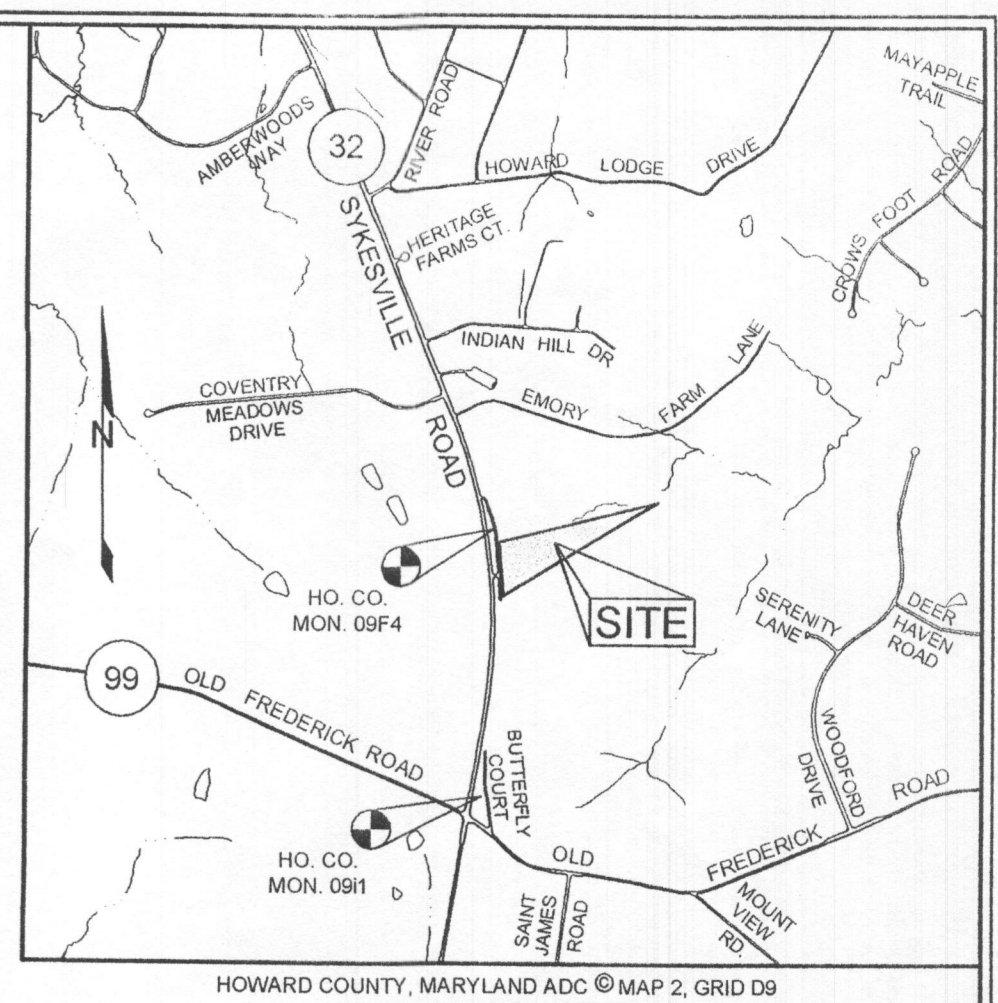
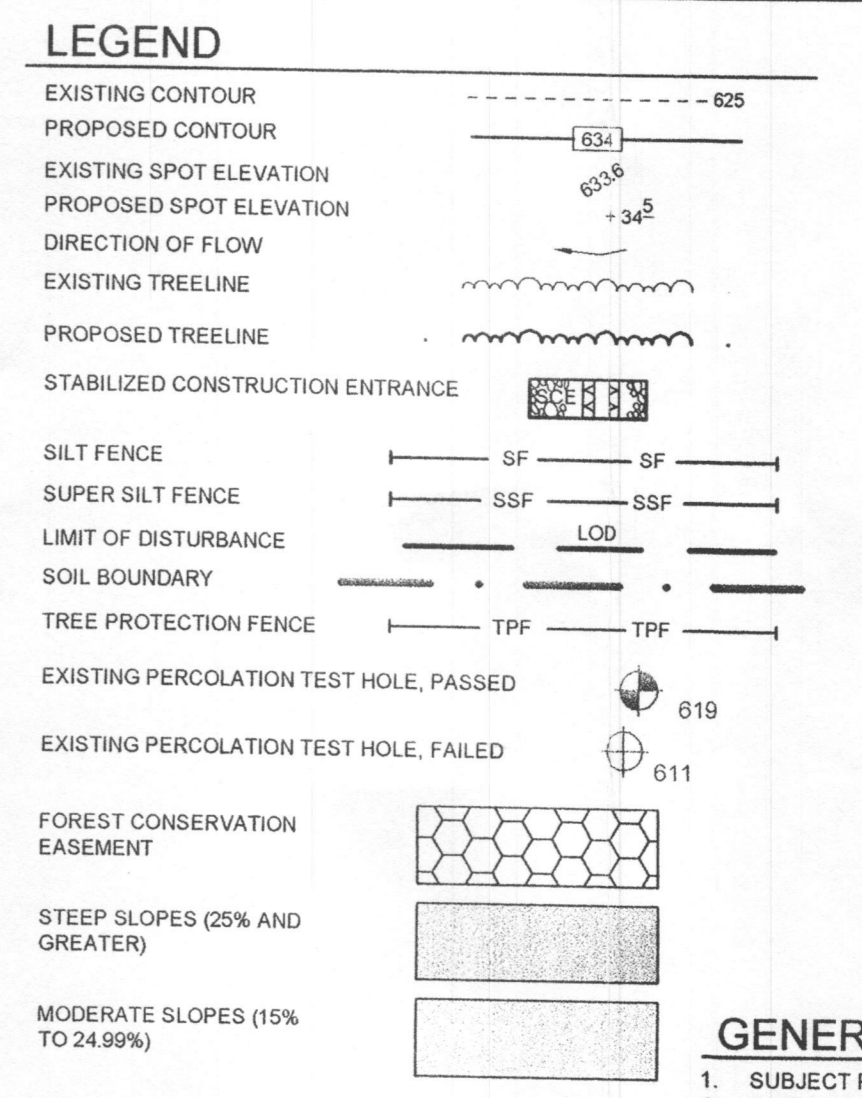


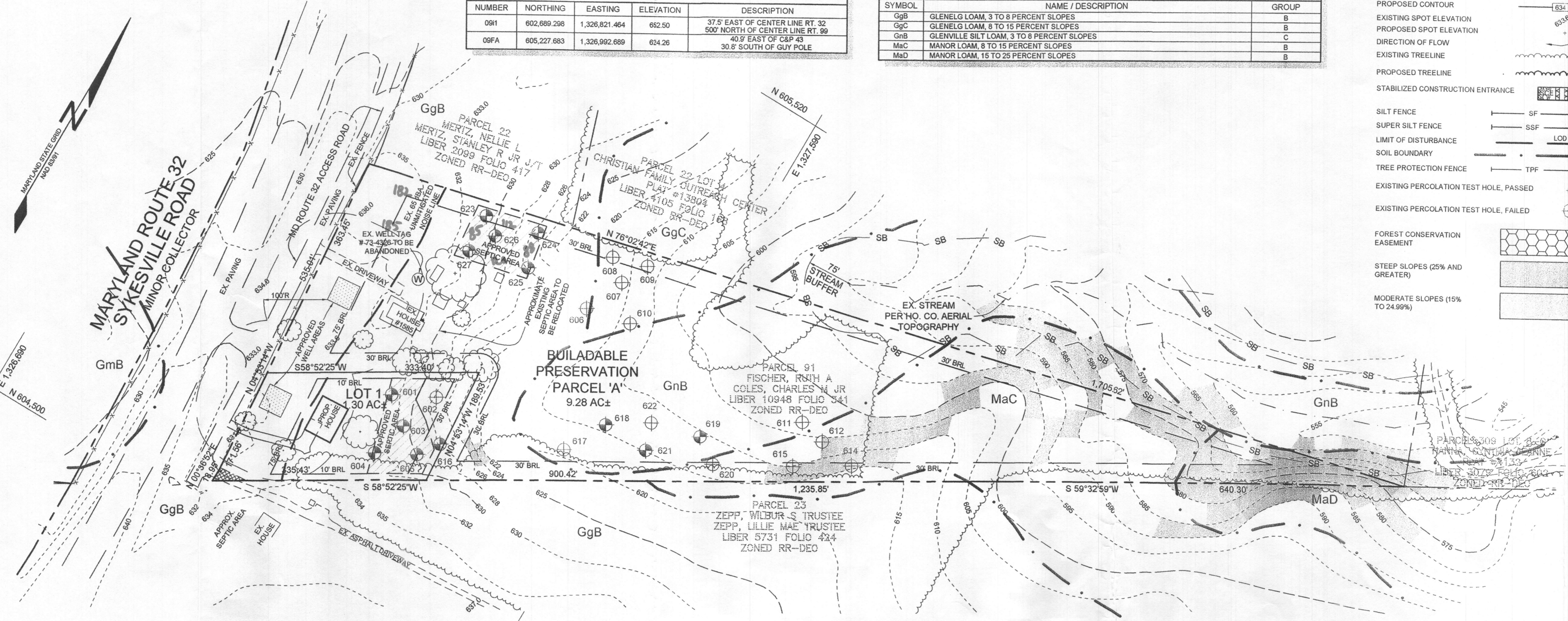
BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
091	602,689.298	1,326,821.464	652.50	37.5' EAST OF CENTER LINE RT. 32 500' NORTH OF CENTER LINE RT. 99
09FA	605,227.683	1,326,992.689	624.26	40.8' EAST OF C&P 43 30.8' SOUTH OF GUY POLE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 9 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B



### GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY = 10.58 AC ±.
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 02, 2008, BY SILL, ADCOCK & ASSOCIATES, LLC.
- TOPOGRAPHY IN THE AREA OF THE PROPOSED DEVELOPMENT IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT AUGUST 28, 2008. TOPOGRAPHY FOR THE AREAS ON-SITE NOT EFFECTED BY THE PROPOSED DEVELOPMENT AND AREAS OFF-SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 1993.
- PROPERTY ADDRESS: 1585 ROUTE 32
- DEED REFERENCE: LIBER 10948, FOLIO 341
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM HOWARD COUNTY MONUMENTS 091 AND 09FA WERE USED FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 22 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. DRIVEWAYS(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 (18 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 14% 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 SUPPORTING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE,
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DRIVEWAY ENTRANCE TO BE PER HOWARD COUNTY STANDARD DETAIL R-6-08.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS.
- FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- A WETLAND STUDY WAS PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, IN MARCH 2007. NO WETLANDS ARE LOCATED WITHIN OR NEAR THE AREA OF DEVELOPMENT.
- THERE ARE NO FLOODPLAINS, CEMETERIES, HISTORIC STRUCTURES, WETLANDS OR STREAMS WITHIN OR NEAR THE AREA OF DEVELOPMENT. OFF-SITE STREAM SHOWN IS TAKEN FROM HOWARD COUNTY AERIAL TOPOGRAPHY, FLOWN IN 1993.
- LANDSCAPING IS PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 11 PERIMETER SHADE TREES IN THE AMOUNT OF \$3,300.00 (11 x \$300.00) WILL BE PAID WITH THE GRADING PERMIT.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE WE ARE A MINOR SUBDIVISION THAT IS CREATING ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL, BASED ON THE EXISTING ZONING.
- THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON LOT 1 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.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
- 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 4,608 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.

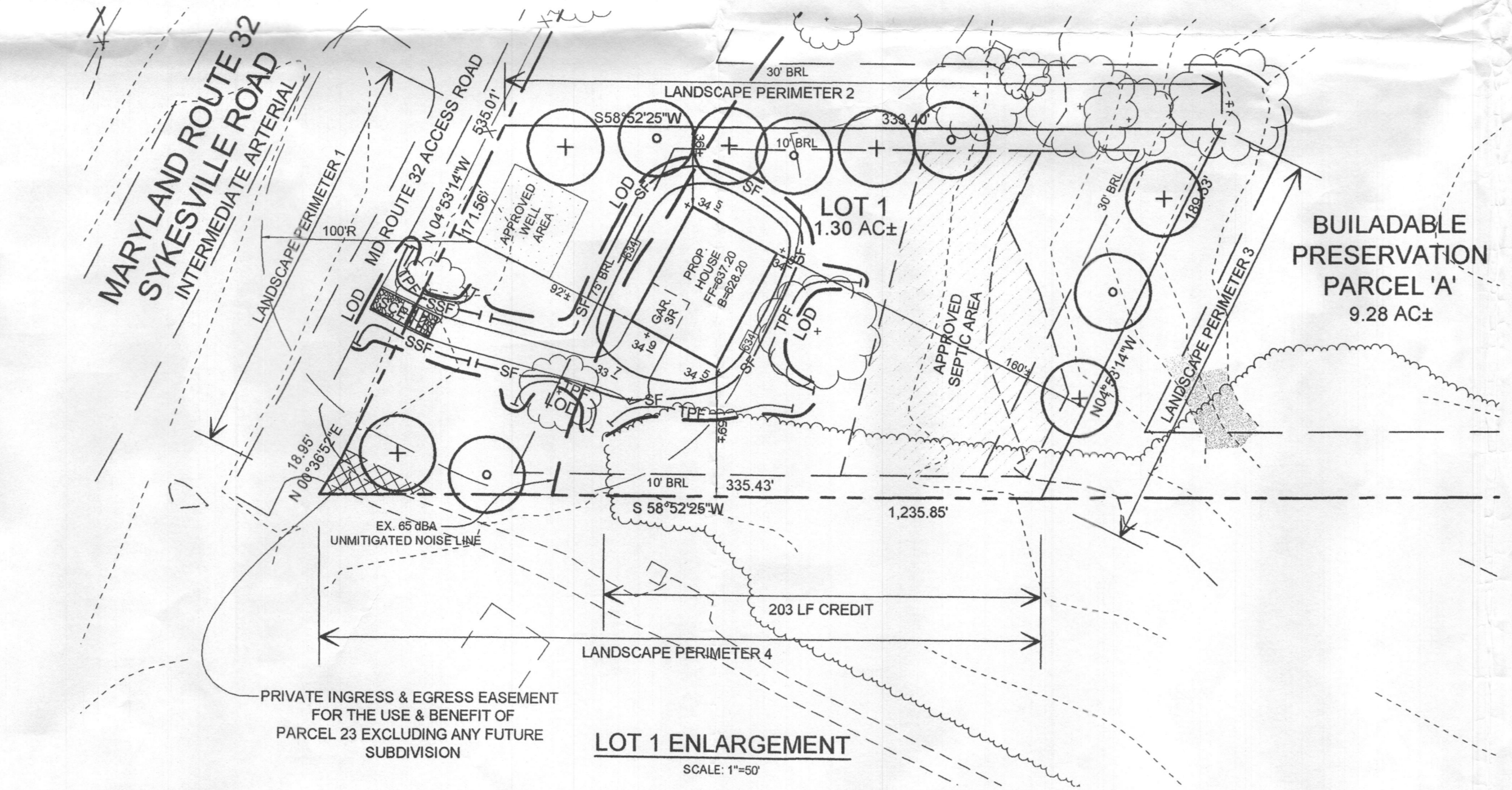
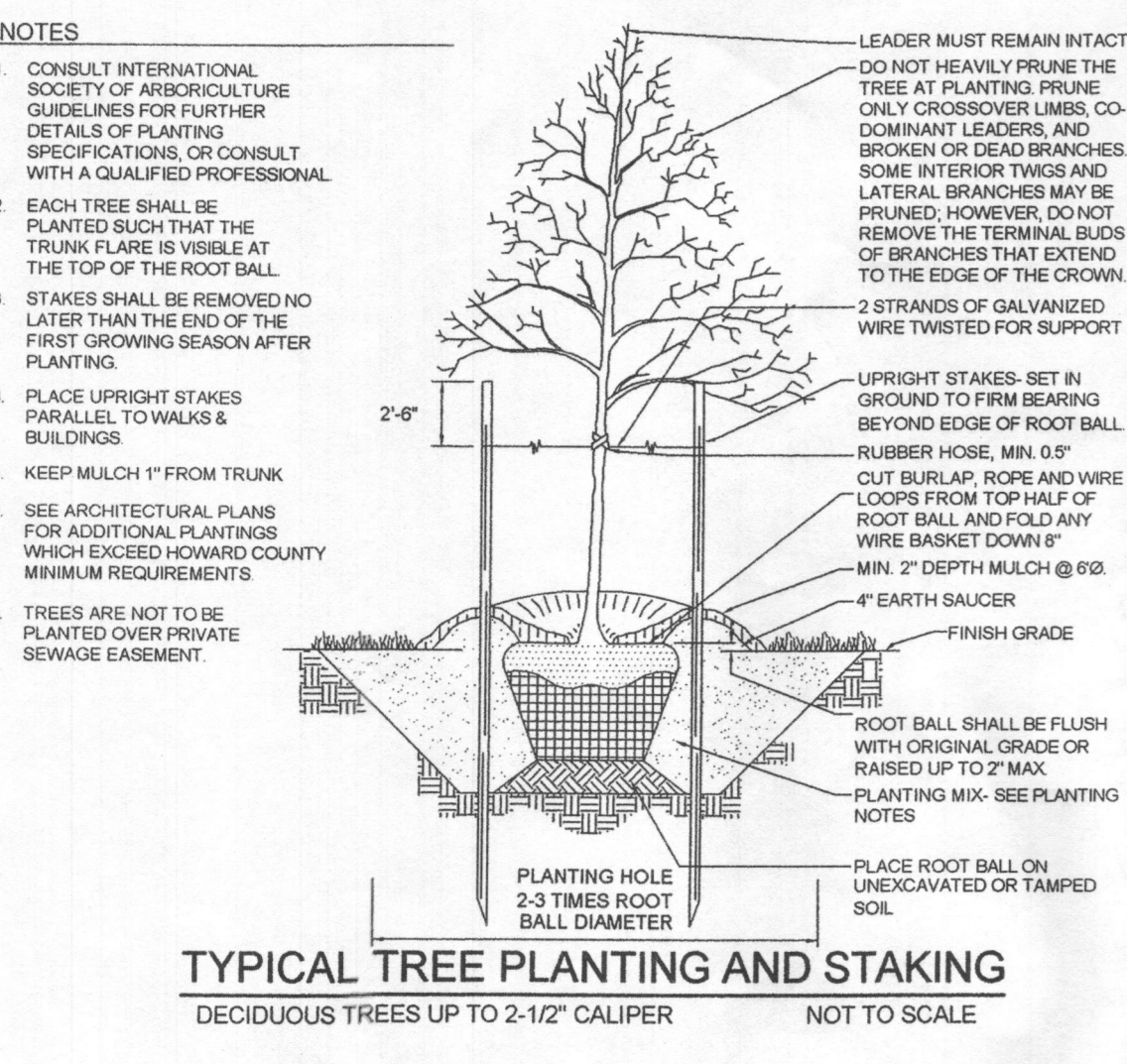


### LANDSCAPE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
⊕	6	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	B & B
⊙	5	LIQUIDAMBAR STRYACIFLUA AMERICAN SWEETGUM	2 1/2"-3" CAL.	B & B

### SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		
LANDSCAPE TYPE	1	2	3	4
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	191	334	190	336
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	YES (203)
REMAINING PERIMETER LENGTH	NO	NO	NO	133
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
REMAINING PERIMETER LENGTH	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	-	150 = 6	150 = 3	150 = 2
EVERGREEN TREES	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	-	6	3	2
EVERGREEN TREES	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-



- ### LANDSCAPE NOTES
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREMETH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
  - THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
  - FINANCIAL SURETY FOR THE REQUIRED 11 PERIMETER SHADE TREES IN THE AMOUNT OF \$3,300.00 (11 x \$300.00) WILL BE PAID WITH THE GRADING PERMIT.

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

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
C/O TIMOTHY FEAGA  
P.O. BOX 482  
LISBON, MARYLAND 21785  
410-489-7900

### SUPPLEMENTAL INFORMATION PLAN

#### SHIPLEY'S LODGE

LOT 1 AND BUILDABLE PRESERVATION PARCEL 'A'

TAX MAP 9 GRID 17 PARCEL 91  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**Sil · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7882 Fax: 443.325.7885  
Email: info@saalland.com

DESIGN BY: PSJT  
DRAWN BY: JT  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: APRIL 22, 2009  
PROJECT #: 07-114  
SHEET # 1 of 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 33026, EXPIRATION DATE: JUNE 26, 2011.

GENERAL NOTES CONTINUED...

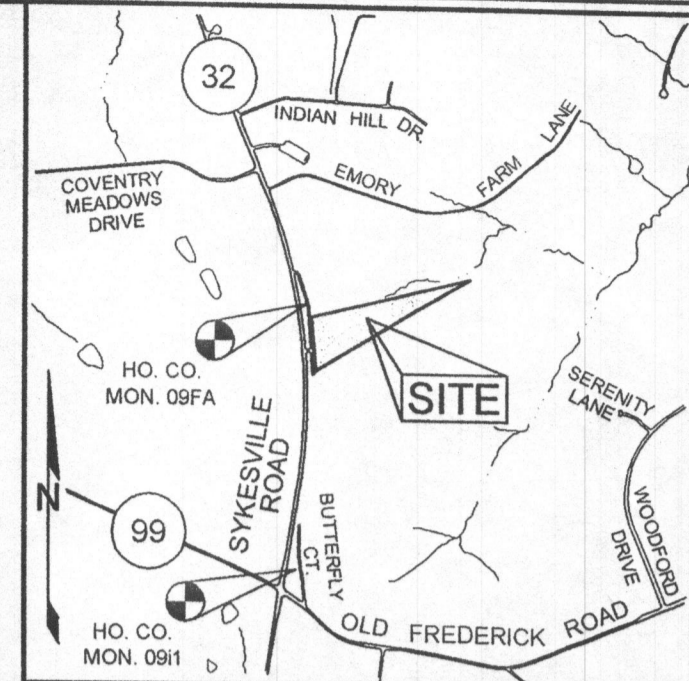
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS 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 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)(iii) 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.
- WP-10-015, A REQUEST TO WAIVE SECTION 16.120(b)(4)(iii)(b) WHICH PROHIBITS FLOODPLAIN, WETLAND, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES IN SIZE, WAS APPROVED ON SEPTEMBER 8, 2007. 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)(iii) OF THE SUBDIVISION REGULATIONS.
  - APPROVAL OF THIS PETITION DOES NOT SANCTION ANY DISTURBANCE TO THE ENVIRONMENTAL FEATURES, OR THEIR RESTRICTIVE BUFFERS OR SETBACKS.

GENERAL NOTES CONTINUED...

- 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 4,608 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.
- THERE ARE NO FLOODPLAINS, CEMETERIES, HISTORIC STRUCTURES, WETLANDS OR STREAMS WITHIN OR NEAR THE AREA OF DEVELOPMENT. STREAM AND WETLANDS SHOWN ARE TAKEN FROM PLAT #13805 / F-99-98-CHRISTIAN FAMILY OUTREACH CENTER LOT 4.
- THE FOREST CONSERVATION (RETENTION) EASEMENT SHOWN ON THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 3.01 ACRES OF FOREST TO MEET THE REQUIREMENTS OF SHIPLEY'S CHOICE (F-11-A) AS OFF-SITE FOREST RETENTION. SURETY WILL NOT BE REQUIRED FOR THIS PLAN. ALTHOUGH THIS PROJECT WILL NOT REQUIRE THAT THE DEVELOPER POST SURETY FOR THE FOREST CONSERVATION RETENTION EASEMENTS, 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 2, 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 AND 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 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 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.

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 02/02/04 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. 091 AND NO. 09FA.
  - STATION 091 N 602,689.298 E 1,326,821.464 ELEV.=652.50
  - STATION 09FA N 605,227.683 E 1,326,992.689 ELEV.=624.26
- DENOTES IRON PIPE FOUND.
  - ⊠ DENOTES REBAR AND CAP FOUND.
  - ⊞ DENOTES CONCRETE MONUMENT OR STONE FOUND.
  - ⊟ DENOTES REBAR AND CAP SET.
  - ⊞ 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 SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOT(S) SHOWN HEREON COMPLIES/COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- 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 14% 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

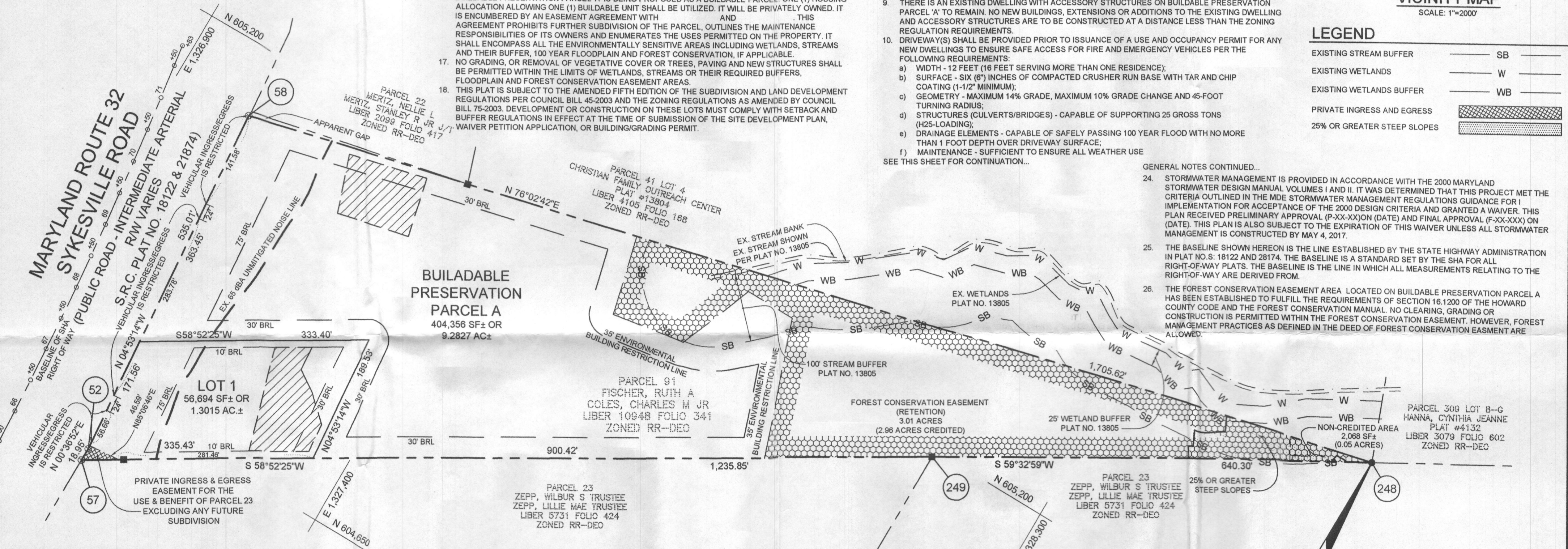


LEGEND

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

GENERAL NOTES CONTINUED...

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY APPROVAL (P-XX-XXX) ON (DATE) AND FINAL APPROVAL (F-XX-XXX) ON (DATE). THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- 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.
- THE FOREST CONSERVATION EASEMENT AREA LOCATED ON BUILDABLE PRESERVATION PARCEL A HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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.



AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
  - BUILDABLE: 1
  - NON-BUILDABLE: 0
  - OPEN SPACE: 0
  - PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS
  - BUILDABLE: 1.3015 AC±
  - NON-BUILDABLE: 0.0000 AC±
  - OPEN SPACE: 0.0000 AC±
  - 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 §3-108, 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, PROFESSIONAL LAND SURVEYOR	DATE
RUTH A. FISHER	DATE
CHARLES M. COLE, 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. COLE JR.  
1585 ROUTE 32  
SYKESVILLE, MARYLAND 21784-5437

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
C/O TIMOTHY FEAGA  
P.O. BOX 482  
LIBSON, MARYLAND 21765  
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

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**DEDICATION FOR INDIVIDUALS**

WE, RUTH A. FISHER AND CHARLES M. COLE, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

RUTH A. FISHER \_\_\_\_\_ DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

CHARLES M. COLE, JR. \_\_\_\_\_ DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

**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, TORUTH A. FISHER AND CHARLES M. COLES, JR. BY DEED DATED THE 28TH DAY OF FEBRUARY, 2007, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 10948, FOLIO 341, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
MD. REG. NO. 21257

RECORDED AS PLAT NUMBER \_\_\_\_\_ ON \_\_\_\_\_  
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  
DP# FILE NO.: WP-10-015  
DATE: DECEMBER 3, 2010  
SCALE: 1"=100'  
SHEET 1 OF 1

**FOREST RETENTION AREA**

MACHINERY, DUMPING, OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

**BENCHMARKS**

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
09H	602,689.296	1,326,821.464	652.50	37.5' EAST OF CENTER LINE RT. 32 500' NORTH OF CENTER LINE RT. 99
09FA	605,227.683	1,326,992.689	624.26	40.5' EAST OF C&P 43 30.8' SOUTH OF GUY POLE

**SOILS LEGEND**

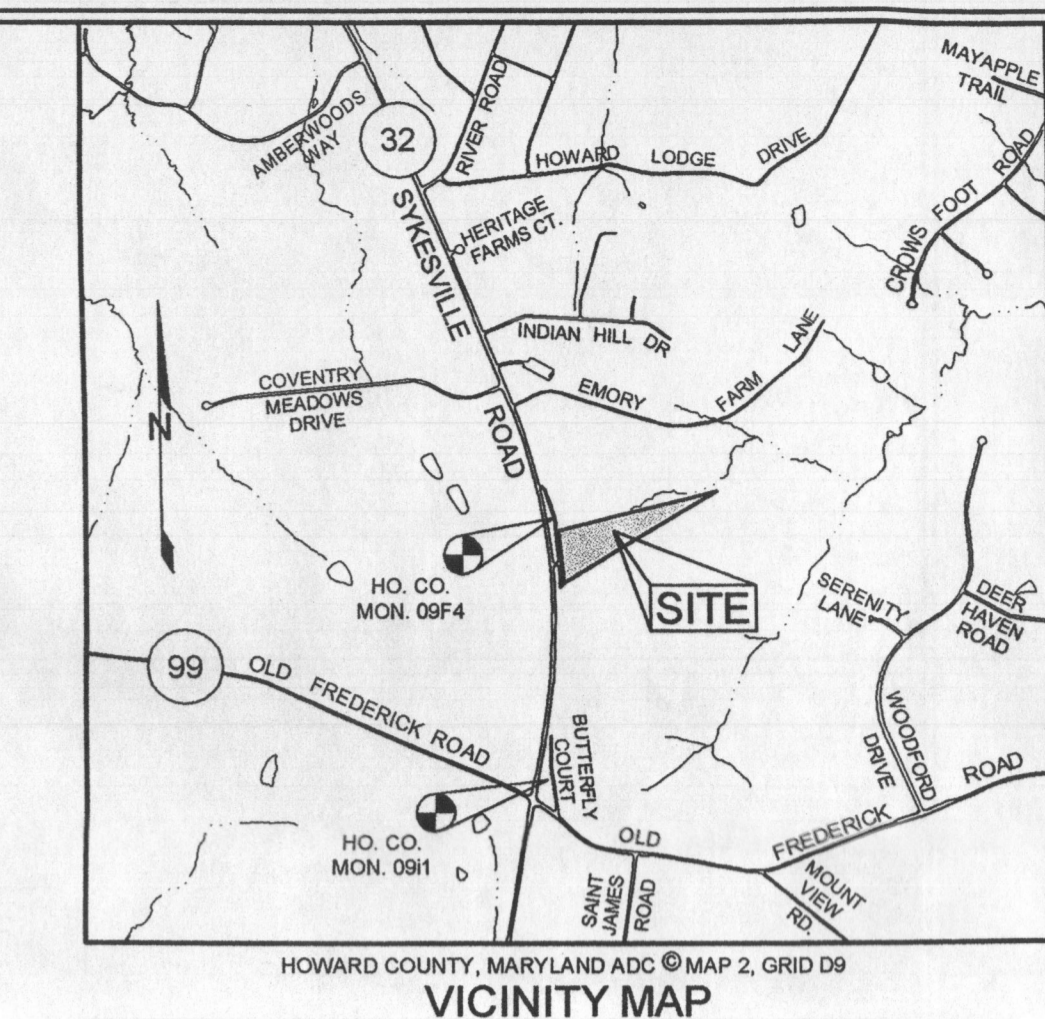
SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELG LOAM, 3 TO 5 PERCENT SLOPES	B
GnC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GnB	GLENVILLE SILT LOAM, 3 TO 5 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B

**SPECIMEN TREE TABLE**

KEY	SIZE	TYPE	CONDITION	REMARKS
ST-1	42"	RED OAK	GOOD	
ST-2	32"	WHITE OAK	GOOD	
ST-3	34"	WHITE OAK	GOOD	
ST-4	38"	RED OAK	GOOD	SOME BROKEN AND DEAD BRANCHES
ST-5	32"	RED OAK	GOOD	SOME BROKEN AND DEAD BRANCHES
ST-6	34"	RED CEDAR	GOOD	
ST-7	36"	RED CEDAR	GOOD / FAIR	SOME DIEBACK
ST-8	30"	RED MAPLE	FAIR	UPPER HALF OF TWN STEM HOLLOWED OUT

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- SOIL BOUNDARY
- TREE PROTECTION FENCE
- EXISTING WETLANDS
- EXISTING WETLANDS BUFFER
- EXISTING STREAM BUFFER
- EXISTING PERCOLATION TEST HOLE, PASSED
- EXISTING PERCOLATION TEST HOLE, FAILED
- FOREST CONSERVATION EASEMENT RETENTION (3.01 AC. ±)
- STEEP SLOPES (25% AND GREATER)
- MODERATE SLOPES (15% TO 24.99%)
- EXISTING PRIVATE INGRESSES AND EGRESS EASEMENT
- EXISTING SPECIMEN TREES
- FOREST CONSERVATION SIGN



**GENERAL NOTES**

- SUBJECT PROPERTY ZONED RR-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY = 10.58 AC. ±
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWER 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 02, 2008, BY SILL, ADCOCK & ASSOCIATES, LLC.
- TOPOGRAPHY IN THE AREA OF THE PROPOSED DEVELOPMENT IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT AUGUST 28, 2008. TOPOGRAPHY FOR THE AREAS ON-SITE NOT EFFECTED BY THE PROPOSED DEVELOPMENT AND AREAS OF WORK ARE BASED ON HOWARD COUNTY TOPOGRAPHY FLOWN IN 1993. SEE GENERAL NOTE 22 CONCERNING THE STREAM AND WETLANDS.
- PROPERTY ADDRESS: 1585 ROUTE 32
- DEED REFERENCE: LIBER 1046, FOLIO 341
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK FOR THIS PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 09H AND 09FA WERE USED FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK 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 14% 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.
- DRIVEWAY ENTRANCE TO BE PER HOWARD COUNTY STANDARD DETAIL R-6.06.
- NO WETLANDS ARE LOCATED WITHIN OR NEAR THE AREA OF DEVELOPMENT.
- THERE ARE NO FLOODPLAINS, CEMETERIES, HISTORIC STRUCTURES, WETLANDS OR STREAMS WITHIN OR NEAR THE AREA OF DEVELOPMENT. STREAM AND WETLANDS SHOWN ARE TAKEN FROM RECORD PLAT 13905, F-99-98, CHRISTIAN FAMILY OUTREACH CENTER LOT 4.
- LANDSCAPING FOR LOT 1 IS PERMITTED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN 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.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 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 REQUIREMENT OF THE CURRENT RR ZONING DISTRICT WHICH ALLOWS ONE DWELLING UNIT PER 4.25 GROSS ACRES.
- THE FOREST CONSERVATION (RETENTION) EASEMENT SHOWN ON THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 3.01 ACRES OF FOREST TO MEET THE REQUIREMENTS OF SHIPLEY'S CHOICE (F-11.1.) AS OFF-SITE FOREST RETENTION. SURETY WILL NOT BE REQUIRED FOR THIS PLAN. ALTHOUGH THIS PROJECT WILL NOT REQUIRE THAT THE DEVELOPER POST SURETY FOR THE FOREST CONSERVATION RETENTION EASEMENTS, IT WILL BE NECESSARY FOR THE DEVELOPER TO EXPLORE AND OBTAIN A 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.
- SEE THIS SHEET FOR CONTINUATION.

- GENERAL NOTES CONTINUED...
- THE FOREST CONSERVATION EASEMENT AREA, LOCATED ON BUILDABLE PRESERVATION PARCEL 'A' HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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.
  - SEE THE RECORDED PLAT FOR THE BEARING AND DISTANCE DESCRIPTIONS OF THE FOREST CONSERVATION EASEMENT.
  - THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON LOT 1 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.
  - 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 4,608 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.
  - A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
  - 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 ENCLUMBERED 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 WETLANDS, STREAMS AND THEIR BUFFER, 100 YEAR FLOODPLAIN AND FOREST CONSERVATION, IF APPLICABLE.
  - THIS PLAN 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 74 SHED 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.
  - NO GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
  - 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 AND THE PATUXENT CONSERVATION CORPORATION.

**GENERAL CONSTRUCTION NOTES**

- UNLESS CONSTRUCTION IS PROPOSED ON BUILDABLE PRESERVATION PARCEL 'A', THE FOREST RETENTION AREAS WILL NOT REQUIRE TEMPORARY PROTECTIVE FENCING BE INSTALLED. SHOULD CONSTRUCTION BE PROPOSED AT A LATER TIME, WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING OR SILT FENCE/SUPER SILT FENCE WILL BE REQUIRED TO BE INSTALLED. SIGNAGE SHALL BE INSTALLED AS INDICATED ON THE PLANS, ALONG THE FOREST RETENTION BOUNDARY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE FEEDS/STOCKING TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT AND THE STORAGE OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.

**DEVELOPER'S BUILDER'S CERTIFICATE**

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

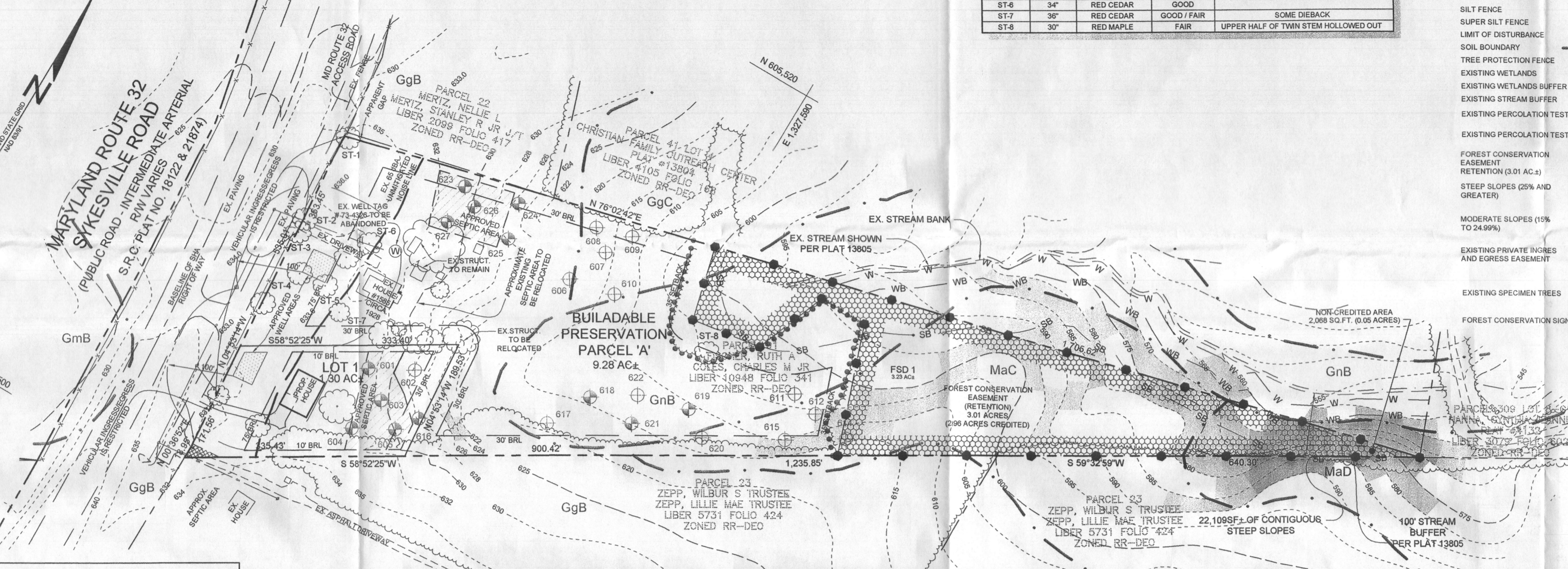
**OWNER**  
RUTH A. FISHER  
CHARLES M. COLE JR.  
1585 ROUTE 32  
SYKESVILLE, MARYLAND 21784-5437

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
C/O TIMOTHY FEAGA  
P.O. BOX 482  
LISBON, MARYLAND 21765  
410.489.7900

DESIGN BY: PS/JT  
DRAWN BY: JTI/SJT  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: DECEMBER 3, 2010  
PROJECT #: 07-114  
SHEET #: 1 OF 1

**FOREST CONSERVATION SIGN DETAIL**

NOT TO SCALE



**PLAN VIEW**

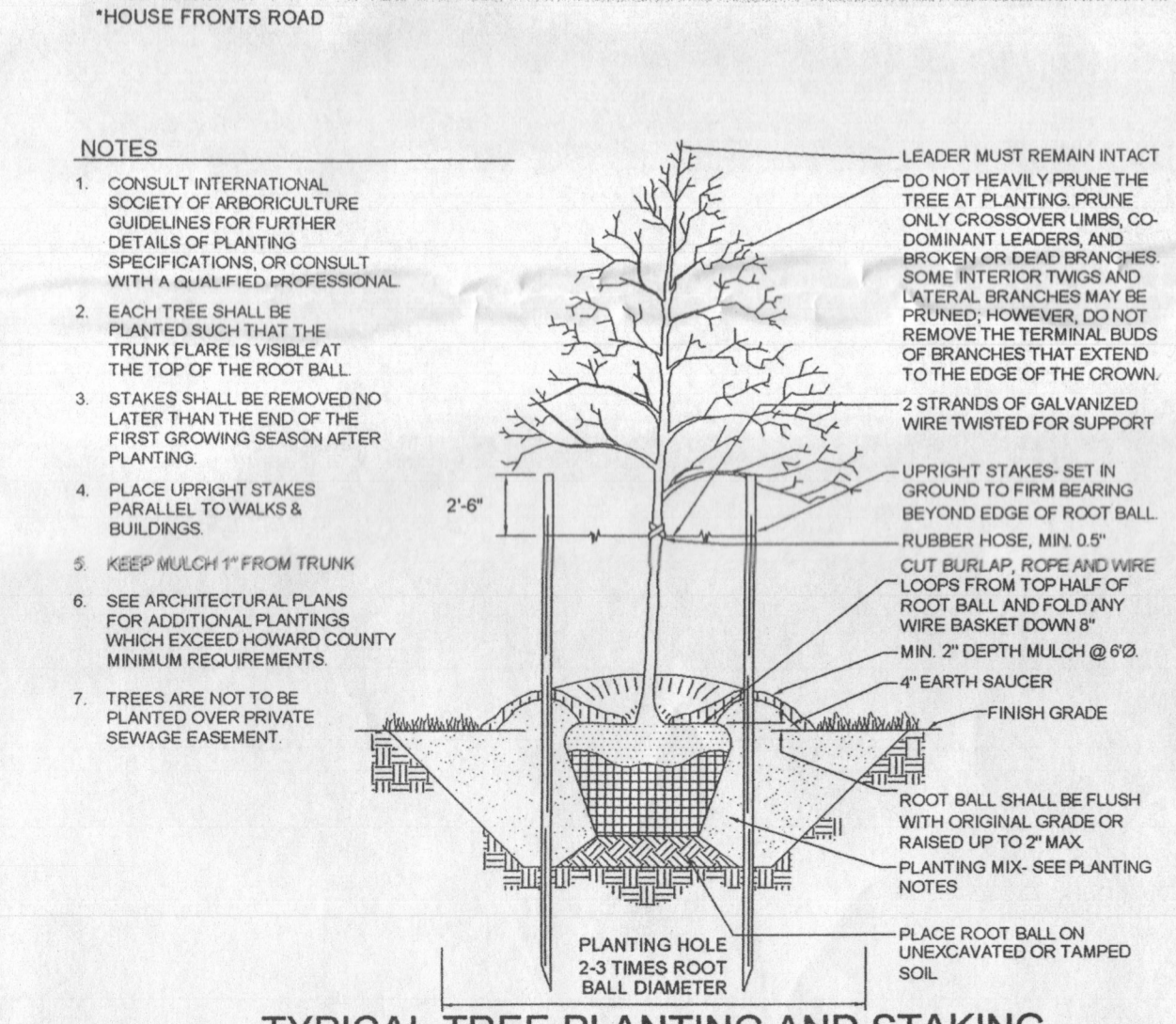
SCALE: 1"=100'

**LANDSCAPE PLANT LIST**

KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
5	6	ACER RUBRUM 'OCTOBER GLORY'	2 1/2"-3" CAL.	B & B
6	5	TILIA CORDATA 'GREENSPIRE'	2 1/2"-3" CAL.	B & B
		GREENSPIRE LITTLELEAF LINDEN		

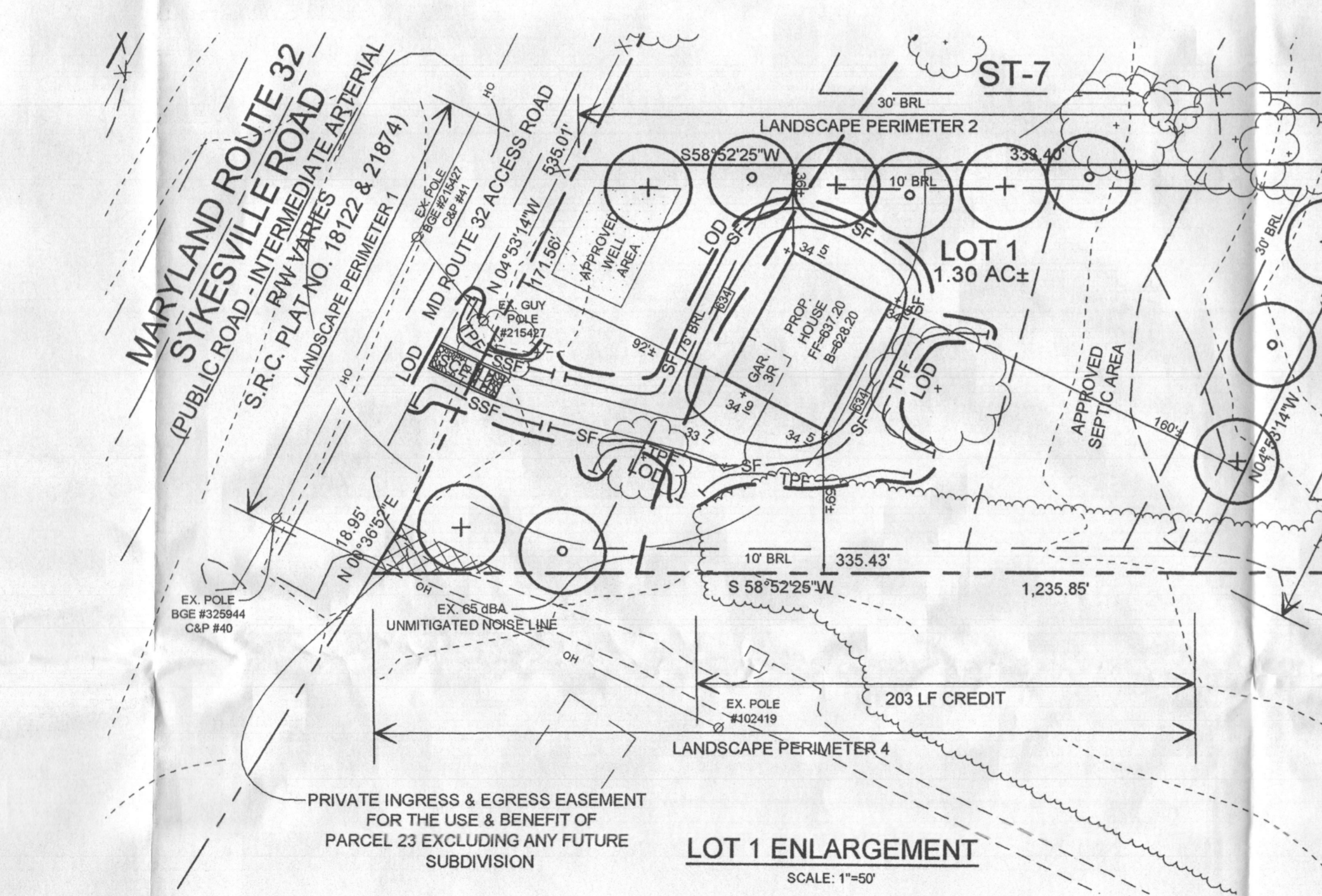
**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADS				ADJACENT TO PERIMETER PROPERTIES			
	1	2	3	4	1	2	3	4
PERIMETER/FRONTAGE DESIGNATION	NA*	A	A	A	A	A	A	A
LANDSCAPE TYPE	191	334	190	336				
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	YES (203)				
REMAINING PERIMETER LENGTH								
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO				
REMAINING PERIMETER LENGTH								
NUMBER OF PLANTS REQUIRED		1.60 = 6	1.60 = 3	1.60 = 2				
SHADE TREES								
EVERGREEN TREES								
SHRUBS								
NUMBER OF PLANTS PROVIDED		6	3	2				
SHADE TREES								
EVERGREEN TREES								
OTHER TREES (21 SUBSTITUTION)								
SHRUBS (101 SUBSTITUTION)								
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)								



**TYPICAL TREE PLANTING AND STAKING**

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



**LOT 1 ENLARGEMENT**

SCALE: 1"=50'

**LANDSCAPE NOTES**

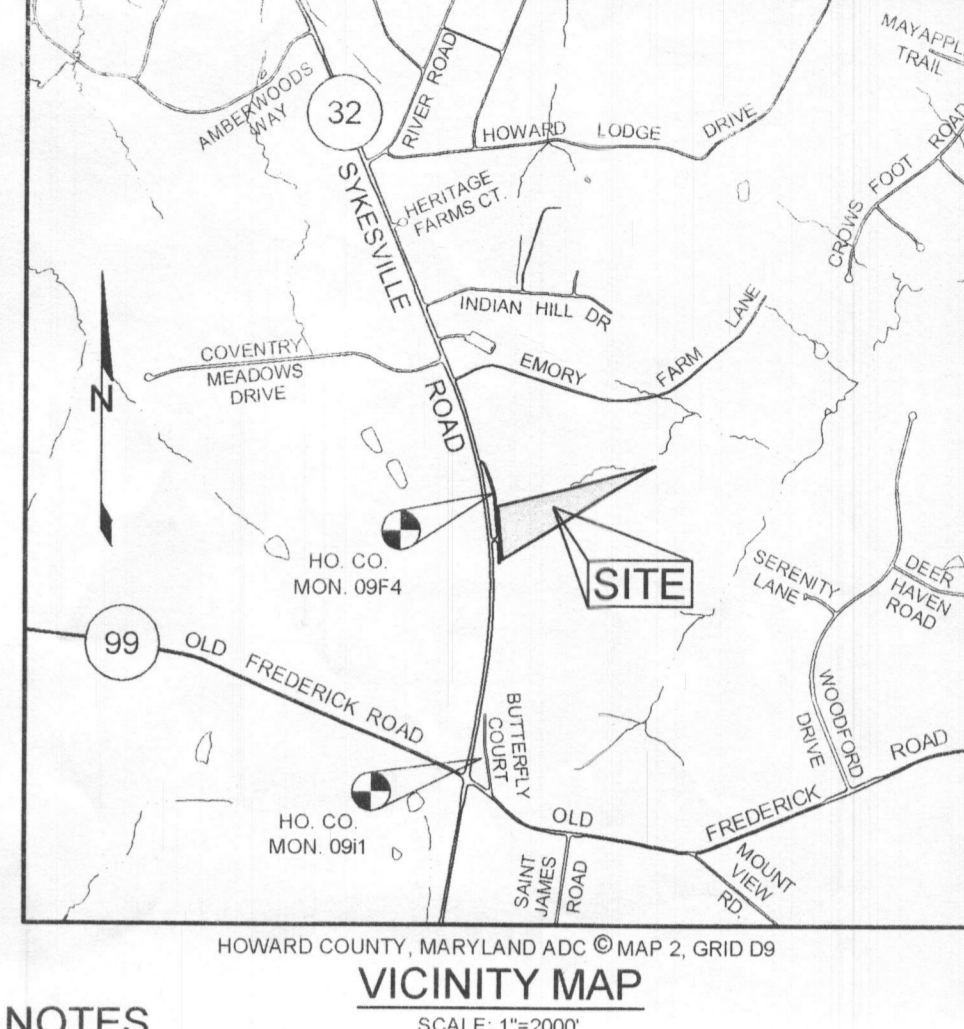
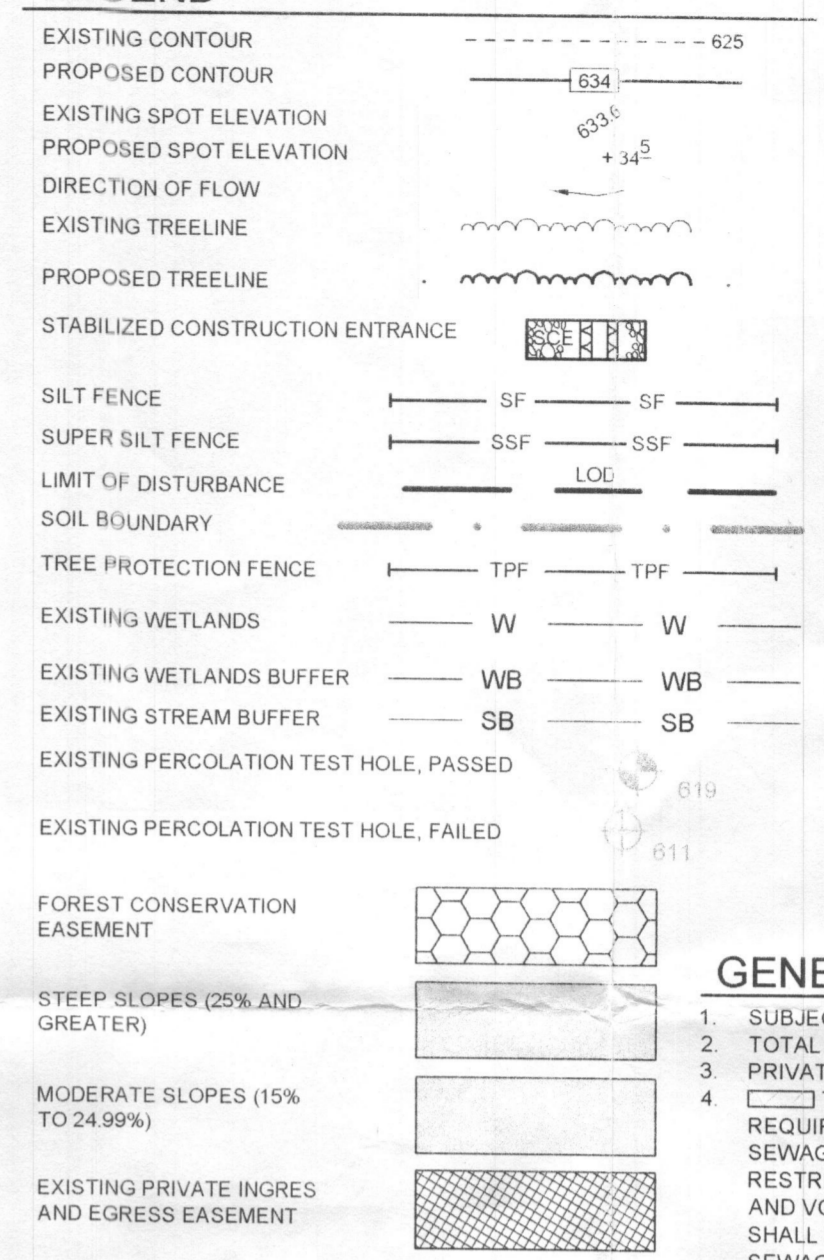
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY FOR THE REQUIRED 11 PERIMETER SHADE TREES IN THE AMOUNT OF \$3,300.00 (11 x \$300.00) WILL BE PAID WITH THE GRADING PERMIT.

Stephanie Lunte 12/3/10  
DNR QUALIFIED PROFESSIONAL DATE

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
091	602,889.296	1,326,821.464	652.50	37.5' EAST OF CENTER LINE RT. 32 500' NORTH OF CENTER LINE RT. 99
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SOILS LEGEND		
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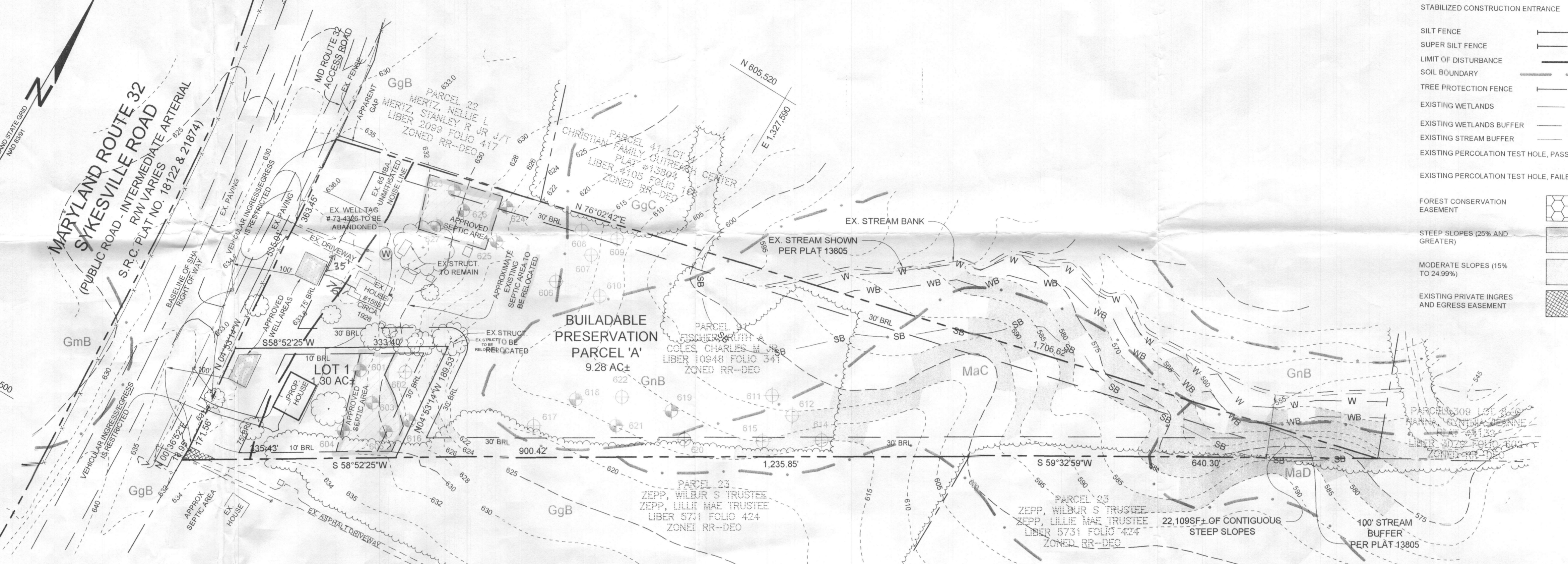
**LEGEND**



**GENERAL NOTES**

- SUBJECT PROPERTY ZONED RR-DEO PER 020204 COMPREHENSIVE ZONING PLAN
- TOTAL AREA OF PROPERTY = 10.58 AC ±
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE
- 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 02, 2008, BY SILL, ADCOCK & ASSOCIATES, LLC.
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- PROPERTY ADDRESS: 1585 ROUTE 32
- DEED REFERENCE: LIBER 10948, FOLIO 341
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 091 AND 09FA WERE USED FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK 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 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (8200 LBS. 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.
- DRIVEWAY ENTRANCE TO BE PER HOWARD COUNTY STANDARD DETAIL R-6/6.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- 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.
- THERE ARE NO FLOODPLAINS, CEMETERIES, HISTORIC STRUCTURES, WETLANDS OR STREAMS WITHIN OR NEAR THE AREA OF DEVELOPMENT. STREAM AND WETLANDS SHOWN ARE TAKEN FROM RECORD PLAT 13805, F-89-98, CHRISTIAN FAMILY OUTREACH CENTER LOT 4.
- LANDSCAPE PERIMETER 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN 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 BUILDERS GRADING PERMIT.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16 1200 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.
- THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON LOT 1 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.
- 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 4,608 SQUARE FEET OF LAND COVER CHANGE AND THEREFORE IS EXEMPT FROM STORMWATER MANAGEMENT. IF AT THE GRADING PERMIT APPLICATION STAGE, THIS AREA INCREASES OVER 5,000 SQUARE FEET, STORMWATER MANAGEMENT WILL BE REQUIRED. SEE THIS SHEET FOR CONTINUATION.

MARYLAND ROUTE 32  
SYKESVILLE ROAD  
(PUBLIC ROAD - INTERMEDIATE ARTERIAL  
S.R.C. PLAT NO. 18 122 & 21874)



**PLAN VIEW**

SCALE: 1"=100'

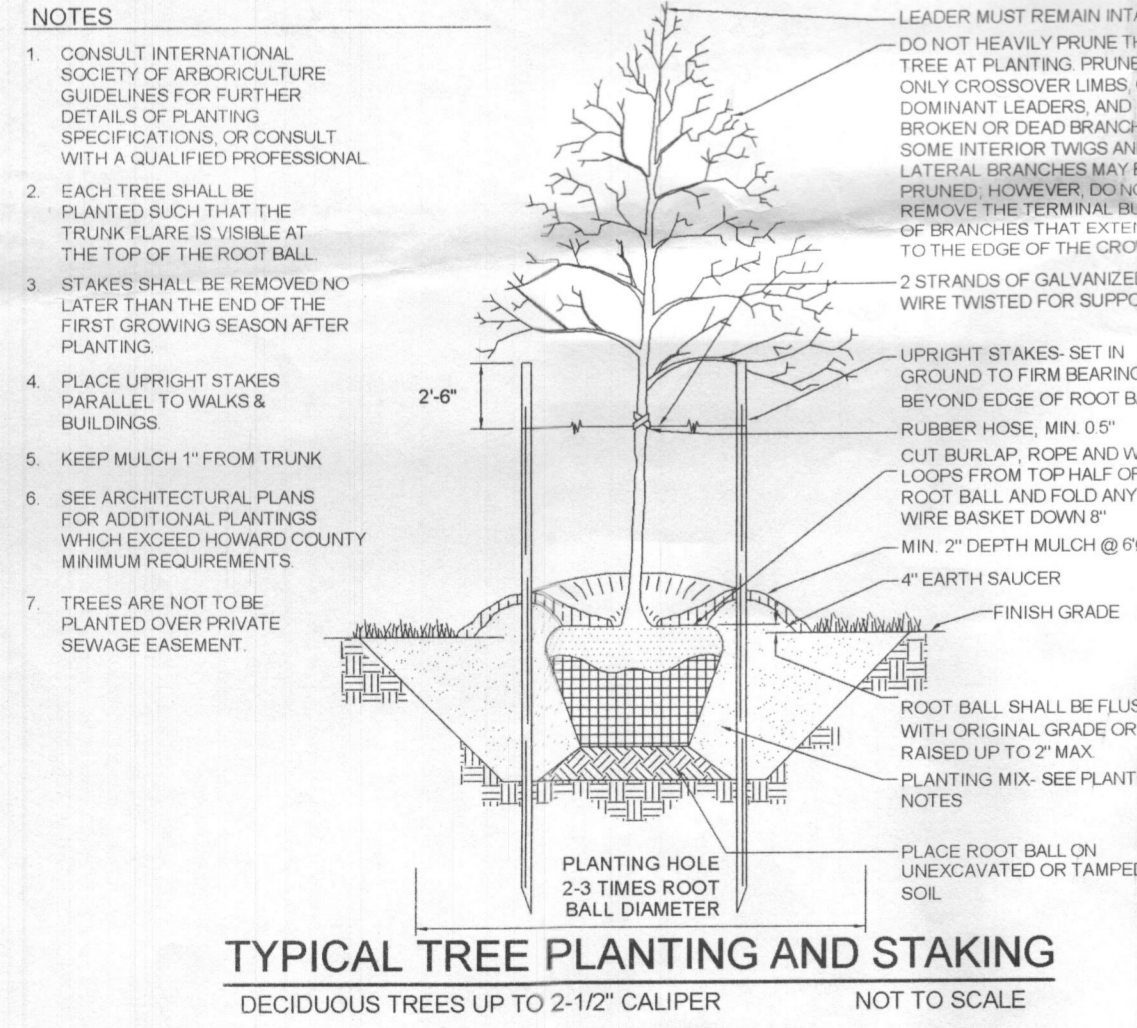
**LANDSCAPE PLANT LIST**

KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
⊙	6	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL	B & B
⊙	5	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2 1/2"-3" CAL	B & B

**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
PERIMETER/FRONTAGE DESIGNATION	1 MA	2 A
LANDSCAPE TYPE	191	334
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	191	334
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO
REMAINING PERIMETER LENGTH	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO
REMAINING PERIMETER LENGTH	NO	NO
NUMBER OF PLANTS REQUIRED		
SHRUBS		
SHADE TREES	1.80 = 6	1.60 = 3
EVERGREEN TREES		
NUMBER OF PLANTS PROVIDED		
SHRUBS		
SHADE TREES	6	3
EVERGREEN TREES		
OTHER TREES (21 SUBSTITUTION)		
SHRUBS (101 SUBSTITUTION)		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

\*HOUSE FRONTS ROAD



**LANDSCAPE NOTES**

- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY FOR THE REQUIRED 11 PERIMETER SHADE TREES IN THE AMOUNT OF \$3,300.00 (11 x \$300.00) WILL BE PAID WITH THE GRADING PERMIT.

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

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
C/O TIMOTHY FEAGA  
P.O. BOX 482  
LISBON, MARYLAND 21765  
410.489.7900

**DEVELOPER'S BUILDER'S CERTIFICATE**  
I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

**SUPPLEMENTAL INFORMATION PLAN**  
**SHIPLEY'S LODGE**  
LOT 1 AND BUILDABLE PRESERVATION PARCEL 'A'  
ZONED: RR-DEO  
TAX MAP 9 GRID 17  
3RD ELECTION DISTRICT  
PARCEL 91  
HOWARD COUNTY, MARYLAND

Revised  
JUL 30 2009  
Sill · Adcock & Associates · LLC  
Engineers · Surveyors · Planners  
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Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaand.com

DESIGN BY: PS/JT  
DRAWN BY: JT  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: JULY 27, 2009  
PROJECT #: 07-114  
SHEET #: 1 of 1