

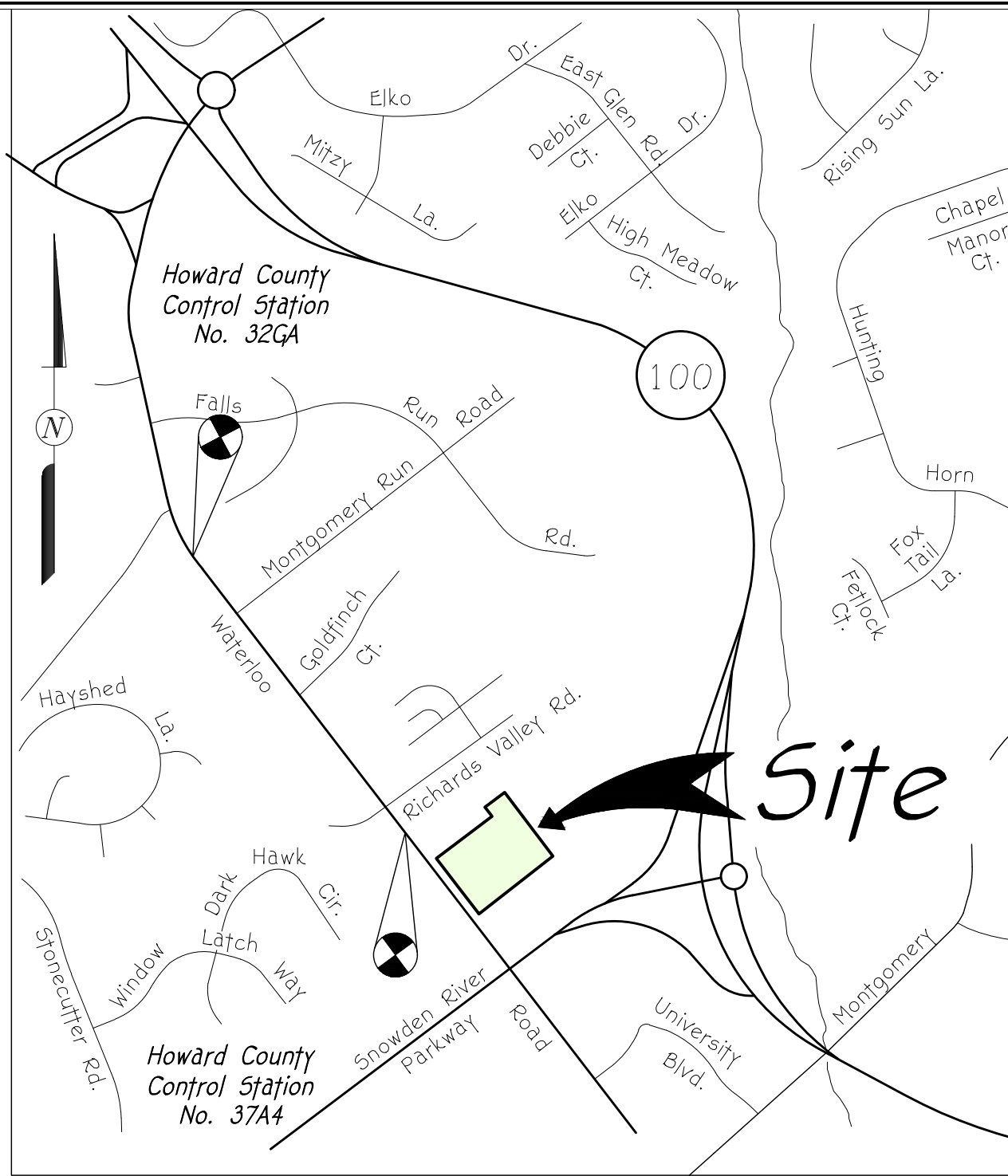
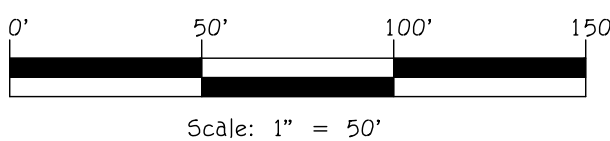
LANDSCAPING PLANT LIST				
QTY.	KEY	NAME	SIZE	
12		ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 - 2 1/2"	CALIPER FULL CROWN, B&B
34		CORNUS STOLONIFERA RED-OSIER DOGWOOD	24" - 30" HT.	

FOREST CONSERVATION PLANT LIST				
QTY.	KEY	NAME	SIZE	
46		ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 - 2 1/2"	CALIPER FULL CROWN, B&B
65		PINUS STROBUS 'WHITE PINE'	2 - 2 1/2"	CALIPER

Legend

- Existing Drainage & Slope Easement Area (S.H.A. Plat Nos. 12454 And 12455)
- Existing Paved Area
- Existing On-site Paved Area
- Proposed Additional Driveway And Parking Area
- Proposed Forest Conservation Hatch
- Existing Concrete To Be Removed
- Existing Trees
- Existing Tree To Be Removed
- Proposed Trees
- Proposed Shrub
- Proposed 4" Sewer House Connection
- Proposed Water House Connection

PURSUANT TO 128.0.A.1.1 OF THE HOWARD COUNTY ZONING REGULATIONS THE ENTRANCE FEATURE CONSTRUCTED AT A HEIGHT OF 7' WITHIN THE 50' STRUCTURE SETBACK LINE PER 108.0.D.4.3.(1)(a)(i) OF THE SAME REGULATIONS IS EXEMPT.



General Notes:

- SUBJECT PROPERTY IS ZONED "R-20" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3264 AND NO. 3744, AS SHOWN ON PLATS ENTITLED "SHIPLEY'S GRANT-PHASE 1, 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" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 19231 THRU 19236.
- BUILDING AND USE SETBACKS PER SECTION 108.D.4 OF THE R-20 ZONING DISTRICT:
BUILDING FRONT: 50'
BUILDING SIDE: 10'
BUILDING REAR: 30'
USE SETBACK: 20'
- ALL LOT AREAS ARE MORE OR LESS (±).
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND REDUCED TO NAD '83 GRID MEASUREMENT.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NOS.: F-14-124(5)1
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- SITE IS NOT ADJACENT TO A SCENIC ROAD.
- AN EXISTING CEMETERY EXISTS WITHIN THE LIMITS OF THIS PLAT SUBMISSION AND IS IDENTIFIED AS FILE NO. 10-37-7.
- THIS PROPERTY IS ENCUMBERED WITH A NEIGHBORHOOD PRESERVATION EASEMENT HELD BY MARYLAND HISTORIC TRUST. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITH THE DEED OF NEIGHBORHOOD PRESERVATION EASEMENT RECORDED WITHIN THE LAND RECORDS. THE COMMERCIAL USE OF THE STRUCTURE MEETS THE PRESERVATION REQUIREMENTS.
- PROPERTY SUBJECT TO A RIGHT OF INGRESS AND EGRESS TO THE EXISTING CEMETERY WHICH IS NOT LOCATE-ABLE AND RECORDED IN USDB 36 AT FOLD 571.
- EXISTING DWELLING ON THE CURTIS PROPERTY CONTAINS A FOOTPRINT OF 1,690 SQUARE FEET. ANY NEW STRUCTURES SHALL NOT BE GREATER THAN 50% OF THE BUILDING FOOTPRINT OF THE DWELLING UNIT EXISTING AT THE TIME NEIGHBORHOOD PRESERVATION EASEMENT IS RECORDED. HOWEVER, IF THE AVERAGE FOOTPRINT SIZE OF THE NEAREST SIX DWELLINGS IS GREATER THAN THE FOOTPRINT OF THE EXISTING BUILDING, THE DIRECTOR MAY APPROVE A FOOTPRINT THAT DOES NOT EXCEED THE AVERAGE IN ACCORDANCE WITH SECTION 128.L.2 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THERE ARE NO FLOODPLAIN AREAS OR STEEP SLOPES WITH A CONTIGUOUS AREA OF 25% OR GREATER LOCATED ON THIS SITE.
- THERE ARE HISTORIC STRUCTURES LOCATED ON THIS SITE IDENTIFIED IN THE HOWARD COUNTY HISTORIC SITE INVENTORY AS H-04-39. THIS SITE IS ALSO LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN 2006 AS THE CURTIS-SHIPLEY FARMSTEAD.
- CONTIGUOUS TOPOGRAPHY BASED ON AVAILABLE HOWARD COUNTY GIS DATA BASE. ROUTE 108 FRONTAGE LOCATED BY FIELD SURVEY BY FISHER, COLLINS & CARTER, INC.
- PROPERTY SERVED BY PUBLIC WATER AND PRIVATE SEWER. PUBLIC SEWER IS PROPOSED.
- PAVING SECTION WILL BE DETERMINED IN ACCORDANCE WITH CURRENT HOWARD COUNTY ROAD STANDARDS. CBR (CALIFORNIA BEARING PAVI) TEST IS PERFORMED ON EXISTING SOIL CONDITIONS. TO DETERMINE PAVING SECTION.
- TOTAL FLOOR AREA IS APPROXIMATELY 2,855 SQUARE FEET.
- EXISTING BUILDING HEIGHT: 30 FEET.
- LOCAL COMMUNITY: SHIPLEY'S CHOICE
- EXISTING USE: RESIDENTIAL (VACANT)
- PROPOSED USE: OFFICE
- PARKING REQUIRED: 17 SPACES
MAXIMUM EMPLOYEES: 12 SPACES
GUEST SPACES: 5 SPACES
(MINIMUM: OFFICE 3.3 PER 1,000) = (2,855 SQ.FT/1000)x3.3 = 10 SPACES
PARKING PROVIDED: 19 SPACES
(17 STANDARD SPACES + 2 HANDICAP SPACE)
- PROPOSED AREA OF CONDITIONAL USE: 7,460 AC.±
- EXISTING BUILDING SQUARE FOOTAGE:
TWO STORY HOUSE: 1690 SQ. FT.
STONE BARN: 395 SQ. FT.
GARAGE: 276 SQ. FT.
WOOD SHED CIRCA 1877: 378 SQ. FT.
WOOD SHED: 371 SQ. FT.
CHICKEN COOP: 580 SQ. FT.
WOOD BARN: 2,717 SQ. FT.
WELL HOUSE: 21 SQ. FT.
GRAINERY BUILDING: 761 SQ.FT.