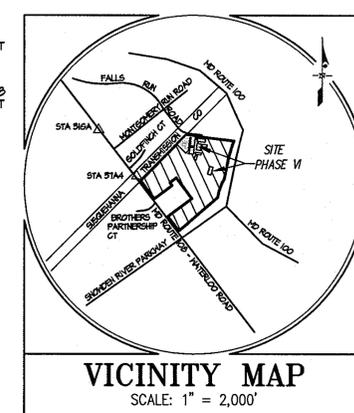


# PRELIMINARY SUBDIVISION PLAN SHIPLEY'S GRANT PHASE VI

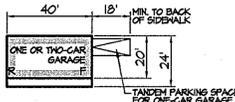
## LOTS D-81 thru D-131, OPEN SPACE LOTS D-132 and D-133 COMMON OPEN SPACE LOT D-134

Howard County Control Stations  
31GA ELEV. = 511.65  
STANDARD DISC ON CONCRETE MONUMENT  
N 564,925.75, E 1,361,061.65

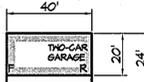
31A4 ELEV. = 431.28  
STANDARD DISC ON CONCRETE MONUMENT  
N 563,835.91, E 1,361,011.65



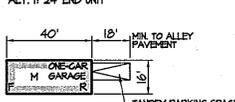
- General Notes:**
- Zoning: Site is being developed under the Amended 5th Edition of the Subdivision and Land Development Regulations for R-A-15 (including the Supplementary Regulations for Traditional Residential Neighborhoods). This plan is subject to the Amended Zoning Regulations per ZRA-65.
  - Applicable DPZ File Reference: S 04-04, P 04-105, P-06-001, F-06-019, P-06-045, ZRA-65, P-06-004, F 07-001, F 07-013, F 07-014, F 07-017, F 08-006, P 08-001, F 04-088, P-04-002, F 10-048, P 10-107
  - This project is in conformance with the latest Howard County standards unless waivers have been approved (see Note 25 below).
  - Boundary information is from boundary surveys by Gutschick, Little, and Weber, P.A., dated May, 2005.
  - Horizontal and vertical datum is based on Howard County Control Stations: 31GA, 31A4
  - Aerial topography by McKenzie Snyder, Inc. on 3/23/03. Topography NN of Md Route 108 provided by Ho, Co.
  - Wetland and stream delineation by Exploration Research, Inc. submitted and approved under Sketch Plan S 04-04 dated 2/15/03. Jurisdictional determination and verification of delineation of waters of the U.S. by U.S. Army Corps of Engineers on 5/28/03. No clearing, grading or construction is permitted within wetlands, streams or their required buffers, unless approved by DPZ as necessary disturbances or waivers have been approved. The Department of Planning and Zoning has determined that the proposed road crossing located within the environmental features and buffers are considered necessary road disturbances in accordance with Section 16.116(c) of the Howard County Subdivision and Land Development Regulations.
  - The Cemetery Inventory Maps do not show any cemeteries within the project limits. However, a cemetery does exist on the northern corner of the adjacent Curtis Property.
  - The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
  - Existing utilities were taken from available Howard County records.
  - This property is within the Metropolitan District.
  - Water is public (Contract No. 14-4604-D). Sewer is public (Contract Nos. 14-4604-D). This project is within the drainage area of stormwater management Facility D. Facility D is an extended detention, permanent pool facility that is HOA owned and jointly maintained by the HOA and the County (F 04-088).
  - 100-Year Flood plain prepared by Gutschick, Little, and Weber, P.A. was submitted and approved as a part of F 06-019.
  - Traffic Study and Traffic Signal Warrant Analysis by The Traffic Group, dated Jan. 26, 2004.
  - Vehicle Ingress & egress to MD Route 108 is prohibited except as indicated. Vehicle Ingress and egress to Snowden River Parkway and MD Route 100 is prohibited.
  - The minimum width of Common Open Space Lots that contain alleys shall be 24 feet. The minimum width of alley drive lanes shall be 16 feet.
  - All public streets within this development shall have sidewalks on both sides of the roadway. SFA lots may not be encumbered with sidewalks and/or sidewalk easements.
  - Street trees will be provided per the Subdivision Regulations at the Final Plan Stage.
  - A Sight Distance Analysis for the entrance from MD State Route 108 was provided and approved with the Sketch Plan S 04-04 on October 1, 2002.
  - Noise study by Hyle Laboratories, dated May 12, 2005 and updated July 12, 2005
  - Sediment and erosion control measures will be included with Final Plans and Site Development Plans.
  - A Forest Stand Delineation Plan was submitted and approved for the area covered by this plan under S 04-04 February 15, 2005. A Forest Conservation Plan was submitted and approved for the area covered by this plan under F 06-019.
  - To fulfill the forest conservation requirements of this site, at least 1.48 acres of retention and 1.04 acres of afforestation are required. This requirement was addressed by providing 1.48 acres of on-site net tract forest retention, 5.74 acres of on-site afforestation, and 1.30 acres of off-site afforestation or 2.60 acres of off-site retention to be provided with this phase.



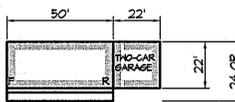
INTEGRAL GARAGE STD. SFA UNIT  
ALT. I: 24' END UNIT



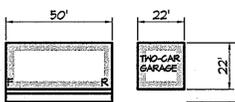
INTEGRAL GARAGE STD. SFA UNIT  
ALT. II: 24' END UNIT



INTEGRAL GARAGE MIHJ SFA UNIT  
ALT. I: 24' END UNIT



ATTACHED GARAGE STD. SFA UNIT  
ALT. I: 24 OR 28' END UNIT



DETACHED GARAGE STD. SFA UNIT  
ALT. I: 24 OR 28' END UNIT

### TYPICAL BUILDING FOOTPRINT

- NOTES:  
1. FINAL BUILDING FOOTPRINT DIMENSIONS, OPTIONS AND ALTERNATES TO BE REVIEWED AND APPROVED AT FINAL SITE PLAN STAGE.

### General Notes Continued:

- On March 16, 2010, WF-10-107, approved the waivers for the following: Section 16.116(a)(2)(i) and (ii) request to be permitted to grade within the 50' and 75' feet stream buffers as shown on the WF-10-107 exhibit plan, subject to the following conditions in the approval letter:  
1. The stream buffer areas cleared and graded per this waiver petition approval:  
A. Shall not exceed the limits shown on the WF-10-107 exhibit plan, and;  
B. Shall be afforested in accordance with the F-06-019 forest conservation plan.  
2. The F-10-048 road plans shall be revised:  
A. Per the attached DED comment #1 dated 03/02/10, which states "the area being graded shall be protected by vegetative cover and afforested once the construction of Maple Hill Road and the pad site located on Parcel D-80, as shown in the exhibit accompanying this waiver request, is complete. The stabilization of these areas shall be done prior to applying for building permits.  
B. To provide 55' or 75' from the LOD where it is located within the stream buffers.

- All Open Space Lots are to be conveyed to the Shipley's Grant Community Association, Inc.
- The maximum allowed mean height of a principal structure in the R-A-15 Zone shall be 55-feet and the mean height of accessory structures shall be 15-feet.

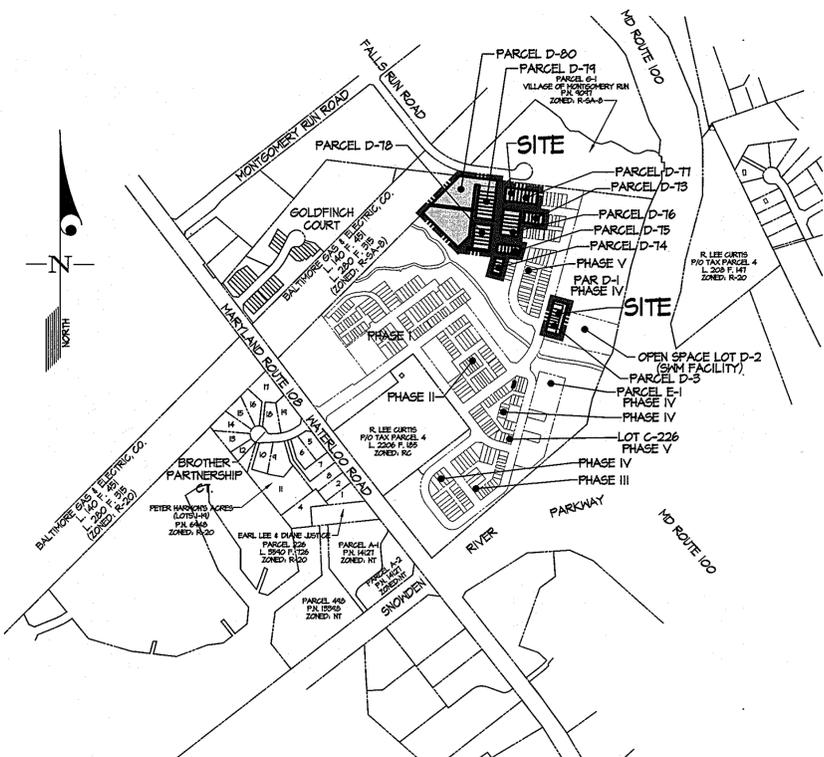
- During the 2006 legislative session, the County Council of Howard County introduced Bill ZRA-65 to amend the Howard County Zoning Regulations pertaining to Traditional Residential Neighborhoods by expanding the applicability of the regulations to B-1 and FOR zoning districts, changing setback requirements, and changing maximum lot coverage, under certain circumstances. The effective date of the amended Zoning Regulations is April 10, 2006.

- On July 8, 2008, a re-phasing of Shipley's Grant in accordance with the provisions of Section 16.1104(b)(1) was granted. The re-phasing was granted as follows:  
Phase Allocation Year No. of Units  
V 2011 54  
VI 2012 83

- A Preliminary Plan for Phase V must be submitted between July 1, 2008 and December 31, 2008. A Preliminary Plan for Phase VI must be submitted between July 1, 2004 and December 31, 2004.

- The parking requirements of the Howard County Zoning Regulations (two spaces per unit) are met by utilizing the two garage spaces for standard rear garage access lots. The parking requirements are met by utilizing either the two garage spaces or one garage space and a tandem driveway space for standard front access lots. The parking requirements are met by utilizing one garage space and one tandem driveway space for MIHJ lots. Overflow/guest parking is provided on-street (public roadways) in accordance with the Howard County Design Manual Volume III. The units' garages are required to be used for the purposes of parking motor vehicles in accordance with Zoning Sections 103.A1B and 103.D.2.a.

- The layout shown on Parcel D-80 is conceptual in nature and subject to change. The final layout/design for Parcel D-80 shall be shown on the SDP submitted for its development in the future, and it shall provide sidewalks in accordance with Subdivision and Land Development Regulation Section 16.134(a)(1).

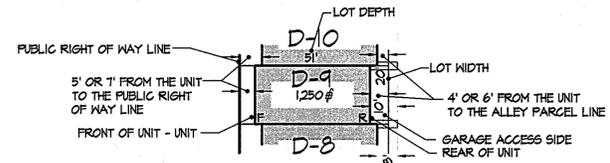


### KEY MAP

SCALE: 1" = 500'

### SHEET INDEX

- COVER SHEET
- PRELIMINARY PLAN
- PRELIMINARY GRADING, SEDIMENT CONTROL PLAN and SOILS MAP
- PRELIMINARY LANDSCAPE BUFFER PLAN
- PRELIMINARY LANDSCAPE BUFFER SCHEDULES and ON-STREET PARKING ANALYSIS



### TYPICAL UNIT LEGEND

### DEVELOPMENT TRACKING CHART AND SITE ANALYSIS

| PHASE No.        | CO. FILE No. | R-A-15 ZONE AREAS |          |           |           |                         |                        |              |           |                        |              |                      |                     | B-1 ZONE | FOR ZONE |         |          |         |
|------------------|--------------|-------------------|----------|-----------|-----------|-------------------------|------------------------|--------------|-----------|------------------------|--------------|----------------------|---------------------|----------|----------|---------|----------|---------|
|                  |              | GROSS             | 100 YR.  | NET       | SFA       | MIN.                    | CREATED                | NON-CREATED  | TOTAL O/S | MIN. REQ'D.            | REG. O/S     | MIN. REQ'D.          | TND O/S             |          |          | APT.    | PUBLIC   | PRIVATE |
|                  |              | FLOOD PLAN        |          |           | LOTS      | REQ'D. O/S <sup>1</sup> | O/S PROV. <sup>2</sup> | O/S PROVIDED | PROVIDED  | RECO. O/S <sup>3</sup> | PROVIDED     | TND O/S <sup>4</sup> | PROVIDED            | PARCELS  | ROADS    | ROADS   | ACREAGE  | ACREAGE |
| PHASE I          | F 07-043     | 15.63 AC.         | 136 AC.  | 12.21 AC. | 2.15 AC.  | 3.4 AC.                 | 8.2 AC. (60%)          | 0.4 AC.      | 8.6 AC.   | 24,800 S.F.            | 57,245 S.F.  | 0.1 AC./29,612 S.F.  | 0.9 AC./40,351 S.F. | 0 AC.    | 2.0 AC.  | 0.1 AC. | 4.2 AC.* | 0 AC.   |
| PHASE II         | F 07-054     | 5.81 AC.          | 0 AC.    | 5.81 AC.  | 2.35 AC.  | 1.5 AC.                 | 0.6 AC. (10%)          | 0.1 AC.      | 0.7 AC.   | 24,800 S.F.            | 28,248 S.F.  | 0.3 AC./13,068 S.F.  | 0.9 AC./40,144 S.F. | 0 AC.    | 2.1 AC.  | 0.1 AC. | 0 AC.    | 0 AC.   |
| PHASE III        | F 08-006     | 12.44 AC.         | 0.50 AC. | 12.44 AC. | 2.64 AC.  | 3.5 AC.                 | 5.9 AC. (46%)          | 0.4 AC.      | 6.6 AC.   | 26,000 S.F.            | 27,618 S.F.  | 0.1 AC./30,942 S.F.  | 0 AC./0 S.F.        | 0 AC.    | 2.9 AC.  | 0.2 AC. | 0 AC.    | 0 AC.   |
| PHASE IV         | F 04-088     | 5.71 AC.          | 0 AC.    | 5.71 AC.  | 0.64 AC.  | 1.4 AC.                 | 1.9 AC. (33%)          | 0.1 AC.      | 2.0 AC.   | 26,000 S.F.            | 15,852 S.F.  | 0.3 AC./12,567 S.F.  | 0.2 AC./6,882 S.F.  | 1.8 AC.  | 1.4 AC.  | 0 AC.   | 0 AC.    | 6.6 AC. |
| PHASE V          | F 10-048     | 5.50 AC.          | 0 AC.    | 5.50 AC.  | 2.09 AC.  | 1.4 AC.                 | 0.5 AC. (9%)           | 0.1 AC.      | 0.6 AC.   | 23,600 S.F.            | 0 S.F.       | 0.3 AC./12,917 S.F.  | 0 AC./0 S.F.        | 0 AC.    | 1.9 AC.  | 0.9 AC. | 0 AC.    | 0 AC.   |
| PHASE VI         | P 10-004     | 4.21 AC.          | 0 AC.    | 4.21 AC.  | 2.21 AC.  | 1.1 AC.                 | 0 AC.                  | 0 AC.        | 0 AC.     | 33,200 S.F.            | 15,917 S.F.  | 0.2 AC./9,169 S.F.   | 0 AC./0 S.F.        | 1.9 AC.  | 0 AC.    | 0.1 AC. | 0 AC.    | 0 AC.   |
| CUMULATIVE TOTAL |              | 47.86 AC.         | 1.26 AC. | 46.00 AC. | 12.08 AC. | 12.0 AC.                | 17.1 AC. (33%)         | 1.1 AC.      | 18.5 AC.  | 158,400 S.F.           | 144,880 S.F. | 2.4 AC./104,544 S.F. | 2.0 AC./87,271 S.F. | 3.7 AC.  | 10.3 AC. | 3.4 AC. | 4.2 AC.  | 6.6 AC. |

### PARCELS 'A' AND 'B' PREVIOUSLY RECORDED UNDER F 06-019

- DEVELOPMENT TRACKING CHART AND SITE ANALYSIS NOTES:
- MINIMUM REQUIRED OPEN SPACE (O/S) IS CALCULATED AS 25% OF THE GROSS AREA.
  - PERCENT OPEN SPACE PROVIDED IS OF THE GROSS AREA.
  - MINIMUM REQUIRED RECREATION OPEN SPACE (ROS) IS CALCULATED AS 400 S.F. PER UNIT.
  - MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.
  - MINIMUM REQUIRED MIHJ'S ARE CALCULATED AS 10% OF THE TOTAL NUMBER OF UNITS.

| PHASE No. | R-A-15 UNIT TABULATION      |                                      |                |                |            |                |             |                       |                                    |                 |  |          | MODERATE INCOME HOUSING UNITS |     |    |    |   |     |                 |    |    |
|-----------|-----------------------------|--------------------------------------|----------------|----------------|------------|----------------|-------------|-----------------------|------------------------------------|-----------------|--|----------|-------------------------------|-----|----|----|---|-----|-----------------|----|----|
|           | MAX. NO. OF UNITS PERMITTED | PROPOSED R-A-15 UNITS                |                |                |            |                |             |                       |                                    |                 |  | PROPOSED | REQUIRED                      |     |    |    |   |     |                 |    |    |
|           | NET                         | MAX. UNIT DENSITY (15 UNITS/NET AC.) | STD. SFA UNITS | MIHJ SFA UNITS | APT. UNITS | MIHJ APT UNITS | TOTAL UNITS | PROPOSED UNIT DENSITY | REQUIRED MIHJ'S @ 10% <sup>5</sup> | PROPOSED MIHJ'S |  |          |                               |     |    |    |   |     |                 |    |    |
| PHASE I   | 12.21 AC.                   | 184                                  | 52             | 10             | 0          | 0              | 62          | 5.1 UNITS / AC.       | 6                                  | 10              |  |          |                               |     |    |    |   |     |                 |    |    |
| PHASE II  | 5.81 AC.                    | 87                                   | 56             | 6              | 0          | 0              | 62          | 10.6 UNITS / AC.      | 6                                  | 6               |  |          |                               |     |    |    |   |     |                 |    |    |
| PHASE III | 12.44 AC.                   | 194                                  | 59             | 6              | 0          | 0              | 65          | 5.0 UNITS / AC.       | 7                                  | 6               |  |          |                               |     |    |    |   |     |                 |    |    |
| PHASE IV  | 5.71 AC.                    | 86                                   | 17             | 0              | 44         | 4              | 65          | 11.3 UNITS / AC.      | 7                                  | 4               |  |          |                               |     |    |    |   |     |                 |    |    |
| PHASE V   | 5.50 AC.                    | 82                                   | 51             | 8              | 0          | 0              | 59          | 10.7 UNITS / AC.      | 6                                  | 8               |  |          |                               |     |    |    |   |     |                 |    |    |
| PHASE VI  | 4.21 AC.                    | 63                                   | 49             | 2              | 28         | 4              | 83          | 19.7 UNITS / AC.      | 9                                  | 6               |  |          |                               |     |    |    |   |     |                 |    |    |
| 46.00 AC. |                             |                                      |                |                |            |                |             |                       |                                    |                 |  |          | 640                           | 284 | 32 | 12 | 8 | 346 | 8.6 UNITS / AC. | 40 | 40 |

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
4/6/10  
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK  
BURTONTOWNE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-1886

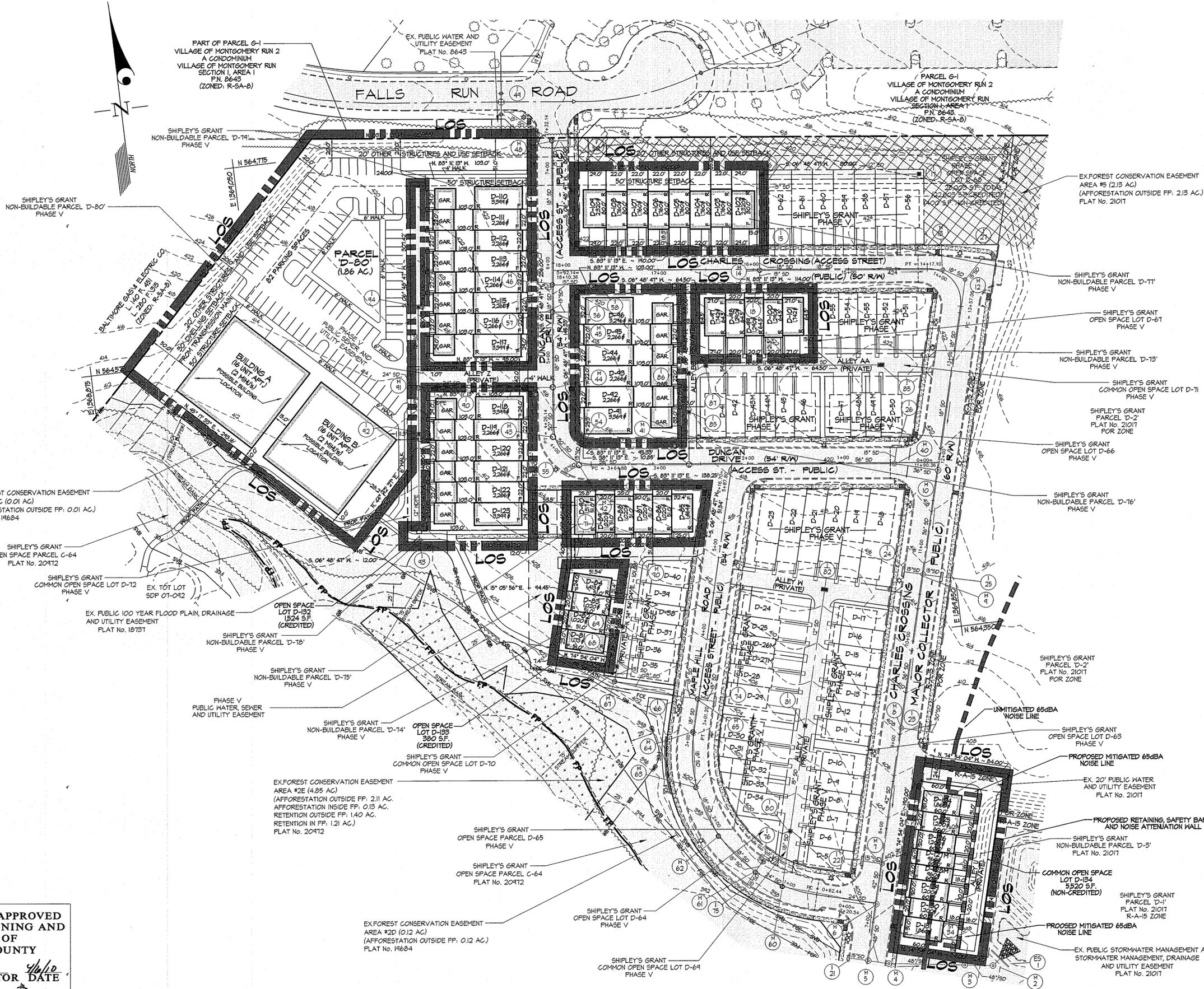
| DES. | DRN. MJT | CHK. MJT | DATE | REVISION | BY | APPR. |
|------|----------|----------|------|----------|----|-------|
|      |          |          |      |          |    |       |

PREPARED FOR:  
BA Waterloo, LLC  
c/o Bozzuto Homes, Inc.  
7850 Walker Drive, Suite 400  
Greenbelt, MD 20770  
CONTACT: Duncan Slidell  
301-623-1525

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16931  
EXPIRATION DATE: MAY 21, 2010

COVER SHEET  
SHIPLEY'S GRANT  
PHASE VI  
Lots D-81 thru D-131, Open Space Lots D-132 and D-133 and Common Open Space Lot D-134  
A Resubdivision of Non-buildable Parcels 'D-3' and 'D-73' thru 'D-80'

| SCALE       | ZONING         | G. L. W. FILE No. |
|-------------|----------------|-------------------|
| AS SHOWN    | R-A-15         | 09002             |
| DATE        | TAX MAP - GRID | SHEET             |
| MARCH, 2010 | 37 - 1&2       | 1 OF 5            |



EX-FOREST CONSERVATION EASEMENT  
AREA #20 (0.01 AC)  
(AFFORESTATION OUTSIDE FP: 0.01 AC.)  
PLAT No. 19684

SHIPLEY'S GRANT  
OPEN SPACE PARCEL C-64  
PLAT No. 20472

SHIPLEY'S GRANT  
COMMON OPEN SPACE LOT D-12  
PHASE V

EX. PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE  
AND UTILITY EASEMENT  
PLAT No. 18757

SHIPLEY'S GRANT  
NON-BUILDABLE PARCEL D-10'  
PHASE V

SHIPLEY'S GRANT  
NON-BUILDABLE PARCEL D-15'  
PHASE V

PHASE V  
PUBLIC WATER, SEWER  
AND UTILITY EASEMENT

SHIPLEY'S GRANT  
NON-BUILDABLE PARCEL D-14'  
PHASE V

OPEN SPACE  
LOT D-133  
300 SF.  
(CREDITED)

SHIPLEY'S GRANT  
COMMON OPEN SPACE LOT D-10  
PHASE V

EX-FOREST CONSERVATION EASEMENT  
AREA #2E (4.85 AC)  
(AFFORESTATION OUTSIDE FP: 2.11 AC.  
AFFORESTATION INSIDE FP: 0.15 AC.  
RETENTION INSIDE FP: 1.40 AC.)  
PLAT No. 20472

SHIPLEY'S GRANT  
OPEN SPACE PARCEL D-65  
PHASE V

SHIPLEY'S GRANT  
OPEN SPACE PARCEL C-64  
PLAT No. 20472

EX-FOREST CONSERVATION EASEMENT  
AREA #2D (0.12 AC)  
(AFFORESTATION OUTSIDE FP: 0.12 AC.)  
PLAT No. 19684

SHIPLEY'S GRANT  
OPEN SPACE LOT D-64  
PHASE V

SHIPLEY'S GRANT  
COMMON OPEN SPACE LOT D-69  
PHASE V

EX-FOREST CONSERVATION EASEMENT  
AREA #5 (2.15 AC.)  
(AFFORESTATION OUTSIDE FP: 2.15 AC.)  
PLAT No. 21017

SHIPLEY'S GRANT  
NON-BUILDABLE PARCEL D-11'  
PHASE V

SHIPLEY'S GRANT  
OPEN SPACE LOT D-61  
PHASE V

SHIPLEY'S GRANT  
NON-BUILDABLE PARCEL D-13'  
PHASE V

SHIPLEY'S GRANT  
COMMON OPEN SPACE LOT D-11  
PHASE V

SHIPLEY'S GRANT  
PARCEL D-2'  
PLAT No. 21017  
FOR ZONE

SHIPLEY'S GRANT  
OPEN SPACE LOT D-66  
PHASE V

SHIPLEY'S GRANT  
NON-BUILDABLE PARCEL D-16'  
PHASE V

SHIPLEY'S GRANT  
PARCEL D-2'  
PLAT No. 21017  
FOR ZONE

UNMITIGATED 65dBA  
NOISE LINE

SHIPLEY'S GRANT  
OPEN SPACE LOT D-63  
PHASE V

PROPOSED MITIGATED 65dBA  
NOISE LINE

EX. 20' PUBLIC WATER  
AND UTILITY EASEMENT  
PLAT No. 21017

PROPOSED RETAINING, SAFETY BARRIER  
AND NOISE ATTENUATION MALL

SHIPLEY'S GRANT  
NON-BUILDABLE PARCEL D-3'  
PLAT No. 21017

COMMON OPEN SPACE  
LOT D-134  
5520 SF.  
(NON-CREDITED)

PROPOSED MITIGATED 65dBA  
NOISE LINE

SHIPLEY'S GRANT  
PARCEL D-1'  
R-A-15 ZONE

EX. PUBLIC STORMWATER MANAGEMENT ACCESS,  
STORMWATER MANAGEMENT, DRAINAGE  
AND UTILITY EASEMENT  
PLAT No. 21017

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Thomas & Butler* 4/10  
PLANNING DIRECTOR DATE

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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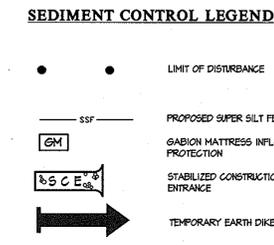
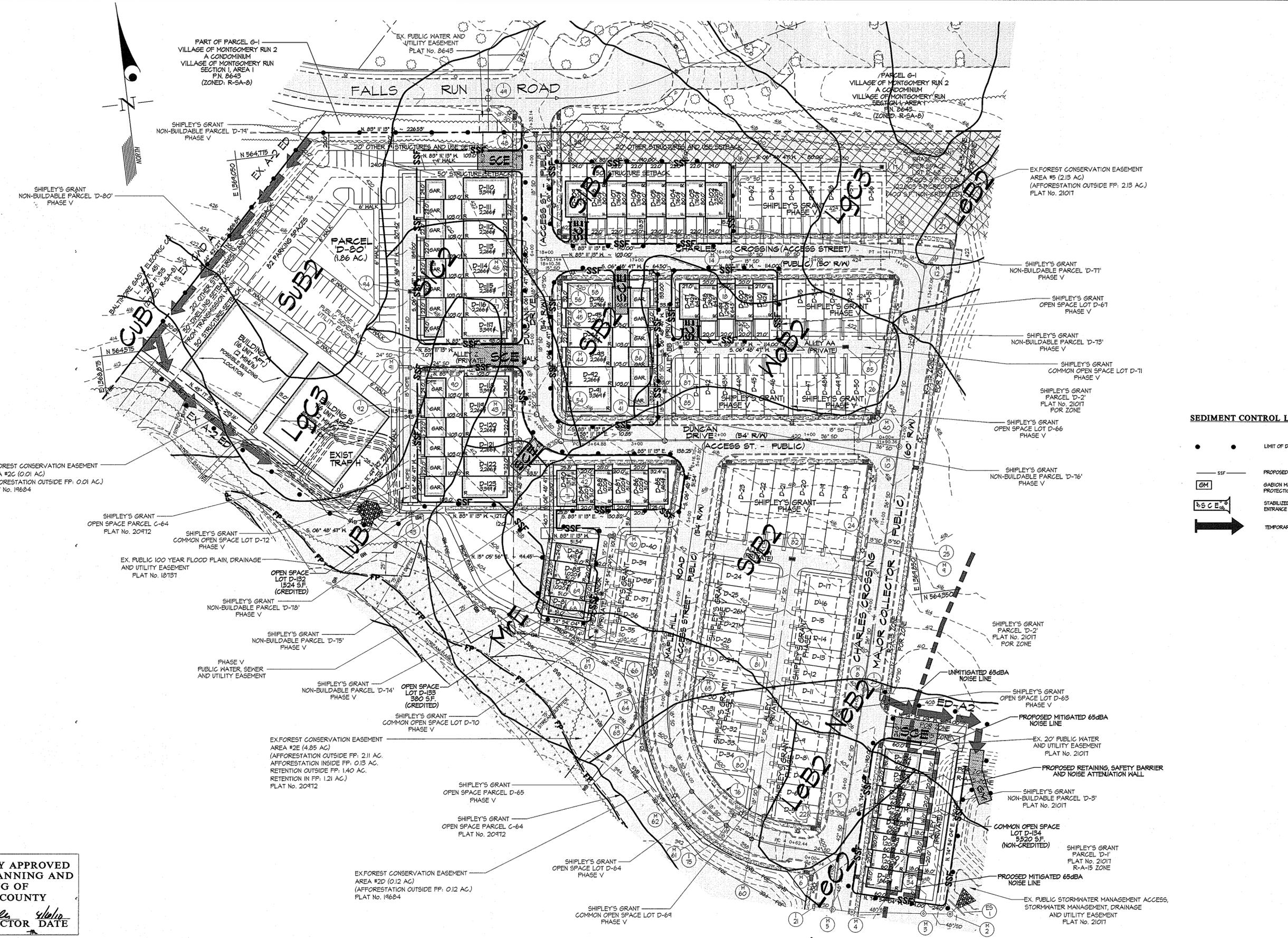
PREPARED FOR:  
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7850 Walker Drive, Suite 400  
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CONTACT: Duncan Slidell  
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LICENSE NO. 14939  
EXPIRATION DATE: MAY 21, 2010



PRELIMINARY PLAN  
**SHIPEY'S GRANT**  
PHASE VI  
Lots D-81 thru D-131, Open Space Lots D-132 and D-133 and Common Open Space Lot D-134  
A Resubdivision of Non-buildable Parcels 'D-3' and 'D-73' thru 'D-80'

|                     |                            |                            |
|---------------------|----------------------------|----------------------------|
| SCALE<br>1"=50'     | ZONING<br>R-A-15           | G. L. W. FILE No.<br>09002 |
| DATE<br>MARCH, 2010 | TAX MAP - GRID<br>37 - 1&2 | SHEET<br>2 OF 5            |



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Thomas & Sutcliffe*  
PLANNING DIRECTOR DATE

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONGVILLE OFFICE PARK  
BURTONGVILLE, MARYLAND 20869  
TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4185

|      |          |      |      |          |    |       |
|------|----------|------|------|----------|----|-------|
| DES. | DRN. mjt | CHK. | DATE | REVISION | BY | APPR. |
|------|----------|------|------|----------|----|-------|

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7850 Walker Drive, Suite 400  
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LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 14939  
EXPIRATION DATE: MAY 21, 2010

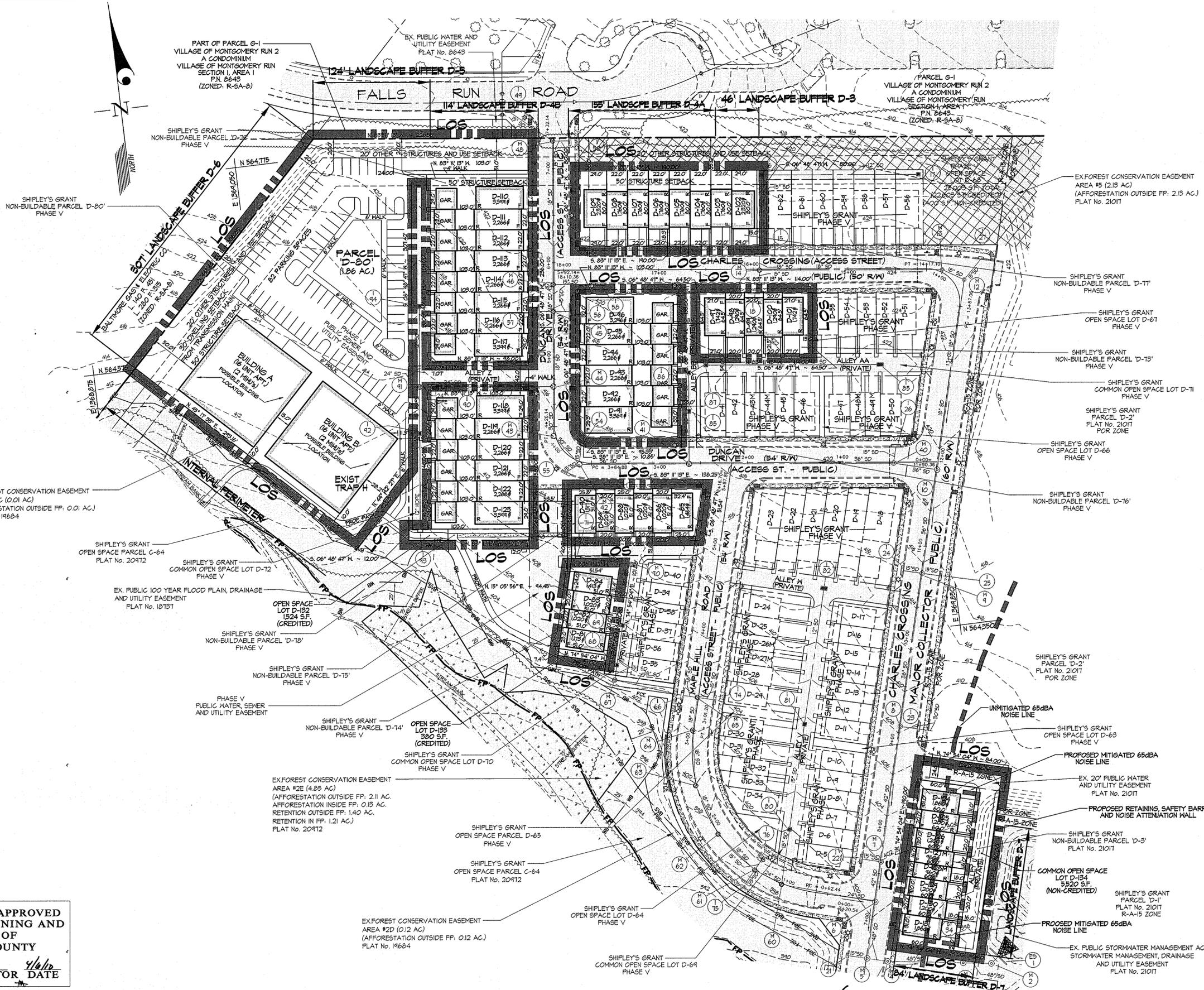


PRELIMINARY GRADING, SEDIMENT CONTROL PLAN and SOILS MAP  
**SHIPEY'S GRANT**  
PHASE VI  
Lots D-81 thru D-131, Open Space Lots D-132 and D-133 and Common Open Space Lot D-134  
A Resubdivision of Non-buildable Parcels 'D-3' and 'D-73' thru 'D-80'

ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND

|                     |                            |                            |
|---------------------|----------------------------|----------------------------|
| SCALE<br>1"=50'     | ZONING<br>R-A-15           | G. L. W. FILE No.<br>09002 |
| DATE<br>MARCH, 2010 | TAX MAP - GRID<br>37 - 1&2 | SHEET<br>3 OF 5            |



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Thomas E. Butler* *4/16/10*  
PLANNING DIRECTOR DATE

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

PREPARED FOR:  
BA Waterloo, LLC  
c/o Bozzuto Homes, Inc.  
7850 Walker Drive, Suite 400  
Greenbelt, MD 20770  
CONTACT: Duncan Slidell  
301-623-1525

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS  
WERE PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 18188  
EXPIRATION DATE: MAY 21, 2010



PRELIMINARY LANDSCAPE PLAN  
**SHIPLEY'S GRANT**  
PHASE VI  
Lots D-81 thru D-131, Open Space Lots D-132 and D-133 and Common Open Space Lot D-134  
A Resubdivision of Non-buildable Parcels 'D-3' and 'D-73' thru 'D-80'

|             |                |                   |
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| SCALE       | ZONING         | G. L. W. FILE No. |
| 1"=50'      | R-A-15         | 09002             |
| DATE        | TAX MAP - GRID | SHEET             |
| MARCH, 2010 | 37 - 1&2       | 4 OF 5            |

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|      |          |    |       |
|------|----------|----|-------|
| DATE | REVISION | BY | APPR. |
|      |          |    |       |

ELECTION DISTRICT No. 1 HOWARD COUNTY, MARYLAND

| SCHEDULE A - Parcels D-2 and E-1<br>LANDSCAPE EDGE ADJACENT TO PERIMETER PROPERTIES AND ROADWAYS  | D-2<br>SFA / Other* | D-3<br>SFA / Slab / Road | D-4<br>SFA / Slab / Road | D-5<br>SFA / Slab / Road | D-6<br>SFA / Slab / Road | D-7<br>SFA / Slab / Road |
|---|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Landscape Buffer Type   | A                   | C                        | C                        | E                        | A                        | B                        |
| Linear Feet of Roadway/<br>Perimeter Frontage   | 46'                 | 155'                     | 114'                     | 124'                     | 307'                     | 223'                     |
| Credit for Ex. Vegetation<br>(Yes, No, Linear Feet)<br>(describe below if needed)   | NO                  | NO                       | NO                       | NO                       | NO                       | NO                       |
| Credit for Wall, Fence or Berm<br>(Yes, No, Linear Feet)<br>(describe below if needed)  | NO                  | NO                       | NO                       | NO                       | NO                       | NO                       |
| Number of Plants Required<br>Shade Trees<br>Evergreen Trees<br>Shrubs   | 1<br>4<br>8         | 3<br>6<br>6              | 3<br>3<br>3              | 5<br>5<br>5              | 5<br>5<br>5              | 6<br>6<br>6              |
| Min Number of Plants to be Provided<br>Shade Trees<br>Evergreen Trees<br>Other Trees (2:1 subst.)<br>Shrubs (10:1 subst.)<br>(describe plant substitution<br>credits below if needed) | 1<br>4<br>8         | 3<br>6<br>6              | 3<br>3<br>3              | 5<br>5<br>5              | 5<br>5<br>5              | 6<br>6<br>6              |

COMMENTS:  
 \*The landscape buffer for Lots D-102 thru D-109 will be submitted and approved as a part of the Phase V Final Plans.  
 \*\*The landscape buffer for Parcel D-80 will be submitted and approved as a part of the Site Development Plans.  
 \*\*\*The landscape buffer for Lots D-124 thru D-131 and Common Open Space Lot D-134 will be submitted and approved as a part of the Site Development Plans.

| SCHEDULE B - Parcel D-80<br>RESIDENTIAL PARKING LOT INTERNAL LANDSCAPING - APARTMENTS               |
|---|
| Number of Parking Spaces = 82   |
| Number of Trees Required = 8 Trees @ 1 per 10 spaces  |
| Min. Number of Trees to be Provided***<br>Shade Trees: 8 trees<br>Other Trees: 0 (2:1 substitution) |

COMMENTS:  
 The parking lot internal landscaping for Parcel D-80 will be submitted and approved under the Site Development Plan.

| SCHEDULE C - Parcel D-80<br>RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING   |
|--|
| Number of Dwelling Units = 32 townhouses and apartments  |
| Number of Trees Required = 32 Trees (1:1 BU SFA)<br>Min. Number of Trees to be Provided***<br>Shade Trees: 32 Trees<br>Other Trees: (2:1 substitution) |

COMMENTS:  
 The proposed internal landscaping for Parcel D-80 will be submitted and approved under the Site Development Plans.

| LANDSCAPE EDGE ADJACENT TO ROADWAYS Category  | Lot D-85     | Lot D-91     | Lot D-96     | Lot D-109    |
|---|--------------|--------------|--------------|--------------|
|   | Side/Roadway | Side/Roadway | Side/Roadway | Side/Roadway |
| Landscape Buffer Type   | C            | C            | C            | C            |
| Linear Feet of Roadway/<br>Perimeter Frontage   | 51.5'        | 95.3'        | 103.0'       | 80.0'        |
| Credit for Ex. Vegetation<br>(Yes, No, Linear Feet)<br>(describe below if needed)   | NO           | NO           | NO           | NO           |
| Credit for Wall, Fence or Berm<br>(Yes, No, Linear Feet)<br>(describe below if needed)  | NO           | NO           | NO           | NO           |
| Number of Plants Required<br>Shade Trees<br>Evergreen Trees<br>Shrubs   | 1<br>3<br>3  | 2<br>5<br>5  | 3<br>5<br>5  | 2<br>4<br>4  |
| Min. Number of Plants to be Provided**<br>Evergreen Trees<br>Other Trees (2:1 subst.)<br>Shrubs (10:1 subst.)<br>(describe plant substitution<br>credits below if needed) | 1<br>3       | 2<br>5<br>5  | 3<br>5<br>5  | 2<br>4       |

COMMENTS:  
 \*\*The landscape edge adjacent to roadways will be submitted and approved as a part of the Site Development Plans for each lot.

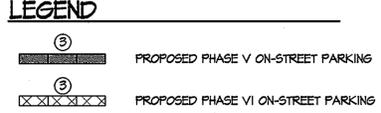
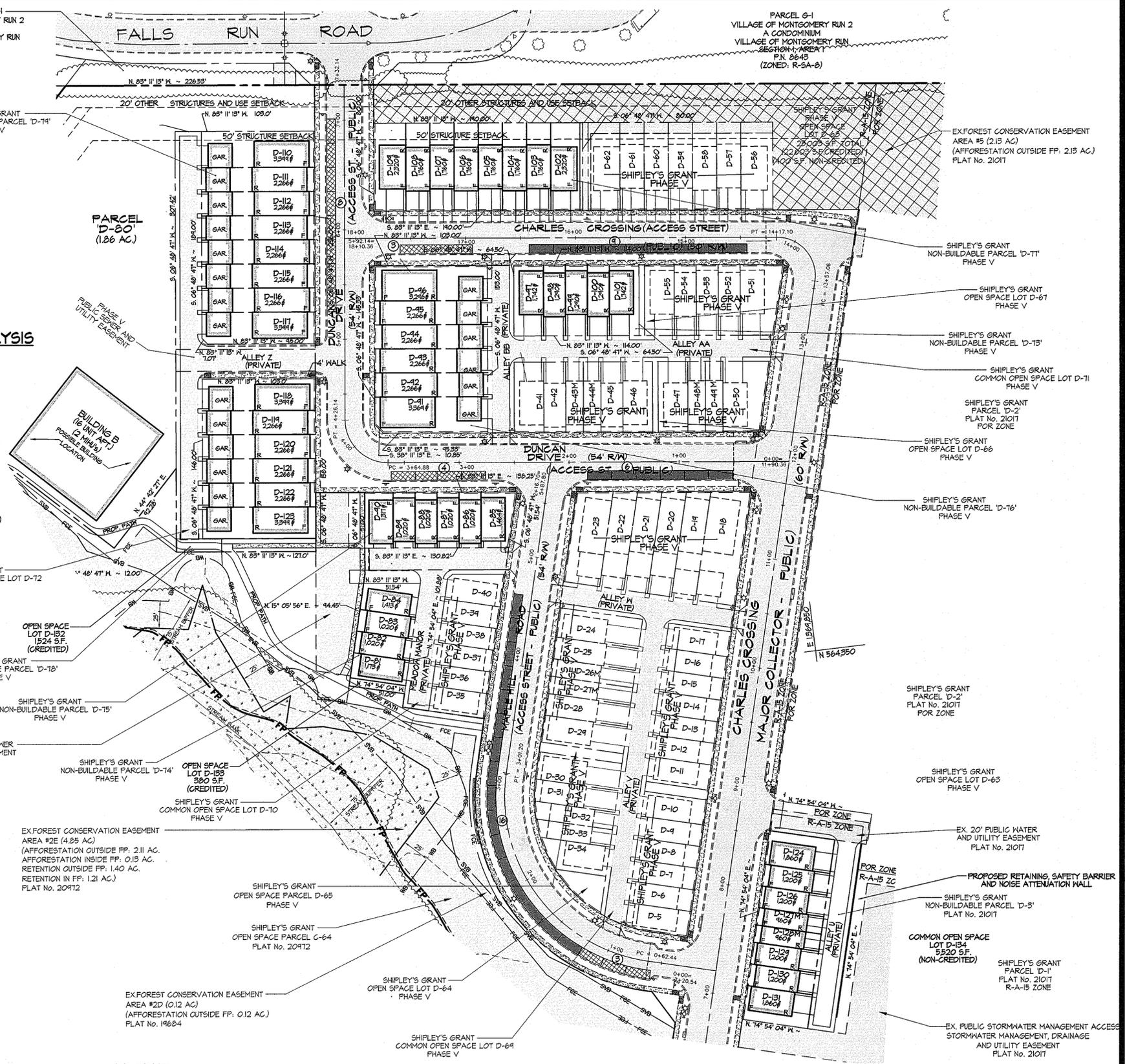
TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*Thomas J. Sutter* 4/16/10  
 PLANNING DIRECTOR DATE

### SFA GUEST/OVERFLOW PARKING ANALYSIS

PHASE V  
 Overflow/Guest Parking Requirements (per Design Manual Volume III, 2.4.B)  
 Parking Required: 54 units x 0.3 spaces per unit = 16 Spaces  
 Overflow/Guest Parking available: 31 Spaces (On-Street Parking)

PHASE VI  
 Overflow/Guest Parking Requirements (per Design Manual Volume III, 2.8.2)  
 Parking Required: 51 units x 0.3 spaces per unit = 16 Spaces  
 Overflow/Guest Parking available: 18 Spaces (On-Street Parking)

Total Parking Required: 34 Spaces  
 Total Overflow/Guest Parking available: 49 Spaces (On-Street Parking)



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PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1493, EXPIRATION DATE: MAY 21, 2010

PRELIMINARY LANDSCAPE SCHEDULES and ON-STREET PARKING ANALYSIS  
**SHIPEY'S GRANT**  
 PHASE VI  
 Lots D-81 thru D-131, Open Space Lots D-132 and D-133 and Common Open Space Lot D-134  
 A Resubdivision of Non-buildable Parcels 'D-3' and 'D-73' thru 'D-80'

| SCALE       | ZONING         | G. L. W. FILE No. |
|-------------|----------------|-------------------|
| AS SHOWN    | R-A-15         | 09002             |
| DATE        | TAX MAP - GRID | SHEET             |
| MARCH, 2010 | 37 - 1&2       | 5 OF 5            |

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