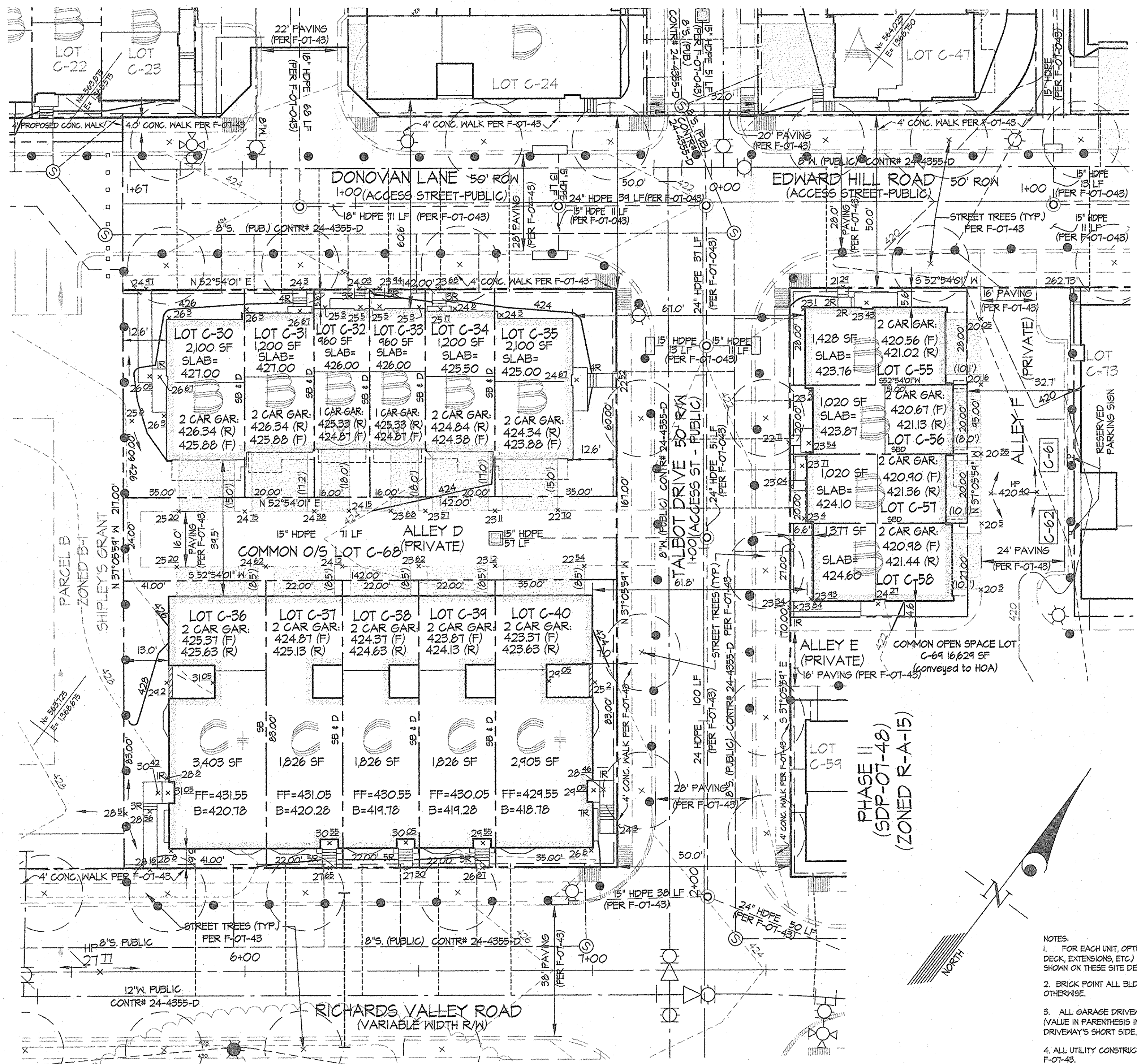
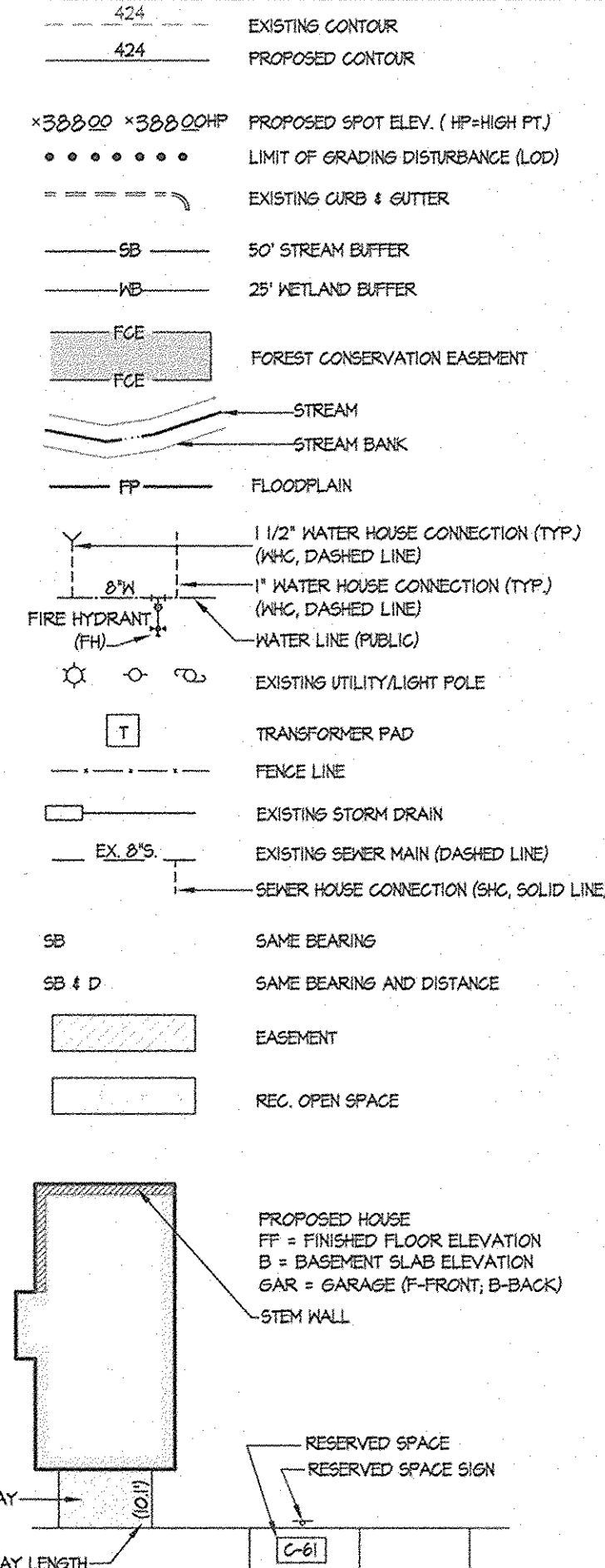


SEE SHEET 3

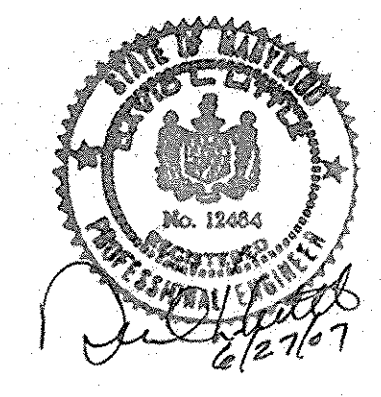


SITE DEVELOPMENT PLAN LEGEND



PHASE II
(SDP-07-48)
(ZONED R-A-15)

PHASE II
(SDP-07-48)
(ZONED R-A-15)



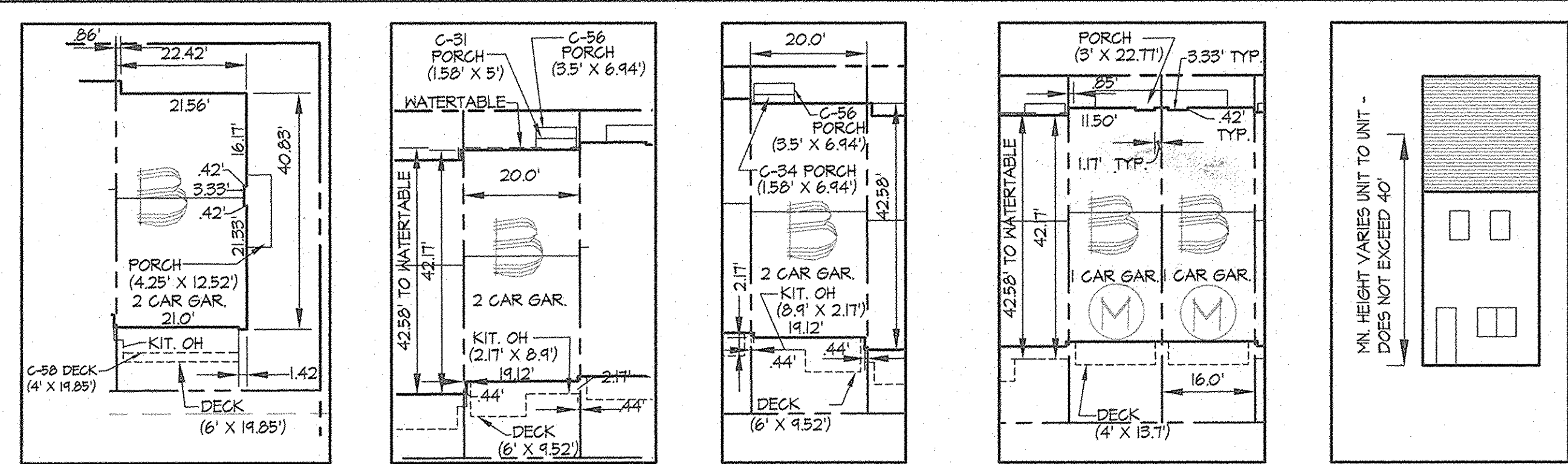
- NOTES:
- FOR EACH UNIT, OPTIONAL BUILDING FEATURES (SUCH AS DECK, EXTENSIONS, ETC.) ARE ONLY AVAILABLE IF THEY ARE SHOWN ON THESE SITE DEVELOPMENT PLANS.
 - BRICK POINT ALL BLDG. CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL GARAGE DRIVEWAY LENGTHS ARE A MINIMUM OF 10'. (VALUE IN PARENTHESES INDICATE THE LENGTH OF EACH DRIVEWAY'S SHORT SIDE).
 - ALL UTILITY CONSTRUCTION AND ALLEY PAVEMENT UNDER F-07-48.

SEWER HOUSE CONNECTIONS
MINIMUM CELLAR ELEVATIONS
AND INVERT ELEVATION @ P.L.

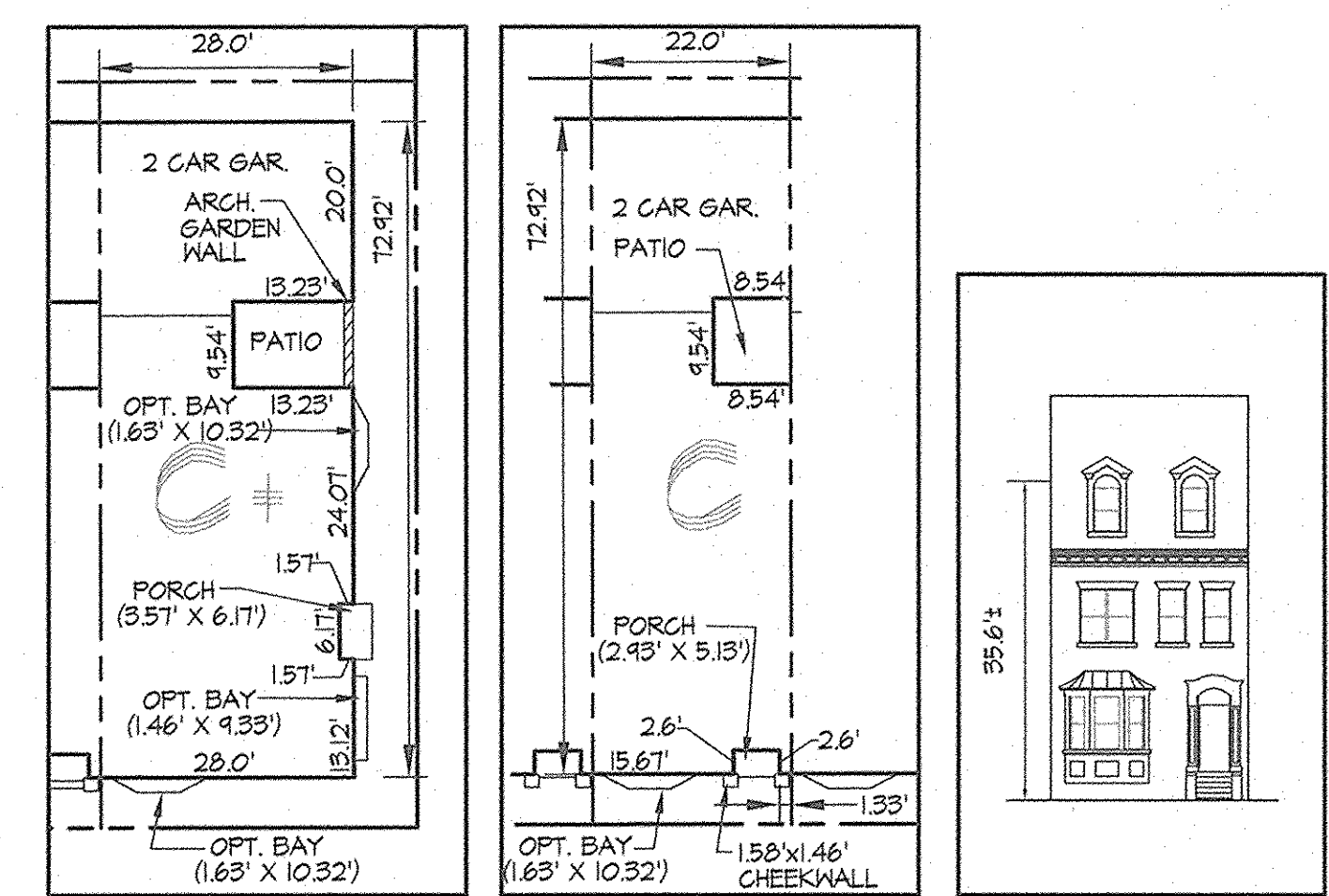
LOT NO.	SLAB/BSMT. (FER SDP)	MCE	INV. @ R/W ELEV.
C-30	421.00	420.43	417.84
C-31	421.00	420.14	416.95
C-32	426.50	419.41	416.84
C-33	426.50	419.01	416.41
C-34	425.50	418.56	416.04
C-35	425.00	418.00	416.83
C-36	420.18	417.42	414.26
C-37	420.28	417.54	414.45
C-38	419.78	417.76	414.62
C-39	419.28	417.42	414.78
C-40	419.78	418.35	415.17
C-55	423.76	419.56	417.02
C-56	423.87	419.46	417.42
C-57	424.10	420.26	417.12
C-58	424.60	420.66	418.12

PARKING TABULATION LOTS C-30 THRU C-40 & C-55 THRU C-58

LOT #	LOT C-30	LOT C-31	LOT C-32	LOT C-33	LOT C-34	LOT C-35	LOT C-36	LOT C-37	LOT C-38	LOT C-39	LOT C-40	LOT C-55	LOT C-56	LOT C-57	LOT C-58
NUMBER OF GARAGE SPACES	2	2	1	1	2	2	2	2	2	2	2	2	2	2	2
NUMBER OF TANDEM SPACES	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2



HEFFNER HOUSE FOOTPRINTS & ELEVATION
SCALE: 1"=20'



KGD HOUSE FOOTPRINTS & ELEVATION
SCALE: 1"=20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 6/27/07
Chief, Division of Land Development and Research: [Signature] Date: 6/27/07
Chief Development Engineering Division: [Signature] Date: 6/27/07

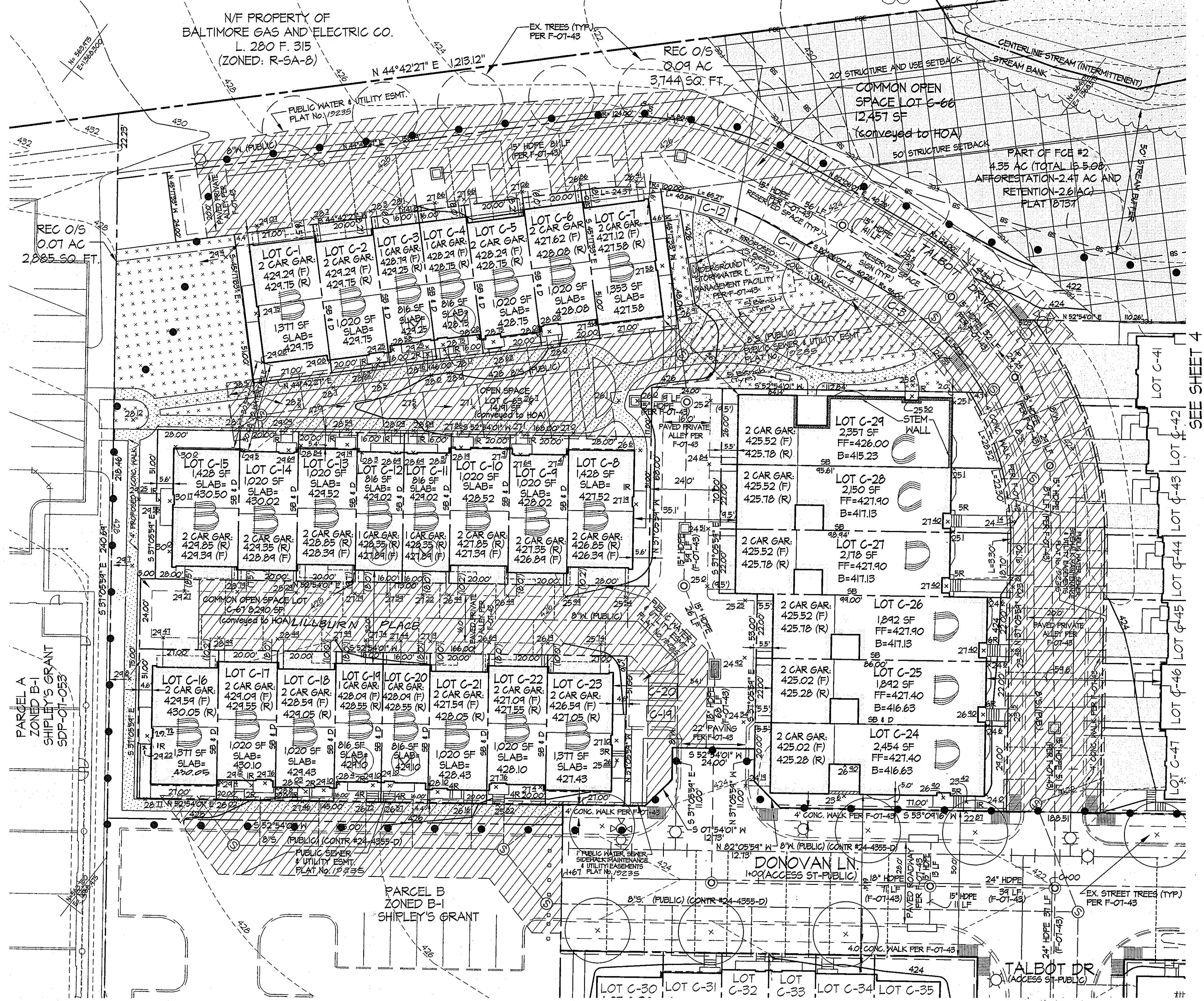
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
BA WATERLOO TOWNHOMES, LLC
C/O BOZZUTO HOMES, INC.
7850 WALKER DRIVE SUITE 400
GREENBELT, MARYLAND 20770
ATTN: GERMANO GOMEZ
301-623-3653

SITE DEVELOPMENT PLAN
SHIPLEY'S GRANT
PHASE I
LOTS C-1 THRU C-58

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	RA-15	05030
DATE	TAX MAP - GRID	SHEET
JUNE, 2007	37 - 1 & 2	2 OF 8

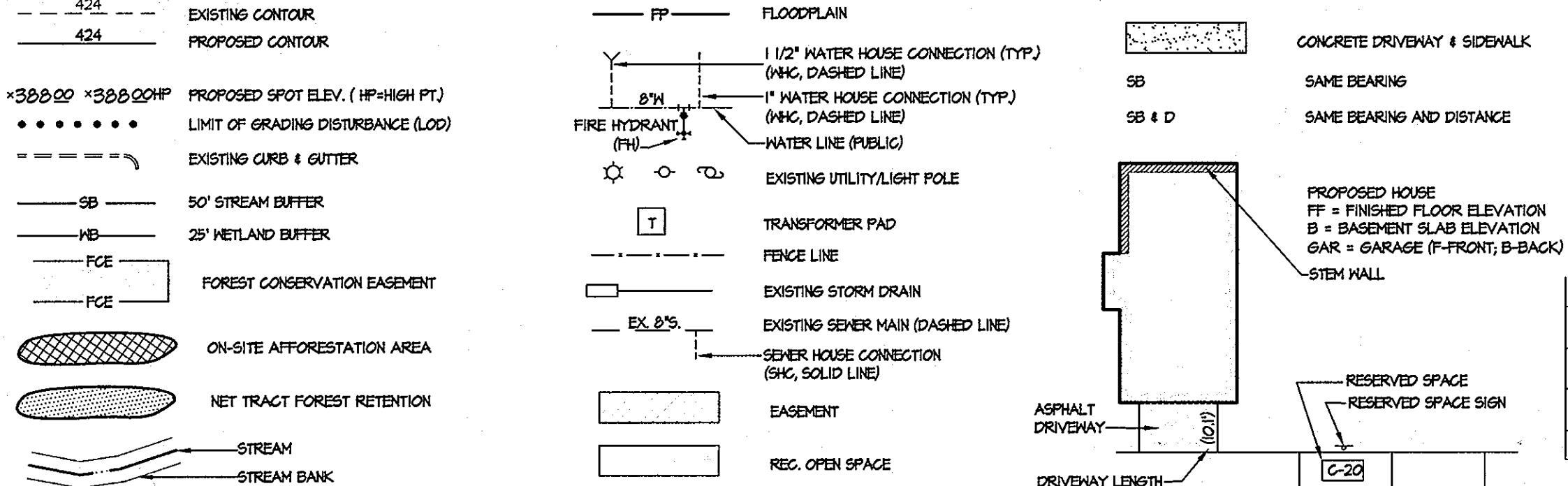
N/F PROPERTY OF
BALTIMORE GAS AND ELECTRIC CO.
L. 280 F. 315
(ZONED: R-SA-8)



SEWER HOUSE CONNECTIONS MINIMUM CELLAR ELEVATIONS AND INVERT ELEVATION @ P.L.

LOT NO.	SLAB/BSMT. (PER SDP)	MCE	INV. @ R/M ELEV.
C-1	480.45	424.55	422.05
C-2	480.45	424.54	421.84
C-3	424.45	424.16	421.61
C-4	424.45	423.95	421.51
C-5	424.45	423.75	421.25
C-6	423.60	423.54	421.04
C-7	423.10	423.31	420.81
C-8	421.52	423.83	421.35
C-9	422.02	424.01	421.43
C-10	422.52	424.13	421.54
C-11	424.02	424.20	421.70
C-12	424.02	424.31	421.81
C-13	424.52	424.31	421.85
C-14	430.02	424.70	422.23
C-15	430.50	424.87	422.30
C-16	430.02	424.30	421.80
C-17	430.10	423.95	421.45
C-18	424.45	423.65	421.15
C-19	424.10	423.41	420.91
C-20	424.10	423.21	420.71
C-21	428.45	422.85	420.31
C-22	428.10	422.44	420.34
C-23	421.45	423.08	420.58
C-24	416.65	414.20	411.00
C-25	416.65	414.52	411.12
C-26	417.15	414.41	411.25
C-27	417.15	414.41	411.30
C-28	417.15	415.07	411.61
C-29	415.25	414.43	411.61

SITE DEVELOPMENT PLAN LEGEND

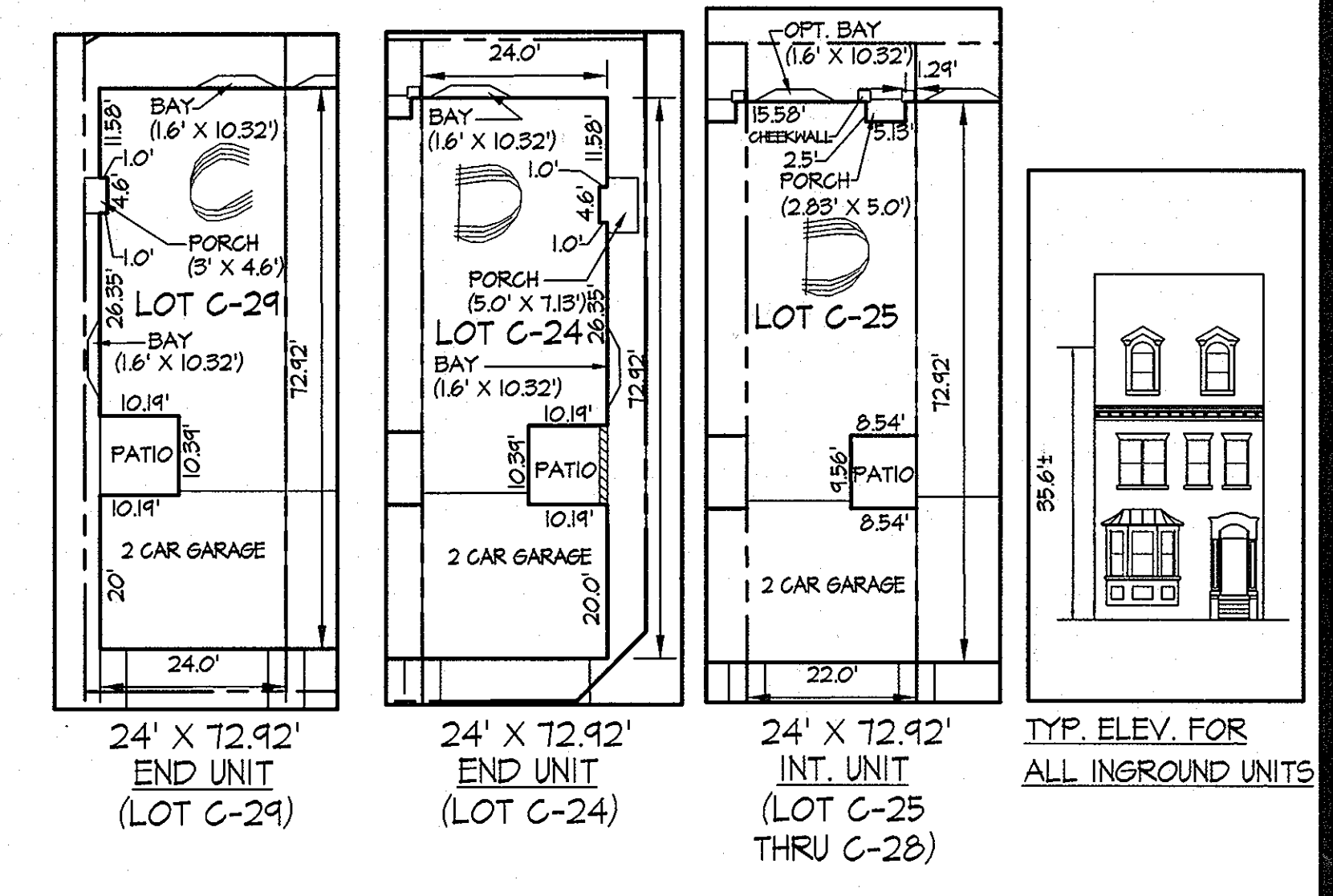


SEE SHEET 2

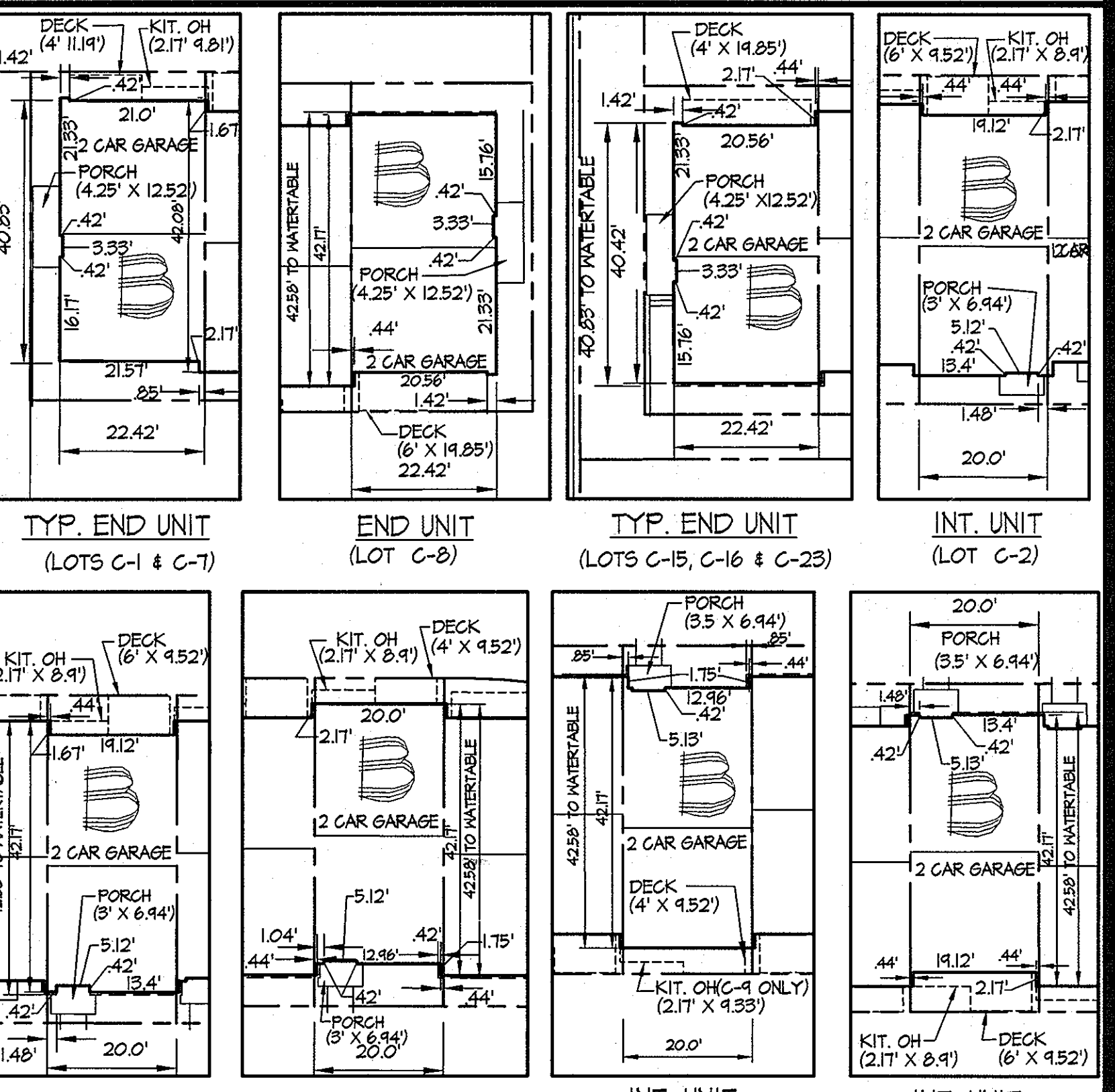
- NOTES:
- FOR EACH UNIT, OPTIONAL BUILDING FEATURES (SUCH AS DECK, EXTENSIONS, ETC) ARE ONLY AVAILABLE IF THEY ARE SHOWN ON THESE SITE DEVELOPMENT PLANS.
 - BRICK POINT ALL BLDG. CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL GARAGE DRIVEWAY LENGTHS ARE A MINIMUM OF 10'. (VALUE IN PARENTHESIS INDICATE THE LENGTH OF EACH DRIVEWAY'S SHORT SIDE)
 - ALL UTILITY CONSTRUCTION AND ALLEY PAYMENT UNDER F-07-43.

PARKING TABULATION LOTS C-1 THRU C-24

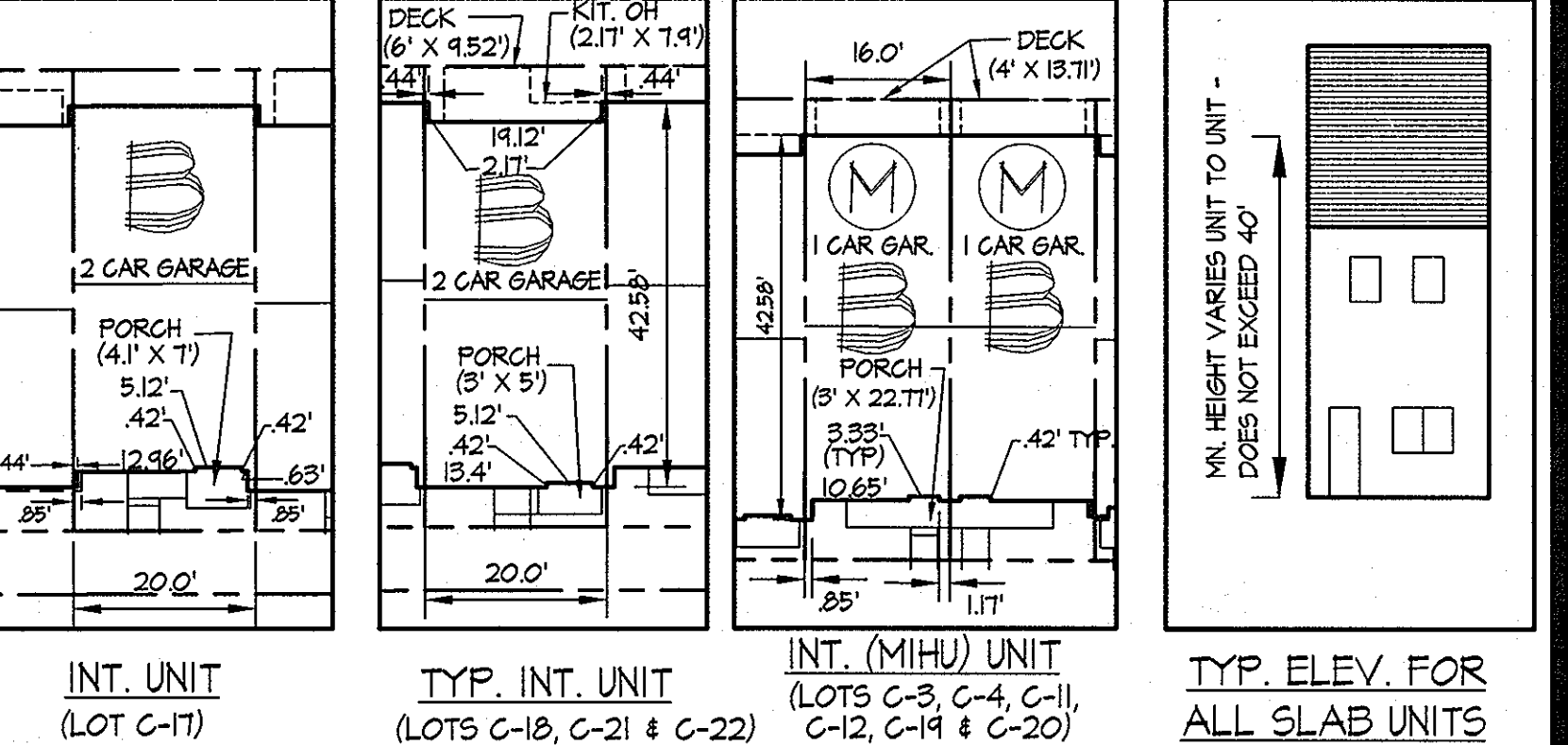
LOT #	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9	C-10	C-11	C-12	C-13	C-14	C-15	C-16	C-17	C-18	C-19	C-20	C-21	C-22	C-23	C-24
NUMBER OF GARAGE SPACES	2	2	1	1	2	2	2	2	2	2	1	1	2	2	2	2	2	1	1	2	2	2	2	2
NUMBER OF TANDER SPACES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	2	2	1	1	2	2	2	2	2	2	1	1	2	2	2	2	2	1	1	2	2	2	2	2



KGD HOUSE FOOTPRINTS & ELEVATION SCALE: 1"=20'



HEFFNER HOUSE FOOTPRINTS & ELEVATION SCALE: 1"=20'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature] Date: 8/2/10
Chief, Division of Land Development and Research: [Signature] Date: 8/2/10
Chief, Development Engineering Division: [Signature] Date: 8/2/10

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

PREPARED FOR:
BA WATERLOO TOWNHOMES, LLC
C/O BOZZUTO HOMES, INC.
7850 WALKER DRIVE SUITE 400
GREENBELT, MARYLAND 20770
ATTN: GERMANO GOMEZ
301-623-3653

SITE DEVELOPMENT PLAN
SHIPLEY'S GRANT
PHASE I
LOTS C-1 THRU C-58

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	RA-15	05030
DATE	TAX MAP - GRID	SHEET
JUNE, 2007	37 - 1 & 2	3 OF 8

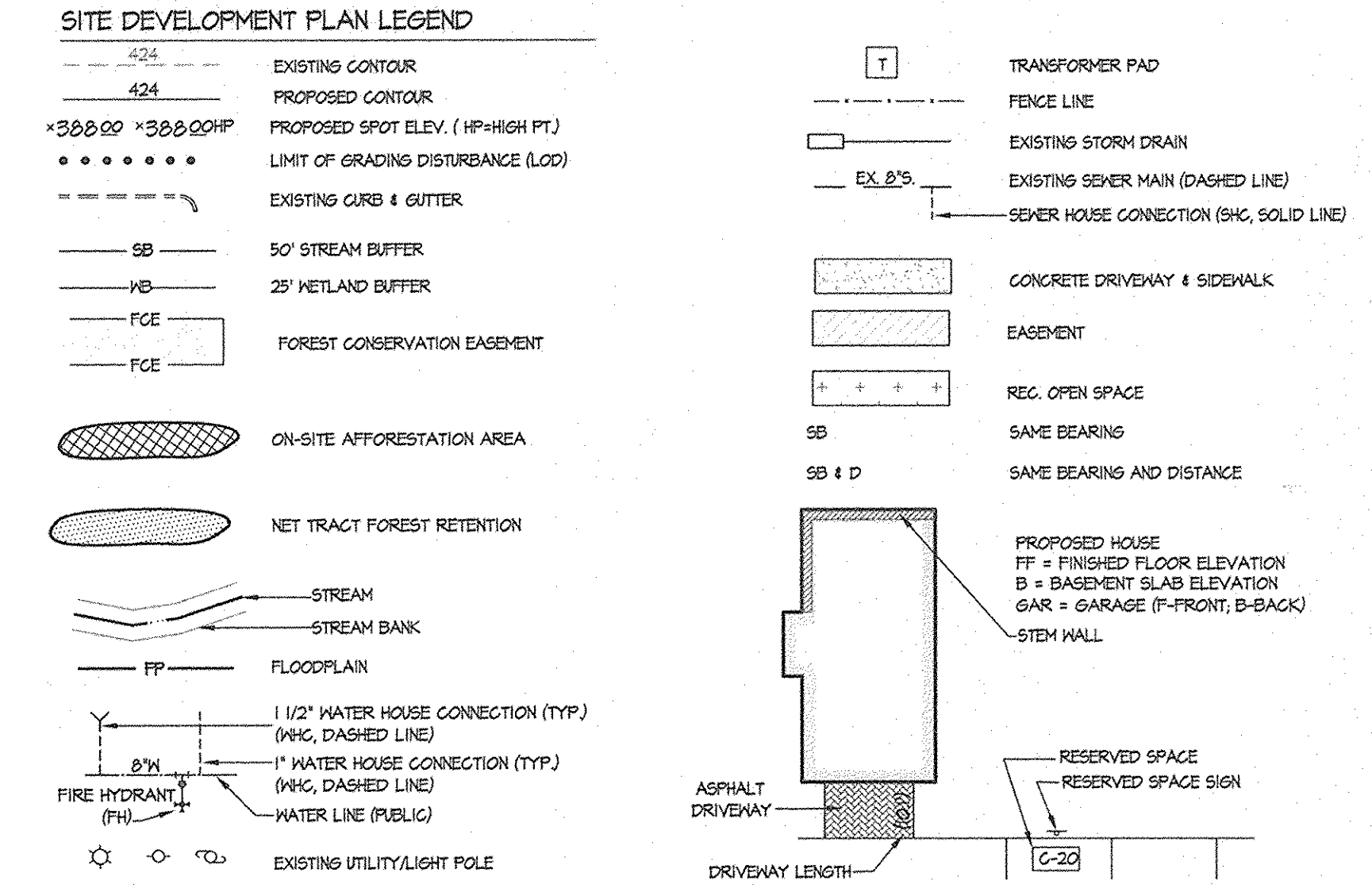
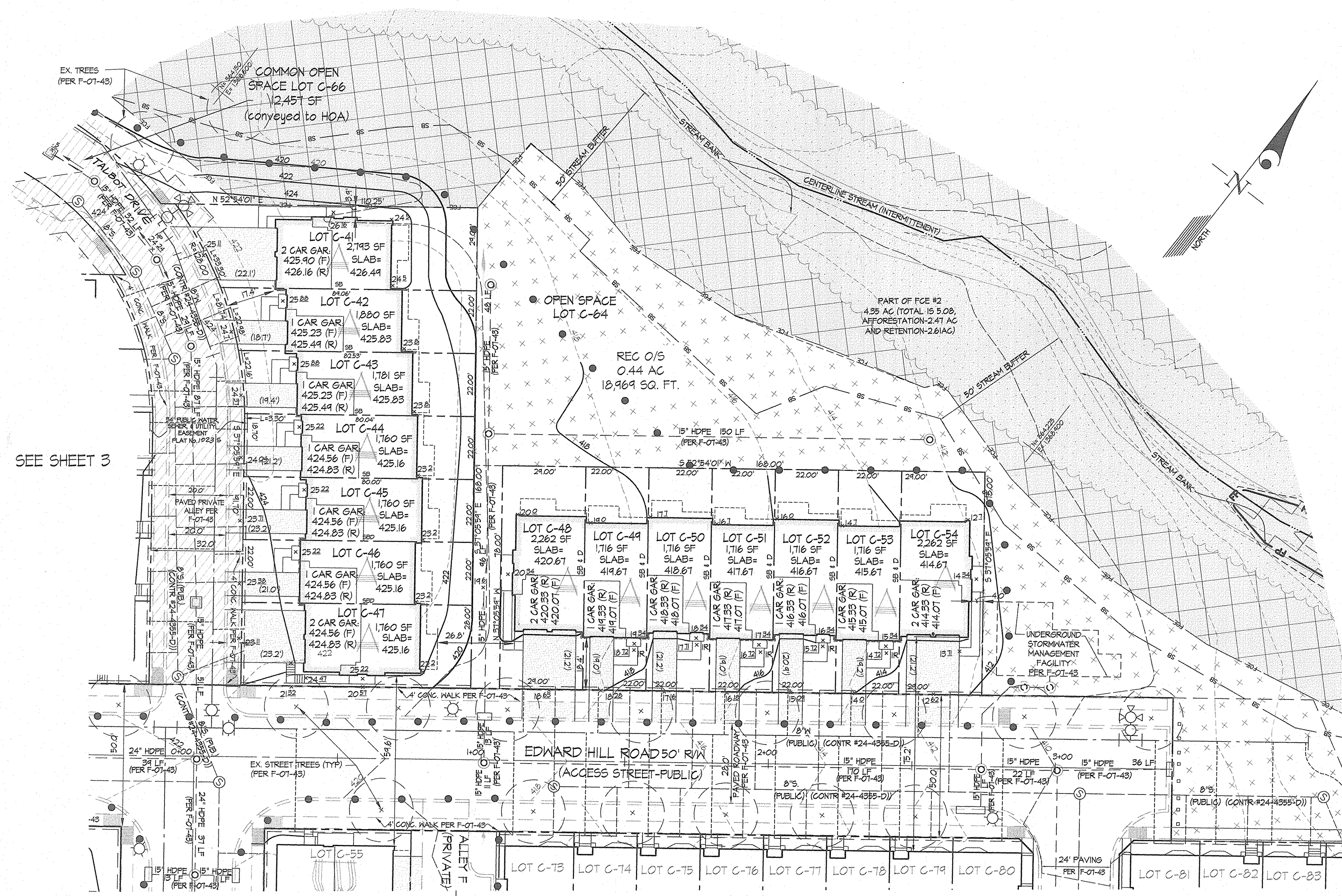
L:\CAD\DRAWINGS\0306\PHASE I\SDP\05030SDP03.dwg DES. HKJ DRN. HKJ CHK. MBT

DATE	REVISION	BY	APP'R.
1/16/2010	Benchmarks Added To On Lot C-20	Woj	DDG
10-16-20	Rev. Elev's on Lot C-16 for Final Grade Certification	KLP	

ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND

SDP-07-047



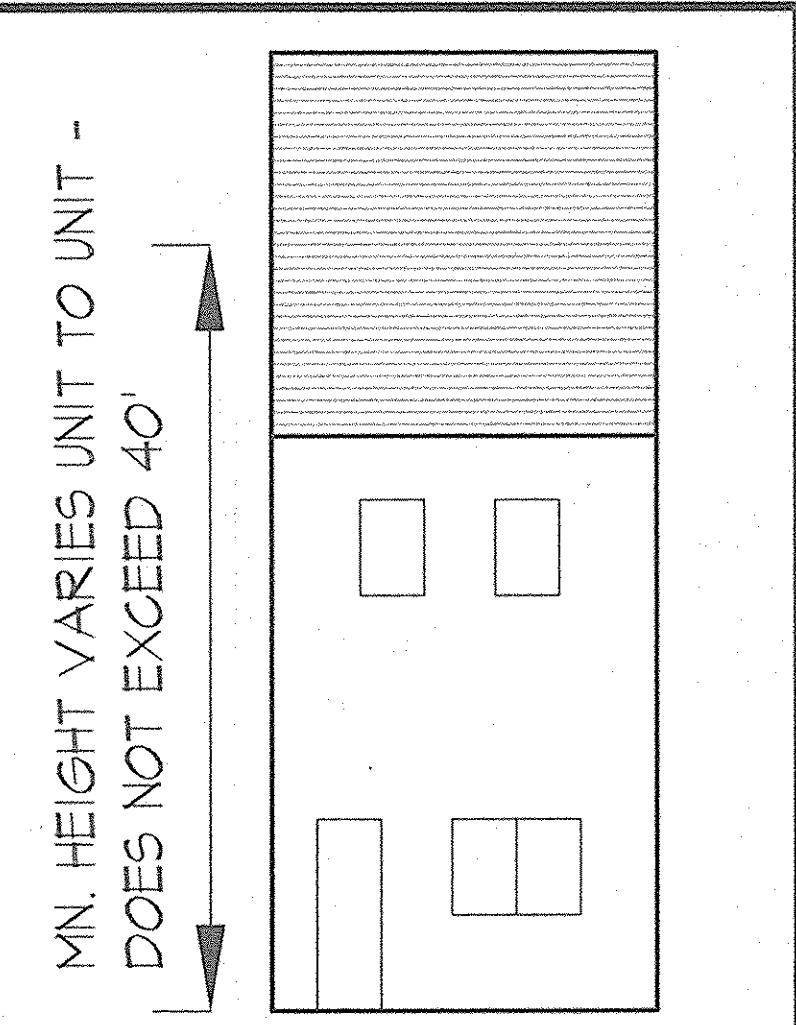
SEE SHEET 3

SEE SHEET 2

PHASE II
(SDP-07-048)
(ZONED R-A-15)

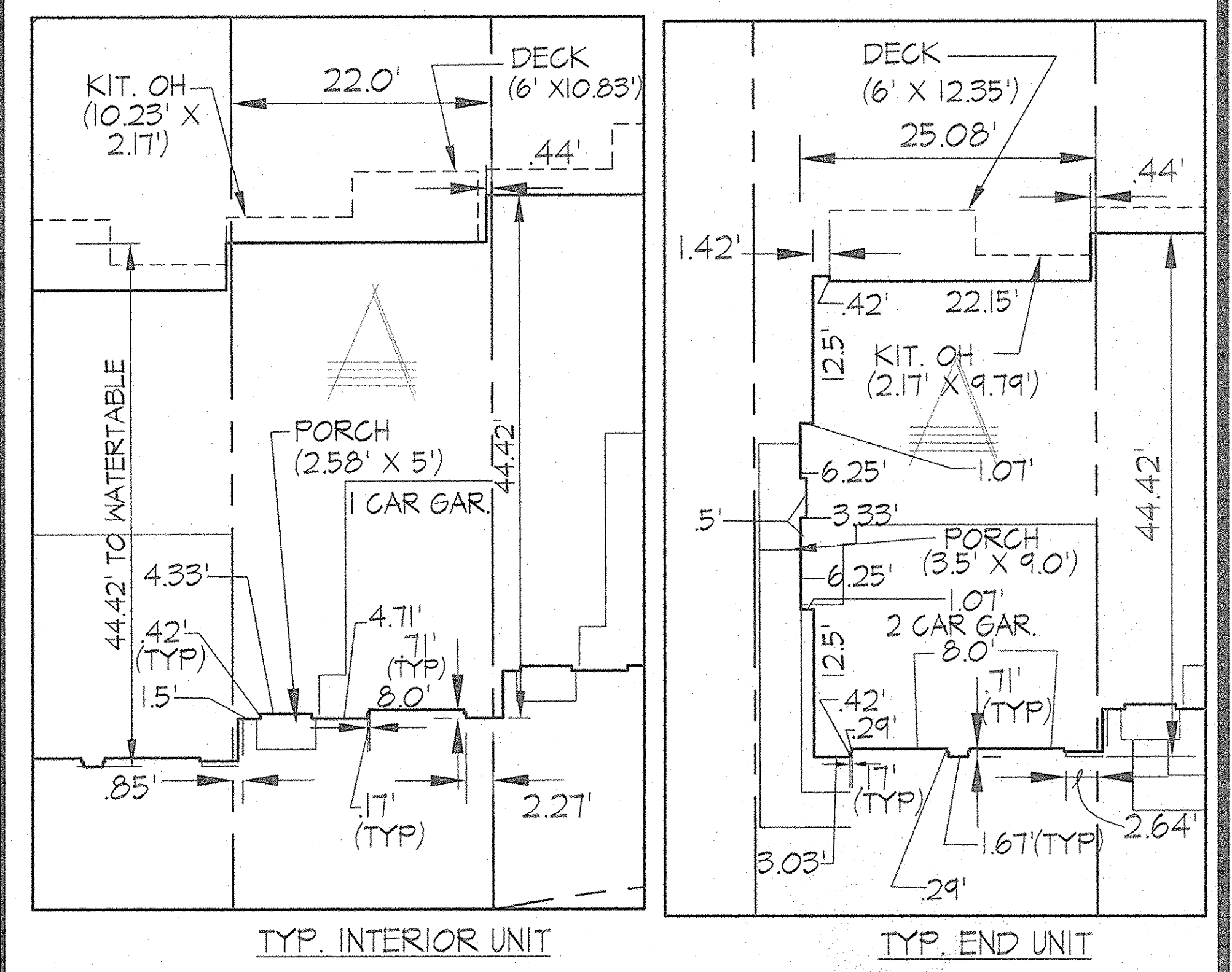
LOT NO.	SLAB/BSMT. (PER SDP)	MCE	INV. @ R/W ELEV.
C-41	426.44	420.03	415.99
C-42	425.83	419.08	415.88
C-43	425.83	418.86	415.66
C-44	425.16	418.62	415.42
C-45	425.16	418.41	415.21
C-46	425.16	418.21	415.11
C-47	425.16	417.54	414.14
C-48	420.67	415.34	412.19
C-49	419.67	414.33	411.15
C-50	418.67	413.63	410.45
C-51	417.67	412.84	409.80
C-52	416.67	408.87	405.84
C-53	415.67	408.76	405.58
C-54	414.67	407.04	403.91

PARKING TABULATION LOTS C-41 THRU C-54														
LOT #	C-41	C-42	C-43	C-44	C-45	C-46	C-47	C-48	C-49	C-50	C-51	C-52	C-53	C-54
NUMBER OF GARAGE SPACES	2	1	1	1	1	1	2	2	1	1	1	1	1	2
NUMBER OF TANGENT SPACES	2	1	1	1	1	1	2	2	1	1	1	1	1	2
TOTAL	4	2	2	2	2	2	4	4	2	2	2	2	2	4



TYP. ELEV. FOR ALL SLAB UNITS

- NOTES:
- FOR EACH UNIT, OPTIONAL BUILDING FEATURES (SUCH AS DECK, EXTENSIONS, ETC.) ARE ONLY AVAILABLE IF THEY ARE SHOWN ON THESE SITE DEVELOPMENT PLANS.
 - BRICK FRONT ALL BLDG. CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL GARAGE DRIVEWAY LENGTHS ARE A MINIMUM OF 8' BY VALUE IN PARENTHESIS INDICATE THE LENGTH OF EACH DRIVEWAY'S SHORT SIDE.
 - ALL UTILITY CONSTRUCTION AND ALLEY PAVEMENT UNDER F-07-43.



HEFFNER HOUSE FOOTPRINTS & ELEVATION SCALE: 1"=10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark A. Gage* Date: 8/23/07
 Chief, Division of Land Development and Research: *Chris* Date: 8/23/07
 Chief Development Engineering Division: *Chris* Date:

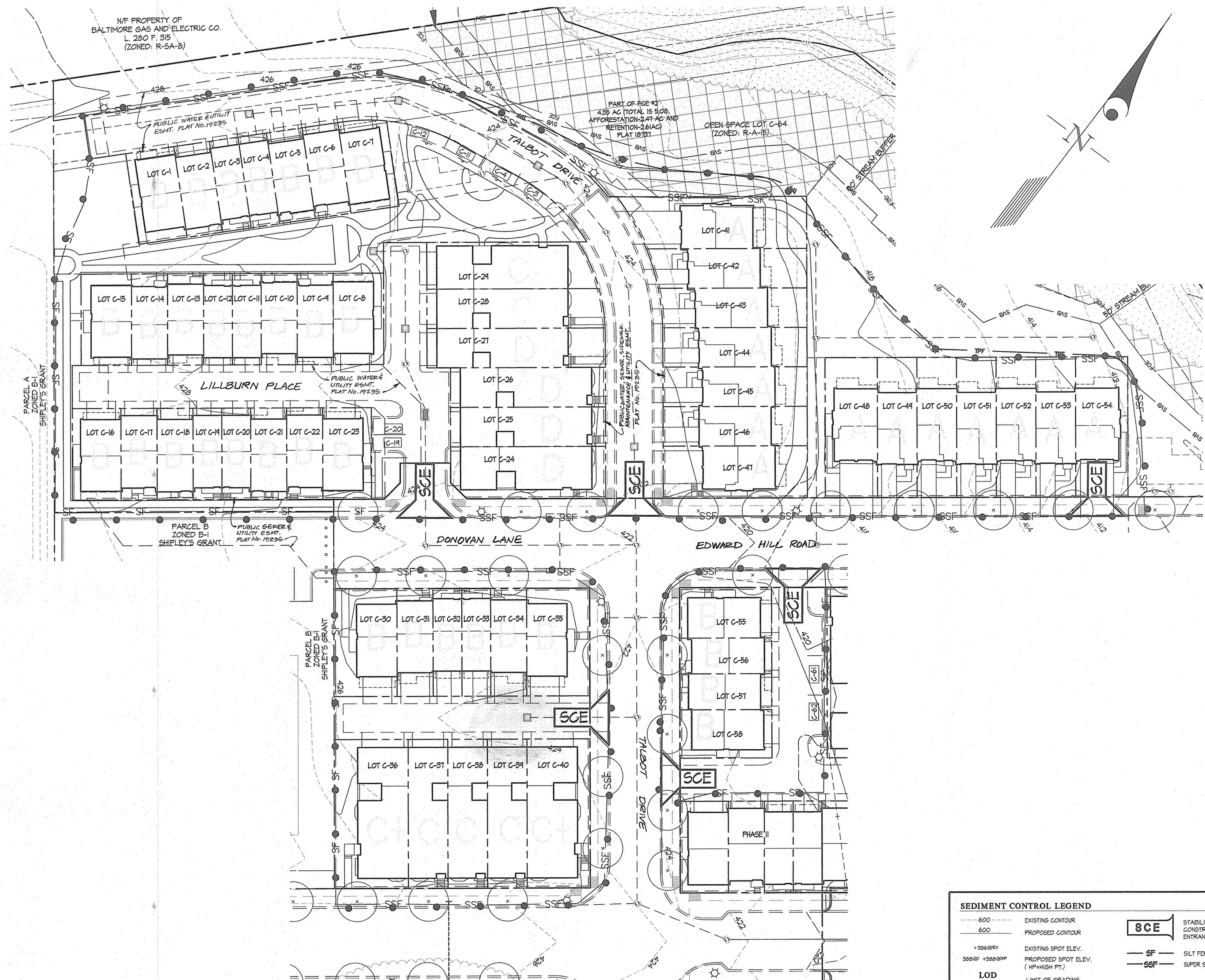


GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4186

PREPARED FOR:
 BA WATERLOO TOWNHOMES, LLC
 C/O BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: GERMANO GOMEZ
 301-623-3653

SITE DEVELOPMENT PLAN
SHIPLEY'S GRANT
 PHASE I
 LOTS C-1 THRU C-58

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	RA-15	05030
DATE	TAX MAP - GRID	SHEET
JUNE, 2007	37 - 1 & 2	4 OF 8



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

SEDIMENT CONTROL LEGEND

---	EXISTING CONTOUR	SCE	STABILIZED CONSTRUCTION ENTRANCE
- - -	PROPOSED CONTOUR	- SF	SILT FENCE
•	EXISTING SPOT ELEV.	- SSF	SUPER SILT FENCE
•	PROPOSED SPOT ELEV. (HP=HIGH PT.)		
•	LOD		
•	LIMIT OF GRADING DISTURBANCE		
---	FCE		
---	FCE		FOREST CONSERVATION EASEMENT
▨			ON-SITE AFFORESTATION AREA
▨			NET TRACT FOREST RETENTION

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Reintman 7/10/07
 HOWARD S.C.D. DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim Meyer 7/10/07
 NATURAL RESOURCES CONSERVATION SERVICE DATE

BUILDER'S CERTIFICATE

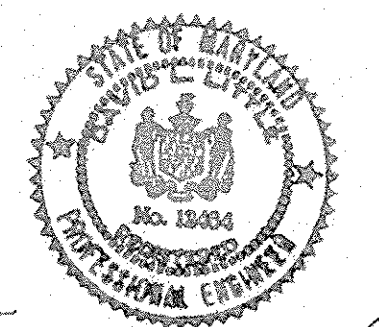
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

Germano Gomez 6/26/07
 BOZZUTO HOMES DATE

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

David L. Little 6/26/07
 DAVID L. LITTLE DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Paul K. O'Neil 8/21/07
 Director
Christina 8/27/07
 Chief, Division of Land Development and Research
 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 BA WATERLOO TOWNHOMES, LLC
 C/O BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: GERMANO GOMEZ
 301-623-3653

SEDIMENT CONTROL PLAN
SHIPLEY'S GRANT
 PHASE I
 LOTS C-1 THRU C-58
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	RA-15	05030
DATE	TAX MAP - GRID	SHEET
JUNE, 2007	37 - 1 & 2	5 OF 8

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION... 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO... 10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS...

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENEED).

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENEED).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 6/22/07. Chief, Division of Land Development and Research: [Signature] Date: 6/22/07.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONSTRUCTION AND MATERIAL SPECIFICATIONS: I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING: A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY.

SEQUENCE OF CONSTRUCTION

- 1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING. 2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND INLET PROTECTION (AGIP). 3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY.

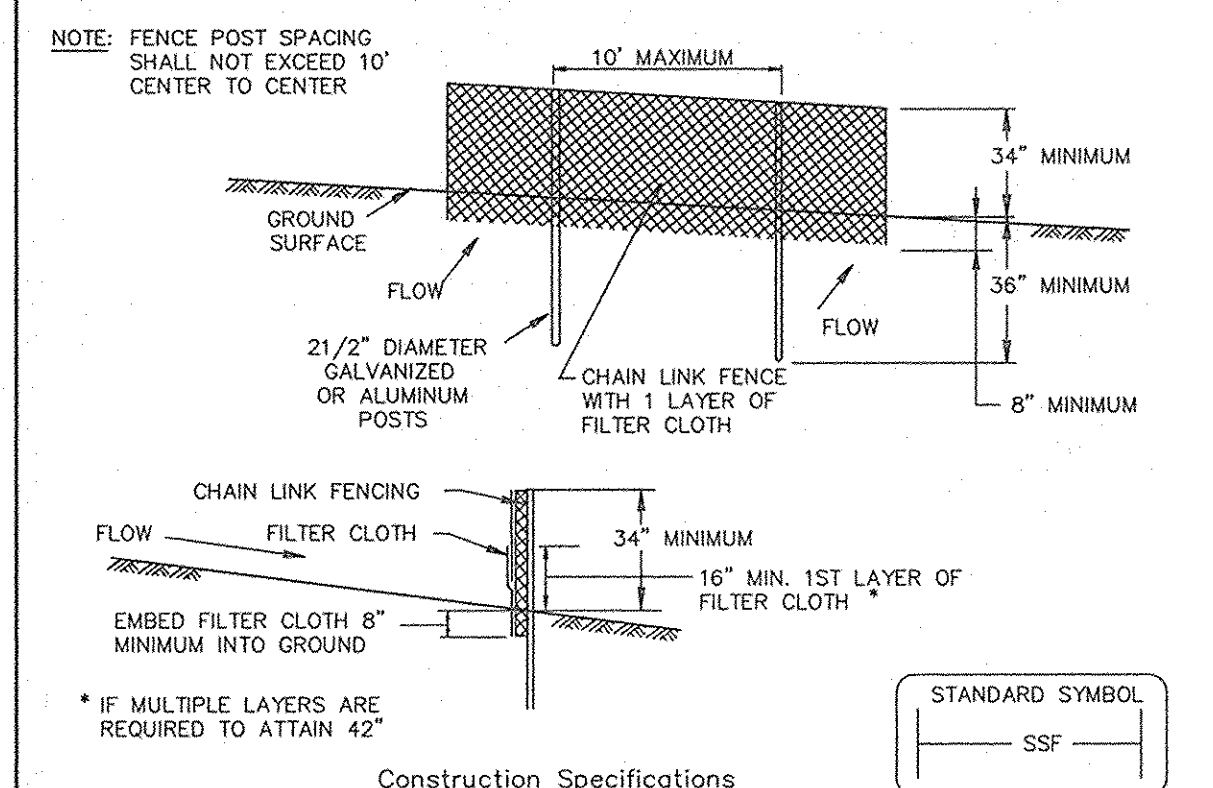
ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.



BUILDER'S CERTIFICATE: I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

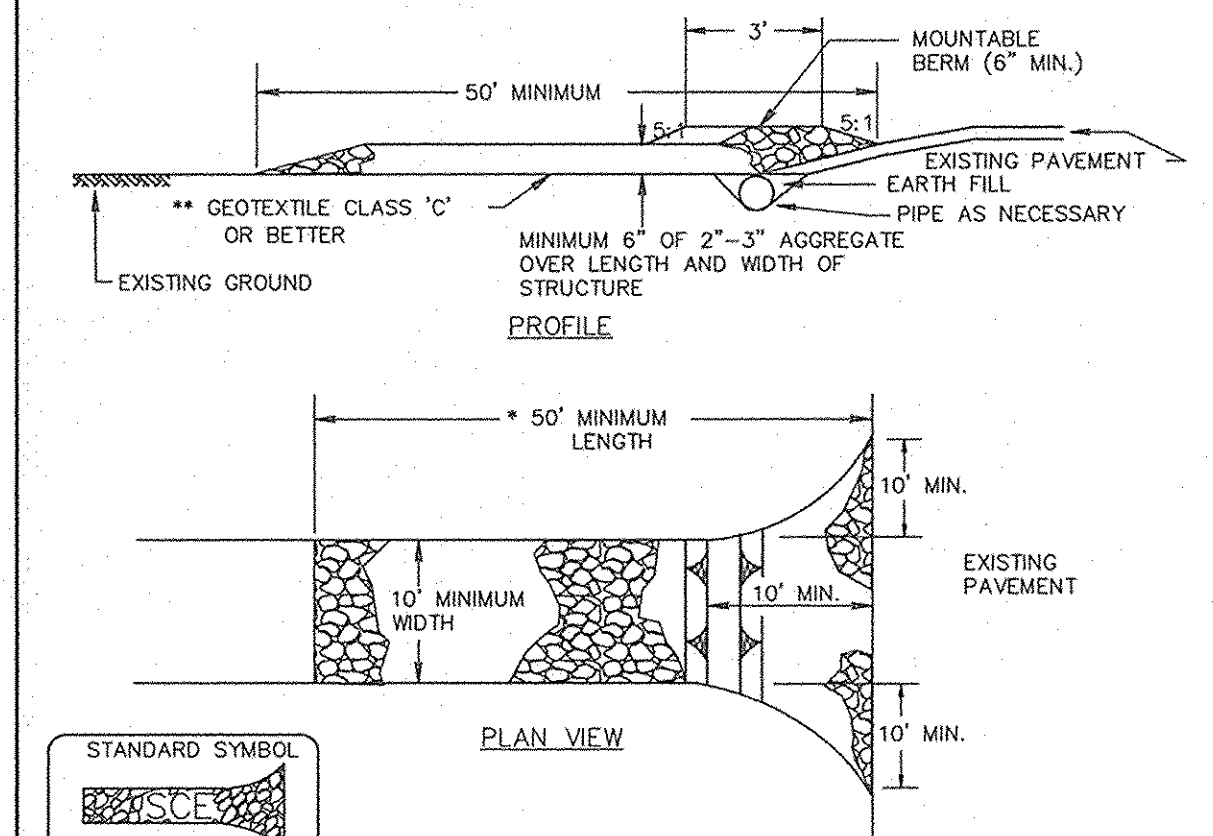
APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. [Signature] DATE: 7/10/07

DETAIL 33 - SUPER SILT FENCE



Construction Specifications: 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. 2. Chain link fence shall be fastened securely to the fence posts with wire ties. 3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specifications: 1. Length - minimum of 50' (*30' for single residence lot). 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius. 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone.

APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. [Signature] DATE: 6/26/07

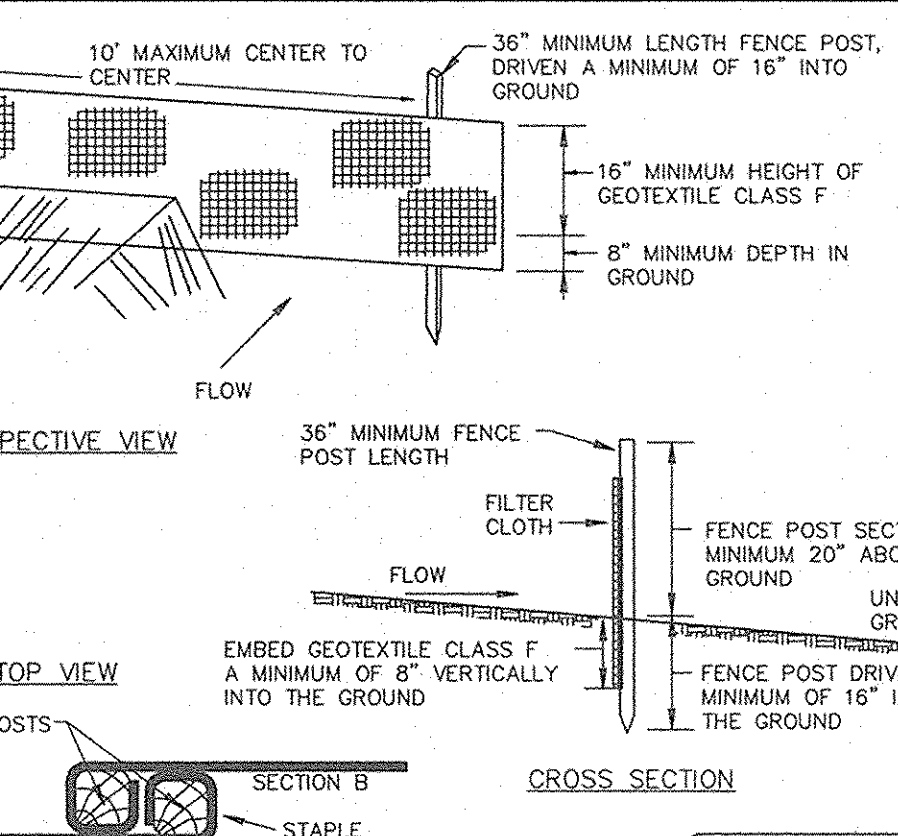
DUST CONTROL

DEFINITION: Controlling dust blowing and movement on construction sites and roads. PURPOSE: To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

TEMPORARY METHODS: 1. Mulches - See standards for vegetative stabilization with mulches only. 2. Vegetative Cover - See standards for temporary vegetative cover. 3. Tillage - To roughen surface and bring clods to the surface. 4. Irrigation - This is generally done as an emergency treatment.

PERMANENT METHODS: 1. Permanent Vegetation - See standards for permanent vegetative cover. 2. Topping - Covering with less erosive soil material. 3. Stone - Cover surface with crushed stone or gravel.

DETAIL 22 - SILT FENCE



Construction Specifications: 1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. 2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F.

APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. [Signature] DATE: 6/26/07

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

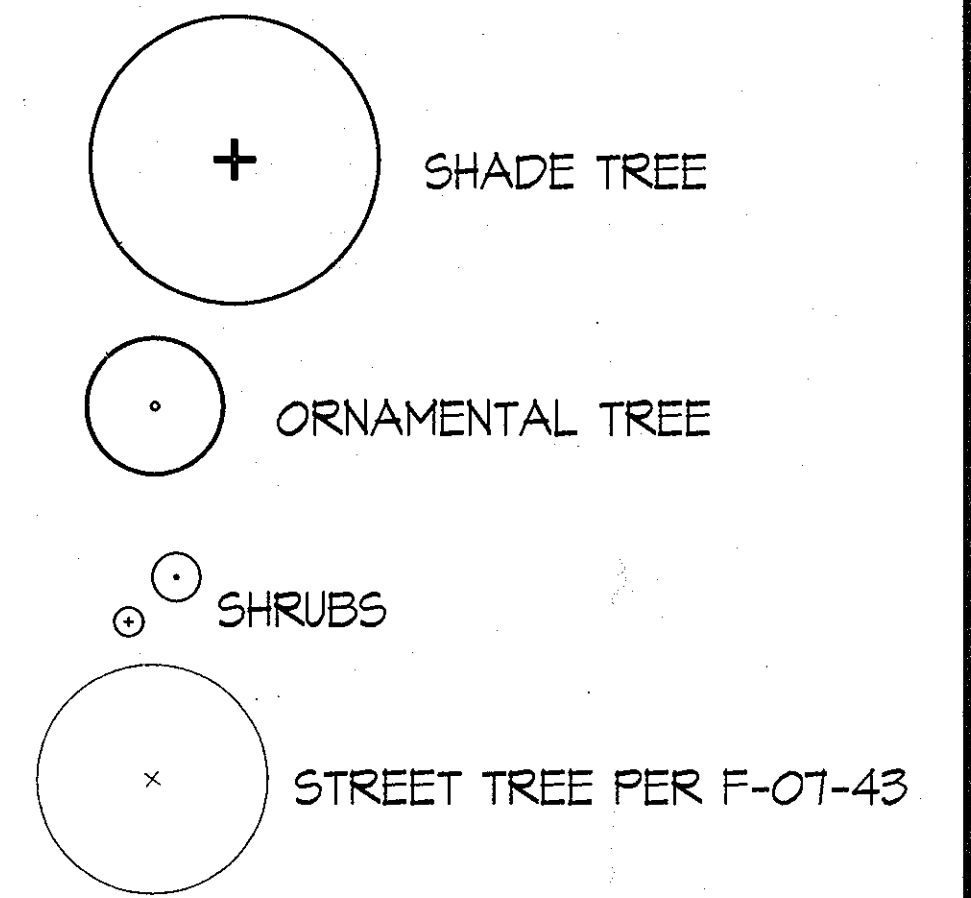
GLWGUTSCHICK LITTLE & WEBBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK. TEL: 301-421-4024

Table with columns for DATE, REVISION, BY, and APPR. It shows a revision history for the plan.

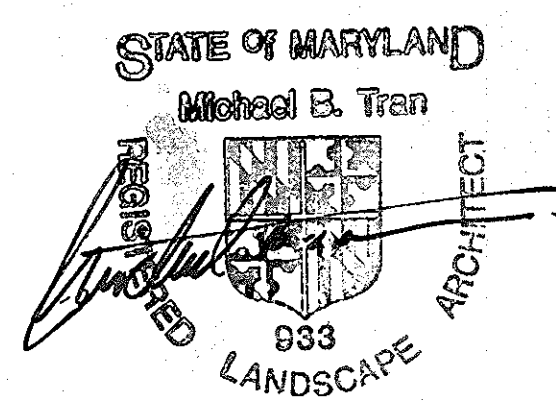
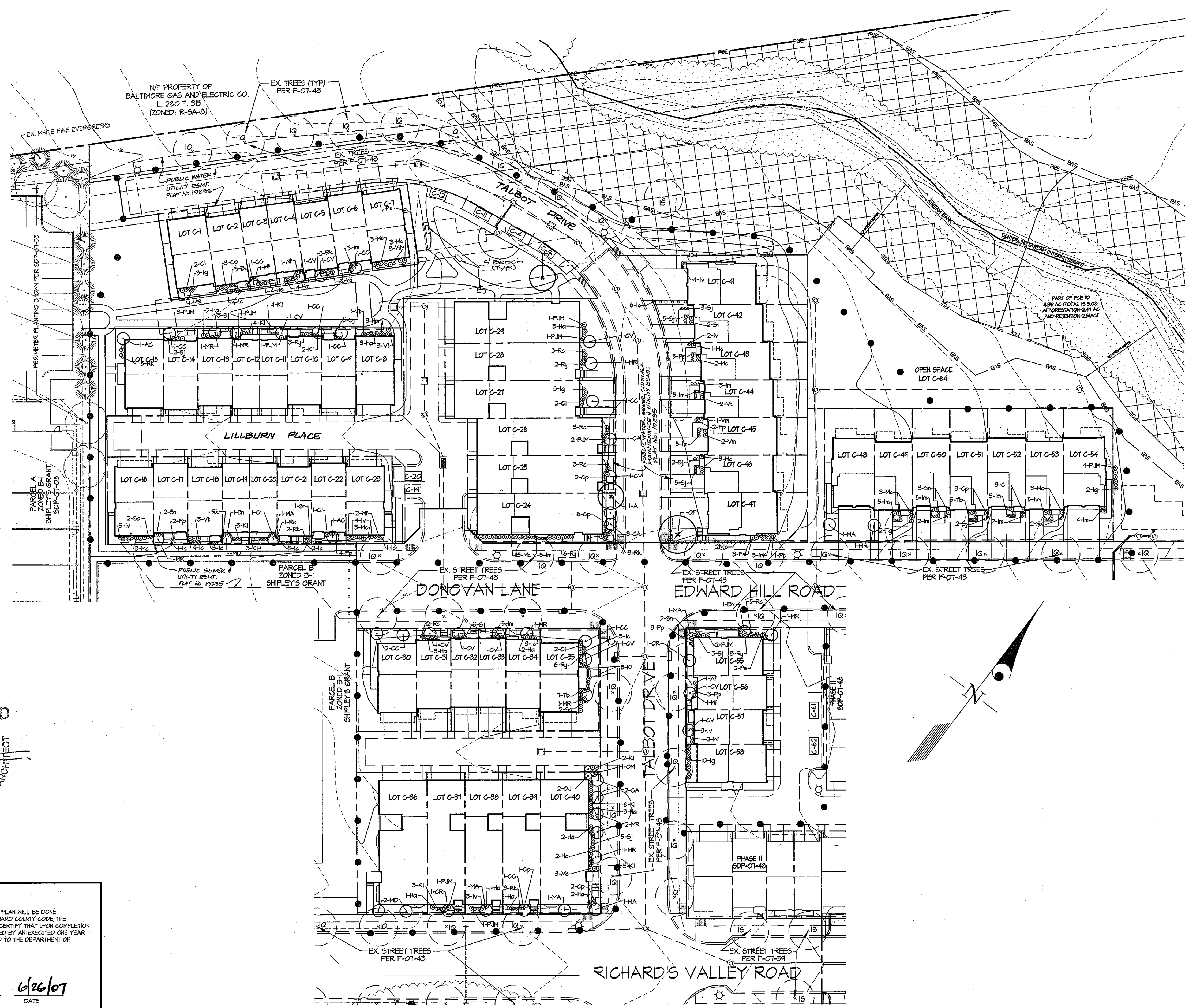
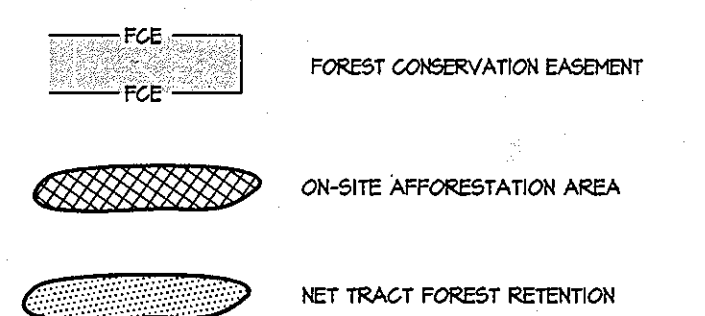
PREPARED FOR: BA WATERLOO TOWNHOMES, LLC C/O BOZZUTO HOMES, INC. 7850 WALKER DRIVE SUITE 400 GREENBELT, MARYLAND 20770

SEDIMENT CONTROL PLAN SHIPLEY'S GRANT PHASE I LOTS C-1 THRU C-8. SCALE: NTS. ZONING: RA-15. G. L. W. FILE No. 05030. DATE: JUNE, 2007. TAX MAP - GRID: 37 - 1 & 2. SHEET: 6 OF 8.

PLANTING LEGEND



FOREST CONSERVATION LEGEND



DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.04 OF THE HOWARD COUNTY CODE. THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Germano Gomez 6/26/07
 BOZZUTO HOMES DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul H. Coyle 8/22/07
 Director Date

Christina 8/22/07
 Chief, Division of Land Development and Research Date

Michael
 Chief Development Engineering Division Date

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!

THIS PLAN FOR LANDSCAPING PURPOSES ONLY!

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
11/16/07	Benchmarks Added To On Lot C-609	WJW	MBW

PREPARED FOR:
 BA WATERLOO TOWNHOMES, LLC
 C/O BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: GERMANO GOMEZ
 301-623-3653

LANDSCAPE PLAN
SHIPLEY'S GRANT
 PHASE I
 LOTS C-1 THRU C-58

SCALE	ZONING	G. L. W. FILE No.
1"=30'	RA-15	05030
DATE	TAX MAP - GRID	SHEET
JUNE, 2007	37 - 1 & 2	7 OF 8

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transport all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as A.N. Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').

c. Minimum size for planting shade trees shall be 3-3 1/2" caliper, 14' - 16' in height.

d. Minimum size for planting minor or intermediate focus trees (pines, crocoppers, etc.) shall be 3"-3 1/2" caliper, 10'-12' in height.

e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.

f. Caliper, height, spread and size of ball shall be generally as follows:

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

All plant material shall be dug, balled and burlapped (B&B) in accordance with the "A.N. Standards".

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball or set forth in the following schedule.

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

d. Diameter and depth of tree pits shall generally be as follows:

Table with columns: PLANT SIZE, ROOT BALL DIAMETER, PIT DIAMETER, PIT DEPTH. Rows include sizes from 3" to 5.5" caliper.

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for trees and 5'-0" for minor trees.

b. Wire and Cable: Wire shall be #10 galvanized or blackened steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.

d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

5. Plant Pruning, Edging and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be made with an approved antiseptic tree wound dressing.

b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas ground isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding

All sodding shall be in accordance with the "Landscape Specification Guidelines for Beltway-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.

PLANT LIST

Table with columns: QTY, SYM, NAMES (BOTANICAL / SCIENTIFIC), SIZE/COMMENTS. Lists various trees and shrubs like Acer Rubrum, Quercus Phellos, Amalancijer Canadensis, etc.

SCHEDULE A: PERIMETER LANDSCAPE CATEGORY. Table with columns: SCHEDULE A, LOT C-24, LOT C-35, LOT C-40, LOT C-41, LOT C-55. Includes rows for Buffer Type, Side/Rear Building Length, Credit for Existing Vegetation, etc.

NOTE: ON LOTS C-24 & C-41 THERE WAS NOT SUFFICIENT ROOM FOR ALL THE REQUIRED PLANTINGS ALONG THE BUFFER. THE AMOUNT PROVIDED INCLUDES PLANTINGS ON THE FRONT OF THE LOT.

SCHEDULE-B: PARKING LOT INTERNAL LANDSCAPING. Table with columns: NUMBER OF PARKING SPACES, NUMBER OF SHADE TREES REQUIRED, NUMBER OF TREES PROVIDED.

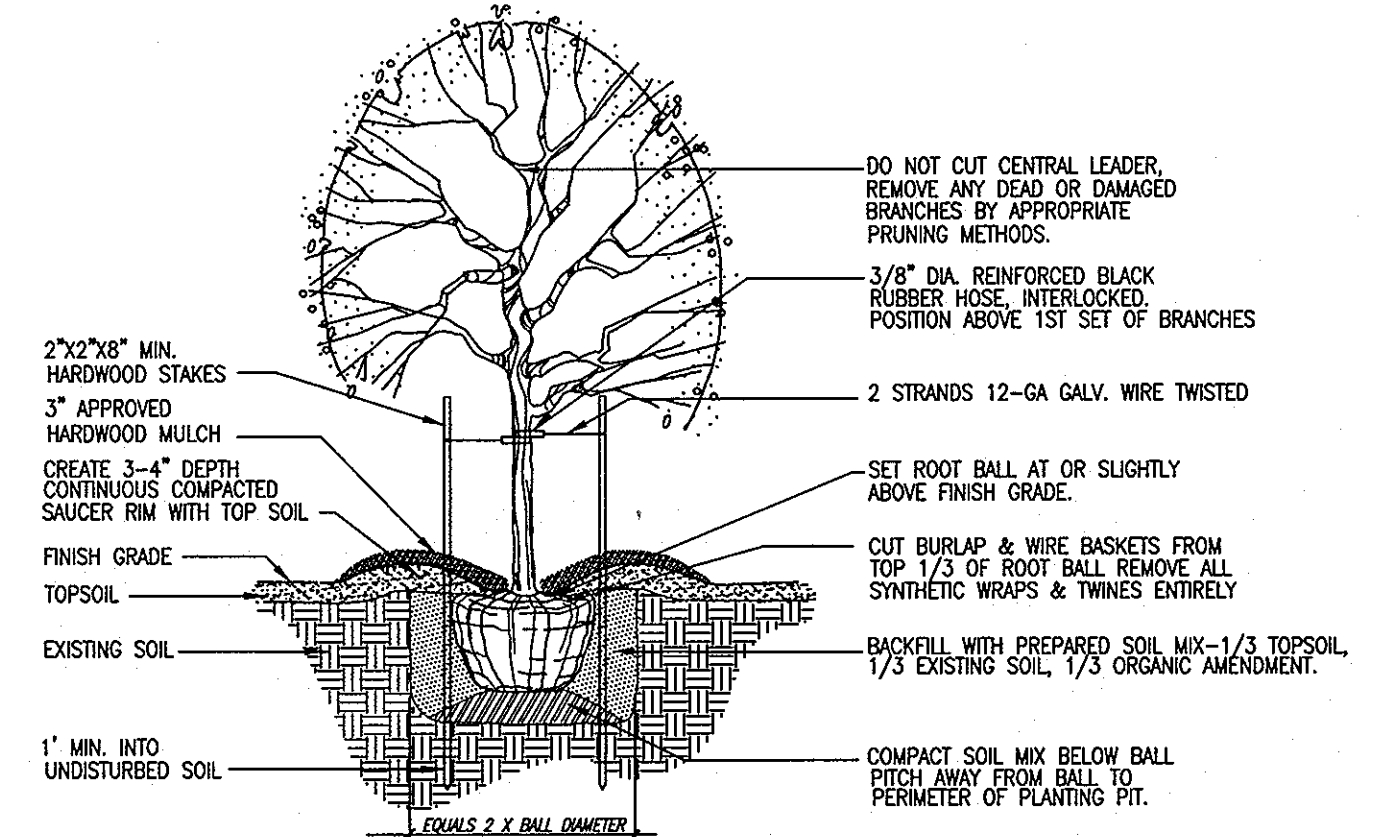
SCHEDULE-C: RESIDENTIAL INTERNAL LANDSCAPING. Table with columns: NUMBER OF DWELLING UNITS, NUMBER OF TREES REQUIRED, NUMBER OF TREES PROVIDED.

REQUIRED LANDSCAPE SURETY. Table with columns: PLANT TYPE, SCHEDULES A, B, C, TOTAL OF EACH PLANT TYPE, SURETY/PLANT REQUIRED, TOTAL SURETY FOR EACH PLANT TYPE.

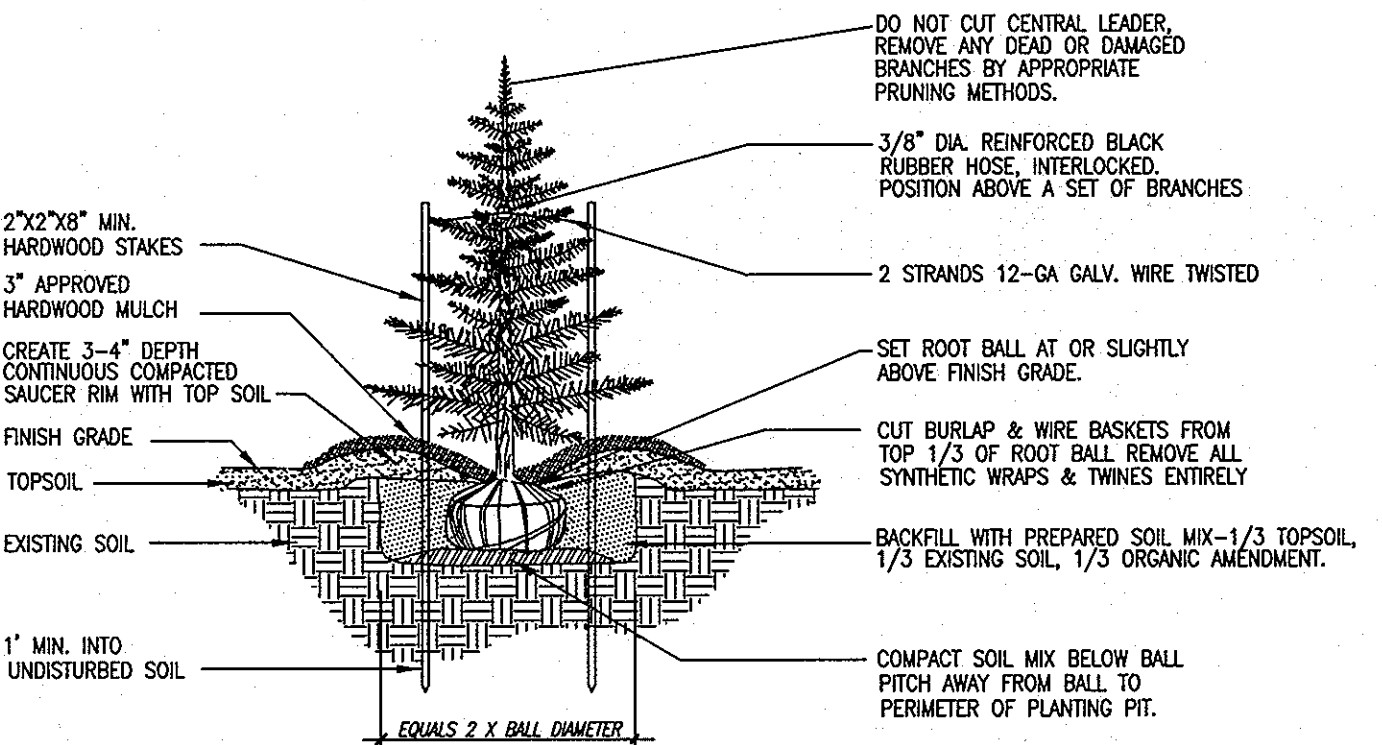
LANDSCAPING NOTES

- 1. This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard County Landscape Manual.
2. Contractor shall notify all utilities at least 5 (five) days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
3. Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocations are required.
4. Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
5. All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.N. Specifications, and be installed in accordance with project specifications.
6. No substitution shall be made without written consent of the owner or his representative.
7. All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
8. The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
9. All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
10. Schedule C - RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING. Financial surety for the required landscaping shall be posted in the amount of \$21,900.00 as part of the Grading permit.
11. Planting provided: Shade Trees (proposed): 3 Ornamental Trees (proposed): 54 Shrubs (proposed): 495

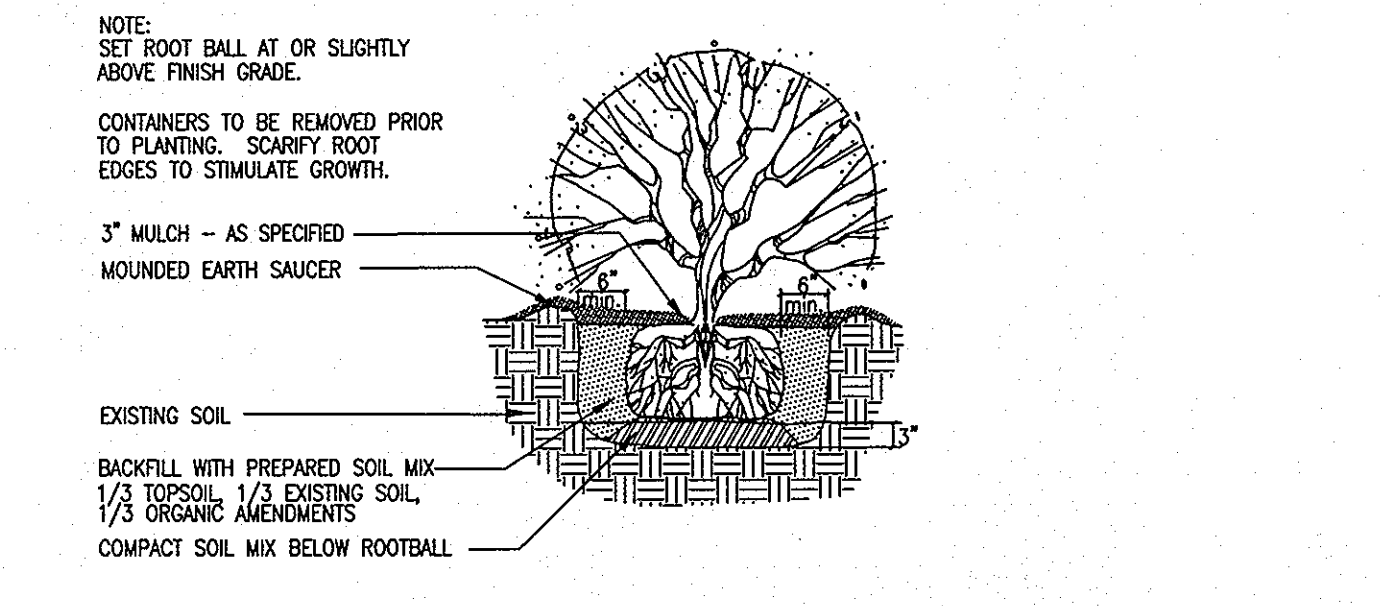
THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!



DECIDUOUS TREE PLANTING DETAIL FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER



EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

DEVELOPER'S/BUILDER'S CERTIFICATE. I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.124 OF THE HOWARD COUNTY CODE...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director, Chief, Division of Land Development and Research.

STATE OF MARYLAND. Michael B. Tren, 933 LANDSCAPE ARCHITECT.

GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS.

Table with columns: DATE, REVISION, BY, APP'R.

PREPARED FOR: BA WATERLOO TOWNHOMES, LLC. C/O BOZZUTO HOMES, INC. 7850 WALKER DRIVE SUITE 400 GREENBELT, MARYLAND 20770 ATTN: GERMANO GOMEZ 301-623-3653

LANDSCAPE PLAN SHIPLEY'S GRANT PHASE I LOTS C-1 THRU C-58. SCALE: NONE. ZONING: RA-15. G. L. W. FILE NO.: 05030. DATE: JUNE, 2007. TAX MAP - GRID: 37 - 1 & 2. SHEET: 8 OF 8.