



# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

Date Received: \_\_\_\_\_

Permit No.: B/3001355

Building Address: 12139 OLD FREDERICK RD  
 City: MARRIOTTSVILLE State: MD Zip Code: 21104  
 Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: F11-005  
 Census Tract: \_\_\_\_\_ Subdivision: SHIPLEY'S CHOICE  
 Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 1  
 Tax Map: 10 Parcel: 15 Grid: 00  
 Zoning: RR-DEO Map Coordinates: \_\_\_\_\_ Lot Size: 59705.89

Property Owner's Name: DORSEY FAMILY HOMES INC  
 Address: 10717B BIRMINGHAM WY  
 City: WOODSTOCK State: MD Zip Code: 21163  
 Phone: 410 405 5739 Fax: 410 405 0488  
 Email: beverley.little@dorseyfamilyhomes.com

Existing Use: VACANT LOT  
 Proposed Use: NEW OFD  
 Estimated Construction Cost: \$ 300,000  
 Description of Work: CHAMBERLAIN III

Applicant's Name & Mailing Address, (if other than stated herein)  
 Applicant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Occupant or Tenant: \_\_\_\_\_  
 Was tenant space previously occupied?  Yes  No  
 Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Contractor Company: DORSEY FAMILY HOMES, INC.  
 Contact Person: BEVERLEY LITTLE  
 Address: 10717B BIRMINGHAM WY  
 City: WOODSTOCK State: MD Zip Code: 21163  
 License No.: 101  
 Phone: 410 405 5739 Fax: 410 405 0488  
 Email: beverley.little@dorseyfamilyhomes.com

Engineer/Architect Company: ARCHITECTURE COLLABORATIVE  
 Responsible Design Prof.: DAVE ROBINS  
 Address: 8334 MAIN ST  
 City: ELLCOTT CITY State: MD Zip Code: 21043  
 Phone: 410 405 7500 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	Depth	Width
Gross area, sq. ft./floor:	1 <sup>st</sup> floor:	
	2 <sup>nd</sup> floor:	
Area of construction (sq. ft.):	Basement:	
	<input type="checkbox"/> Finished Basement	
Use group:	<input checked="" type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>4</u>	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Roof:	
<input type="checkbox"/> Roadside Tree Project Permit #	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<b>Water Supply</b>	
<input checked="" type="checkbox"/> Public	
<input type="checkbox"/> Private	
<b>Sewage Disposal</b>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Heating System</b>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<b>Sprinkler System:</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>313000111</u>	
Building Shell Permit Number:	

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Beverley Little Applicant's Signature  
BEVERLEY LITTLE Print Name  
beverley.little@dorseyfamilyhomes.com Email Address  
4/10/13 Date  
VICE PRESIDENT Title/Company

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY  
 \*\*PLEASE WRITE NEATLY & LEGIBLY\*\*  
 FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health	<u>6/11/13</u>	<u>R. B. [Signature]</u>

Is Sediment Control approval required for issuance?  Yes  No  
 CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION
Front:
Rear:
Side:
Side St.:
All minimum setbacks met? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District? <input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:
SDP/Red-line approval date:

Filing Fee	\$
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$ <u>0301163</u>
Check	# <u>0301163</u>

\* NO SUNROOM  
 \* NO EXT.  
 \* NO PORCH

**RESIDENTIAL BUILDING PERMIT  
 PERMIT FEE AND EXCISE TAX WORKSHEET**

APPLICANT'S COPY

PERMIT NUMBER \_\_\_\_\_

OWNER Donsky Family ADDRESS MOORE: CHAMBERLAIN III

CONSTRUCTION PHASE: New  Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Temporary

IRC USE GROUP: R-3 DESCRIPTION OF WORK: 2 story full build 12R, 2FS, 1MS, FP, Sunroom, Porch & Garage (4-car)

BUILDING	FRONT	DEPTH	HEIGHT	AREA	AREA
1	54	50	10	2996	
2	54	34	10	1353	
3	54	42	10	1514	
				GSF = 5863	OGSF =

Footings <u>16" x 8"</u>	Foundation <u>8" concrete</u>	Walls <u>w/ 1/2" / 1/4" / 1/2" / 1/4" / 1/2"</u>	Roof <u>Asph/Flt</u>	Other
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**Residential Fee Calculations:**

Residential - A building which contains one or more dwelling unit, including boarding houses but not including transient accommodations such as hotels, country inns or bed and breakfast inns. Residential includes uses accessory to building units such as attached garages or home occupations, but does not include non-residential uses in mixed use structures.

BPF =  $\frac{5863}{GSF} \times \$1.18 = \$1055.34$  Permit Fee  $\times 10\%$  (Tech Fee) =  $105.53$

ET =  $\frac{5863}{OGSF} \times \$1.04 = \$6097.52$  Excise Tax PSFS =  $\frac{5863}{OGSF} \times \$1.19 = \$6976.92$

BPF = Building Permit Fee OGSF = Occupiable Gross Square Feet GSF = Gross Square Feet ET = Excise Tax PSFS = Public School Facilities Surcharge  
 Note: OGSF calculations may differ from GSF calculations when computing excise tax.

**PERMIT FEE, TECHNOLOGY FEE, SCHOOL SURCHARGE AND EXCISE TAX TOTAL: \$ \_\_\_\_\_**

References: Chapter 285, Acts of the Maryland General Assembly of 1992; Howard County Code Sections 20.503; County Council Resolution 58-2008; 2004 Legislation House Bill 1445; 2006 International Residential Code for One and Two Family Dwellings

BY: [Signature] DATE: 7/26/2011 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

12. THERE IS AN EXISTING DWELLING LOCATED ON BUILDABLE BULK PARCEL 'B' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.

13. THERE ARE NO STEEP SLOPES, FLOODPLAINS, HISTORIC STRUCTURES, CEMETERIES OR STREAMS LOCATED ON-SITE.

14. THIS PROPERTY IS SUBJECT TO STORMWATER MANAGEMENT OBLIGATIONS AND WILL BE TREATED BY ROOFTOP DISCONNECTING TWO BIODEGRADABLE FACILITIES, AND FIVE GRASS CHANNELS. LOTS 1 THRU 5 ARE SUBJECT TO A DEPARTMENT OF PUBLIC WORKS DECLARATION OF COVENANTS AND MAINTENANCE, AND RIGHT OF ENTRY AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES. SEE STORMWATER MANAGEMENT PROJECT SHEET.

15. A TRAFFIC STUDY WAS PREPARED BY MATS GROUP DATED DECEMBER 2009.

16. THE 650BA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, REVISIONS 1992 AND CHAPTER 10B. CONSIDERED TO EXACTLY LOCATE THE 650BA NOISE EXPOSURE. THE 650BA 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.

17. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS.

18. THE FOREST CONSERVATION OBLIGATIONS FOR SHIPLEYS CHOICE, F-11-065, WILL BE SATISFIED BY AN OFF-SITE RETENTION EASEMENT OF 3.01 AC. (2.86 AC. CREDITED) OF EXISTING FOREST ON SHIPLEYS LODGE, BUILDABLE PRESERVATION PARCEL A (F-09-101). FINANCIAL SURETY IS NOT REQUIRED FOR THE OFF-SITE 3.01 AC. (2.86 AC. CREDITED) RETENTION FOREST CONSERVATION EASEMENT LOCATED ON BUILDABLE PRESERVATION PARCEL A. SHIPLEYS LODGE, F-09-101; HOWEVER, 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.

19. BUILDABLE BULK PARCEL B WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS FOR THE REQUIRED SUBDIVISION FOREST CONSERVATION EASEMENT BASED ON ITS ACREAGE SIZE AND PROPOSED USE.

20. LANDSCAPING 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 MANUA FINANCIAL SURETY FOR THE REQUIRED 43 PERIMETER SHADE TREES IN THE AMOUNT OF \$12,000.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.

21. DENSITY TABLE APPLICABLE FOR THE PROPOSED SUBDIVISION:

GROSS SITE AREA	32.57 ACRES
BULK PARCEL B	11.32 ACRES
GROSS SITE AREA LESS THE BULK PARCEL	21.25 ACRES
DENSITY REQUIRED FOR SUBDIVISION (5 LOTS)	21.25 ACRES
DENSITY REMAINING ON NON-BUILDABLE PRESERVATION PARCEL AFTER SUBDIVISION	0.00 ACRES

22. THE DENSITY REQUIRED FOR THE EXISTING HOUSE ON BUILDABLE BULK PARCEL B WILL BE SUPPORTED BY ACREAGE OF THAT PARCEL SHOULD IT BE RESUBDIVIDED IN THE FUTURE.

23. NON-BUILDABLE PRESERVATION PARCEL 'A' IS BEING PROPOSED AS A NON-BUILDABLE PARCEL. NO HOUSING IS ALLOWED. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND SHIPLEYS CHOICE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES AND ENJOYMENT USES PERMITTED ON THE PROPERTY.

24. THE EASEMENT HOLDERS FOR THE EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL 'A' WILL BE HOWARD COUNTY, MARYLAND AND SHIPLEYS CHOICE HOA, INC. THE PRIVATE SHARED ACCESS EASEMENT WILL BE OWNED AND MAINTAINED BY THE USERS.

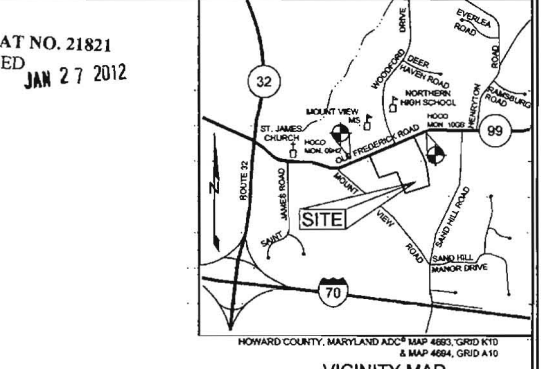
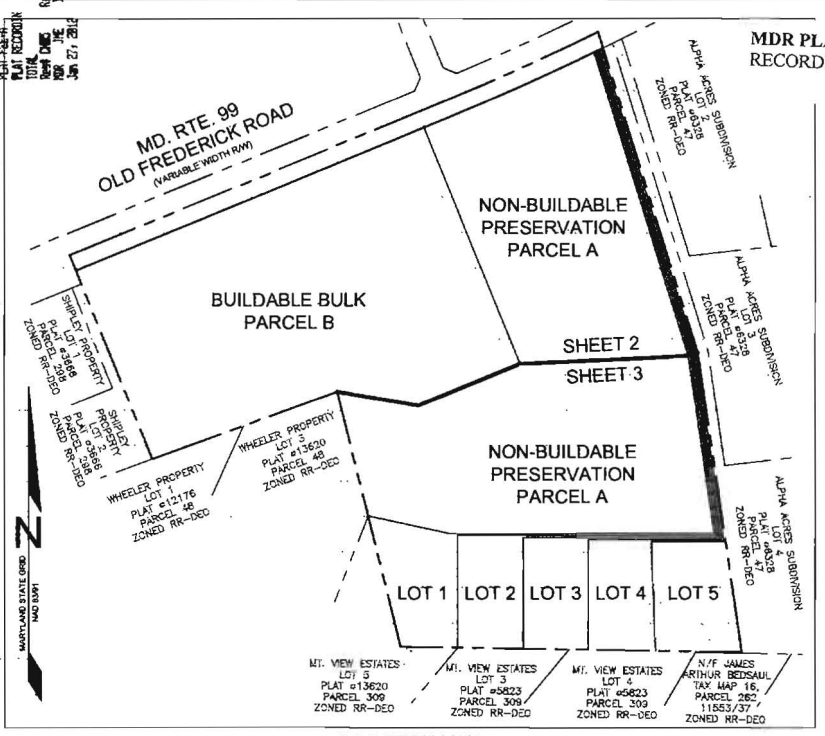
25. ARTICLES OF INCORPORATION FOR SHIPLEYS CHOICE HOA, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON JULY 20, 2011. INCORPORATION NO. 1000362002045245.

26. THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 THRU 5 AND NON-BUILDABLE PRESERVATION PARCEL A WILL BE RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

27. A DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE HOMEOWNERS ASSOCIATION WILL BE RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

28. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

29. THIS PROJECT IS SUBJECT TO WP-10-040 APPROVED ON OCTOBER 27, 2009. WAIVING SECTIONS 16.119(1)(2) TO PERMIT MORE THAN ONE VEHICULAR ACCESS POINT ONTO A RESTRICTED ACCESS ROAD (OLD FREDERICK ROAD) AND ROUTE 99 MINOR ARTERIAL STATE ROAD (1455A) 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:



- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 02/20/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0982 AND NO. 1008.
    - ⊕ DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
    - STA. NO. 0982 N 801.671110 E 1.320328970
    - STA. NO. 1008 N 827.2759657 E 1.5315993653
  - DENOTES IRON PIPE FOUND.
    - ⊗ DENOTES REBAR AND CAP SET.
    - ⊠ DENOTES CONCRETE MONUMENT OR STONE FOUND.
    - ⊞ DENOTES CONCRETE MONUMENT SET.
  - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - ALL LOT AREAS ARE MORE OR LESS (±).
  - SITE ADDRESS: 12186 OLD FREDERICK ROAD, MARYROTTSVILLE, MARYLAND 21104. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2010 BY SILL, ADCOCK, AND ASSOCIATES, LLC.
  - 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:
    - a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
    - b) SURFACE - 80% (5") INCHES OF COMPACTED CRUSHED RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM);
    - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 15% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    - d) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - e) MAINTENANCE - SUBJECT TO ENSURE ALL WEATHER USE.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1128 OF THE HOWARD COUNTY CODE. LOTS ARE TO BE SERVED BY PRIVATE SEPTIC AND PUBLIC WATER. WATER SERVICE TO BE PROVIDED BY CONTRACT #4-4882-0.
  - PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - FOR FLAG OR PREPARED LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PREPARED AND THE RIGHT-OF-WAY LINE AT OLD FREDERICK ROAD AND NOT ONTO THE PREPARED LOT DRIVEWAY. A WETLAND STUDY WAS PERFORMED BY SILL, ADCOCK AND ASSOCIATES, LLC. IN JUNE 2010. NO WETLANDS ARE LOCATED ON-SITE.



**STORMWATER MANAGEMENT PRACTICES**

LOT NUMBER	DISCONNECTION OF ROOFTOP RUNOFF (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)
1	2	1
2	3	1
3	4	1
4	7	1
5	7	1

36. NON-BUILDABLE PRESERVATION PARCEL A WILL SERVE AS AN AGRICULTURAL USE PARCEL.

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (SF)	PYRESTEEN AREA (SF)	MINIMUM LOT SIZE (SF)
1	58,703±	8,752±	51,951±
2	50,728±	8,055±	42,673±
3	49,442±	7,361±	42,081±
4	48,850±	6,688±	41,962±
5	57,207±	5,880±	51,327±

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS.**

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA) LOCATED ON, OVER AND THROUGH LOTS 1 THRU 5, AND PARCEL 'A'. ANY CONVEYANCES OF THE ABOVE SAID LOTS/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITHIN THE FOREST CONSERVATION AREA AND FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE FOREST CONSERVATION OBLIGATION 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.

*Ruth Fisher*  
1-27-12

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7692 Fax: 443.325.7655  
Email: info@silladcock.com

**OWNERS**  
RUTH FISHER  
CHARLES M. COLES, JR.  
1585 LITE 32  
SYKESVILLE, MD 21784-5437

37. THIS PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2011. DPZ FILE NUMBERS: WP-10-040, ECP-10-003.
38. THE FOREST CONSERVATION OBLIGATION OF 1.88 ACRES OF RESTRICTION FOR LOTS 1 THRU 5 HAS BEEN SATISFIED. (SEE BEAUMER, NOTE 18).
39. TRASH AND RECYCLABLES COLLECTION FOR LOTS 1 THRU 5 SHALL BE AT OLD FREDERICK ROAD WITHIN 5 FEET OF THE MSHA ROAD.
40. A DECLARATION OF EASEMENT AND MAINTENANCE OBLIGATION AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 1-5 AND NON-BUILDABLE PRESERVATION PARCEL A WILL BE RECORDED CONCURRENTLY WITH THIS RECORD PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- AREA TABULATION CHART**
- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 6
  - BUILDABLE LOTS: 5
  - NON-BUILDABLE: 0
  - BUILDABLE BULK PARCELS: 1
  - NON-BUILDABLE PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS**
- BUILDABLE: 17,475 AC
  - NON-BUILDABLE: 0.0000 AC
  - BUILDABLE BULK PARCELS: 6.1003 AC
  - NON-BUILDABLE PRESERVATION PARCELS: 13.8850 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 1.2897 AC**
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 32.9875 AC**

HOWARD COUNTY HEALTH DEPARTMENT  
APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS  
*Kat Seidman* 1/6/2012  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Ruth Fisher* 1/6/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Seidman* 1-23-12  
DIRECTOR DATE

**DEDICATION FOR INDIVIDUALS**

WE, RUTH 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 PLAN 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 FOOD AND OTHER VALLABLE 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 11th DAY OF JANUARY, 2011.

*Ruth Fisher* 11-11-11 DATE  
RUTH FISHER WITNESS  
*Charles M. Coles, Jr.* 11-11-11 DATE  
CHARLES M. COLES, JR. WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; 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 M. SHIPLEY, DECEASED TO RUTH FISHER AND CHARLES M. COLES, JR. BY DEED DATED 07/28/06 AND THAT ALL RECORDS IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDATION OF THIS SUBDIVISION BY HOWARD COUNTY AS SHOWN IN THIS PLAT. THE DATED CODE OF MARYLAND, AS AMENDED, AND THAT I WAS IN PERSONAL POSSESSION OF THE PREPARATION OF THIS DRAWING AND THE SURVEY WORKS REFLECTED THEREON. I AM A LICENSED SURVEYOR REGULATION 12.

*Michael D. Adcock* 1/6/12 DATE  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
MD REG NO 21287, EXPIRATION DATE: 06-16-2013

RECORDED AS PLAT NUMBER \_\_\_\_\_ ON \_\_\_\_\_  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**SHIPLEYS CHOICE**  
LOTS 1 THRU 5,  
NON-BUILDABLE PRESERVATION PARCEL 'A'  
AND BUILDABLE BULK PARCEL 'B'

A SUBDIVISION OF PARCEL 15  
TAX MAP 10 GRID 19  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: RR-DEO

PREVIOUS FILE NO. S: WP-10-040, ECP-10-003  
SCALE: AS SHOWN DATE: OCTOBER 27, 2011 SHEET 1 OF 3

F-11-065  
MSA CW 2825 4983-1

HOWARD COUNTY HEALTH DEPARTMENT

JOB NO. 07-113

JAN 27 2012

U.S. EQUIVALENT COORDINATE TABLE

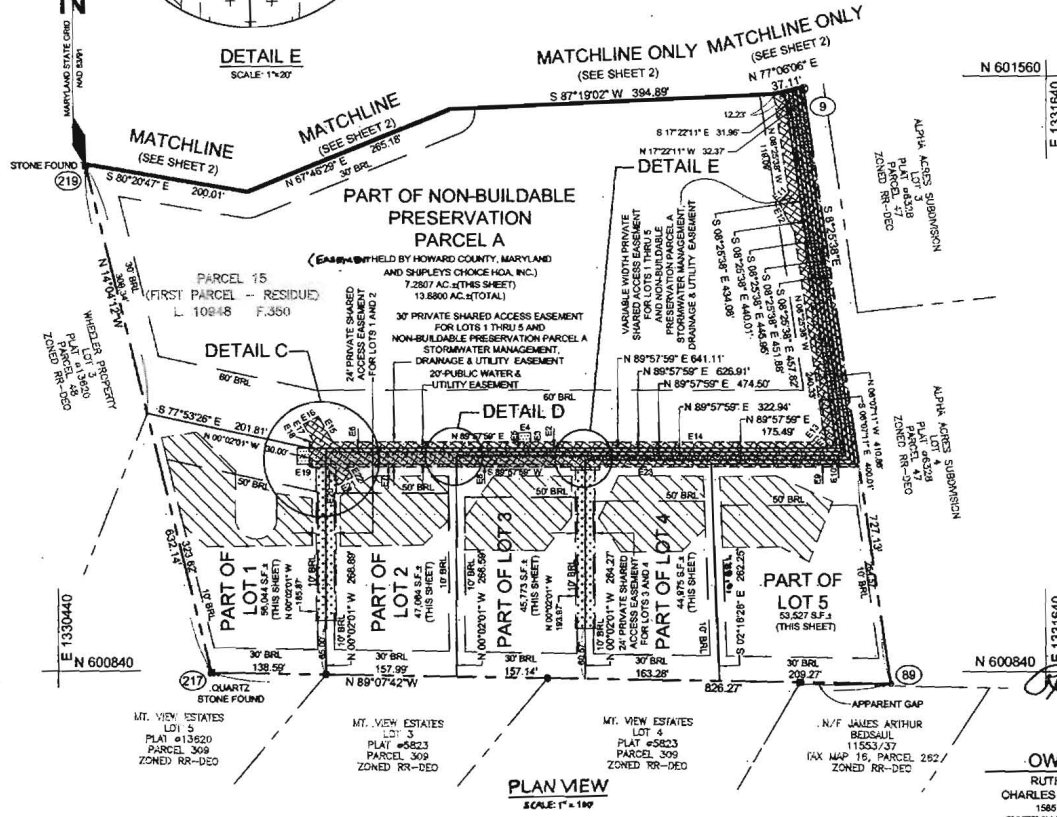
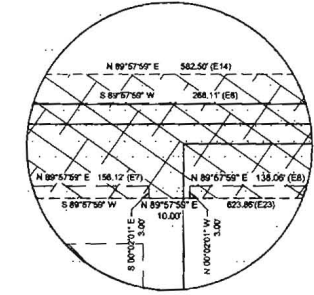
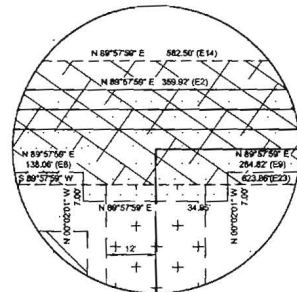
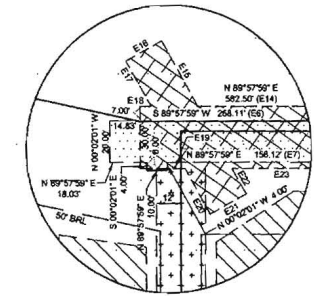
POINT	NORTHING	EASTING
9	801,544.7855	1,331,346.1401
89	800,825.5040	1,331,452.7036
217	800,836.0748	1,330,626.5304
219	801,451.2535	1,330,472.8509

LEGEND

- PRIVATE SHARED ACCESS EASEMENT, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT
- PRIVATE SHARED ACCESS EASEMENT

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	1.09'	S 41°46'06"W
E2	359.92'	N 89°57'59"E
E3	18.00'	N 00°02'01"W
E4	15.00'	N 89°57'59"E
E5	18.00'	S 00°02'01"W
E6	268.11'	N 89°57'59"E
E7	156.12'	N 89°57'59"E
E8	138.06'	N 89°57'59"E
E9	284.82'	N 89°57'59"E
E10	18.91'	N 41°48'06"E
E11	15.99'	N 45°45'56"E
E12	41.01'	N 28°51'49"W
E13	21.15'	N 40°48'06"E
E14	810.72'	N 89°57'59"E
E15	36.22'	N 20°07'34"W
E16	20.00'	N 62°52'28"E
E17	25.06'	N 28°07'34"W
E18	6.33'	N 89°57'59"E
E19	22.02'	S 89°57'59"W
E20	25.16'	N 20°07'34"W
E21	20.00'	N 62°52'28"E
E22	14.00'	N 20°07'34"W
E23	823.86'	S 89°57'59"W



AREA TABULATION CHART (THIS SHEET)

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 5
- NON-BUILDABLE: 0
- BUILDABLE BULK PARCELS: 0
- PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS: 5.8791 AC
  - A. BUILDABLE: 5.8791 AC
  - B. NON-BUILDABLE: 0.0000 AC
  - C. BUILDABLE BULK PARCELS: 0.0000 AC
  - D. PRESERVATION PARCELS: 7.2807 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 12.9398 AC

THE REQUIREMENTS § 3-102, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, AND SUPPLEMENTED AS FAR AS THEY RELATE TO THE MAPPING OF TOWN AND VILLAGES OF MARYLAND HAVE BEEN COMPLIED WITH.

*Michael D. Adcock* 11-20-11 DATE  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR

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

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

PLAT FEE-A 2.50  
PLAT RECORDING 2.00  
TOTAL 4.50  
RENEW CHARGES Rpt 1.50  
FOR PER. Rpt 1.25  
Jan 27, 2012 6:17 PM

*Ruth Fisher* 1-27-12  
**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Shiloh City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@silladcock.com

**OWNERS**  
RUTH FISHER  
CHARLES M. COLES, JR.  
1585 ROUTE 32  
SYKESVILLE, MD 21784-6437

HOWARD COUNTY HEALTH DEPARTMENT  
APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS  
*William P. Peter* 1/6/2012 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*William P. Peter* 1/6/12 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Charles M. Coles, Jr.* 1-23-12 DATE  
DIRECTOR

DEDICATION FOR INDIVIDUALS  
WE, RUTH 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 ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.  
WITNESS MY HAND THIS 11 DAY OF Nov, 2011.

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

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

*William P. Peter* 1/6/12 DATE  
WITNESS

*William P. Peter* 1/6/12 DATE  
WITNESS

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; 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 M. SHIPLEY, DECEASED TO RUTH FISHER AND CHARLES M. COLES, JR. BY DEED DATED THE 20th DAY OF FEBRUARY, 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, BOOK 20,000, PAGE 100, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS DRAWING AND THAT THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED THEREON IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 8, SUBTITLE 10, CHAPTER 06, REGULATION 12.

*Michael D. Adcock* 11/20/11 DATE  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21267, EXPIRATION DATE: 08-16-2013

RECORDED AS PLAT NUMBER \_\_\_\_\_ ON \_\_\_\_\_  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT  
**SHIPLEY'S CHOICE**  
LOTS 1 THRU 5,  
NON-BUILDABLE PRESERVATION PARCEL 'A'  
AND BUILDABLE BULK PARCEL 'B'  
A SUBDIVISION OF PARCEL 15  
TAX MAP 10 GRD 19  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: RR-DEO  
PREVIOUS FILE NO. S: WP-10-040, ECP-10-003  
SCALE: AS SHOWN DATE: OCTOBER 27, 2011 SHEET 3 OF 3

JOB NO. 07-113



**COMPLETE THIS FORM WHEN DROPPING OFF ANY  
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 6-6-2013  
 To: ROBERT BECKER HEALTH DODT  
(Person's Name and Division)  
 From: ROB DORSOT (410) 365 7677  
(Your Name, Company Name and Telephone Number)  
 Subject: Project name SHIPLOTS CHOICE  
 Project site address 12139 OLD FREDERICK ROAD  
 Permit Number B13001355 SDP # \_\_\_\_\_  
 Other information pertinent to this project \_\_\_\_\_

Please check the attachments below that you are submitting with this transmittal:

- Letter of response to Howard County plan review code letter
- Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submitted.**
- Structural steel certification
- Energy conservation calculations
- Certification for \_\_\_\_\_ (be specific).
- 2 Copies of REVISED PLOT PLAN (be specific).
- Two sets of single family dwelling model plans to be placed on permanent file. Model name and/or # \_\_\_\_\_
- Other AMENDED PERC PLAN

**RECEIVED**

JUN 6 2013

LICENSES & PERMITS  
DIVISION

Is there anyone else that should be contacted regarding this project if there are questions?

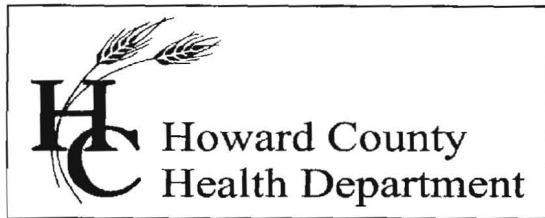
If so, please list that person's name and telephone number below:

\_\_\_\_\_  
 (Person's name) (Telephone number)

**PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.**

Received by *One*

white: Plan Review Division  
 yellow: Applicant  
 pink: Permit Division



**Bureau of Environmental Health**  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
Main: 410-313-6300 | Fax: 410-313-6303  
TDD 410-313-2323 | Toll Free 1-866-313-6300  
[www.hchealth.org](http://www.hchealth.org)  
Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)  
Twitter: HowardCoHealthDep

**Maura J. Rossman, M.D., Health Officer**

April 24, 2013

To: Beverley Little, Dorsey Family Homes, Inc., applicant,  
[beverleylittle@dorseyfamilyhomes.com](mailto:beverleylittle@dorseyfamilyhomes.com)

From: Robert Bricker, REHS/R.S.  
Environmental Health Specialist  
Well and Septic Program

RE: 12139 Old Frederick Road, B13001355, Health Dept. comment

The referenced building permit application is 'On Hold'.

1. A more direct route for the SHC to the septic tank is achievable, and preferred.
2. The 'Roof Drains' cannot discharge onto the sewage disposal area (SDA). The discharge point for roof drains need to be at least 20 feet from the SDA.
3. The discharge point for 'Bioretention 1' must be at least 25 feet from the SDA.

**Indicate "Health Department" on at least one copy of the revised Plot Plan and submit the revised Plot Plan to Howard County Department of Inspections, Licenses and Permits.**

RB

Enclosure (1)  
Copy: file