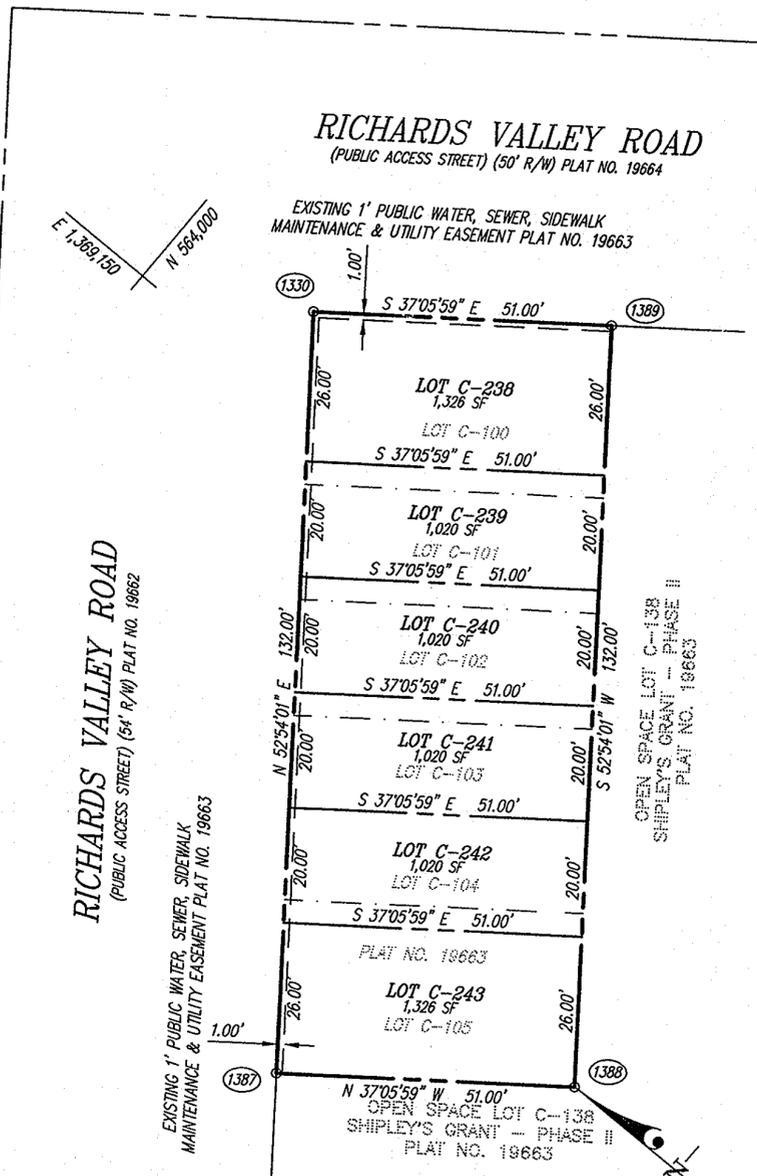
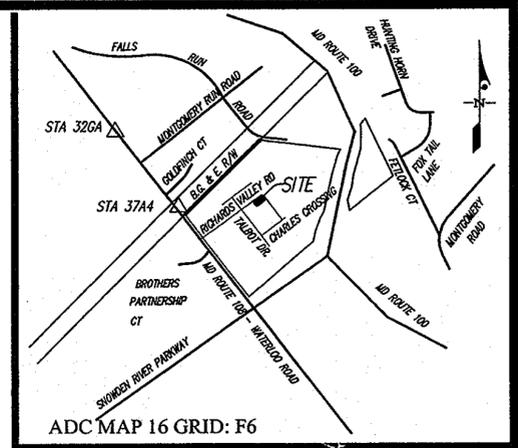


**GENERAL NOTES**

- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MAY, 2003.
- SUBJECT PROPERTY IS ZONED B-1 & RA-15 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-04-09, WP-04-105, P-06-1 (PHASE I), P-06-4 (PHASE II), WP-06-45, F-06-19, F-07-01, F-07-43, F-07-59 & SDP-07-48.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 326A AND 3744.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
  - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTY/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE NOVEMBER 27, 2007 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4334-D WAS FILED AND ACCEPTED.
- THIS RESUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) BECAUSE IT DOES NOT CREATE ANY ADDITIONAL LOTS.

COORDINATE TABLE		
POINT	NORTHING	EASTING
1330	563973.59	1369163.96
1387	563893.96	1369058.68
1388	563853.29	1369089.45
1389	563932.91	1369194.73



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	6
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	6
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.1545 AC.
4. TOTAL NUMBER OF COMMON OPEN SPACE LOT TO BE RECORDED:	0
5. TOTAL AREA OF COMMON OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	0
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
8. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	0
9. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	0 AC.
10. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED:	0
11. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:	0 AC.
12. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
13. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.1545 AC.

**OWNER:**  
 BA WATERLOO TOWNHOMES, LLC  
 7850 WALKER DRIVE, SUITE 400  
 GREENBELT, MD 20770  
 PHONE: 301-220-0100  
 (LOTS C-100 THRU C-105)

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

*David S. Weber* 28 SEP 2009  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852

*John B. Slidell* 9/21/09  
 JOHN B. SLIDELL, VICE CHAIRMAN  
 BA WATERLOO TOWNHOMES, LLC

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE OLD LOTS C-100 THRU C-105 INTO NEW LOTS C-238 THRU C-243 BY INTERIOR LOT LINE ADJUSTMENTS.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Paul Clark* 10/20/2009  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*William J. ...* 10/5/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kurt ...* 10/26/09  
 DIRECTOR

**OWNER'S DEDICATION**

BA WATERLOO TOWNHOMES, LLC, BY JOHN B. SLIDELL, VICE CHAIRMAN, OWNER 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 ROADS 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, 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, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 21<sup>ST</sup> DAY OF SEPT. 2009

BA WATERLOO TOWNHOMES, LLC  
 BY: *John B. Slidell*  
 JOHN B. SLIDELL, VICE CHAIRMAN

ATTEST: *David S. Weber*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY DEEP RUN PROPERTY MANAGEMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO BA WATERLOO TOWNHOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY; BY DEED DATED JULY 17, 2006 AND RECORDED IN LIBER 10135 AT FOLIO 124; ALSO BEING A RESUBDIVISION OF LOTS C-100 THRU C-105 AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "SHIPLEY'S GRANT - PHASE II, LOTS C-73 THRU C-134, OPEN SPACE LOTS C-135 THRU C-137, COMMON OPEN SPACE LOT C-138, BUILDABLE PARCELS "C-139" THRU "C-140" AND NON-BUILDABLE PARCEL "E" AND RECORDED AS PLAT No. 19663, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*David S. Weber* 28 SEP 2009  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 20822 ON 10/27/09, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHIPLEY'S GRANT - PHASE II**  
 LOTS C-238 THRU C-243  
 (A RESUBDIVISION OF LOTS C-100 THRU C-105, SHIPLEY'S GRANT - PHASE II, PLAT NO. 19663)  
 TM 37, GRID 1 & 2, P/O PARCEL 4  
 HOWARD COUNTY, MARYLAND  
 1ST ELECTION DISTRICT  
 SCALE: 1"=20' SHEET 1 OF 1 SEPTEMBER 2009

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BALT: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
 DRAWN BY: *PWC* CHECK BY: *AW*