

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED WASHINGTON COUNTY PLANNING COMMISSION

DATE: 10/26/04 BY: *[Signature]* EXECUTIVE DIRECTOR

CERTIFICATE OF APPROVAL OF INDIVIDUAL WATER SUPPLY & INDIVIDUAL SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE MINIMUM OWNERSHIP AREA COMPLIES WITH THE MINIMUM WIDTH AND MINIMUM AREA REQUIREMENTS SPECIFIED IN COMAR 26.04.03.03. SUCH MINIMUM OWNERSHIP SHALL REMAIN EQUAL TO THE MINIMUM WIDTH AND MINIMUM AREA SET FORTH IN COMAR 26.04.03.03A. (2) UNTIL COMMUNITY SEWERAGE AND WATER HAVE BEEN MADE AVAILABLE, NOT MORE THAN ONE PRINCIPAL BUILDING MAY BE ERRECTED OR CONSTRUCTED ON A LOT, OR LOTS, CONTAINED IN THE MINIMUM OWNERSHIP AREA AS ESTABLISHED BY COMAR 26.04.03.03A (2) UNTIL COMMUNITY SEWERAGE HAS BEEN MADE AVAILABLE.

DATE: 14 Dec 2004 COUNTY HEALTH OFFICER: *[Signature]*

INTERIM FACILITIES PROVISION CERTIFICATE

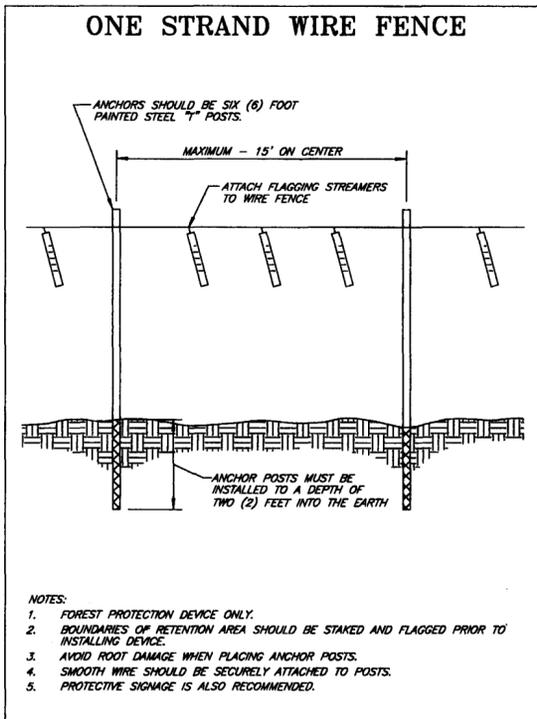
IN COMPLIANCE WITH COMAR 26.03.01.05.B. (1) AND (2) THE INDIVIDUAL WATER SUPPLY AND/OR SEWER SYSTEM IS HEREBY PERMITTED ON A TEMPORARY INTERIM BASIS. FUTURE LOT OWNERS ARE ADVISED THAT THE INDIVIDUAL SYSTEMS SERVING THE LOT INDICATED ON THIS PLAT ARE OF TEMPORARY INTERIM NATURE AND THAT CONNECTION TO A FUTURE COMMUNITY SYSTEM SHALL BE MADE WITHIN ONE (1) YEAR OR LESS AFTER THE SYSTEM BECOMES AVAILABLE.

DATE: 12/19/04 DAN RYAN BUILDERS, INC.

SENSITIVE AREA NOTICE

THE STREAM BUFFERS SHOWN ON THE PLAT ARE ESTABLISHED PURSUANT TO THE WASHINGTON COUNTY SUBDIVISION ORDINANCE ARTICLE IV SECTION 409. IN AN EFFORT TO PRESERVE OR IMPROVE WATER QUALITY, THE PROPERTY OWNER IS REQUIRED TO ESTABLISH AND THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE GROUND COVER IN ACCORDANCE WITH RURAL/AGRICULTURAL BEST MANAGEMENT PRACTICES RECOMMENDED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. NO PERMANENT STRUCTURES AND NO CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNATED TO IMPROVE WATER QUALITY OR FLOW AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS AND POLICIES. NO SEPTIC SYSTEMS SHALL BE CONSTRUCTED WITHIN THE BUFFER NOR SHALL ANY SEPTIC RESERVE AREA BE ESTABLISHED WITHIN THE BUFFER. IN ADDITION, THE STREAM BUFFER SETBACK SHALL BE EXPANDED TO THE LIMITS OF THE 100 YEAR FLOODPLAIN AND NON TIDAL WETLANDS WHERE APPLICABLE.

TWO YEAR PROTECTIVE FENCING



NOTES:

1. BEARINGS AND DISTANCES ARE IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, INC.
2. ZONING - C- CONSERVATION
3. RESERVED 10,000 SQUARE FOOT WASTE DISPOSAL SYSTEM AREA. NO PHYSICAL STRUCTURES PERMITTED.
4. THERE ARE NO HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE US FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTIONS 306,307 AND 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
5. THERE ARE NO HOUSES, WELLS OR SEWAGE DISPOSAL SYSTEMS WITHIN 100 FEET OF THE SUBDIVISION BOUNDARY, UNLESS SHOWN.
6. SLOPES DO EXCEED 25%.
7. AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL SIDE AND REAR LOT LINES. A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES IS DEDICATED ALONG THE INTERIOR OF ALL FRONT LOT LINES.
8. DRAINAGE AREA TO THE SITE IS LESS THAN 400 ACRES.
9. BUILDING SETBACKS: MBSL - MINIMUM BUILDING SETBACK LINE BRL - BUILDING RESTRICTION LINE FRONT 50' SIDES 50' EACH REAR 50' SEPTIC RESERVE 10'
10. ADDRESS ASSIGNMENTS ARE BASED ON THE ENTRANCE LOCATION. IF DRIVEWAYS ARE CONSTRUCTED IN A DIFFERENT LOCATION THE ADDRESS IS VOID AND THE OWNER MUST REAPPLY TO THE WASHINGTON COUNTY PLANNING COMMISSION FOR A NEW ADDRESS ASSIGNMENT.
11. ACCESSORY STRUCTURES ARE PERMITTED IN ACCORDANCE WITH SECTION 4.10 AND 23.5(b) OF THE ZONING ORDINANCE AND SHALL NOT BE PLACED ON THE PROPERTY UNTIL THE PRINCIPAL STRUCTURE HAS BEEN CONSTRUCTED.
12. STONE ROW LANE - LOCAL ROAD.
13. NO CONSTRUCTION MAY OCCUR WITHIN THE 100 YEAR FLOODPLAIN WITHOUT A MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION, PERMIT AND MEETING THE REQUIREMENTS OF THE WASHINGTON COUNTY FLOOD MANAGEMENT ORDINANCE.
14. ALL PRESENT AND FUTURE OWNERS/OCCUPIERS ARE ADVISED THAT NON-TIDAL WETLANDS AND WATERWAYS ARE PROTECTED AREAS UNDER FEDERAL AND STATE LAWS. THEREFORE, PRIOR TO ANY DISTURBANCE IN ANY REGULATED WATERS OF THE U.S. CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION, NON-TIDAL WETLANDS AND WATERWAYS DIVISION AND THE BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS.
15. TOPOGRAPHY SHOWN HEREON FROM PHOTOGRAMMETRY.
16. A MDE STREAM CROSSING PERMIT MUST BE OBTAINED PRIOR TO THE COUNTY ISSUING A GRADING PERMIT.

PLAT NO. 8081
DATE DEC 15 2004
WASHINGTON COUNTY

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

1. ALL TEMPORARY PROTECTION DEVICES AND/OR PERMANENT DEVICES SHALL BE PUT INTO PLACE.
 - A. PERMANENT SIGNAGE WILL BE PLACED AT 100 FOOT INTERVALS AROUND THE PERIMETER OF THE ENTIRE FORESTED AREA WITHIN 30 DAYS OF SUBDIVISION PLAT APPROVAL AND/OR COMPLETION OF CONSTRUCTION.
 - B. DURING ANY BUILDING OR SITE CONSTRUCTION, THE FOREST RETENTION AREA(S) SHALL BE PROTECTED BY HIGHLY VISIBLE, WELL ANCHORED TEMPORARY FENCING.
 - C. ALL TEMPORARY FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND CLEARING.
 - D. ALL TEMPORARY FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL ALL GRADED AREAS HAVE BEEN STABILIZED.
 - E. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
2. A PRE CONSTRUCTION MEETING WILL BE REQUIRED AFTER THE BOUNDARIES OF THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, AND BEFORE ANY DISTURBANCE HAS TAKEN PLACE ON THE SITE. IT IS THE OWNER AND/OR DEVELOPER'S RESPONSIBILITY TO ARRANGE FOR THE PRE-CONSTRUCTION MEETING. THE OWNER AND/OR DEVELOPER SHALL CONTACT THE WASHINGTON COUNTY PLANNING DEPARTMENT (240-313-2430) FOR INSPECTION OF THE INSTALLED DEVICES PRIOR TO THE START OF CONSTRUCTION WITH AT LEAST FIVE (5) DAYS NOTICE. IF THE INSPECTION REVEALS IMPROPERLY INSTALLED PROTECTION DEVICES, CORRECTIONS WILL HAVE TO BE MADE AND RE-INSPECTED PRIOR TO THE START OF CONSTRUCTION.
3. ONCE APPROVAL HAS BEEN GRANTED BY THE WASHINGTON COUNTY PLANNING DEPARTMENT, CLEARING AND/OR GRADING OF THE SITE FOR CONSTRUCTION OF STREET, UTILITY, AND BUILDING AREAS MAY COMMENCE.
4. AFTER ALL CONSTRUCTION HAS CEASED AND GRADED AREAS HAVE BEEN STABILIZED, ALL TEMPORARY PROTECTIVE DEVICES SHALL BE REMOVED AND REPLACED WITH THE APPROPRIATE PERMANENT SIGNAGE.

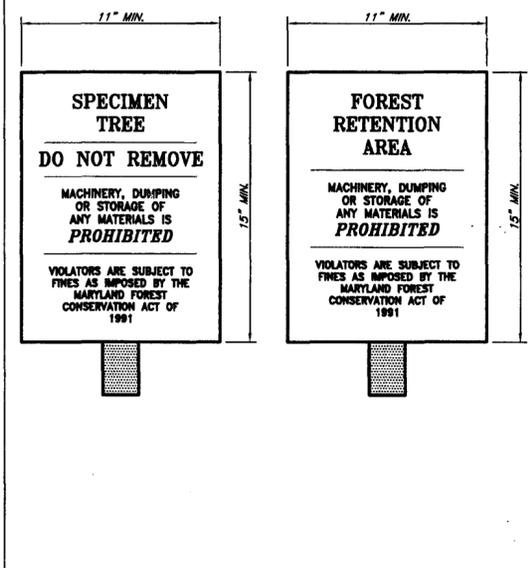
LONG TERM PROTECTION NOTES

CLEARING OF FORESTED AREAS SHOWN ON THIS PLAN HAVE BEEN REVIEW AND APPROVED BY WASHINGTON COUNTY PLANNING COMMISSION AND ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. CLEARING OF OTHER FORESTED AREAS HAVE NOT BEEN APPROVED. THOSE AREAS NOTED AS "FOREST RETENTION AREAS" ARE NOT TO BE DISTURBED BY ANY REGULATED ACTIVITY AS DEFINED IN THE FOREST CONSERVATION ORDINANCE UNTIL THAT REGULATED ACTIVITY AND ITS ASSOCIATED FOREST DISTURBANCE IS REVIEWED AND APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION ACCORDING TO THE REQUIREMENTS AND STANDARDS OF THE FOREST CONSERVATION ORDINANCE IN EFFECT AT THE TIME.

PROPERTY OWNERS ARE ADVISED THAT THERE ARE PENALTIES AND FINES ASSOCIATED WITH VIOLATION OF THESE RESTRICTIONS. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE, AS LONG AS THERE IS NO FOREST DISTURBANCE, REMOVAL OF EXISTING FOREST, OR INHIBITION OF ITS NATURAL GROWTH PROCESSES ARE PERMITTED IN THE FOREST RETENTION AREAS.

THE FOREST RETENTION AREA SHOWN ON THIS PLAT IS TO BE RETAINED BY THE RESPECTIVE PROPERTY OWNERS IN A NATURAL FOREST CONDITION, PURSUANT TO THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE OF 1993. FURTHERMORE, THE USE OF THE FOREST RETENTION AREA SHALL BE LIMITED TO FOREST CONSERVATION PRACTICES AND RECREATIONAL ACTIVITIES WHICH ARE CONSISTENT WITH THE PRESERVATION OF THE FOREST RETENTION AREA AS NATURAL FORESTED LAND AS STIPULATED BY THE SAME ORDINANCE.

Fig. J-7 Signage



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY NORMAN R. SANDLER, ARCHITECT, P.C. TO DAN RYAN BUILDERS, INC. BY DEED DATED OCTOBER 18, 2002 AND RECORDED AT LIBER 1860 FOLIO 96 AND DEED DATED JULY 24, 2004 AND RECORDED AT LIBER 2400 FOLIO 190, AND ALSO BEING ALL OF THE LANDS CONVEYED BY JOSEPHINE DAUGHERTY, TRUSTEE FOR THE JOSEPHINE DAUGHERTY TRUST OF 2000, u.d. 9/28/00 TO DAN RYAN BUILDERS, INC. BY DEED DATED MAY 31, 2002 AND RECORDED AT LIBER 1790 FOLIO 248. ALL OF WHICH ARE RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.

DATE: 10/27/04 MARYLAND REG. NO. 10812

OWNER'S DEDICATION

WE DO HEREBY CERTIFY, FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES HEIRS AND ASSIGNS, THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, HEREBY DEDICATE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL ALLEY, STREET, AND ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT, HEREBY AGREE TO KEEP OPEN ALL SPACES AND RECREATION AREAS SHOWN HEREON AND HEREBY AGREE THAT SAID DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID BOARD, AND WE HEREBY RESERVE THE FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS-OF-WAY, OPEN SPACES AND RECREATION AREAS, AND WITH REGARD TO SAID EASEMENTS AND RIGHTS-OF-WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD, FOR THE USED OF SAID WASHINGTON COUNTY, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING:

AND ALL PARTIES HAVING AN INTEREST THEREIN HAVE HEREUNTO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS 13th DAY OF December, 2004.

WITNESS: *[Signature]* DAN RYAN BUILDERS, INC.

PRELIMINARY/FINAL PLAT
LOTS 1 & 2
DAUGHERTY PROPERTY
SITUATED ON THE EAST SIDE OF STONE ROW LANE WASHINGTON COUNTY, MARYLAND

DRAWN BY: CRC	DATE: MARCH, 2004	FOX & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS 981 MT. AETNA ROAD HAGERSTOWN, MARYLAND 21740 PHONE: (301)733-8503 FAX: (301)733-1853	DISTRICT: 8
CHECKED BY: R.E.T.	DATE: MARCH, 2004		TAX MAP No. 81
SCALE: 1"=200'		82 WORMAN'S MILL CT. STE. 'G' FREDERICK, MARYLAND 21701 PHONE: (301)695-0880 FAX: (301)293-6009	DWG. No. C - 2529

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Maryland State Archives