUTE 108 AND RICHARD'S VALLEY ROAD) IS CONSTRUCTED UNDER F-07-043 AND IS A STORMFILTER (F-2) WITH AN UNDERGROUND STORAGE MANIFOLD AND AN ABOVE GROUND MICRO BIO-RETENTION FACILITY (M-6) THAT WILL ALL BE PRIVATELY OWNED AND MAINTAINED. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THE PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDELINES FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY FACILITIES A & B (SEE NOTE 9). FACILITY A WAS PRELIMINARILY APPROVED WITH P-06-001 ON 8/8/06, AND RECEIVED FINAL APPROVAL WITH F-07-43 ON 6/01/07. CONSTRUCTION FOR FACILITY A WAS COMPLETED IN SEPTEMBER, 2013. FACILITY B WAS PRELIMINARILY APPROVED WITH S-04-09 ON 2/15/05, AND RECEIVED FINAL APPROVAL WITH F-05-19 ON 9/19/06. FACILITY B IS CURRENTLY FUNCTIONING AS A BASIN FOR TEMPORARY STORMWATER MANAGEMENT AND ALL CONSTRUCTION FOR FACILITY B WILL BE COMPLETED PRIOR TO MAY 4, 2017.
- THERE ARE NO CEMETERIES LOCATED ON SITE PER HOWARD COUNTY CEMETERY MAP.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED JANUARY 2004, AND WAS APPROVED ON FEBRUARY 15, 2005 AND SUPPLEMENTED BY LETTER DATED OCTOBER 1, 2014.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- HP-14-156, A WAIVER OF SECTION 16.145 WHICH REQUIRES A PRELIMINARY EQUIVALENT SKETCH PLAN, WAS APPROVED ON NOVEMBER 3, 2014 UNDER THE FOLLOWING CONDITIONS:
 - PLEASE ADD THE ADDITIONAL DWELLING UNITS, TRAFFIC CIRCULATION, AND COMPLETE EXHIBIT OF RECREATIONAL AND TRADITIONAL NEIGHBORHOOD OPEN SPACES WITH THE SUBMISSION OF S-14-003 IN ORDER TO SHOW THE IMPROVEMENTS IN THE CONTEXT OF THE LARGER SHIPLEY'S GRANT DEVELOPMENT.
 - NO MORE THAN 13 UNITS MAY BE PROPOSED FOR PARCEL B-1.
 - THE TRANSITION FROM A PUBLIC RIGHT-OF-WAY TO A PRIVATE ROAD ALONG LOTS B-1 THROUGH B-6 ON DONOVAN LAND IS APPROPRIATELY SIGNED PER DEPARTMENT OF PUBLIC WORKS REQUIREMENTS (TO BE ADDRESSED ON THE FINAL PLAN (F-14-123) AND THE SITE DEVELOPMENT PLAN (SDP-14-063)).
 - THE MIHU AGREEMENT AND MIHU COVENANTS AND RESTRICTIONS ARE INTENDED TO BE RECORDED WITH THIS PLAT.
- In phase 7 one additional temporary MIHU will be provided (Lot B-9) in addition to the permanent MIHU Lot B-5. The county agrees to release the MIHU covenant on Lot B-9 upon receipt of final SDP approval for Phase VIII with 69 total units and 7 MIHUs.



LEGEND:

- SHADING FOR ALL EASEMENTS
- PRIVATE EASEMENTS
- PUBLIC EASEMENTS
- PUBLIC SEWER & UTILITY EASEMENT TO BE EXTINGUISHED
- PART OF PRIVATE SITE DISTANCE EASEMENT TO BE EXTINGUISHED

PHASE	PARCEL NUMBER OR HOWARD COUNTY FILE No.	PLAN STATUS	GROSS	100 YR. FLOODPLAIN	NET	O/S ¹ MIN. REQ'D	O/S PROV. ²	MIN. REC. O/S REQ'D	REC. O/S PROVIDED	MIN. REC'D. TND O/S ⁴	TND O/S PROVIDED
1	F 07-043/SDP-07-047	APPROVED	13.63 AC.	1.36 AC.	12.27 AC.	3.41 AC.	8.23 AC. (60%)	24,800 S.F. ³	55,307 S.F.	0.68 AC./29,686 S.F.	0.99 AC./43,157 S.F. ⁹
2	F 07-059/SDP-07-048	APPROVED	5.81 AC.	0.00 AC.	5.81 AC.	1.45 AC.	0.65 AC. (11%)	24,800 S.F. ³	28,248 S.F.	0.29 AC./12,654 S.F.	0.85 AC./37,124 S.F. ¹⁰
3	F 08-006/SDP-10-082	APPROVED	12.94 AC.	0.50 AC.	12.44 AC.	3.24 AC.	6.19 AC. (48%)	26,000 S.F. ³	27,840 S.F.	0.65 AC./28,183 S.F.	0.37 AC./16,126 S.F. ¹⁰
4	F 09-088/SDP-10-082, SDP-10-87	APPROVED	5.77 AC.	0.00 AC.	5.77 AC.	1.44 AC.	1.68 AC. (30%)	26,000 S.F. ³	6,591 S.F.	0.29 AC./12,567 S.F.	0.15 AC./6,591 S.F.
5	F 10-048/SDP-12-061	APPROVED	5.50 AC.	0.00 AC.	5.50 AC.	1.38 AC.	0.44 AC. (9%)	23,600 S.F. ³	0 S.F.	0.28 AC./11,979 S.F.	0 AC./0 S.F.
6	F 11-026/SDP-12-061, SDP-12-045	APPROVED	4.20 AC.	0.00 AC.	4.20 AC.	1.05 AC.	0.0 AC.	33,200 S.F. ³	19,396 S.F.	0.21 AC./9,148 S.F.	0 AC./0 S.F.
7	F 14-123/SDP-14-063 ⁵	THIS PHASE PLANS SUBMITTED	0.75 AC.	0.00 AC.	0.75 AC.	0.19 AC.	0.0 AC.	9,100 S.F. ⁵	0 S.F.	0.04 AC./1,633 S.F.	0 AC./0 S.F.
8	PARCEL D-2/S-14-003/P-15-002	AMENITY CREDITS ^{7 8}	6.60 AC.	0.00 AC.	6.60 AC.	1.65 AC.	1.73 AC. (26%)	33,800 S.F. ⁶	21,361 S.F.	0.33 AC./14,375 S.F.	0.49 AC./21,361 S.F.
CUMULATIVE TOTAL			55.20 AC.	1.86 AC.	53.34 AC.	13.80 AC.	18.92 AC. (35%)	201,300 S.F.	204,618 S.F.	2.76 AC./120,224 SF	2.85 AC./124,359 S.F.

- DEVELOPMENT TRACKING CHART AND SITE ANALYSIS NOTES:**
- MINIMUM REQUIRED OPEN SPACE (O/S) IS CALCULATED AS 25% OF THE GROSS AREA.
 - PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA.
 - MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) FOR PHASE I-VI IS CALCULATED AS 400 SF PER UNIT.
 - MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.
 - MINIMUM REQUIRED RECREATION OPEN SPACE FOR PHASE VII (PER THE 2013 COMPREHENSIVE ZONING PLAN WHICH REQUIRES AN ADDITIONAL 300 SF ROS PER LOT-FOR LOTS WITHOUT A 15 FT USABLE YARD) - 13 LOTS x 700 SF = 9,100 SF.
 - MINIMUM REQUIRED RECREATION OPEN SPACE FOR PHASE VIII - 26 LOTS x 700 SF = 18,200 SF + 39 LOTS x 400 SF = 15,600 SF FOR A TOTAL OF 33,800 SF. SEE REQUIRED RECREATION OPEN SPACE CALCULATIONS IN SITE ANALYSIS ABOVE.
 - 13,520 SF OF RECREATION OPEN SPACE HAS BEEN INCLUDED USING AMENITY FEATURE AREA CREDITS APPROVED BY DPZ (PER THE 6/15/2012 POLICY MEMO), INCLUDING 3,690 SF FOR A COMMUNITY CENTER; 3960 SF FOR A COMMUNITY POOL, 2,000 SF FOR A GAZEBO, 2000SF FOR A TOT LOT, AND 1,600 SF FOR BENCHES AS OUTLINED IN A LETTER TO DPZ DATED 1/17/2013. CREDITS FOR THE COMMUNITY CENTER AND POOL MAY BE INCREASED IF A REGULATION OR A DPZ POLICY INCREASES THE VALUE FOR THESE MAJOR RECREATIONAL FACILITIES. IF A CREDIT VALUE IS INCREASED, A REDLINE TO THIS PLAN WILL BE REQUIRED TO UPDATE THE CHART AND THE CREDIT VALUES.
 - 32,355 SF OF RECREATION OPEN SPACE HAS BEEN INCLUDED USING AMENITY FEATURE AREA CREDITS APPROVED BY DPZ (PER THE 6/15/2012 POLICY MEMO), INCLUDING 5,520 SF FOR A COMMUNITY CENTER, 5,520 SF FOR A COMMUNITY POOL, (10 SF /UNIT FOR BOTH THE COMMUNITY CENTER AND POOL PER UNIT FOR THE COMMUNITY CENTER AND POOL TO BE CONSTRUCTED AS PART OF PHASE 8 (474 UNITS) AND 10 SF /UNIT FOR BOTH THE COMMUNITY CENTER AND POOL PER UNIT FOR THE COMMUNITY CENTER AND POOL LOCATED ON OPEN SPACE LOT C-135 FOR PHASES 7 & 8 (78 UNITS) THAT WERE NOT PART OF THE ORIGINAL CREDIT LETTER REFERENCED IN NOTE #7) AND 21,315 SF FOR ASPHALT PATHWAYS AS OUTLINED IN A LETTER TO DPZ DATED 10/1/2014. CREDITS FOR THE COMMUNITY CENTER AND POOL MAY BE INCREASED IF A REGULATION OR A DPZ POLICY INCREASES THE VALUE FOR THESE MAJOR RECREATIONAL FACILITIES. IF A CREDIT VALUE IS INCREASED, A REDLINE TO THIS PLAN WILL BE REQUIRED TO UPDATE THE CHART AND THE CREDIT VALUES.
 - INCLUDES ADDITIONAL TND OS ADDED BY REDLINE TO SDP-07-046 IN JANUARY 2013
 - INCLUDES ADDITIONAL TND OS ADDED BY REDLINE TO SDP-10-082 IN JANUARY 2013

TABULATION OF FINAL PLAT - ALL SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 14
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 13
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.4675 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.2797 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.7472 AC.

OWNER:
BA SHIPLEY, LLC
6406 IVY LANE, SUITE 700
GREENBELT, MD 20770
PHONE: 301-623-1525

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE PARCEL B INTO LOTS B-1 THRU B-13 AND COMMON OPEN SPACE LOT B-14. TO CREATE A PRIVATE STORM DRAIN EASEMENT, A 1' PUBLIC WATER, SEWER, SIDEWALK MAINTENANCE & UTILITY EASEMENT AND A PUBLIC SEWER, WATER & UTILITY EASEMENT TO EXTINGUISH AN EXISTING SEWER & UTILITY PER PLAT NO. 19232 AND TO EXTINGUISH PART OF EXISTING PRIVATE SITE DISTANCE EASEMENT PER PLAT NO. 192132 BY THIS PLAT.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Maura Rossman 10/2/2015
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 10-19-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10-27-15
DIRECTOR DATE

OWNER'S DEDICATION

BA SHIPLEY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY THOMAS A. BAUM, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 ROADS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6th DAY OF May, 2015

BY: *[Signature]*
THOMAS A. BAUM, PRESIDENT

ATTEST: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF BUILDABLE PARCEL "B" AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63 THRU C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69, BUILDABLE PARCELS "A", "B" AND "C-70" THRU "C-72" AND RECORDED AS PLAT NO. 19232 AND ALL OF THE LAND CONVEYED BY CHURCH OF THE GOOD SHEPARD TO BA SHIPLEY, LLC, BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 4, 2012 AND RECORDED IN LIBER 14331 AT FOLIO 63; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] sluzewski
THOMAS O'CONNOR, DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)

RECORDED AS PLAT NUMBER 22526 ON 10/30/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE VII
LOTS B-1 THRU B-13 AND COMMON OPEN SPACE LOT B-14
(A RESUBDIVISION OF BUILDABLE PARCEL "B", SHIPLEY'S GRANT - PHASE I, PLAT NO. 19232)

ZONED: RA-15 TM 37, GRID 2, P/O PARCEL 4
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 2 MAY 2015

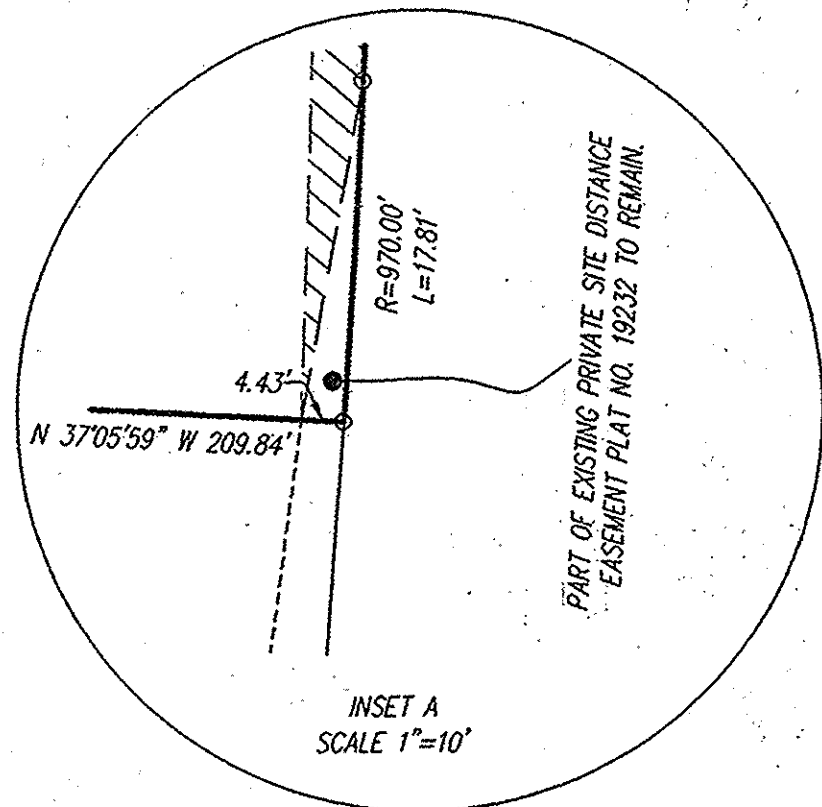
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

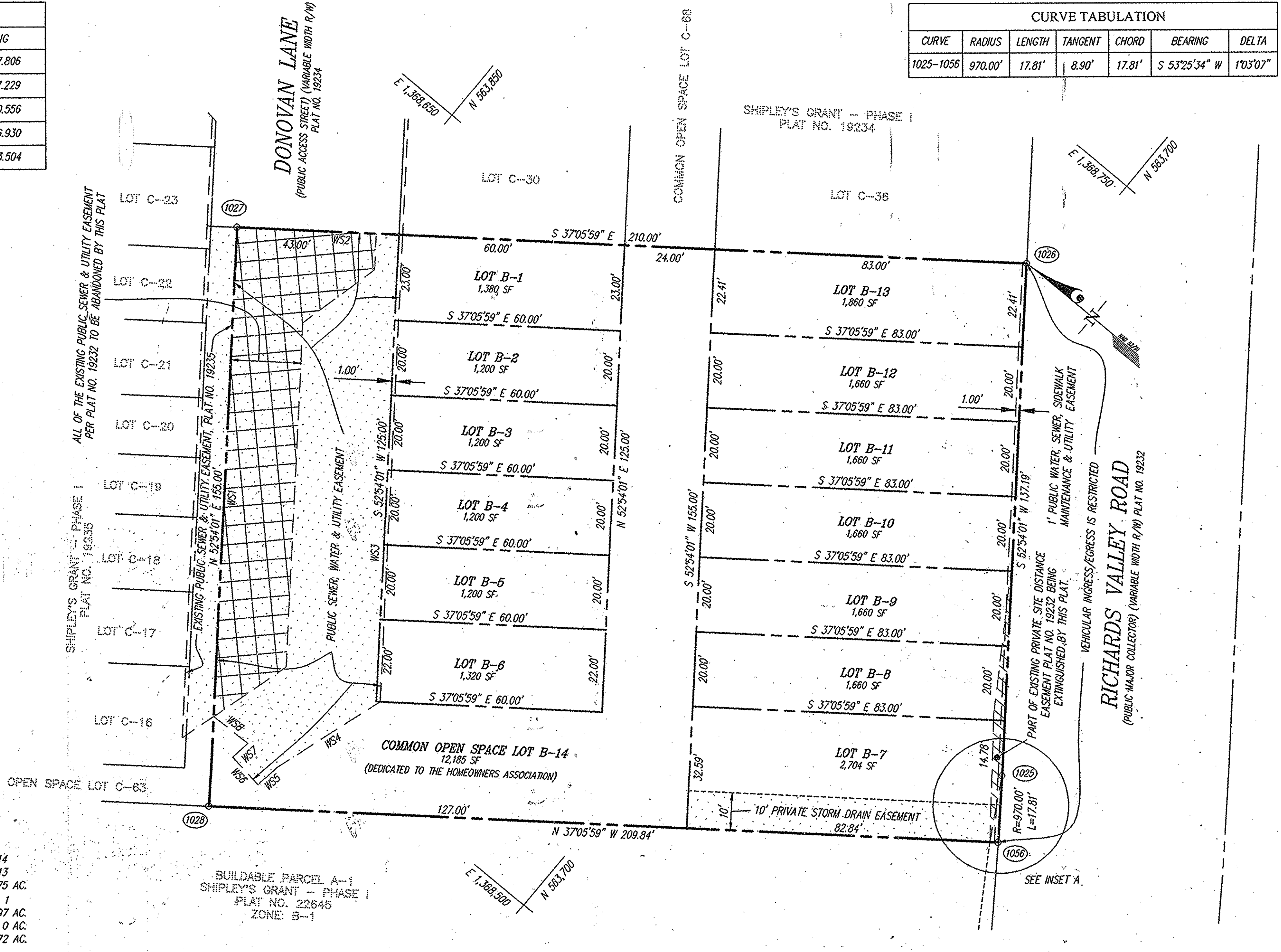
LINE	BEARING	LENGTH
WS1	N 52°54'01" E	131.00'
WS2	S 37°05'59" E	44.00'
WS3	S 52°54'01" W	125.00'
WS4	N 72°26'20" W	32.36'
WS5	N 82°05'59" W	7.01'
WS6	N 07°54'01" E	10.00'
WS7	S 82°05'59" E	5.40'
WS8	N 01°14'32" W	11.59'

COORDINATE TABLE		
POINT	NORTHING	EASTING
1025	563,624.437	1,368,607.806
1026	563,707.192	1,368,717.229
1027	563,874.686	1,368,590.556
1028	563,781.189	1,368,466.930
1056	563,613.826	1,368,593.504

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1025-1056	970.00'	17.81'	8.90'	17.81'	S 53°25'34" W	1°03'07"



OWNER:
 BA SHIPLEY, LLC
 6406 IVY LANE, SUITE 700
 GREENBELT, MD 20770
 PHONE: 301-623-1525



TABULATION OF FINAL PLAT - ALL SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	14
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	13
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.4675 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.2797 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.7472 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

William for Maureen Roseman
 COUNTY HEALTH OFFICER
 DATE: 10/2/2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Shel Edinger
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10/19/15

Victor S. ...
 DIRECTOR
 DATE: 10/27/15

OWNER'S DEDICATION

BA SHIPLEY, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY THOMAS A. BAUM, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 ROADS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6TH DAY OF MAY, 2015

BY: *Thomas A. Baum*
 THOMAS A. BAUM, PRESIDENT

ATTEST: *Chris ...*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF BUILDABLE PARCEL "B" AS SHOWN ON A RESUBDIVISION PLAT ENTITLED "SHIPLEY'S GRANT - PHASE I, LOTS C-1 THRU C-62, OPEN SPACE LOTS C-63 THRU C-65, COMMON OPEN SPACE LOTS C-66 THRU C-69, BUILDABLE PARCELS "A", "B" AND "C-70" THRU "C-72" AND RECORDED AS PLAT NO. 19232 AND ALL OF THE LAND CONVEYED BY CHURCH OF THE GOOD SHEPARD TO BA SHIPLEY, LLC, BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 4, 2012 AND RECORDED IN LIBER 14331 AT FOLIO 63; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)

DATE: 5/4/2015

RECORDED AS PLAT NUMBER **23527** ON **10/20/15**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHIPLEY'S GRANT - PHASE VII
 LOTS B-1 THRU B-13 AND COMMON OPEN SPACE LOT B-14
 (A RESUBDIVISION OF BUILDABLE PARCEL "B", SHIPLEY'S GRANT - PHASE I, PLAT NO. 19232)

ZONE: RA-15
 1ST ELECTION DISTRICT
 SCALE: 1"=20'

TM 37, GRID 1 & 2, P/O PARCEL 4
 HOWARD COUNTY, MARYLAND
 SHEET 2 OF 2
 MAY 2015

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-421-4186

DRAWN BY: *pnc* CHECK BY: *...*

S:\Survey Drawings\03006\03006-PHASE I\PLATS\CHAPEL PLAYS\05030 PH-1 CHAPEL RPL02.dwg, PLOTTED: 5/15/2015 9:59 AM, LAST SAVED: 5/14/2015 11:04 AM, PLOTTED BY: Paul Clark