

GENERAL NOTES

- THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FIRST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS. NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE, THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS. UPON FINAL APPROVAL OF THIS PLAN BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
- THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF ARE EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAN MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.
- THE RECORDING OF THIS PLAN DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAN.
- ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAN.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE DEVELOPMENT PLAN FOR THIS PROPERTY WAS APPROVED ON 10/26/07. COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM AND 83/91, BASED ON THE FOLLOWING TRAVERSE COORDINATES: GCS 32N 739202.846, E 1393558.510 -ELEV. 827.28 VERTICAL DATUM BASED ON NAVD 88.

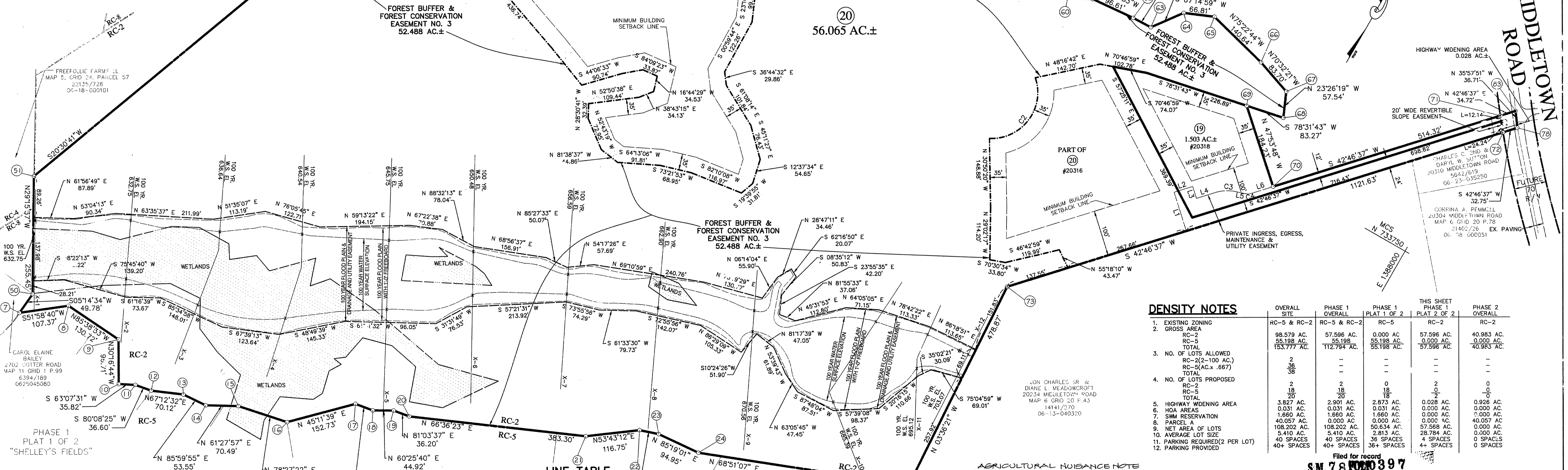
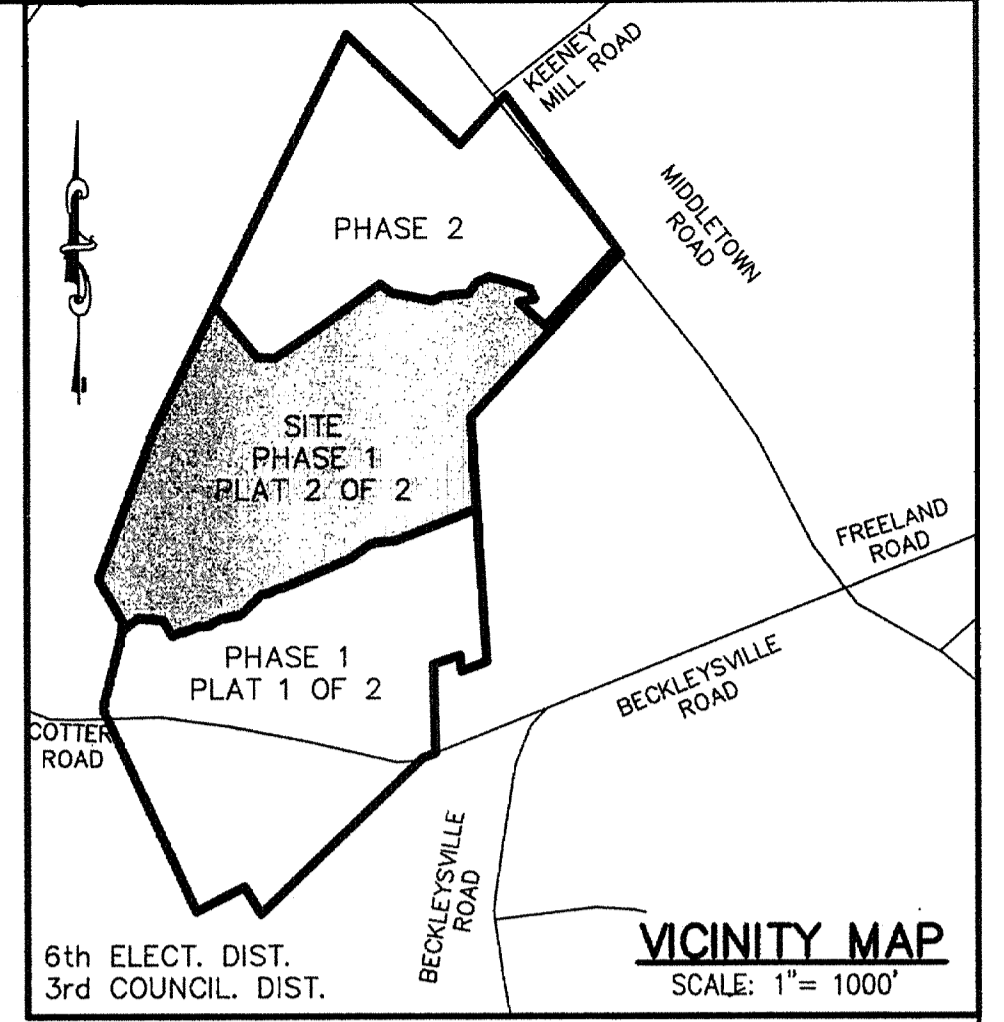
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE AREA DESIGNATED AS A FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100 YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100 YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.
- ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.
- ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING APPLICATIONS.

GENERAL NOTES CONTINUED

- THIS SITE IS LOCATED IN THE PRETTYBOY WATERSHED.
- TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
- PANHANDLE DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SOLD.
- EASEMENT AGREEMENTS FOR PANHANDLES ARE INTENDED TO BE RECORDED SIMULTANEOUSLY WITH THE PLAN.

COORDINATE TABLE

#	NORTHING	EASTING	#	NORTHING	EASTING
7	732145.872	1385471.638	50	732195.447	1385476.185
8	732212.005	1385556.215	51	732418.302	1385351.328
9	732202.073	1385686.562	52	733182.592	1385637.256
10	732118.554	1385735.324	53	733841.499	1385961.175
11	732134.745	1385767.273	54	733568.392	1385917.789
12	732141.012	1385803.333	55	733564.486	1386274.247
13	732168.177	1385867.982	56	733726.214	1386512.352
14	732171.913	1385921.399	57	733949.759	1386823.751
15	732205.585	1385983.328	58	733901.451	1386889.042
16	732227.733	1386091.764	59	733886.544	1386977.139
17	732335.360	1386200.122	60	733863.284	1387095.276
18	732341.688	1386239.724	61	733868.138	1387143.219
19	732363.857	1386278.783	62	733866.291	1387239.486
20	732369.482	1386314.551	63	733897.742	1387282.410
21	732521.668	1386666.341	64	733959.853	1387328.508
22	732580.750	1386760.453	65	733985.691	1387390.124
23	732603.928	1386800.401	66	733950.191	1387526.208
24	732611.680	1386895.034	67	733922.305	1387605.127
25	732777.484	1387323.655	68	733869.513	1387828.015
			69	733852.953	1387546.410
			70	733729.434	1387683.096
			71	734106.948	1388032.396
			72	734078.684	1388055.290
			73	733255.404	1387293.539
			74	734102.720	1388077.530
			83	734132.429	1388055.973



NOTE
A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM ARTICLE 33, TITLE 3, PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS. THE FOREST BUFFER EASEMENTS SHOWN ON THIS PLAN ARE REFLECTIVE OF THE FACT THAT A VARIANCE WAS GRANTED.

LINE TABLE

#	BEARING	LENGTH
L1	S47°13'23"E	88.00
L2	S42°46'37"W	42.00
L3	N47°13'23"W	27.01
L4	S42°50'39"W	42.55
L5	S72°17'40"W	22.70
L6	S42°46'37"W	50.87

CURVE TABLE

#	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	2035.00	36.37	18.19	1°01'27"	S39°00'26"E	36.37
C2	100.00	194.11	146.09	111°12'57"	N07°02'36"E	165.04
C3	87.00	44.72	22.86	29°27'02"	S57°34'10"W	44.23
C4	19.00	9.79	5.01	29°31'03"	N57°32'09"E	9.68

DENSITY NOTES

	OVERALL SITE	PHASE 1 OVERALL	PHASE 1 PLAT 1 OF 2	PHASE 1 PLAT 2 OF 2	PHASE 2 OVERALL
1. EXISTING ZONING	RC-5 & RC-2	RC-5 & RC-2	RC-5	RC-2	RC-2
2. GROSS AREA	98.579 AC.	57.596 AC.	0.000 AC.	57.596 AC.	40.983 AC.
	55.198 AC.	55.198 AC.	0.000 AC.	0.000 AC.	0.000 AC.
	153.777 AC.	112.794 AC.	55.198 AC.	57.596 AC.	40.983 AC.
3. NO. OF LOTS ALLOWED	RC-2 (2-100 AC.)	2	0	0	0
	RC-5 (AC x .667)	38	0	0	0
	TOTAL	40	0	0	0
4. NO. OF LOTS PROPOSED	RC-2	2	0	2	0
	RC-5	18	18	0	0
	TOTAL	20	18	2	0
5. HIGHWAY WIDENING AREA	3.827 AC.	2.901 AC.	2.873 AC.	0.028 AC.	0.926 AC.
6. HOA AREAS	0.031 AC.	0.031 AC.	0.031 AC.	0.000 AC.	0.000 AC.
7. SWM RESERVATION	1.660 AC.	1.660 AC.	1.660 AC.	0.000 AC.	2.000 AC.
8. PARCEL A	4.005 AC.	0.000 AC.	0.000 AC.	0.000 AC.	4.005 AC.
9. NET AREA OF LOTS	108.202 AC.	50.634 AC.	50.634 AC.	57.568 AC.	0.000 AC.
10. AVERAGE LOT SIZE	5.410 AC.	2.815 AC.	2.815 AC.	28.784 AC.	0.000 AC.
11. PARKING REQUIRED (2 PER LOT)	40 SPACES	36 SPACES	36 SPACES	4 SPACES	0 SPACES
12. PARKING PROVIDED	40+ SPACES	40+ SPACES	36+ SPACES	4+ SPACES	0 SPACES

AGRICULTURAL NUISANCE NOTE
ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, DUST, EXHAUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24-HOUR PERIOD, (INCLUDING AIRCRAFT) STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE OR COUNTY HEALTH ENVIRONMENTAL REQUIREMENTS.

OWNER
SHELLEY MIDDLETOWN ROAD HOLDINGS, LLC
DEED REFERENCE: 20397/307
ACCOUNT NO.: 0608000325

DENSITY NOTES

	OVERALL SITE	PHASE 1 OVERALL	PHASE 1 PLAT 1 OF 2	PHASE 1 PLAT 2 OF 2	PHASE 2 OVERALL
1. EXISTING ZONING	RC-5 & RC-2	RC-5 & RC-2	RC-5	RC-2	RC-2
2. GROSS AREA	98.579 AC.	57.596 AC.	0.000 AC.	57.596 AC.	40.983 AC.
	55.198 AC.	55.198 AC.	0.000 AC.	0.000 AC.	0.000 AC.
	153.777 AC.	112.794 AC.	55.198 AC.	57.596 AC.	40.983 AC.
3. NO. OF LOTS ALLOWED	RC-2 (2-100 AC.)	2	0	0	0
	RC-5 (AC x .667)	38	0	0	0
	TOTAL	40	0	0	0
4. NO. OF LOTS PROPOSED	RC-2	2	0	2	0
	RC-5	18	18	0	0
	TOTAL	20	18	2	0
5. HIGHWAY WIDENING AREA	3.827 AC.	2.901 AC.	2.873 AC.	0.028 AC.	0.926 AC.
6. HOA AREAS	0.031 AC.	0.031 AC.	0.031 AC.	0.000 AC.	0.000 AC.
7. SWM RESERVATION	1.660 AC.	1.660 AC.	1.660 AC.	0.000 AC.	2.000 AC.
8. PARCEL A	4.005 AC.	0.000 AC.	0.000 AC.	0.000 AC.	4.005 AC.
9. NET AREA OF LOTS	108.202 AC.	50.634 AC.	50.634 AC.	57.568 AC.	0.000 AC.
10. AVERAGE LOT SIZE	5.410 AC.	2.815 AC.	2.815 AC.	28.784 AC.	0.000 AC.
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12. PARKING PROVIDED	40+ SPACES	40+ SPACES	36+ SPACES	4+ SPACES	0 SPACES

Filed for record
S.M. 78-397
Date: JUN 27 2008
Test: *[Signature]*
Clerk: *[Signature]*

SM 78-397

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

COMPUTED BY: GCS DRAWN BY: REK CHECKED BY: GCS JOB NO. 02-185

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 1/24/08 AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAN, PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

GEORFFREY C. SCHULTZ DATE MARYLAND REGISTRATION No. 21154

OWNER'S CERTIFICATION
THE UNDERSIGNED, OWNER OF LAND SHOWN HEREON, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH AS THE SAME CONCERNS THE MAKING OF THE PLAN AND THE SETTING OF THE MARKERS.

SHELLEY MIDDLETOWN ROAD HOLDINGS, LLC
BY: RANDOLPH H. SHELLEY (MANAGING MEMBER) DATE 4/4/08

APPROVED

BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE

Director: *[Signature]* DATE 6/13/08
Department of Environmental Protection and Resource Management

APPROVED

BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE

Director: *[Signature]* DATE 6/27/08
Department of Permits and Development Management

P.W.A. COMPLETED: 06/09/08
FINAL PLAT CHECKED: _____
PLANNING: VKD 4/24/08
ENGINEERING: DMK 4/26/08
HOUSE NUMBERS: 610-70-06
LAND ACQUISITION: _____
RECREATION AND PARKS: _____

FINAL SUBDIVISION PLAT
PHASE 1-PLAT 2 OF 2
SHELLEY'S FIELDS

POM No. 6-263
3RD COUNCILMANIC DISTRICT
6TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: JANUARY 28, 2008

PLAT RECORDON TOTAL 5.00
DATE: JUN 27 2008

GENERAL NOTES

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2. THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF ARE EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.

3. THIS PLAN MAY EXIST IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.

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7. THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAN.

8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

9. THE DEVELOPMENT PLAN FOR THIS PROPERTY WAS APPROVED ON 10/26/07.

10. COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM NAD 83/91, BASED ON THE FOLLOWING TRAVERSE STATIONS:
 STN 32-N 728202.845, E 1393598.510-ELEV. 827.28
 STN 33-N 747458.590, E 1391050.900-ELEV. 833.56
 VERTICAL DATUM BASED ON NAVD 83.

11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT, EXCEPT AS AUTHORIZED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

12. THE AREA DESIGNATED AS A FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100 YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100 YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.

13. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH ARE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

14. A PERCOLATION TEST SHALL BE VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.

15. ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF THIS PLAN.

16. THIS SITE IS LOCATED IN THE PRETTYBOY WATERSHED.

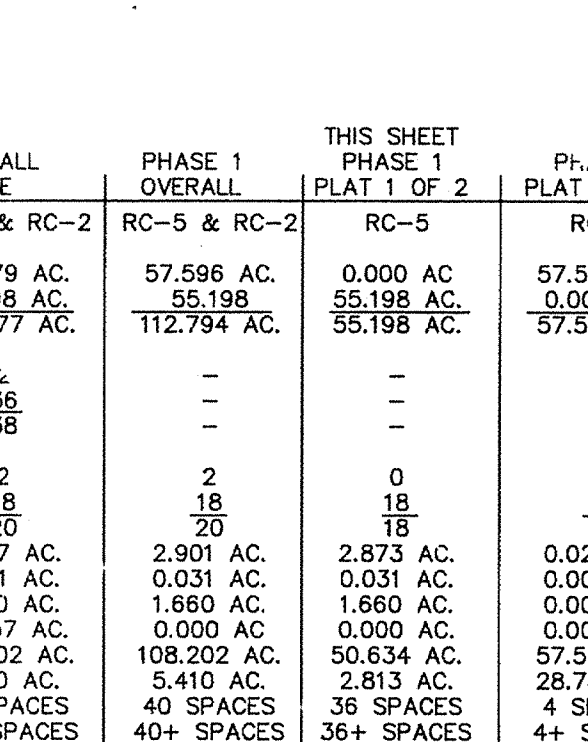
17. TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE DIVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENT REGULATIONS AND ORDINANCES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.

18. PANHANDLE DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SOLD. EASEMENT AGREEMENTS FOR PANHANDLES ARE INTENDED TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.

DRAINAGE & UTILITY EASEMENT DETAIL #1
SCALE: 1" = 100'



DRAINAGE & UTILITY EASEMENT DETAIL #2
SCALE: 1" = 100'



NOTE
A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM ARTICLE 33, TITLE 28, PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAIN. THE FOREST BUFFER EASEMENTS SHOWN ON THIS PLAN ARE REFLECTIVE OF THE FACT THAT A VARIANCE WAS GRANTED.

GENERAL NOTES

	OVERALL	PHASE 1 OVERALL	PHASE 1 PLAT 1 OF 2	PHASE 1 PLAT 2 OF 2	PHASE 2 OVERALL
1. EXISTING ZONING	RC-5 & RC-2	RC-5 & RC-2	RC-5	RC-2	RC-2
2. GRASS AREA	98.579 AC.	57.596 AC.	0.000 AC.	57.596 AC.	40.983 AC.
RC-5	55.198 AC.	55.198 AC.	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL	152.777 AC.	112.794 AC.	55.198 AC.	57.596 AC.	40.983 AC.
3. NO. OF LOTS ALLOWED	RC-2 (100 AC.)	2	0	2	0
RC-5 (AC x .667)	36	-	-	-	-
TOTAL	36	-	-	-	-
4. NO. OF LOTS PROPOSED	RC-2	2	0	2	0
RC-5	18	18	0	0	0
TOTAL	20	18	0	2	0
5. HIGHWAY WIDENING AREA	3.827 AC.	2.901 AC.	2.873 AC.	0.028 AC.	0.926 AC.
HOA AREAS	0.031 AC.	0.031 AC.	0.031 AC.	0.000 AC.	0.000 AC.
PARK RESERVATION	1.660 AC.	1.660 AC.	1.660 AC.	0.000 AC.	0.000 AC.
PANEL	40.057 AC.	0.000 AC.	0.000 AC.	0.000 AC.	40.057 AC.
NET AREA OF LOTS	108.202 AC.	108.202 AC.	50.634 AC.	57.568 AC.	0.000 AC.
AVERAGE LOT SIZE	5.410 AC.	5.410 AC.	2.813 AC.	28.784 AC.	0.000 AC.
PARKING REQUIRED (PER LOT)	40 SPACES	40 SPACES	4 SPACES	0 SPACES	0 SPACES
PARKING PROVIDED	40+ SPACES	40+ SPACES	36+ SPACES	4+ SPACES	0 SPACES

COORDINATE TABLE

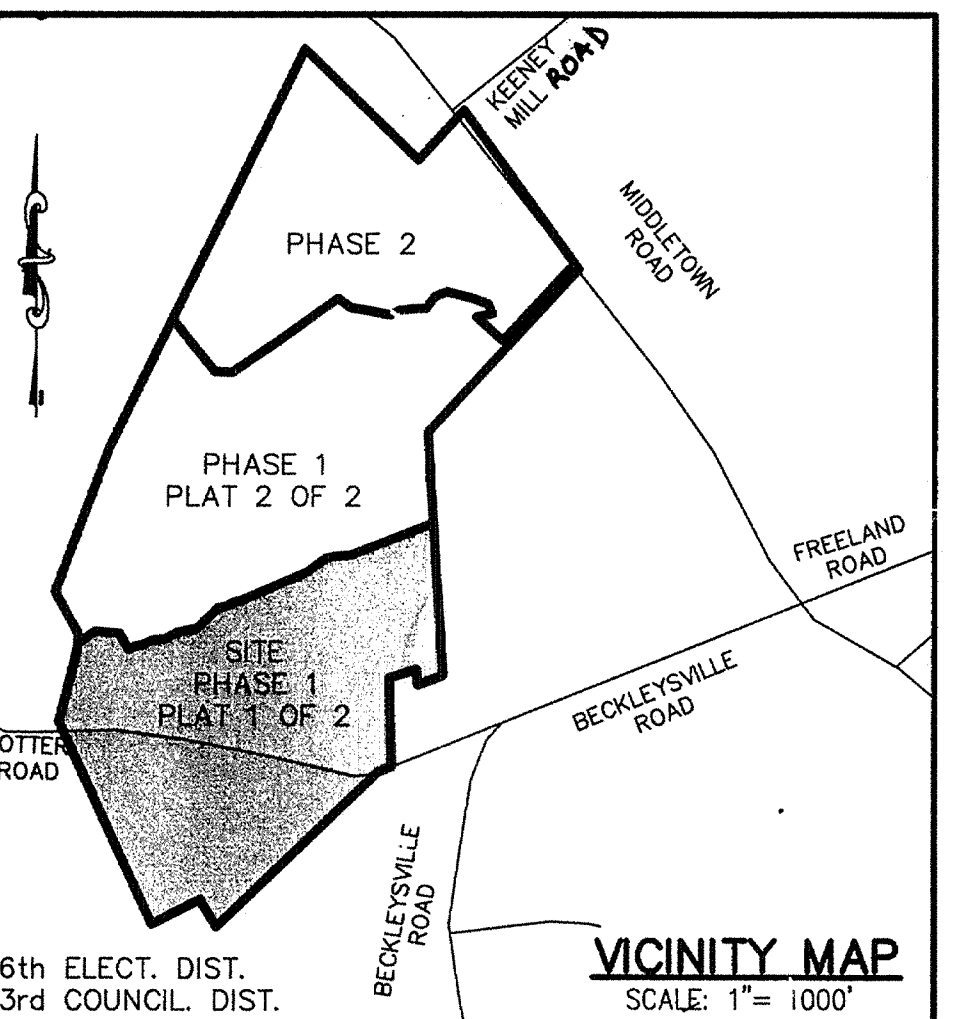
#	NORTHING	EASTING	#	NORTHING	EASTING
1	730686.081	1385857.339	31	731983.510	1387373.688
2	731663.814	1385407.121	32	731933.572	1387240.413
3	731732.555	1385376.468	33	732015.542	1387235.748
4	731741.074	1385371.545	34	731969.377	1387095.480
5	731762.386	1385377.050	35	732205.585	1385983.326
6	732119.088	1386169.176	36	732277.233	1386091.764
7	732145.872	1385471.636	37	731508.796	1387104.794
8	732212.005	1385556.215	38	731483.216	1387039.053
9	732202.073	1385686.262	39	731454.573	1387009.162
10	732118.554	1385735.324	40	730772.698	1386193.212
11	732134.745	1385767.273	41	731595.605	1386265.833
12	732141.012	1385803.333	42	731459.147	1386299.700
13	732168.177	1385867.982	43	731569.559	1386270.214
14	732171.913	1385921.399	44	731664.172	1386279.926
15	732205.585	1385983.326	45	731688.832	1386149.036
16	732277.233	1386091.764	46	731726.146	1386291.287
17	732335.360	1386200.122	47	731740.270	1385778.126
18	732341.688	1386239.724	48	731742.994	1385586.242
19	732363.857	1386278.783	49	731736.549	1385471.531
20	732369.482	1386314.551	50		
21	732521.636	1386666.341			
22	732590.750	1386760.453			
23	732603.928	1386800.401			
24	732611.680	1386895.034			
25	732777.484	1387323.655			

LINE TABLE

#	BEARING	LENGTH	#	BEARING	LENGTH
L1	N78°23'05"W	82.57'	L10	N24°22'03"W	50.00'
L2	N11°36'55"E	22.00'	L11	S11°36'55"W	72.71'
L3	S17°55'06"E	112.00'	L12	S11°36'55"W	71.29'
L4	S40°48'46"E	40.00'	L13	S11°36'55"W	69.87'
L5	S03°21'22"E	52.00'	L14	S11°36'55"W	68.45'
L6	S28°56'45"W	89.75'	L15	S11°36'55"W	67.03'
L7	N81°15'32"W	100.00'	L16	S11°36'55"W	65.61'
L8	N14°49'20"E	39.50'	L17	S14°01'53"W	118.55'
L9	N07°57'27"W	112.00'	L18	S14°01'53"W	115.97'

CURVE TABLE

#	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1710.00	71.00	35.51	2°22'44"	N85°56'16"E	71.00
C2	1015.00	107.44	53.77	6°03'54"	S87°46'51"W	107.39
C3	920.00	71.88	35.94	2°22'44"	N85°56'16"E	71.88
C4	3985.00	130.89	65.45	8°54'38"	N84°43'53"W	130.88
C5	275.00	79.87	40.22	16°38'30"	S88°42'20"E	78.59
C6	920.00	365.79	185.34	22°46'50"	S89°48'30"E	363.38
C7	4035.00	133.20	66.61	1°53'29"	N79°19'49"W	133.19
C8	990.00	153.97	77.14	8°54'38"	N84°43'53"W	153.91
C9	1085.00	114.85	57.48	6°03'54"	S87°46'51"W	114.80
C10	1640.00	96.26	48.15	3°21'47"	N86°25'48"E	96.25
C11	20.00	18.78	10.15	53°48'32"	N74°43'11"W	18.10
C12	60.00	303.81	41.92	28°06'55"	N74°43'11"W	68.73
C13	20.00	19.65	10.70	56°18'23"	S42°11'05"W	18.87
C14	920.00	123.94	62.06	7°43'07"	N82°41'39"E	123.84



OWNERS

- PARCEL 1**
RANDOLPH H. SHELLEY
YVONNE E. SHELLEY
DEED REFERENCE: 7012/667
ACCOUNT NO.: 2001005059
- PARCEL 320**
RANDOLPH H. SHELLEY
YVONNE E. SHELLEY
DEED REFERENCE: 7012/665
ACCOUNT NO.: 2000005058
- PARCEL 319**
RICHARD H. SHELLEY
DEBORAH L. SHELLEY
DEED REFERENCE: 74/488
ACCOUNT NO.: 2000105057
- PARCEL 42**
SHELLEY MIDDLETOWN ROAD HOLDINGS, LLC
DEED REFERENCE: 2035/7307
ACCOUNT NO.: 0608000305

OWNER'S SIGNATURE BLOCK

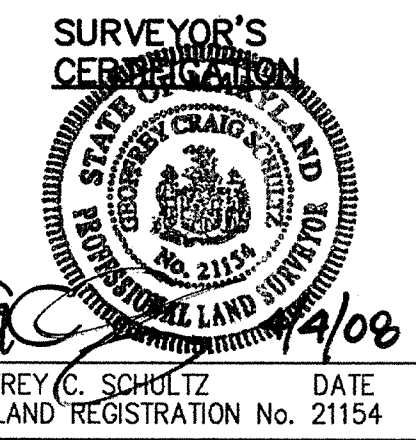
PARCELS 1 & 320	<i>Randolph H. Shelley</i>	4/4/08
	RANDOLPH H. SHELLEY	DATE
	<i>Yvonne E. Shelley</i>	4/17/08
	YVONNE E. SHELLEY	DATE
PARCEL 319	<i>Richard H. Shelley</i>	4-3-08
	RICHARD H. SHELLEY	DATE
	<i>Deborah L. Shelley</i>	4-3-08
	DEBORAH L. SHELLEY	DATE
PARCEL 42	<i>Randolph H. Shelley</i>	4/4/08
	BY: RANDOLPH H. SHELLEY	DATE

Filed for record
SM 78 FOLIO 398
 Date JUN 27 2008
 Test: *Augusta P. Clerk*
 Clerk

SM
78-398

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development
 5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
 TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563



THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAN AND THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAN THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUB-SECTION (C) SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 1/24/08 AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAN, PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF LAND SHOWN HEREON, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

SEE ABOVE SIGNATURE BLOCK

APPROVED

Thomas E. Johnson
 DIRECTOR
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED

Collen Kelly
 DIRECTOR
 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

P.W.A. COMPLETED: 060601

FINAL PLAT CHECKED:
 PLANNING: *WVD 4/24/08*
 ENGINEERING: *Dot 4/24/08*
 HOUSE NUMBERS: *20 6-20-08*
 LAND ACQUISITION:
 RECREATION AND PARKS: *WVD 4/24/08*

FINAL SUBDIVISION PLAT
 PHASE 1-PLAT 1 OF 2

SHELLEY'S FIELDS

PDM No. G-263
 3RD COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 100'
 DATE: JANUARY 28, 2008

PLAT RECORDING TOTAL \$15.80
 RES # 44742
 JUN 27 2008 \$1.00
 \$16.80

P15241 MSA 534 1236 11763-2