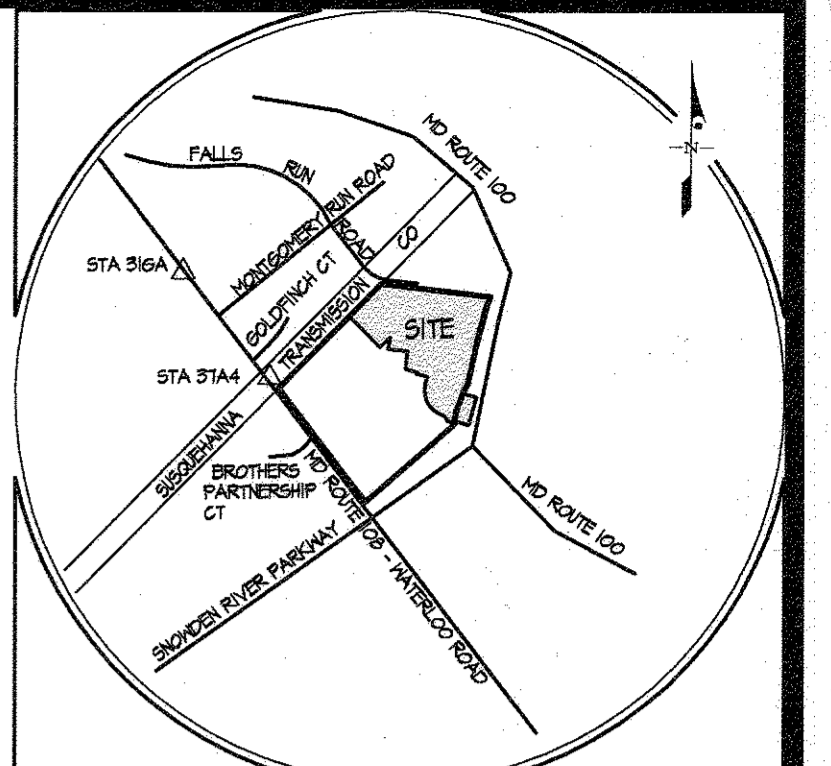


SITE DEVELOPMENT PLAN

SHIPLEY'S GRANT

HOWARD COUNTY CONTROL STATIONS
 916A ELEV. = 511.65
 STANDARD DISC ON CONCRETE MONUMENT
 N 564,925.75 E 1,361,067.65

 914A ELEV. = 437.28
 STANDARD DISC ON CONCRETE MONUMENT
 N 563,835.91 E 1,361,971.65



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 319-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "M199 UTILITY" AT 1-800-281-2111 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
 LOCATION: SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
 TAX MAP: 91
 ELECTION DISTRICT: 1
 ZONING: R-A-15 PER COMPREHENSIVE ZONING PLAN, 02-02-04, § D-234 THRU D-248.
 AREA OF BUILDABLE LOTS (Nos. D-5 THRU D-15 AND D-18 THRU D-23) FOR THIS SITE DEVELOPMENT PLAN: 5.194 ACRES.
 FOR OTHER SUBMISSIONS RELATED TO THIS SITE, SEE HOWARD COUNTY DEPT. OF PLANNING & ZONING FILE NOS. 5-04-09, WP-04-105(M), P-06-1 (PHASE II), P-06-4 (PHASE II), WP-06-45 (M), F-06-19 & F-07-01, F-07-43, F-07-94, F-04-08B, F-10-03A, F-10-03B, F-11-02B, WP-10-01(M), WP-11-04(M), P-10-004 & P-09002 (MTR). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY MATERIAL.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY MATERIAL.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADially BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-19, F-07-43 AND F-07-94 AND F-10-03A PLAT Nos. 28022, 14661-14664, 14254 AND 21028-21041, 21520, 21521, 2171 & 21722, 22518-22600.
- COORDINATES ARE BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 916A & 914A.
- STORMWATER MANAGEMENT IS PROVIDED BY FACILITY D (ON PARCEL D-1, LOCATED ADJACENT TO CHARLES CROSSING) CONSTRUCTED UNDER F-04-8B. IT IS A NET EXTENDED DETENTION POND (TYPE P-2). THE POND WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED (AS PROVIDED BY M45 CONTRACT NOS. 14-485-D AND 14-4604-D). WATER METERS ARE LOCATED INSIDE THE SFA BUILDINGS.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE FOREST CONSERVATION EASEMENTS HAS BEEN ESTABLISHED UNDER F-06-19, F-04-8B-F-08-17, F-10-60 AND F-11-02B TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THERE ARE NO GRAVE SITES, CEMETERIES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS (Nos. D-5 THRU D-62 AND D-81 THRU D-101) SHOWN ON THIS SITE DEVELOPMENT PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN. ALSO SEE WP-06-45.
- ON MARCH 23, 2009, WP-06-45, APPROVED THE MAINTENANCE FOR THE FOLLOWING: SECTION 16.116(a)(2)(ii) REQUEST TO BE PERMITTED TO GRADE WITHIN 25 FEET OF A WETLAND AND SECTION 16.116(a)(2)(iii) REQUEST TO BE PERMITTED TO GRADE WITHIN 10 FEET OF A PERSONAL STREAM SECTION 16.116(a)(ii), REQUEST TO BE PERMITTED TO OBTAIN VEHICULAR ACCESS FROM MINOR ARTERIAL ROAD INSTEAD OF A LESSER CLASSIFICATION ROAD TO OBTAIN VEHICULAR ACCESS FROM A MINOR ARTERIAL ROAD INSTEAD OF A LESSER CLASSIFICATION ROAD FOR A PROPOSED SUBDIVISION THAT FRONTS ON MINOR AND PRINCIPAL ARTERIAL ROADS AND LOCAL ROAD SECTION 16.120(a)(i), REQUEST TO BE PERMITTED TO CREATE COMMERCIAL AND APARTMENT/RESIDENTIAL FAMILY PARCELS WITHIN A WETLAND OR STREAM BUFFER ON AN APPROVED PUBLIC ROAD AND SECTION 16.116(a)(i) REQUEST TO BE PERMITTED TO NOT SUBMIT AND OBTAIN APPROVAL OF THE REQUIRED PRELIMINARY PLAN FOR A MAJOR SUBDIVISION BEFORE SUBMITTING THE REQUIRED FINAL PLANNING PLAN, SUBJECT TO THE FOLLOWING 4 CONDITIONS IN THE APPROVAL LETTER:
 1. COMPLIANCE WITH THE DEED COMMENTS OF 2/14/06.
 2. THE STREAM AND WETLAND BUFFERS SHALL BE AFFORRESTED IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN FOR FINAL PLANNING PLAN, F-06-19.
 3. THE APPLICANT MUST OBTAIN ALL REQUIRED STATE/COE PERMITS.
 4. THE STREAM AND WETLAND BUFFER DISTURBANCES SHALL NOT EXCEED THE ONE SHOWN ON THE WP-06-45 EXHIBIT OF 2/12/06.
- ON JULY 14, 2004, WP 04-105, A MAJORITY OF SECTION 16.200(a)(4) WAS GRANTED WHICH REQUIRES SINGLE FAMILY ATTACHED LOTS TO HAVE AT LEAST 15' OF FRONTAGE ONTO A PUBLIC ROAD RIGHT-OF-WAY, SECTION 16.116(b), WHICH REQUIRES TRUNCATION OF PUBLIC ROAD RIGHT-OF-WAY BOUNDARIES WHERE PUBLIC ROAD INTERSECTS WITHIN LOT(S) AND SECTION 16.16(a)(2)(i) WHICH PROHIBITS DISTURBANCE TO STREAMS AND STREAM BUFFERS TO ALLOW CONSTRUCTION OF TWO PEDESTRIAN BRIDGES TO CROSS THE STREAMS, SUBJECT TO THE FOLLOWING 2 CONDITIONS IN THE APPROVAL LETTER:
 1. THE DISTURBANCE TO THE STREAM AND STREAM BUFFER RELATED TO THE PEDESTRIAN BRIDGES SHALL BE MINIMIZED. THE PRELIMINARY PLAN SHALL SHOW THE LIMIT OF DISTURBANCE AND PROPOSED GRADING ASSOCIATED WITH THE BRIDGES, AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE SUBDIVISION REVIEW COMMITTEE.
 2. IF IT IS DETERMINED BY THE DEP THAT SIGHT DISTANCE IS INADEQUATE AT THE INTERSECTIONS FOR WHICH TRUNCATION AS WAVED, THEN THE APPROPRIATE EASEMENTS MUST BE ADDED TO THE PLAN/LAT.
- ON MARCH 16, 2010, WP 10-107 GRANTED A MAJORITY OF SECTION 16.116(a)(2)(ii) AND (iii) TO BE PERMITTED TO CLEAR AND GRADE WITHIN THE 50' AND 75' STREAM BUFFERS AS SHOWN ON THE WP-10-107 EXHIBIT PLAN, SUBJECT TO THE FOLLOWING CONDITIONS IN THE APPROVAL LETTER:
 1. THE STREAM BUFFER AREAS CLEARED AND GRADED PER THIS PETITION APPROVAL.
 A. SHALL NOT EXCEED THE LIMITS SHOWN ON THE WP-10-107 EXHIBIT PLAN, AND
 B. SHALL BE AFFORRESTED IN ACCORDANCE WITH THE F-06-19 FOREST CONSERVATION PLAN.
 2. THE F-10-48 ROAD PLANS SHALL BE REVISED:
 A. PER THE DEED COMMENT # DATED 09/02/10
 B. TO PROVIDE A 50' OR MORE BUFFER ALONG THE LOT WHERE IT IS LOCATED WITHIN THE STREAM BUFFERS.
- ON JULY 21, 2010, WP 11-04 GRANTED A MAJORITY OF SECTION 16.144(a)(i) AND (2), AND A 60 DAY EXTENSION FOR THE DEADLINE DATE OF JULY 14, 2010 UNTIL SEPTEMBER 12, 2010 TO EXECUTE THE REQUIRED DEVELOPER'S AGREEMENT(S), PAY ALL REQUIRED FEES, AND POST ALL REQUIRED SURETIES FOR F-10-48, SHIPLEY'S GRANT, PHASE V AND P10 PHASE I, A RESUB, SUBJECT TO THE FOLLOWING CONDITIONS IN THE APPROVAL LETTER:
 1. THE REQUIRED F-10-48 DEVELOPER'S AGREEMENT(S) SHALL BE EXECUTED, ALL REQUIRED F-10-48 SURETIES SHALL BE POSTED BY THE EXTENDED DEADLINE DATE SEPTEMBER 12, 2010 OR THE F-10-48 PLAN/LAT SHALL BECOME NULL AND VOID. LOTS WILL LOSE ITS TENTATIVE HOUSING UNIT ALLOCATIONS, AND ALL PREVIOUS APPROVALS WILL BE RESCINDED, IN ACCORDANCE WITH SUBDIVISION SECTION 16.144.
 2. THE F-10-48 PLAT ORIGINALS SHALL BE SUBMITTED FOR SIGNATURE SUBMISSION AND RECORDING BY THE DEADLINE DATE OF SEPTEMBER 12, 2010, OR THE F-10-48 PLAT ORIGINALS SHALL BE SUBMITTED FOR SIGNATURE SUBMISSION AND RECORDING BY THE DEADLINE DATE OF SEPTEMBER 12, 2010, OR THE F-10-48 PLAT ORIGINALS SHALL BE SUBMITTED FOR SIGNATURE SUBMISSION AND RECORDING BY THE DEADLINE DATE OF SEPTEMBER 12, 2010.
 3. THE F-10-48 PLAT ORIGINALS SHALL BE SUBMITTED FOR SIGNATURE SUBMISSION AND RECORDING BY THE DEADLINE DATE OF SEPTEMBER 12, 2010, OR THE F-10-48 PLAT ORIGINALS SHALL BE SUBMITTED FOR SIGNATURE SUBMISSION AND RECORDING BY THE DEADLINE DATE OF SEPTEMBER 12, 2010, OR THE F-10-48 PLAT ORIGINALS SHALL BE SUBMITTED FOR SIGNATURE SUBMISSION AND RECORDING BY THE DEADLINE DATE OF SEPTEMBER 12, 2010.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO SHEET 5 OF 12. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 20'4" SERVING MORE THAN ONE RESIDENCE
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND GHP COATINGS (1422) MIN.
 C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (100 LOADS).
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY HANDLING 100-YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PUBLIC REFUSE PICKUP WILL BE PROVIDED ALONG COUNTY ROADWAYS ONLY. REFUSE COLLECTION IN THE ALLEYS SHALL BE PRIVATE I.E. RESPONSIBILITY OF THE HOA.
 BAY WINDOWS, HENDON WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 12B(A) OF THE ZONING REGULATIONS.
- THE TWO CAR GARAGES WITH DRIVEWAYS LESS THAN 18 FEET IN LENGTH AND ALL ONE CAR GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE WITH SECTION 15B(2)(a) OF THE ZONING REGULATIONS, UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CURB MARKING, ON-STREET PARALLEL PARKING ALONG THE CURB WITHIN THE PUBLIC RIGHTS-OF-WAY IS ALLOWED FOR VISITOR AND OVERLON PARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPPED.
- THERE SHALL BE NO LIMITS ON THE MAXIMUM LOT COVERAGE FOR ATTACHED UNITS, PER ZONING REGS. 12B(5)(a).
- ALL BUILDING FOUNDATIONS MUST BE BRICKPOINTED UNLESS NOTED OTHERWISE.
- PERMITS, LANDSCAPING AND REQUIRED STREET TREES SHALL BE PROVIDED AND IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, F-04-8B AND F-10-04B, LANDSCAPE SURETY IN THE AMOUNT OF \$430,000 FOR THE LANDSCAPE PLAN ON SHEET 12 OF THIS PLAN SHALL BE POSTED AS A PART OF THE GRADING PERMIT.
- THE MIHI AGREEMENT AND MIHI COVENANTS AND RESTRICTIONS RECORDATION NUMBERS ARE L14568 F 345 AND L14568 F 352.
- THE APPROVED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVISION/PROJECT INDICATED THE 50' AND 75' STREAM BUFFERS REFERENCED FROM THE CENTERLINES OF THE STREAMS, WHICH DID NOT CAUSE THE STREAM BUFFERS TO BE LOCATED ON ANY RESIDENTIAL LOTS. A DPZ AND 14620 POLICY DECISION WAS MADE AT THE FINAL PLAT. THE SITE DEVELOPMENT PLAN STAGES OF THIS SUBDIVISION/PROJECT TO INDICATE THE 50' AND 75' STREAM BUFFERS REFERENCED FROM THE STREAMBANKS TO ALLOW THE STREAMBANKS ON RESIDENTIAL LOTS LESS THAN 100 ACRES TO BE USED TO REEVALUATE THE 50' STREAM SETBACK REFERENCED FROM A STREAM BUFFER LOCATED ON A RESIDENTIAL LOT AS NORMALLY REQUIRED BY SUBDIVISION SECTION 16.200(a)(ii). THIS "GRANDFATHERING" POLICY DECISION WAS BASED ON EARLIER APPROVALS OF THE RELATED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVISION/PROJECT.
- THE ARTICLES OF INCORPORATION FOR THE SHIPLEY'S GRANT COMMUNITY ASSOCIATION WAS FILED WITH MD. STATE DEPT. OF ASSESSMENTS & TAXATION ON MAY 22, 2001, RECEIPT # D193725, L. 10714 F. 671.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THE PROJECT MET THE CRITERIA WITHIN SECTION 112 OF THE ZONING REGULATIONS. THE PROJECT WAS REVIEWED BY THE DEPARTMENT OF PLANNING AND ZONING AND GRANTED A MAJORITY. THIS PLAN RECEIVED PRELIMINARY PLAN (P-04-002) ON 05-21-04, (P-10-004) ON 04-08-10 AND FINAL APPROVAL, F-10-04B ON 05-25-10. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS MAJORITY UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
- DRIVEWAYS ARE LOCATED IN THE FRONT OF THE LOTS FOR D-56 THRU D-62 AND D-102 THRU D-101 (PREVIOUSLY APPROVED WITH DRIVEWAY AND GARAGES AT THE FRONT OF UNITS AT SKETCH LOTS BACK TO OPEN SPACE AND PROJECT BOUNDARY).
- BUILDING LENGTH BUILDINGS EXCEEDING THE 120' LENGTH LIMIT HAVE BEEN APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING TO SIGNIFICANT BUILDING ARTICULATION IN ACCORDANCE WITH SECTION 112 OF THE ZONING REGULATIONS. SEE BUILDING LENGTH CHART ON FILE REGARDING PREVIOUSLY APPROVED BUILDINGS AT SIMILAR WIDTHS WITHIN THE SHIPLEY'S GRANT PROJECT AREA.

- COMPLIANCE WITH THE DEED COMMENTS OF 2/14/06.
 - THE STREAM AND WETLAND BUFFERS SHALL BE AFFORRESTED IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN FOR FINAL PLANNING PLAN, F-06-19.
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 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND GHP COATINGS (1422) MIN.
 C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
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- THE APPROVED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVISION/PROJECT INDICATED THE 50' AND 75' STREAM BUFFERS REFERENCED FROM THE CENTERLINES OF THE STREAMS, WHICH DID NOT CAUSE THE STREAM BUFFERS TO BE LOCATED ON ANY RESIDENTIAL LOTS. A DPZ AND 14620 POLICY DECISION WAS MADE AT THE FINAL PLAT. THE SITE DEVELOPMENT PLAN STAGES OF THIS SUBDIVISION/PROJECT TO INDICATE THE 50' AND 75' STREAM BUFFERS REFERENCED FROM THE STREAMBANKS TO ALLOW THE STREAMBANKS ON RESIDENTIAL LOTS LESS THAN 100 ACRES TO BE USED TO REEVALUATE THE 50' STREAM SETBACK REFERENCED FROM A STREAM BUFFER LOCATED ON A RESIDENTIAL LOT AS NORMALLY REQUIRED BY SUBDIVISION SECTION 16.200(a)(ii). THIS "GRANDFATHERING" POLICY DECISION WAS BASED ON EARLIER APPROVALS OF THE RELATED SKETCH AND PRELIMINARY PLANS FOR THIS SUBDIVISION/PROJECT.
- THE ARTICLES OF INCORPORATION FOR THE SHIPLEY'S GRANT COMMUNITY ASSOCIATION WAS FILED WITH MD. STATE DEPT. OF ASSESSMENTS & TAXATION ON MAY 22, 2001, RECEIPT # D193725, L. 10714 F. 671.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THE PROJECT MET THE CRITERIA WITHIN SECTION 112 OF THE ZONING REGULATIONS. THE PROJECT WAS REVIEWED BY THE DEPARTMENT OF PLANNING AND ZONING AND GRANTED A MAJORITY. THIS PLAN RECEIVED PRELIMINARY PLAN (P-04-002) ON 05-21-04, (P-10-004) ON 04-08-10 AND FINAL APPROVAL, F-10-04B ON 05-25-10. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS MAJORITY UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
- DRIVEWAYS ARE LOCATED IN THE FRONT OF THE LOTS FOR D-56 THRU D-62 AND D-102 THRU D-101 (PREVIOUSLY APPROVED WITH DRIVEWAY AND GARAGES AT THE FRONT OF UNITS AT SKETCH LOTS BACK TO OPEN SPACE AND PROJECT BOUNDARY).
- BUILDING LENGTH BUILDINGS EXCEEDING THE 120' LENGTH LIMIT HAVE BEEN APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING TO SIGNIFICANT BUILDING ARTICULATION IN ACCORDANCE WITH SECTION 112 OF THE ZONING REGULATIONS. SEE BUILDING LENGTH CHART ON FILE REGARDING PREVIOUSLY APPROVED BUILDINGS AT SIMILAR WIDTHS WITHIN THE SHIPLEY'S GRANT PROJECT AREA.

AS THE 5.60 ACRES OF ON-SITE AFFORESTATION IS HEREBY REDUCED TO 5.60 ACRES AS A RESULT OF A REVISION TO REDUCE THE AREA OF FOREST CONSERVATION EASEMENT NO. 5. AN ABANDONMENT FEE WAS REQUIRED FOR THE 0.08 ACRES OF ABANDONMENT AFFORESTATION IN THE EXISTING FOREST CONSERVATION EASEMENT. THE ABANDONMENT FEE OF \$4,235 WAS PAID WITH A RESUBDIVISION F-14-054 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.

R-A-15 ZONE AREAS

PHASE No.	CO. FILE No.	GROSS	100 YR FLOOD PLN.	NET	SFA LOTS	MIN. REQ'D. O/S ¹	CREDITED O/S PROV. ²	NON-CREDITED O/S PROVIDED	TOTAL O/S PROVIDED	MIN. REQ'D. REC. O/S ³	REC. O/S PROVIDED	MIN. REQ'D. TND O/S ⁴	TND O/S PROVIDED	APT. PARCELS	PUBLIC ROADS	PRIVATE ROADS	GROSS ACREAGE	FOR ZONE ACREAGE
PHASE I	F 07-043 / SDP-07-041	13.63 AC.	1.36 AC.	12.27 AC.	2.15 AC.	3.4 AC.	8.2 AC. (60%)	0.4 AC.	8.6 AC.	24,800 SF.	51,245 SF.	0.7 AC. (2,916) SF.	1.0 AC. (4,356) SF.	0 AC.	2.0 AC.	0.9 AC.	4.2 AC.*	0 AC.
PHASE II	F 07-054 / SDP-07-04B	3.51 AC.	0 AC.	3.51 AC.	2.35 AC.	1.5 AC.	0.8 AC. (100%)	0.1 AC.	0.7 AC.	24,800 SF.	28,240 SF.	0.3 AC. (13,068) SF.	0.9 AC. (40,144) SF.	0 AC.	2.1 AC.	0.7 AC.	0 AC.	0 AC.
PHASE III	F 08-006 / SDP-10-082	12.94 AC.	0.50 AC.	12.44 AC.	2.64 AC.	3.5 AC.	5.1 AC. (46%)	0.4 AC.	5.5 AC.	26,000 SF.	27,618 SF.	0.7 AC. (30,992) SF.	0.38 AC. (16,428) SF.	0 AC.	2.9 AC.	0.8 AC.	0 AC.	0 AC.
PHASE IV	F 04-08B / SDP-10-082	4.87 AC.	0 AC.	4.87 AC.	0.84 AC.	1.4 AC.	1.9 AC. (39%)	0.1 AC.	2.0 AC.	28,000 SF.	15,852 SF.	0.3 AC. (12,561) SF.	0.2 AC. (8,582) SF.	1B AC.	1.4 AC.	0 AC.	0 AC.	6.6 AC.
PHASE V	F 10-04B / SDP-12-061	3.50 AC.	0 AC.	3.50 AC.	2.17 AC.	1.1 AC.	0.5 AC. (4%)	0.1 AC.	0.6 AC.	23,600 SF.	0 SF.	0.3 AC. (12,911) SF.	0 AC. (0) SF.	0 AC.	1.9 AC.	0.9 AC.	0 AC.	0 AC.
PHASE VI	F 11-02B/SDP-12-061/SDP-12-045	4.21 AC.	0 AC.	4.21 AC.	2.21 AC.	1.1 AC.	0 AC.	0 AC.	2.21 AC.	33,200 SF.	15,911 SF.	0.2 AC. (9,169) SF.	0 AC. (0) SF.	1.9 AC.	0 AC.	0.1 AC.	0 AC.	0 AC.
CUMULATIVE TOTAL		41.88 AC.	1.86 AC.	40.02 AC.	12.16 AC.	12.0 AC.	17.1 AC. (39%)	1.1 AC.	18.2 AC.	158,400 SF.	139,400 SF.	2.4 AC. (10,454) SF.	2.45 AC. (106,708) SF.	3.7 AC.	10.3 AC.	3.4 AC.	4.2 AC.	6.6 AC.

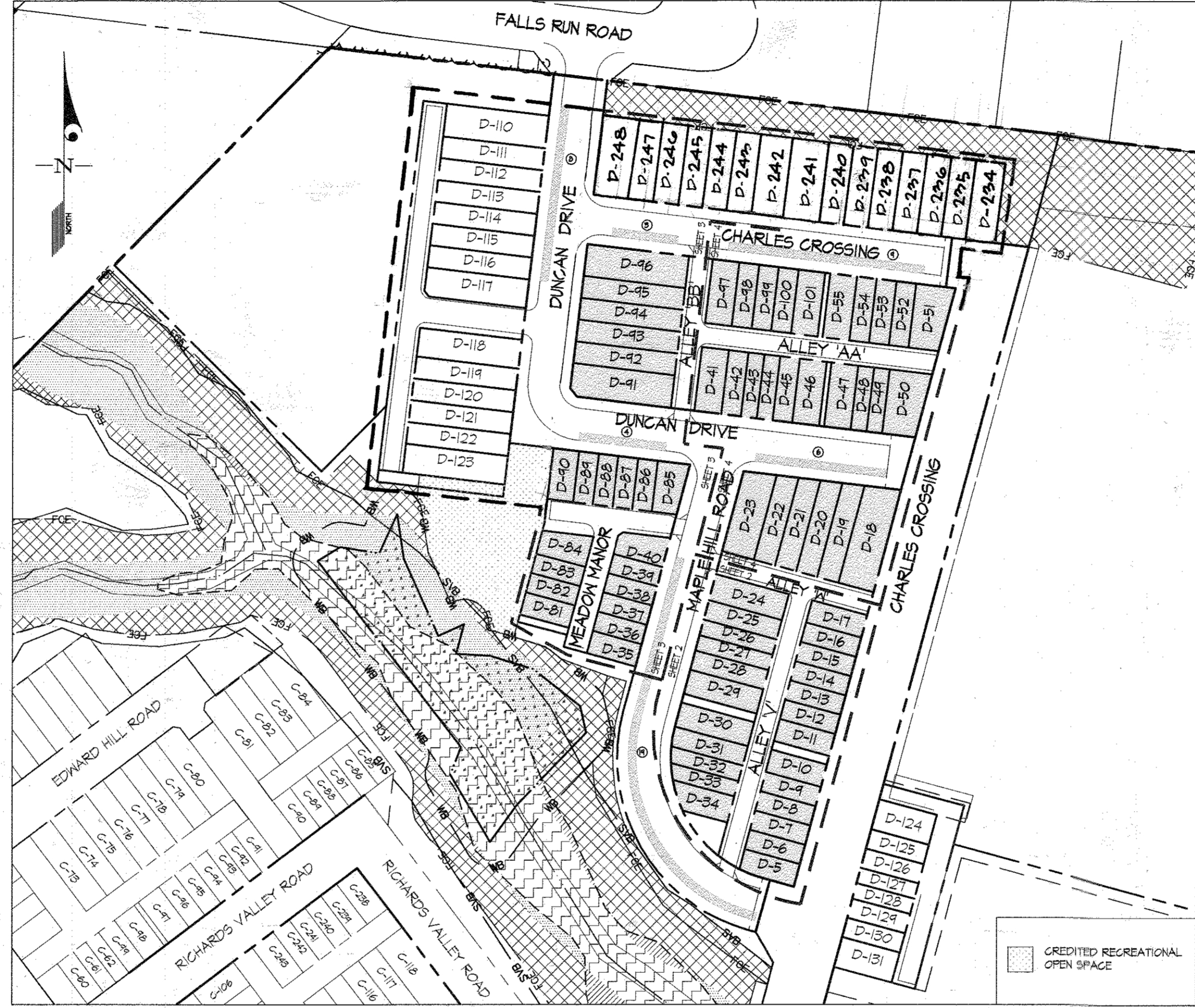
R-A-15 UNIT TABULATION

PHASE No.	MAXIMUM NUMBER OF UNITS PERMITTED		PROPOSED R-A-15 UNITS				TOTAL UNITS	PROPOSED UNIT DENSITY
	NET	MAX. UNIT DENSITY (15 UNITS / NET AC.)	REQUIRED MIHUS @ 10%	MARKET RATE SFA UNITS	MIHI ON-SITE	MIHI OFF-SITE		
PHASE I	12.27 AC.	84	6	54	8	0	62	5.1 Units/Net Ac.
PHASE II	3.51 AC.	181	6	62 (66)	0	0	62 (66)	10.7 (11.4) Units/Net Ac.
PHASE III	12.44 AC.	144	7	65 (64)	0	6	65 (64)	5.2 (5.5) Units/Net Ac.
PHASE IV	5.11 AC.	86	7	11	0	6	65 (57)	13 (9.9) Units/Net Ac.
PHASE V	3.50 AC.	82	6	54	4	4	58	10.5 Units/Net Ac.
PHASE VI	4.21 AC.	63	4	44	2	2	51	12.1 Units/Net Ac.
SITE TOTAL	46.00 AC.	640	40	281 (294)	14	26	400	7.9 Units/Net Ac.

- 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 SF. PER UNIT.
- MINIMUM REQUIRED TRADITIONAL NEIGHBORHOOD O/S IS CALCULATED AS 20% OF THE REQUIRED OPEN SPACE.
- MINIMUM REQUIRED MIHUS ARE CALCULATED AS 10% OF THE TOTAL NUMBER OF UNITS.
- THE REMAINING 13,520 SF. OF RECREATION OPEN SPACE HAS BEEN PROVIDED USING AMENITY FEATURE AREA CREDITS APPROVED BY DPZ (PER THE 6/15/09 POLICY MEMO) INCLUDING 3,900 SF. FOR A COMMUNITY CENTER, 3,900 SF. FOR A COMMUNITY POOL, 2,000 SF. FOR A GAZEBO, 2,000 SF. FOR A TOT LOT, AND 1,620 SF. FOR BEACHES AS OUTLINED IN A LETTER TO DPZ DATED 11/7/2013. CREDITS FOR THE COMMUNITY CENTER AND POOL MAY BE INCREASED IF A REGULATORY OR DPZ POLICY INCREASES THE VALUE FOR THESE MAJOR RECREATIONAL FACILITIES. IF A CREDIT VALUE FOR A FACILITY IS INCREASED, A REDLINE TO THIS PLAN WILL BE REQUIRED TO UPDATE THE CHART AND THE CREDIT VALUES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 1/22/12
 Chief, Division of Land Development: [Signature] Date: 1/22/12
 Chief, Development Engineering Division: [Signature] Date: 1/11/12

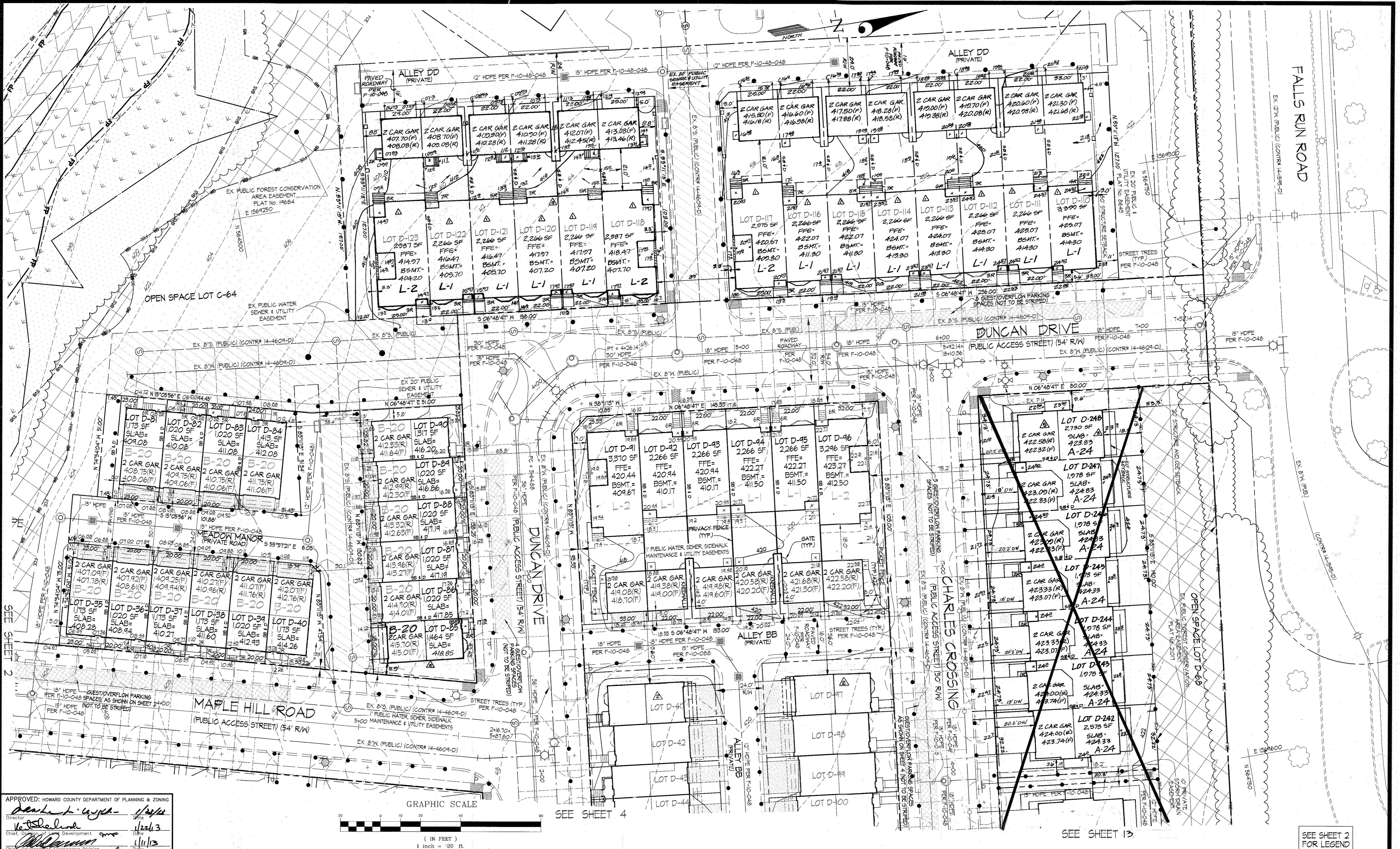
BUILDER (Buyer):
 (Lots D-224 - D-248)
 NVR, INC.
 9710 Patuxent Woods Dr.
 Columbia, MD 21046
 Phone: 410-279-0990
 Attn.: Robert Grathmann



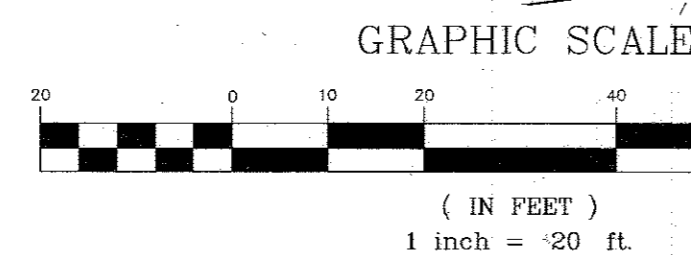
DEVELOPMENT TRACKING CHART AND SITE ANALYSIS

DEVELOPMENT TRACKING CHART AND SITE ANALYSIS

PHASE No.	GO. FILE No.	GROSS	100 YR FLOOD PLN.	NET	SFA LOTS	MIN. REQ'D. O/S ¹	CREDITED O/S PROV. ²	NON-CREDITED O/S PROVIDED	TOTAL O/S PROVIDED	MIN. REQ'D. REC. O/S ³	REC. O/S PROVIDED	MIN. REQ'D. TND O/S ⁴	TND O/S PROVIDED	APT. PARCELS	PUBLIC ROADS	PRIVATE ROADS	GROSS ACREAGE	FOR ZONE ACREAGE
PHASE I	F 07-043 / SDP-07-041	13.63 AC.	1.36 AC.	12.27 AC.	2.15 AC.	3.4 AC.	8.2 AC. (60%)	0.4 AC.	8.6 AC.	24,800 SF.	51,245 SF.	0.7 AC. (2,916) SF.	1.0 AC. (4,356) SF.	0 AC.	2.0 AC.	0.9 AC.	4.2 AC.*	0 AC.
PHASE II	F 07-054 / SDP-07-04B	3.51 AC.	0 AC.	3.51 AC.	2.35 AC.	1.5 AC.	0.8 AC. (100%)	0.1 AC.	0.7 AC.	24,800 SF.	28,240 SF.	0.3 AC. (13,068) SF.	0.9 AC. (40,144) SF.	0 AC.	2.1 AC.	0.7 AC.	0 AC.	0 AC.
PHASE III	F 08-006 / SDP-10-082	12.94 AC.	0.50 AC.	12.44 AC.	2.64 AC.	3.5 AC.	5.1 AC. (46%)	0.4 AC.	5.5 AC.	26,000 SF.	27,618 SF.	0.7 AC. (30,992) SF.	0.38 AC. (16,428) SF.	0 AC.	2.9 AC			



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 1/24/12
 Chief, Development: *[Signature]* Date: 1/22/13
 Chief, Engineering Division: *[Signature]* Date: 1/11/13



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-885-1820
 10/VA: 301-995-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
02/27/2012	Update lot numbers for Revised Lot D-124 - D-125	HJ	KJP
07/27/2012	REV GRADES D-18 THRU D-123 AND SHOW EXTENSIONS ON D-110 THRU D-122 PER AS-BUILT CONDITION	HJ	TOC
11/29/2014	REV LOT NO. 12, REMOVE A-22, REPLACED WITH A-24 ADD PAT NO.	HJ	MJT
12-24-2013	REVISE LOTS D-24, D-41, D-50, D-51, D-85 AND D-97 TO B-20 UNIT	HJ	MJT
12-28-2013	REV TITLE BLOCK LOTS 110-123, ADDED TO THE SITE PLAN. ADDED NEW B-22 UNIT WHICH IS SITED ON LOTS D-24, D-41, D-50, D-51, D-85 AND D-97. LANDSCAPING ADJUSTED FOR NEW B-22 UNIT	HJ	MJT

PREPARED FOR:
 BA WATERLOO TOWNHOUSES, LLC
 C/O BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: 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. 14423
 EXPIRATION DATE: MAY 21, 2014

ELECTION DISTRICT No. 1

SITE DEVELOPMENT PLAN
SHIPLEY'S GRANT
 PHASE V: SFA LOTS D-5 THRU D-55 & D-234 thru D-241
 PHASE VI: SFA LOTS D-81 THRU D-123 & D-242 thru D-248
 PLAT Nos. 21320, 21321, 21721 & 21722, 22598-22600 & P.N.
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	RA-15	08002
DATE	TAX MAP - GRID	SHEET
MAR, 2012	37-1 & 2	3 OF 14



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark A. Ugg* Date: 1/23/10
 Chief, Division of Land Development: *Walter D. ...* Date: 1/22/13
 Chief, Development Engineering Division: *William ...* Date: 1/11/13

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-989-2524 FAX 301-421-4186

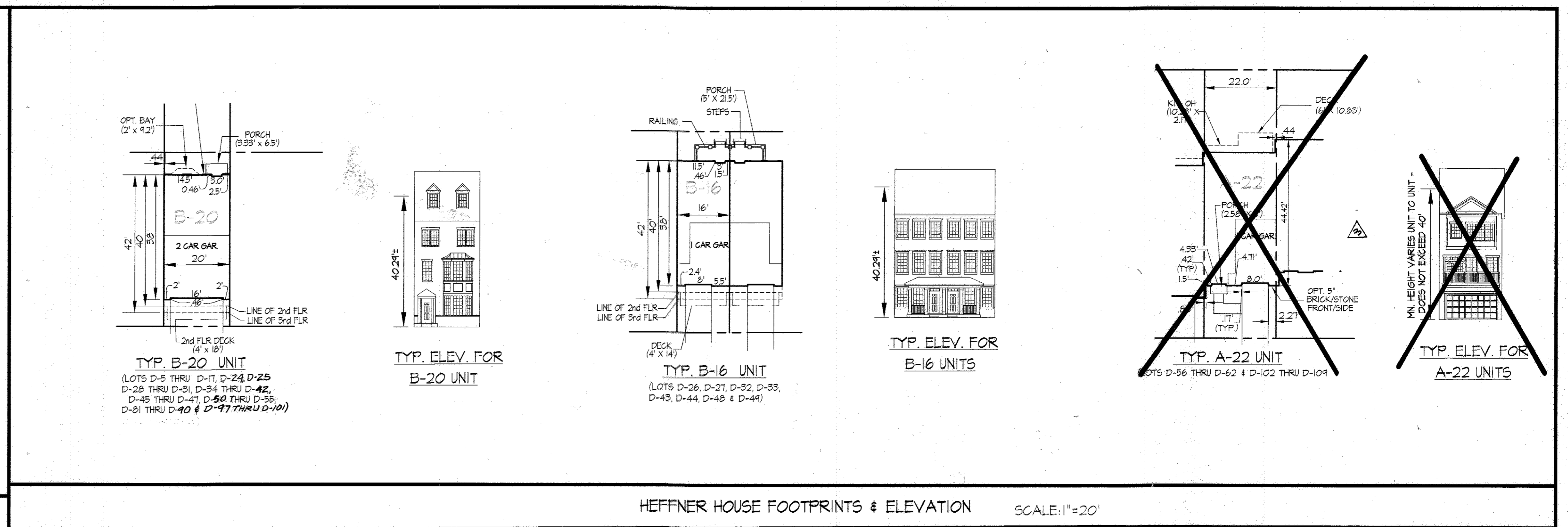
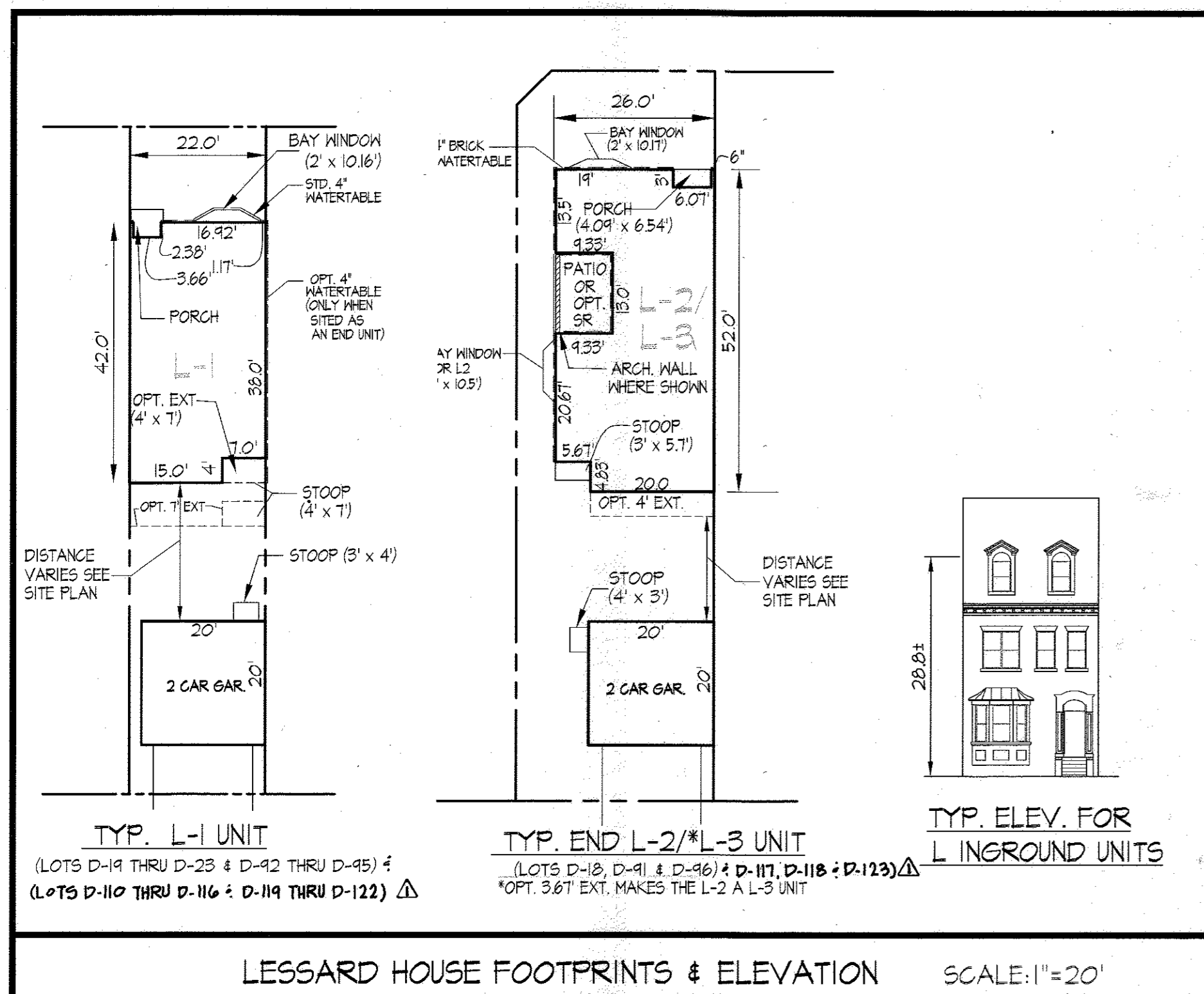
NO.	DATE	REVISION	BY	APP'R.
02/24/11		Update Lot numbers for Rebuild Lots D-24 - D-28	HL	WJP
1/13/11		REV LOT NOS. 2, 3, REMOVE A-22, REPLACE WITH A-24 + ADDED GARDEN WALL, GRADING AND PLAT NOS.	HL	WJP
01/24/10		REVISE LOTS D-24, D-41, D-50, D-51, D-85 & D-97 TO B-20 UNIT	HL	WJP
01/20/10		REV. TITLEBLOCK LOTS 110-115 ADDED TO SITE PLAN ADDED NEW B-22 UNIT WHICH IS NOTED ON LOTS D-24, D-41, D-50, D-51, D-85 AND D-97. LANDSCAPING ADJUSTED FOR NEW B-22 UNIT	HL	WJP

PREPARED FOR:
 BA WATERLOO TOWNHOUSES, LLC
 C/O BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: DUNCAN SLIDELL
 301-623-1525

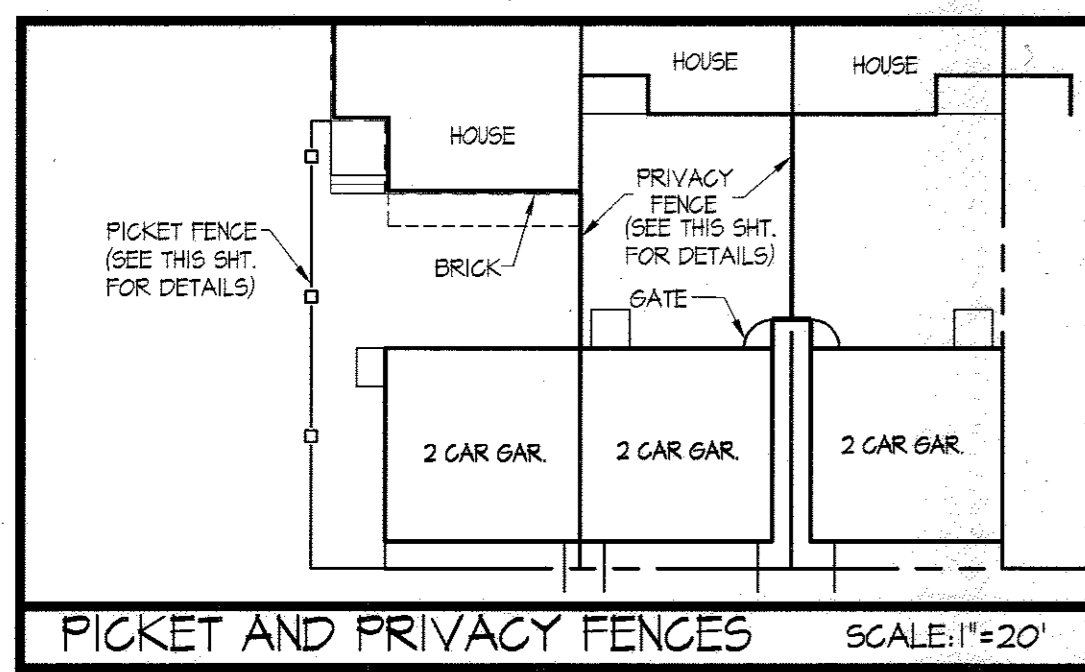
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 4493
 EXPIRATION DATE: MAY 21, 2014
 Michael J. Tipton

SITE DEVELOPMENT PLAN
SHIPLEY'S GRANT
 PHASE V: SFA LOTS D-5 THRU D-25 & D-23 THRU D-24
 PHASE VI: SFA LOTS D-81 THRU D-23 & D-24 THRU D-28
 PLAT Nos. 21320, 21321, 21721 & 21722, 22598-22600/2 and P.N.
 HOWARD COUNTY, MARYLAND

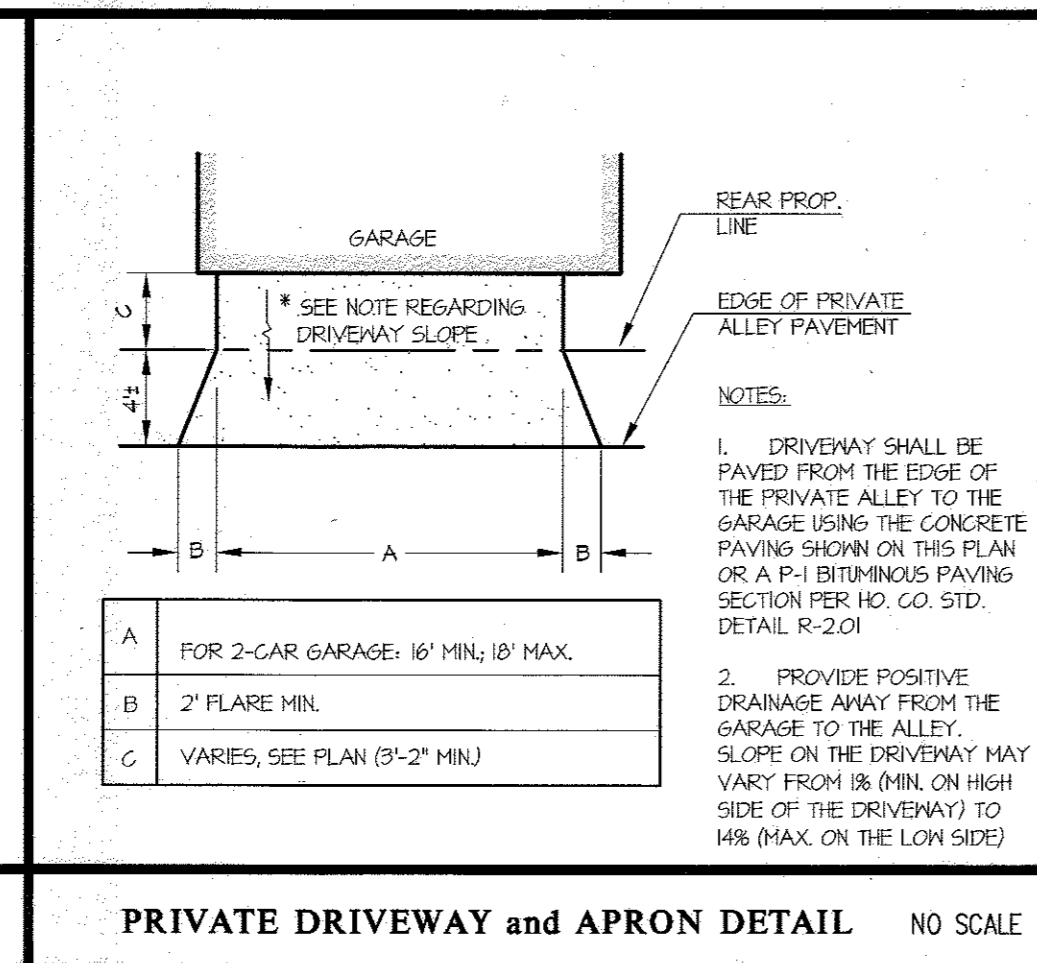
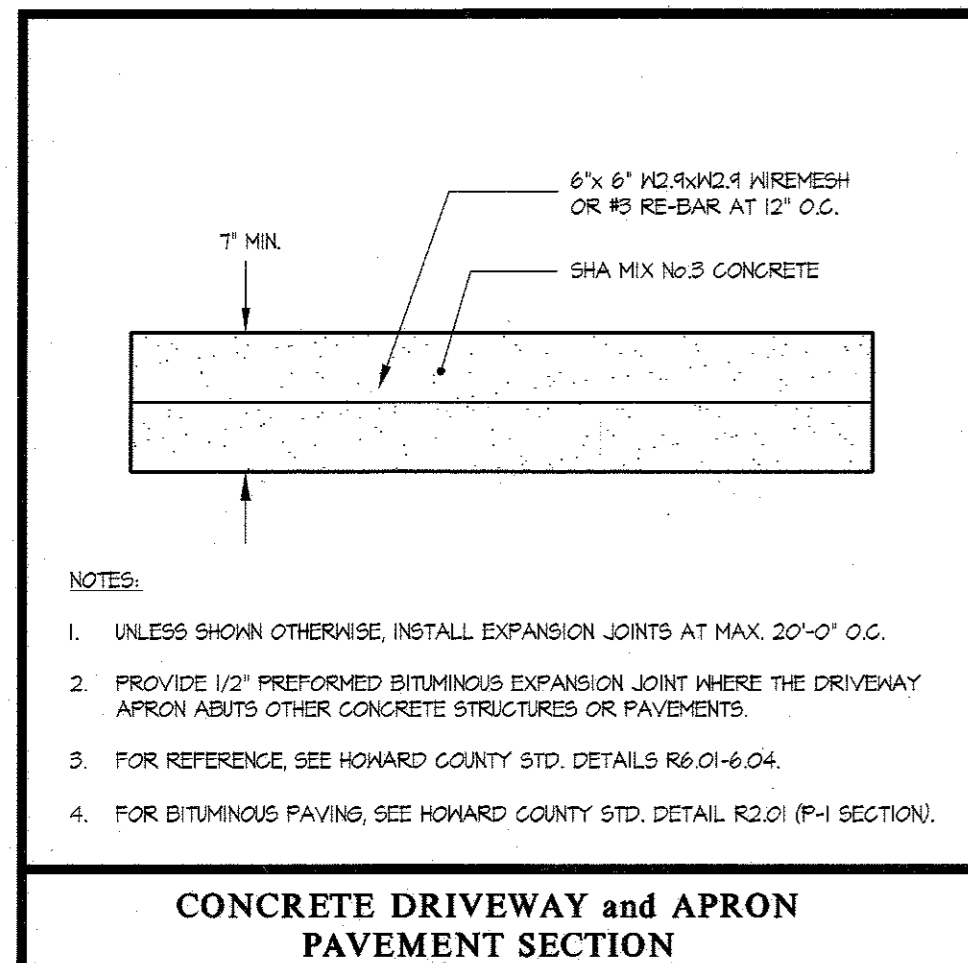
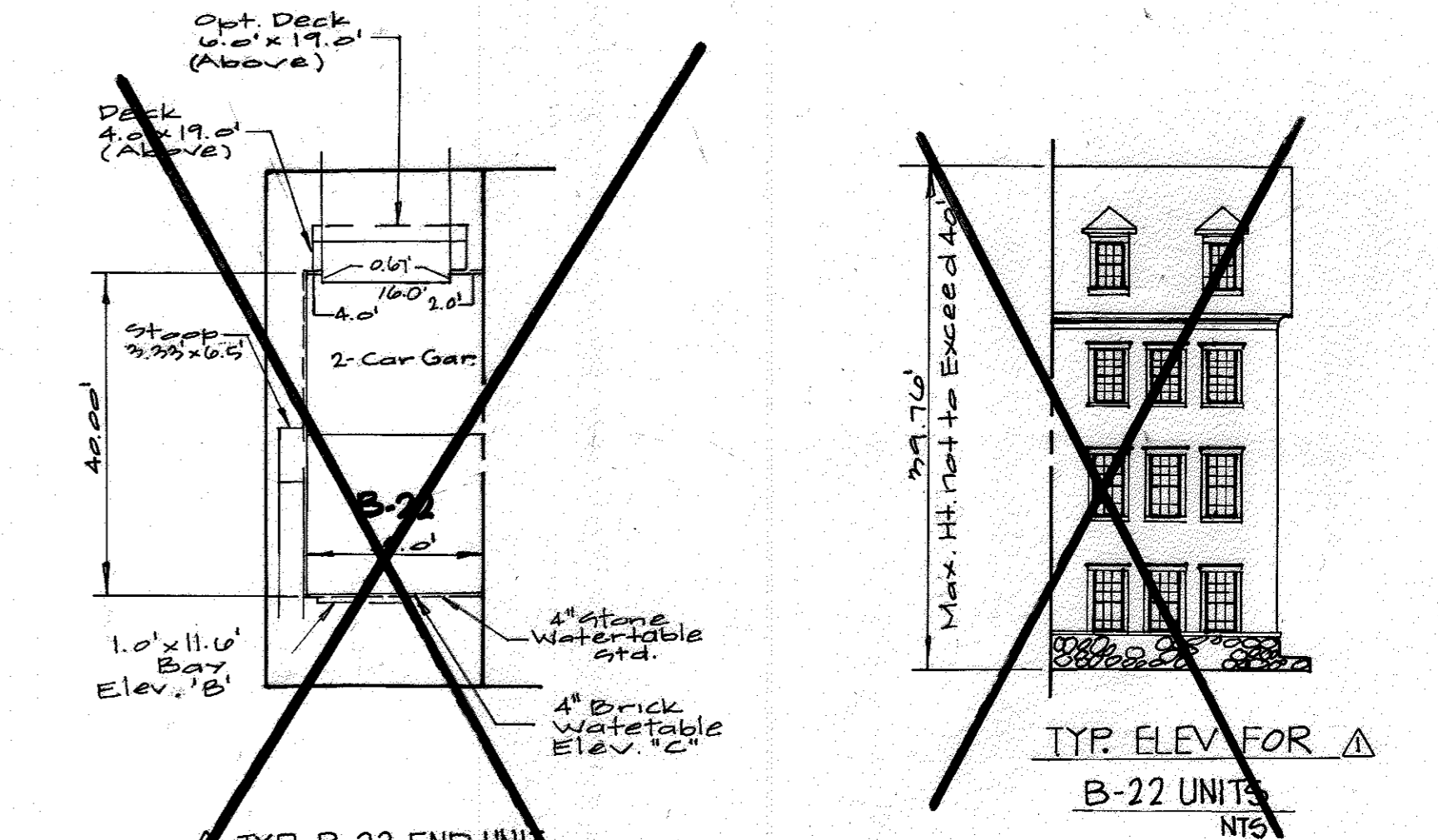
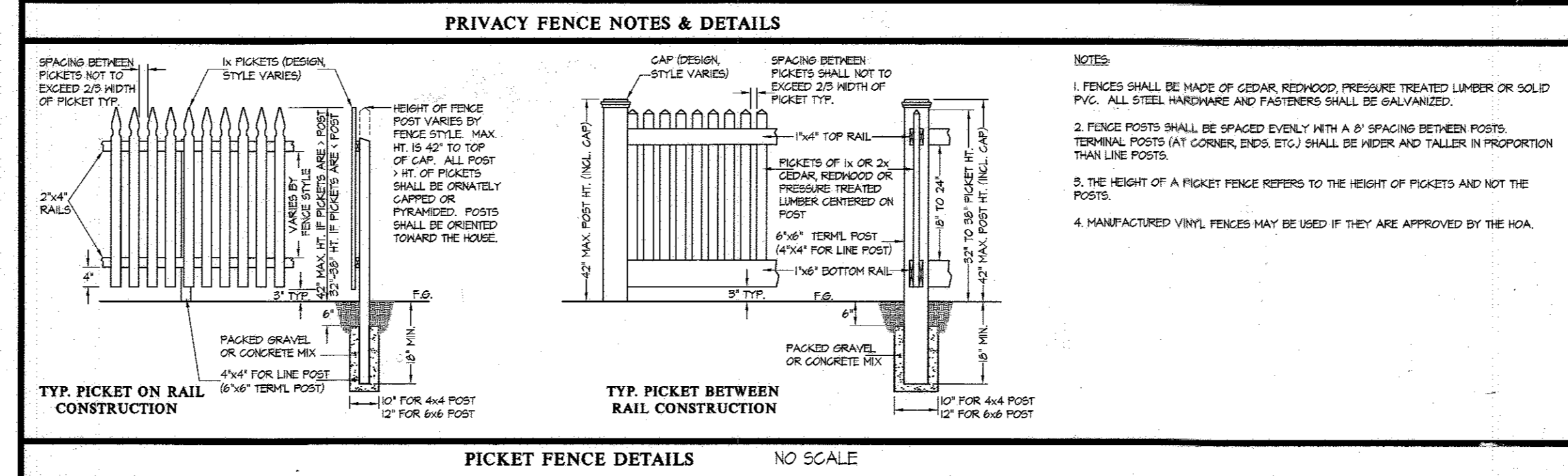
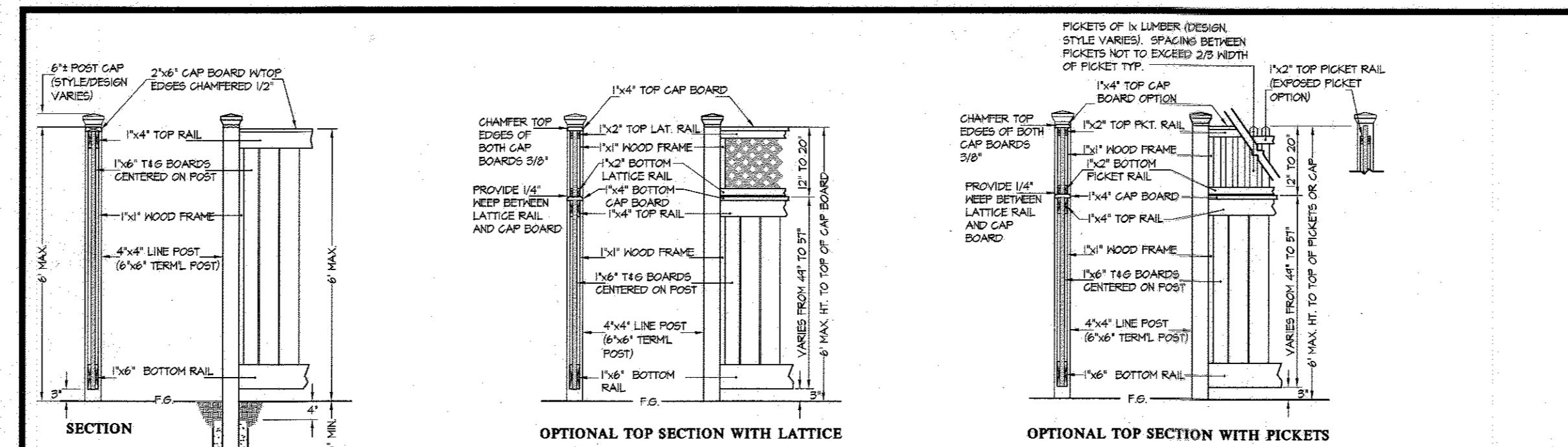
SCALE	ZONING	G. L. W. FILE NO.
1"=20'	RA-15	08002
DATE	TAX MAP - GRID	SHEET
MAR, 2012	37-1 & 2	4 OF 14



- 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 UTILITY CONSTRUCTION AND ALLEY PAVEMENT UNDER F-09-088 AND F-10-048.



- NOTES:
- PICKET FENCE PROVIDED ON END UNITS (LOTS D-18, D-25, D-41 & D-96 AND LOTS D-117, D-118 & D-123) Δ
 - PRIVACY FENCES PROVIDED ON LOTS D-18 THRU D-25 AND D-41 THRU D-96 AND LOTS D-110 THRU D-117 & D-118 THRU D-123) Δ



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* 1/22/13

Chief, Division of Land Development: *[Signature]* 1/22/13

Chief, Development Engineering Division: *[Signature]* 1/11/13

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886

TEL: 301-421-4024 FAX: 410-880-1820 DC/VK: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.
1/22/13	REV. LOT NAMES REMOVE A-22 REPLACED WITH A-24 & ADD PLAT NO	JKU	MIT
1/22/13	REMOVE B-22 UNIT & ELEVATION	JKU	MIT
1/22/13	REV. TITLE BLOCK ADD B-22 FOOTPRINT - ELEV. LOTS 110-123 ADDED TO THE SITE PLAN. ADDED NEW B-22 UNIT WHICH IS SITED ON LOTS D-24, D-41, D-50, D-51, D-85 AND D-97. LANDSCAPING ADJUSTED FOR NEW B-22 UNIT.	JKU	MIT

PREPARED FOR:

BA WATERLOO TOWNHOUSES, LLC
C/O BOZZUTO HOMES, INC.
7850 WALKER DRIVE SUITE 400
GREENBELT, MARYLAND 20770
ATTN: 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. 14537

EXPIRATION DATE: MAY 21, 2014

[Signature]

SITE DETAILS/HOUSE FOOTPRINTS

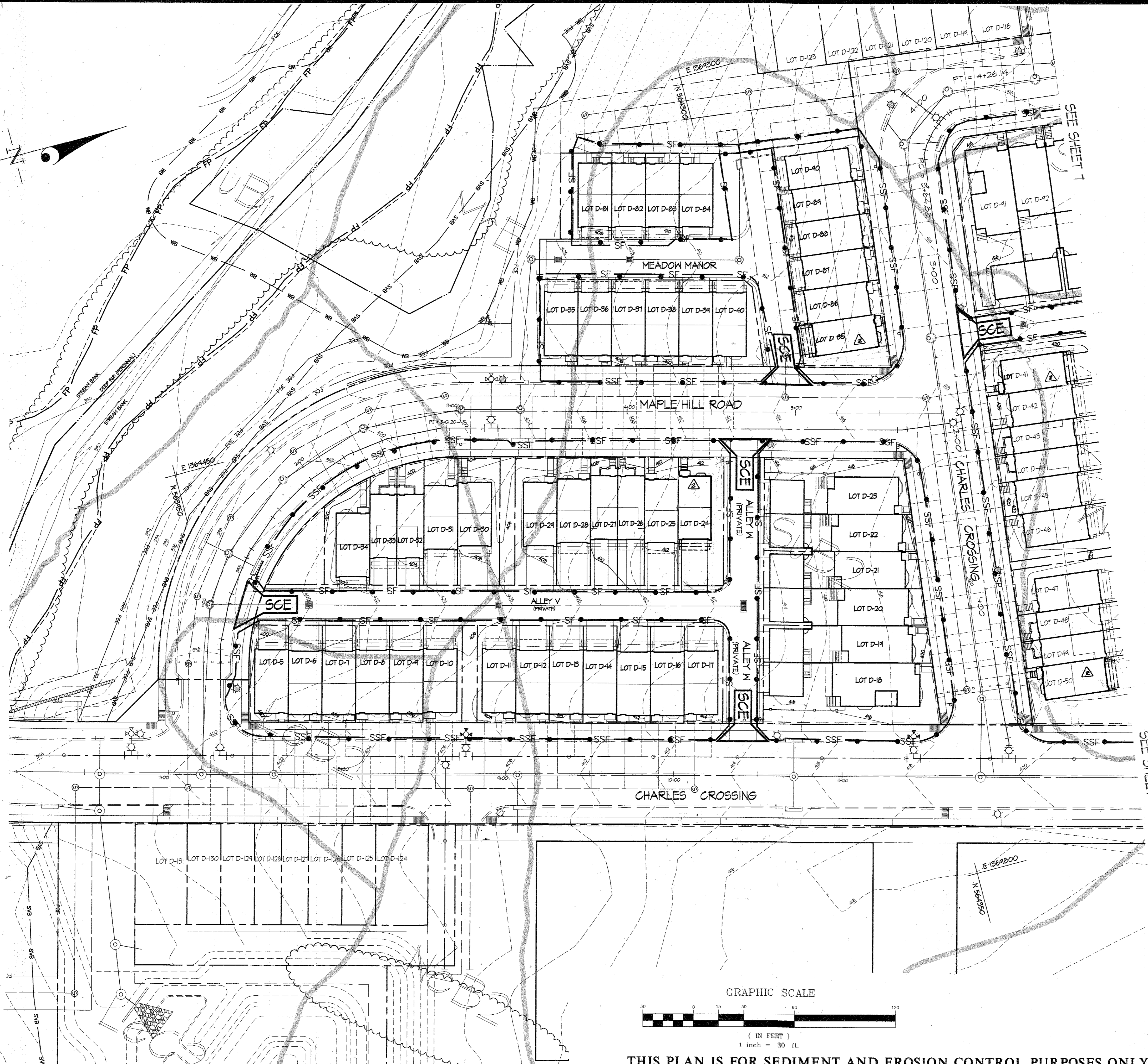
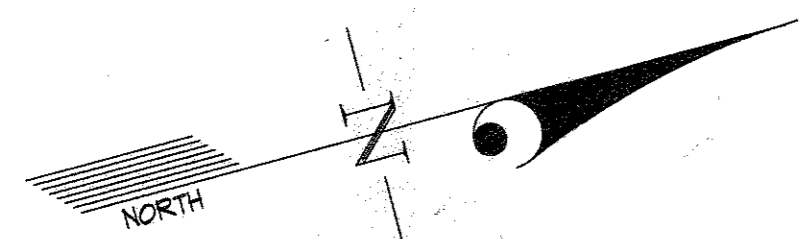
SHIPLEY'S GRANT

PHASE V: SFA LOTS D-5 THRU D-55 & D-274 THRU D-241
PHASE VI: SFA LOTS D-81 THRU D-123 & D-241 THRU D-248
PLAT Nos. 21320, 21321, 21721 & 21722, 22908-22000 and F.N.

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	RA-15	08002
DATE	TAX MAP - GRID	SHEET
MAR., 2012	37- 1 & 2	5 OF 14

I:\CADD\DRAWINGS\030006\Phase V\SDP\0802SDP05.dwg, DES. HKJ, DRN. HKJ, CHK. CKG
 PLOTTED: 1/22/2013 11:54:58 AM, PLOTTER: HP DesignJet 2400, PLOTTED BY: Raymond Johnson



NOTES:
 1. ALL SEDIMENT CONTROLS ARE TO BE REPAIRED AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.
 2. NO STOCKPILING WILL BE PERMITTED ON SITE

SEDIMENT CONTROL LEGEND

--- 400 ---	EXISTING CONTOUR	SCE	STABILIZED CONSTRUCTION ENTRANCE
- - - 400 - - -	PROPOSED CONTOUR	SF	SILT FENCE
••• LOD •••	LIMIT OF GRADING DISTURBANCE	SSF	SUPER SILT FENCE

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

John R. Pollock
 HOWARD S.C.D. DATE: 1/3/13

BUILDER'S CERTIFICATE

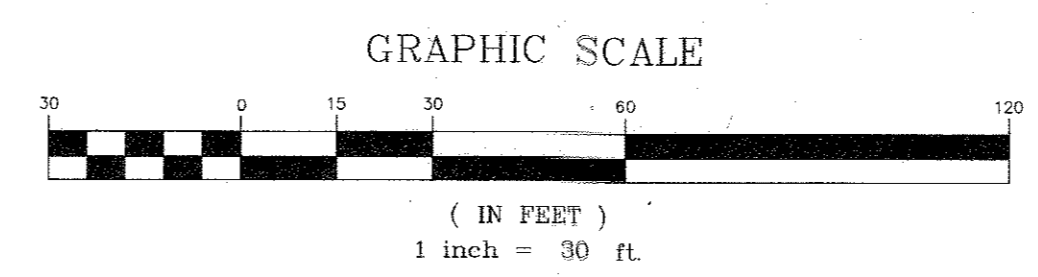
"I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT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

Bozzuto Homes
 BOZZUTO HOMES DATE: 12-14-2012

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."

Michael J. Trapp
 DATE: 1/1/13



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Rashid M. Gwynn 1/22/13
 Director
Walter S. Brown 1/22/13
 Chief, Division of Land Development
Michael J. Trapp 1/16/13
 Chief, Development Engineering Division

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-6186

DATE	REVISION	BY	APP'R.
1/22/2013	REVISE TITLE BLOCK & ADD LOT Nos	HJK	
3/26/2013	REVISE LOTS D-24, D-41, D-50, D-51, D-85 & D-97 TO B-20 UNIT	HJK	MJT
5/29/2013	REV. TITLE BLOCK LOTS 110-123 ADDED TO THE SITE PLAN. ADDED NEW B-72 UNIT WHICH IS SITED ON LOTS D-24, D-41, D-50, D-51, D-85 AND D-97. LANDSCAPING ADJUSTED FOR NEW B-72 UNIT.		

PREPARED FOR:
 BA WATERLOO TOWNHOUSES, LLC
 C/O BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: DUNCAN SLIDELL
 301-623-1525

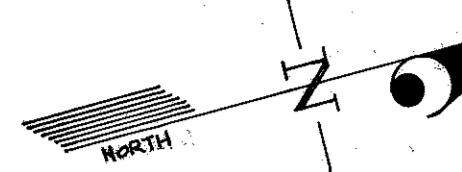
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931
 EXPIRATION DATE: MAY 21, 2014

SEDIMENT CONTROL PLAN

SHIPLEY'S GRANT
 PHASE V : SFA LOTS D-5 THRU D-85 & D-204 THRU D-241
 PHASE VI : SFA LOTS D-81 THRU D-123 & D-242 THRU D-248
 PLAT Nos. 21320, 21321, 21721 & 21722, 22598-22600 and P.N.

SCALE	ZONING	G. L. W. FILE No.
1"=30'	RA-15	08002
DATE	TAX MAP - GRID	SHEET
MAR., 2012	37- 1 & 2	6 OF 14

ELECTION DISTRICT No. 1

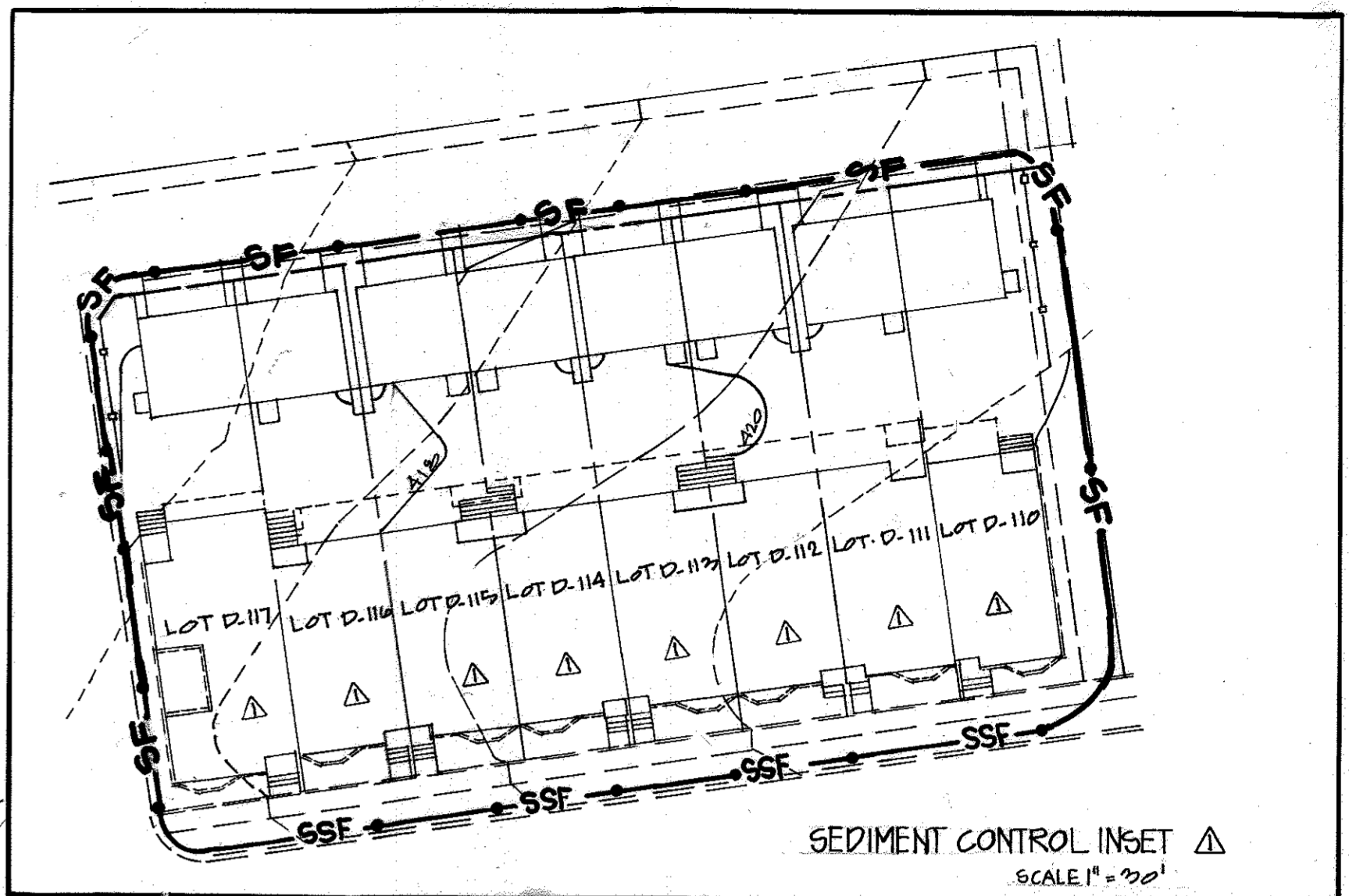


E 1369250
N 5483000

SEE SHEET 6

SEE SHEET 6

FOR SEDIMENT CONTROL FOR LOTS D-110 THRU D-LOTS D-117
SEE INSET TOP RIGHT



NOTES:
1. ALL SEDIMENT CONTROLS ARE TO BE REPAIRED AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.
2. NO STOCKPILING WILL BE PERMITTED ON SITE

SEDIMENT CONTROL LEGEND	
--- 600 ---	EXISTING CONTOUR
--- 600 ---	PROPOSED CONTOUR
••• LOD •••	LIMIT OF GRADING DISTURBANCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
— SF —	SILT FENCE
— SSF —	SUPER SILT FENCE

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

John R. Rolutan
HOWARD S.C.D.
1/3/13
DATE

BUILDER'S CERTIFICATE

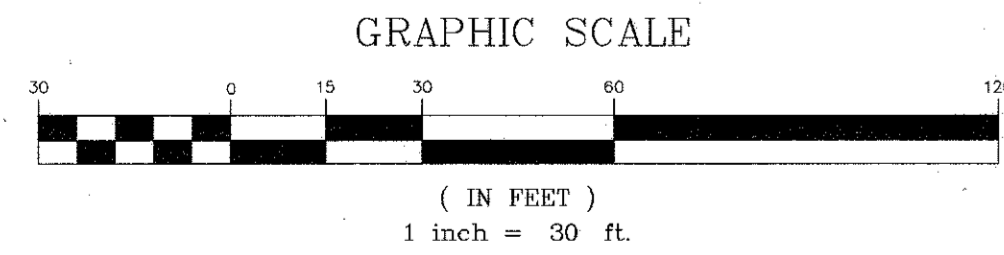
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND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

Bozzuto Homes
BOZZUTO HOMES
11/14/12
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."

Michael J. Tropp
MICHAEL J. TROPP
11/2/12
DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Frank A. Wright 1/23/13
Director
Kate Schuchman 1/22/13
Chief, Division of Planning & Development
William J. ... 1/11/13
Chief, Development Division

GLWGUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
1/23/13	Rev Lot No. 1's, Remove A-22 Replaced with A-24 & Add Plat No.	MSJ	
1/16/13	REVISE LOTS D-24 D-41, D-50, D-51, D-85 & D-97 TO B-20 UNIT	MSJ	MJT
5/12/12	REV. TITLE BLOCK, LOTS 112-123 ADDED TO THE SITE PLAN. ADDED NEA B-22 UNIT WHICH IS SITED ON LOTS D-24, D-41, D-50, D-51, D-85 AND D-97. LANDSCAPING ADJUSTED FOR NEA B-22 UNIT.	MSJ	MJT

PREPARED FOR:
BA WATERLOO TOWNHOUSES, LLC
C/O BOZZUTO HOMES, INC.
7850 WALKER DRIVE SUITE 400
GREENBELT, MARYLAND 20770
ATTN: DUNCAN SIDELL
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. 1483
EXPIRATION DATE: MAY 21, 2014
Michael J. Tropp
MICHAEL J. TROPP
PROFESSIONAL ENGINEER

SEDIMENT CONTROL PLAN

SHIPLEY'S GRANT
PHASE V : SFA LOTS D-5 THRU D-55 & D-124 THRU D-241
PHASE VI : SFA LOTS D-81 THRU D-123 & D-242 THRU D-248
PLAT Nos. 21320, 21321, 21721 & 21722, 22598-22600 and P.N.
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	RA-15	08002
DATE	TAX MAP - GRID	SHEET
MAR., 2012	37-1 & 2	7 OF 14

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

L:\CADD\DRAWINGS\03006\Phase V\SDP\0802SC07.dwg DES. Wsj DRN. Wsj CHK. HKJ DATE: 1/23/13 2:00 PM, LAST SAVE: 01/22/13 4:40 PM, PLOTTED BY: Raymond Johnson

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. (140) 315-1855
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.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 5:1, (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. 6). TEMPORARY STABILIZATION WITH MULCH ALONE, CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:

Table with 2 columns: Item and Value. Includes: TOTAL AREA OF SITE: 4.00± AC., AREA DISTURBED: 4.00± AC., AREA TO BE ROOFED OR PAVED: 0.17± AC., AREA TO BE VEGETATIVELY STABILIZED: 1.76± AC., TOTAL CUT: 8,780± C.Y., TOTAL FILL: 8,780± C.Y., OFF-SITE WASTE/BORROW: NONE, AREA LOCATION: -----

- 8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.
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 CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

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, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUHSEL PER ACRE OF ANNUAL RYE (52 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (27 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.
MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (70 TO 40 LBS/1000 SQ FT) OF UNROOTED, WED-FREE STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
REFER TO THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

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, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (25 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (14 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 1/23/13. Chief, Division of Land Development: [Signature] Date: 1/23/13. Chief, Development Engineering Division: [Signature] Date: 1/11/13.

PREPARED FOR: BA WATERLOO TOWNHOUSES, LLC. C/O BOZZUTO HOMES, INC. 7850 WALKER DRIVE SUITE 400 GREENBELT, MARYLAND 20770 ATTN: DUNCAN SLIDELL 301-623-1525

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK BURTONTOWN, MARYLAND 20866 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

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.
CONDITIONS WHERE PRACTICE APPLIES: THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIED OF MOISTURE AND PLANT NUTRIENTS.
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLAN.

- 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. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
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 AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 1-2 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

SITE ANALYSIS FOR EACH LOT GROUPING. Table with columns for lot numbers (D-5, D-8, D-24, D-25, D-41, D-42, D-43, D-44, D-45, D-46, D-47, D-48, D-49, D-50, D-51, D-52, D-53, D-54, D-55, D-56, D-57, D-58, D-59, D-60, D-61, D-62, D-63, D-64, D-65, D-66, D-67, D-68, D-69, D-70, D-71, D-72, D-73, D-74, D-75, D-76, D-77, D-78, D-79, D-80, D-81, D-82, D-83, D-84, D-85, D-86, D-87, D-88, D-89, D-90, D-91, D-92, D-93, D-94, D-95, D-96, D-97, D-98, D-99, D-100) and rows for Area Disturbed, Area to be Roofed or Paved, Area to be Vegetatively Stabilized, Total Cut, Total Fill, Off-site Waste/Borrow, Area Location.

- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHOTO-TOXIC MATERIALS.
NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

- V. TOPSOIL APPLICATION:
A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.
C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 6" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER.
D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR UNDER MUDDY CONDITIONS, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

- VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. COMPOSTED SLUDGE SHALL BE SUPPLIED BY OR ORIGINATE FROM A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE AMENDMENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LBS/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-YA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1975.

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. (1 WEEK)
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND INLET PROTECTION (AGIP). (2 WEEKS)
3. GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL LANDSCAPING. (6 MONTHS)
4. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. (1 WEEK)
5. ONCE AREAS DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS. (1 WEEK)
6. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). (1 WEEK)
7. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT. (1 WEEK)

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. CONDITIONS WHERE PRACTICE APPLIES: THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE: A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH. B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIED OF MOISTURE AND PLANT NUTRIENTS. C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLAN.

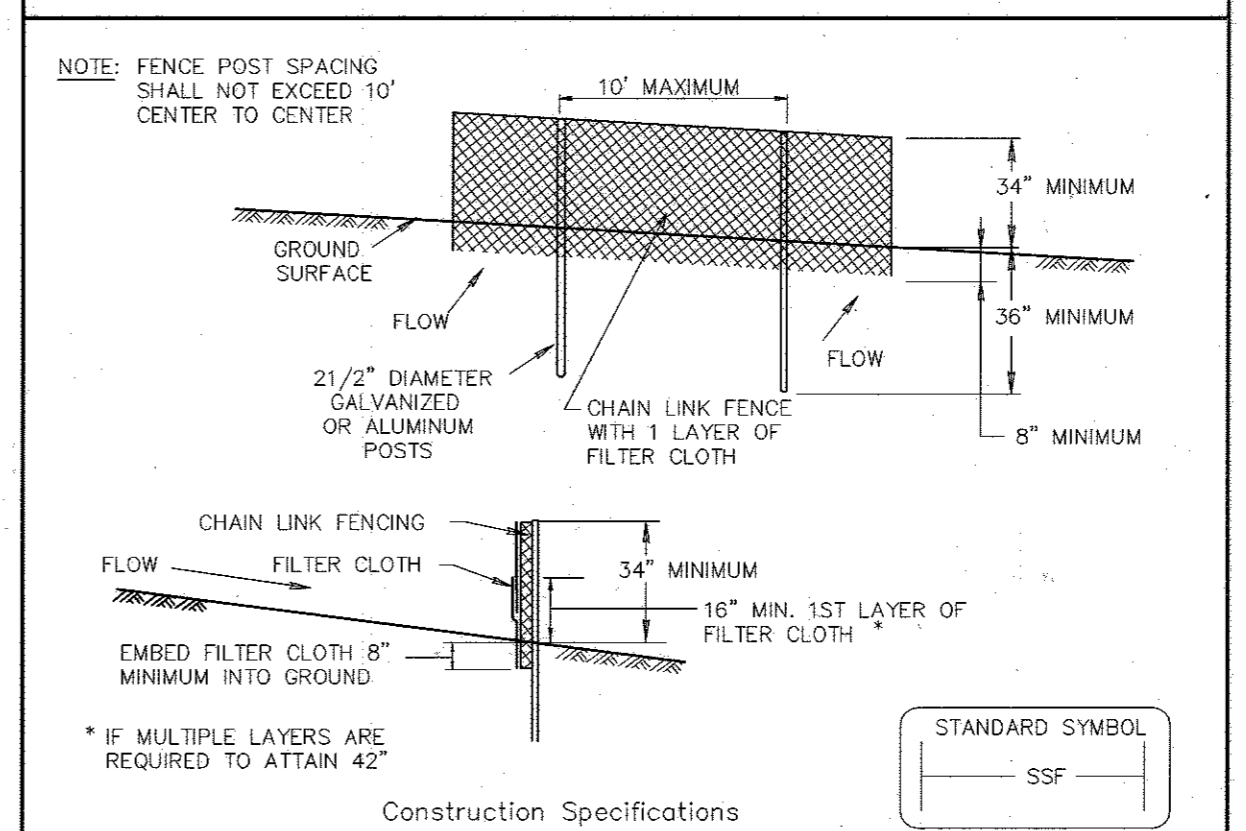
SITE ANALYSIS FOR EACH LOT GROUPING. Table with columns for lot numbers (D-5, D-8, D-24, D-25, D-41, D-42, D-43, D-44, D-45, D-46, D-47, D-48, D-49, D-50, D-51, D-52, D-53, D-54, D-55, D-56, D-57, D-58, D-59, D-60, D-61, D-62, D-63, D-64, D-65, D-66, D-67, D-68, D-69, D-70, D-71, D-72, D-73, D-74, D-75, D-76, D-77, D-78, D-79, D-80, D-81, D-82, D-83, D-84, D-85, D-86, D-87, D-88, D-89, D-90, D-91, D-92, D-93, D-94, D-95, D-96, D-97, D-98, D-99, D-100) and rows for Area Disturbed, Area to be Roofed or Paved, Area to be Vegetatively Stabilized, Total Cut, Total Fill, Off-site Waste/Borrow, Area Location.

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. Michael J. Traynor, 1/14/13

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 HCD. John R. Robertson, 1/13/13

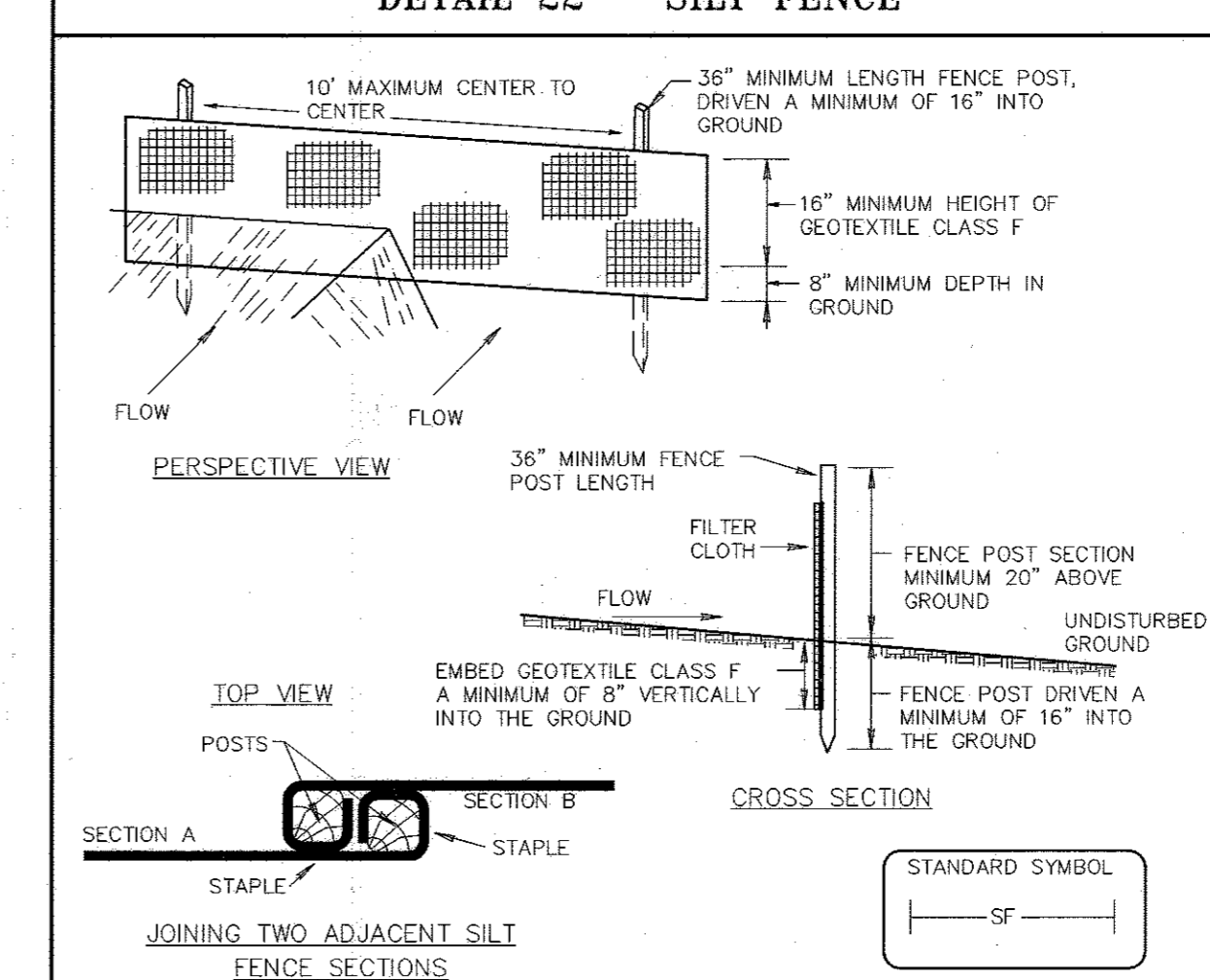
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. [Signature]

DETAIL 33 - SUPER SILT FENCE



- 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth 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:
Tensile Strength: 50 lbs/in (min.) Test: MSMT 509
Tensile Modulus: 20 lbs/in (min.) Test: MSMT 509
Flow Rate: 0.3 gal/ft /minute (max.) Test: MSMT 322
Filtering Efficiency: 75% (min.) Test: MSMT 322
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H-26-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE

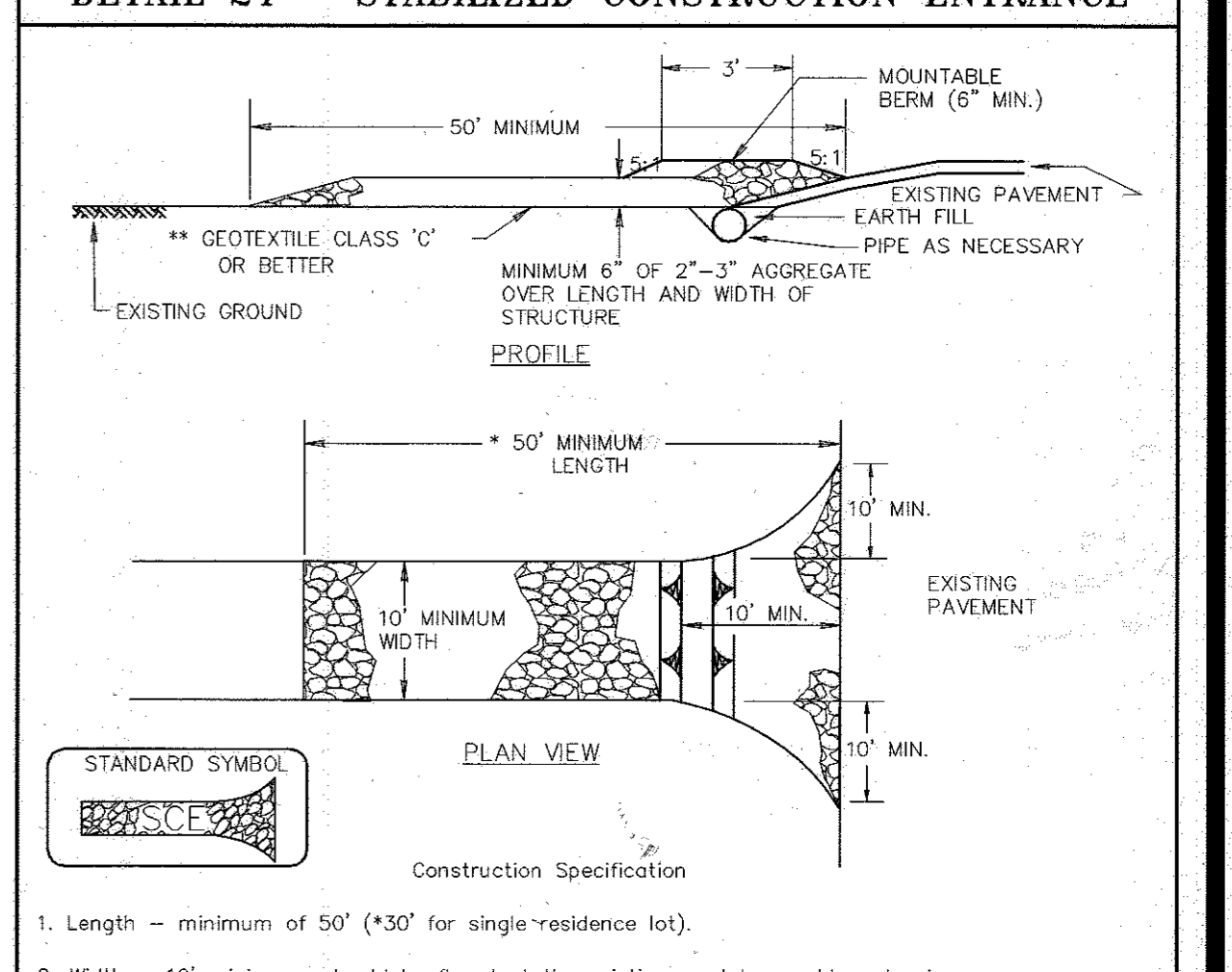


- 1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
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:
Tensile Strength: 50 lbs/in (min.) Test: MSMT 509
Tensile Modulus: 20 lbs/in (min.) Test: MSMT 509
Flow Rate: 0.3 gal ft / minute (max.) Test: MSMT 322
Filtering Efficiency: 75% (min.) Test: MSMT 322
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 30% of the fabric height.
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-15-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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.
CONDITIONS WHERE PRACTICE APPLIES: This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.
SPECIFICATIONS:
Temporary Methods:
1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
2. Vegetative Cover - See standards for temporary vegetative cover.
3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
5. Barriers - Solid board fences, silt fences, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angle to prevailing currents at intervals at about ten times their height are effective in controlling soil blowing. Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.
Permanent Methods:
1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
2. Topsoiling - Covering with less erosive soil material. See standards for top soil.
3. Stone - Cover surface with crushed stone or gravel.
References:
1. Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
2. Agriculture Information Bulletin 354, How to Control Wind Erosion, USDA, ARS.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

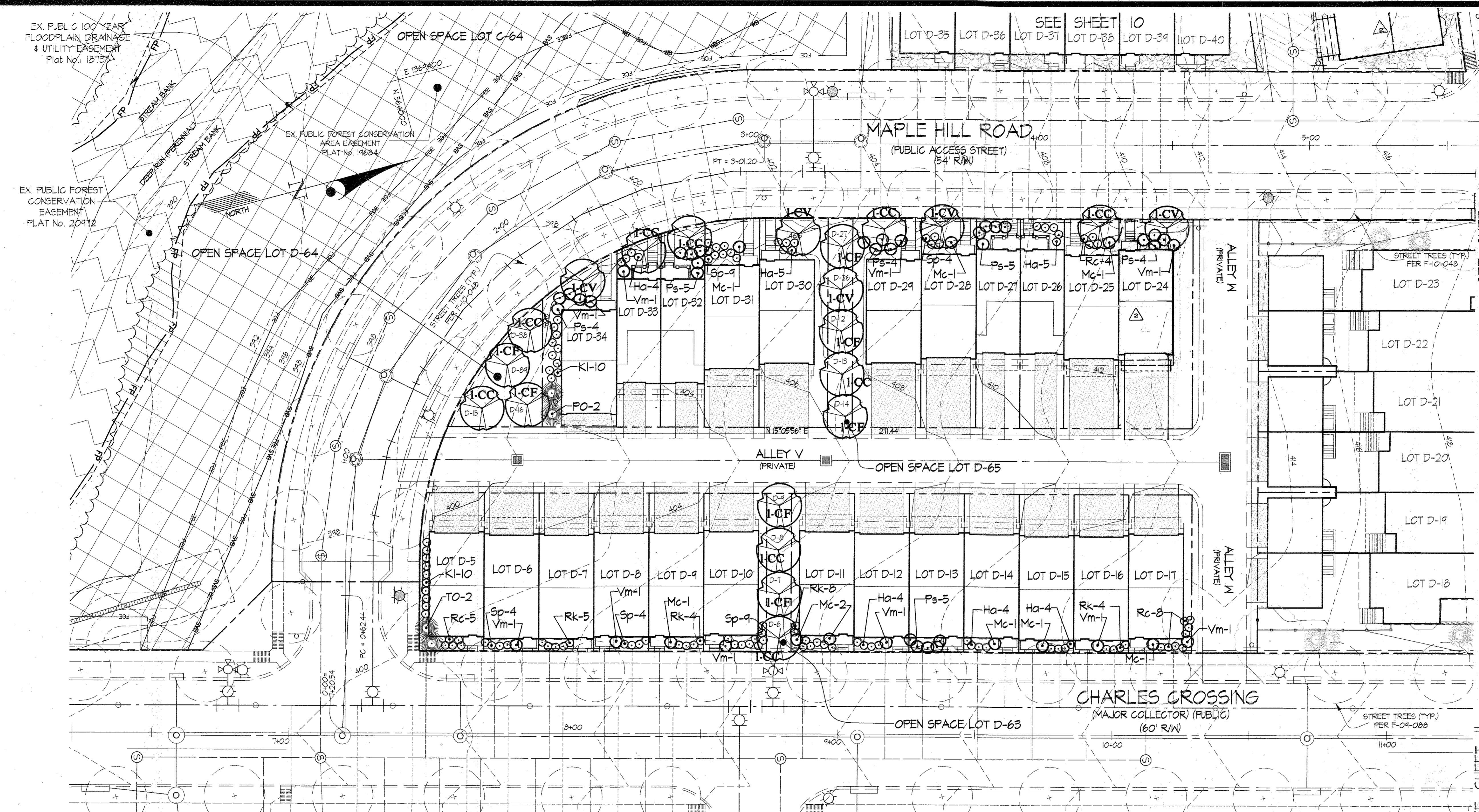


- 1. Length - minimum of 50' (*30' for single-residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. *The plan approval authority may not require single family farms to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

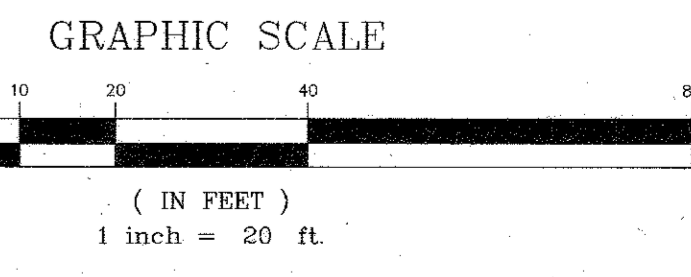
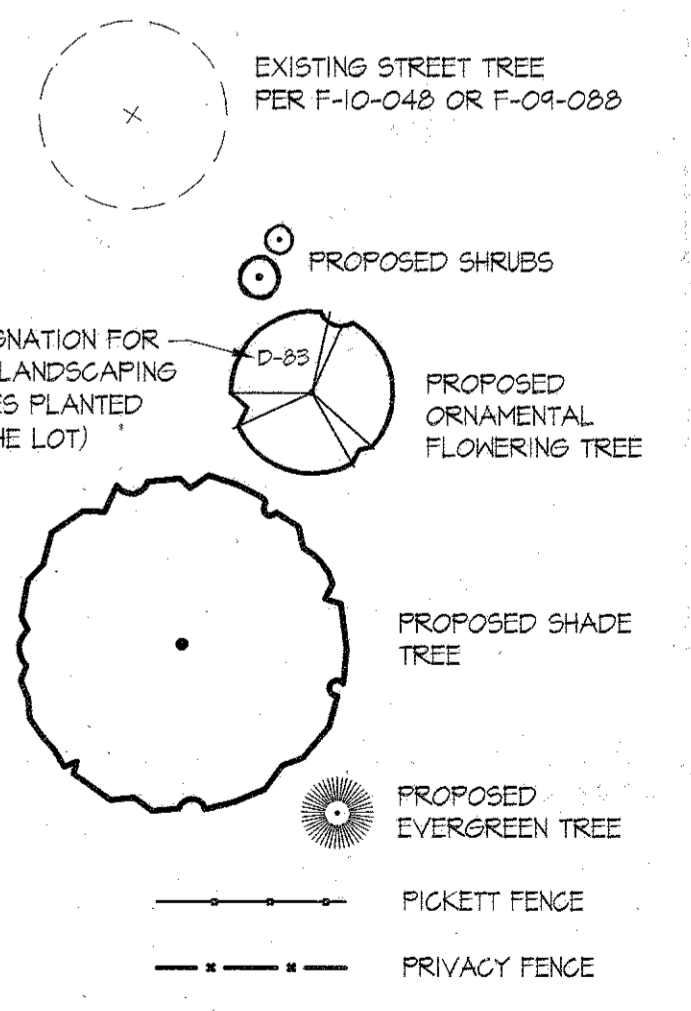
THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL PURPOSES ONLY!

SEDIMENT CONTROL DETAILS. SCALE: AS SHOWN. ZONING: RA-15. G. L. W. FILE No.: 08002. DATE: MAR., 2012. TAX MAP - GRID: 37-1 & 2. SHEET: 8 OF 14. SHIPLEY'S GRANT. PHASE V: SFA LOTS D-5 THRU D-55 & D-224 THRU D-241. PHASE VI: SFA LOTS D-81 THRU D-125 & D-142 THRU D-248. PLAT Nos. 21320, 21321, 21721 & 21722, 22540-22600 & P.N. HOWARD COUNTY, MARYLAND.

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PLANTING LEGEND



STATE OF MARYLAND
Michael B. Tran
REGISTERED
LANDSCAPE ARCHITECT
11.04.2012
933

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.24 OF THE HOWARD COUNTY CODE, THE HOWARD COUNTY LANDSCAPE MANUAL, THE 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.

NAME: *[Signature]* DATE: 11.14.2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *[Signature]* Date: 1/2/10
Chief, Division of Land Development: *[Signature]* Date: 1/22/13
Chief, Development Engineering Division: *[Signature]* Date: 1/11/13

EXISTING PUBLIC STORMWATER MANAGEMENT ACCESS, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT NO. 2101T
OPEN SPACE LOT D-1 (DEDICATED TO HOMEOWNER'S ASSOCIATION) SHIPLEY'S GRANT - PHASE IV PLAT NO. 2101T
EX 20' PUBLIC WATER & UTILITY EASEMENT PN:2101T

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!

GLWGUTSCHICK 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

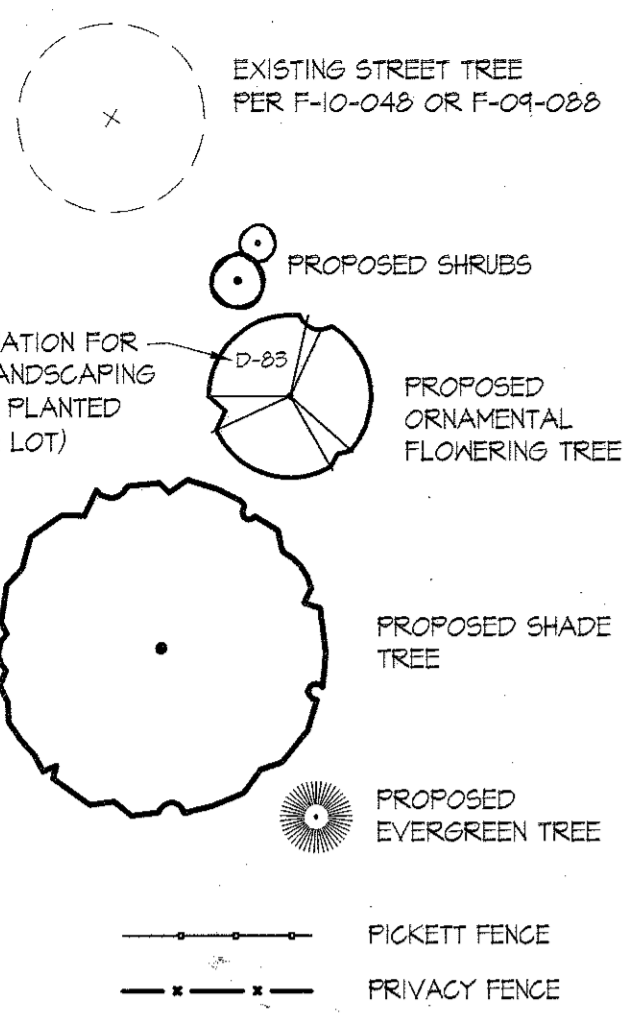
DATE	REVISION	BY	APP'R
1/22/10	REV. TITLE BLOCK & ADD PLAT Nos.		HJK
8/24/2013	REVISE LOTS D-24, D-41, D-50, D-51, D-55 & D-57 TO B-20 UNIT		HJK MNT
5/29/2013	REV. SITE ANALYSIS & TITLE BLOCK LOTS 110, 123 ADDED TO THE SITE PLAN ADDED NEW		
	B-22 UNIT UNITS 16 SITED ON LOTS D-41, D-41, D-50, D-51, D-55, D-57, LANDSCAPING ADJUSTED FOR NEW B-22 UNIT.		

PREPARED FOR:
BA WATERLOO TOWNHOUSES, LLC
C/O BOZZUTO HOMES, INC.
7850 WALKER DRIVE SUITE 400
GREENBELT, MARYLAND 20770
ATTN: DUNCAN SLIDELL
301-623-1525

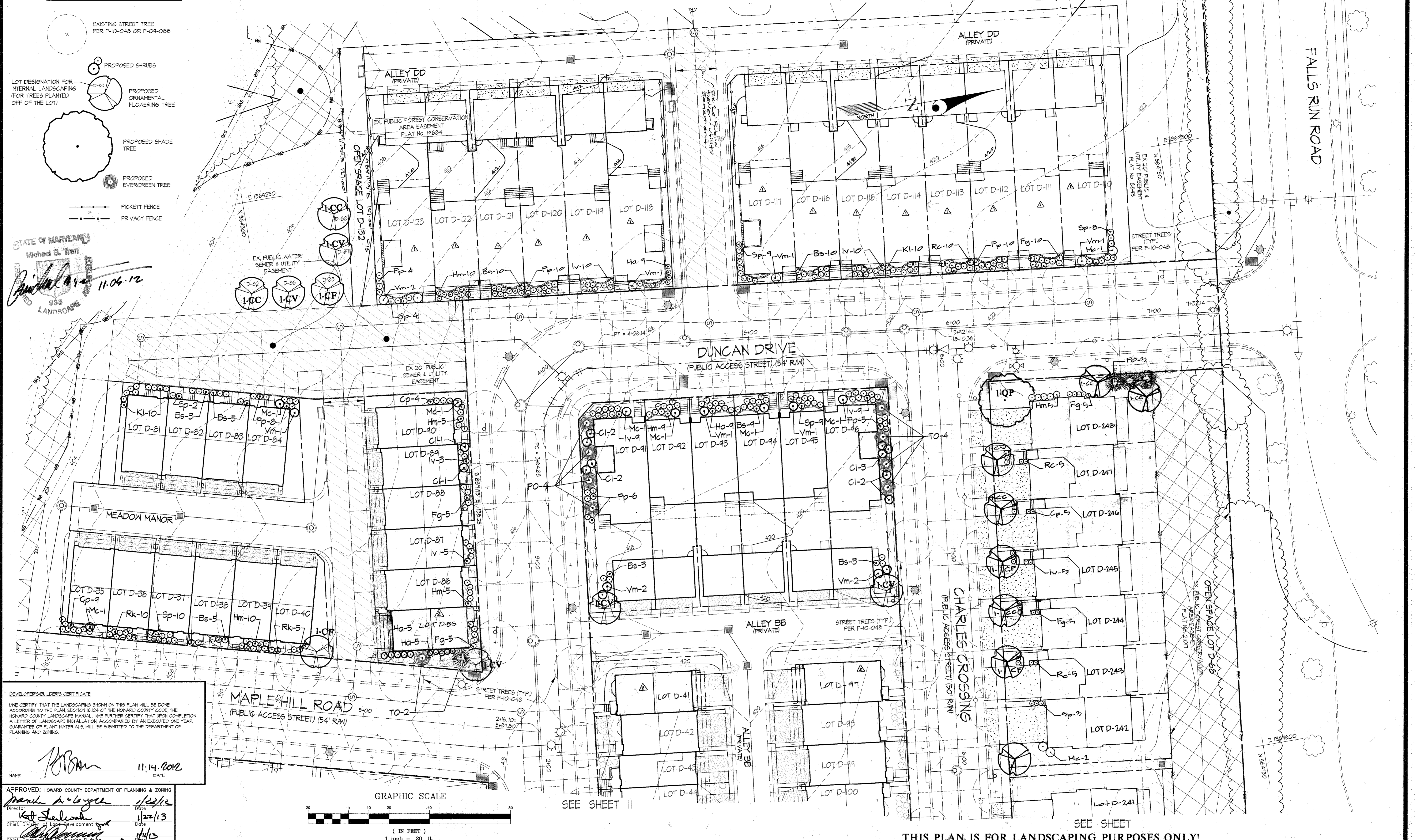
LANDSCAPE PLAN
SHIPLEY'S GRANT
PHASE V: SFA LOTS D-5 THRU D-55 & D-224 THRU D-241
PHASE VI: SFA LOTS D-81 THRU D-123, D-124 THRU D-142
PLAT Nos. 21320, 21321, 21721 & 21722, 22508-22600 AND P.N.
ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=20'	RA-15	08002
DATE	TAX MAP - GRID	SHEET
MAR., 2012	37-1 & 2	9 OF 14

PLANTING LEGEND



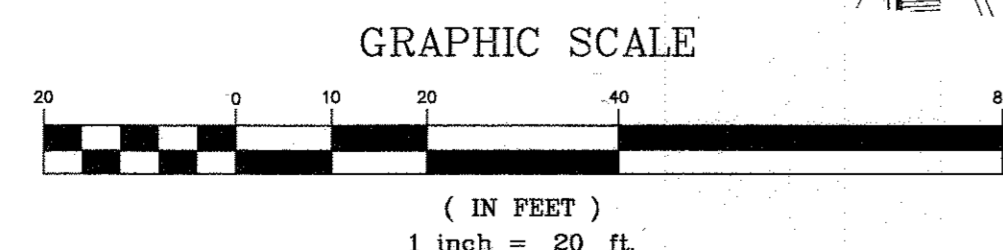
STATE OF MARYLAND
 Michael B. Tran
 883 LANDSCAPE
 11.04.12



DEVELOPER/SUBMITTER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE LANDSCAPE MANUAL. 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.

NAME: *[Signature]* DATE: 11.14.2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* DATE: 1/23/12
 Chief, Division of Land Development: *[Signature]* DATE: 1/22/13
 Chief, Development Engineering Division: *[Signature]* DATE: 1/14/13



THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-0024 BALT: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R
1/10/2014	Rev. Lots N-2, P-2, Remove A-11, Replaced with A-11 and add Plat No. 2	JKJ	JKJ
8/26/2013	REVISE LOTS D-24, D-41, D-50, D-51, D-65 & D-27 TO B-20 UNIT	JKJ	JKJ
9/27/2013	REV. SITE ANALYSIS & TITLE BLOCK LOTS D-112, D-123 ADDED TO THE SITE PLAN, ADDED NEW B-20 UNIT WHICH IS SITED ON LOTS D-24, D-41, D-50, D-51, D-65 AND D-27. LANDSCAPING ADJUSTED FOR NEW B-20 UNIT.	JKJ	JKJ

PREPARED FOR:
 BA WATERLOO TOWNHOUSES, LLC
 C/O BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: DUNCAN SLIDELL
 301-623-1525

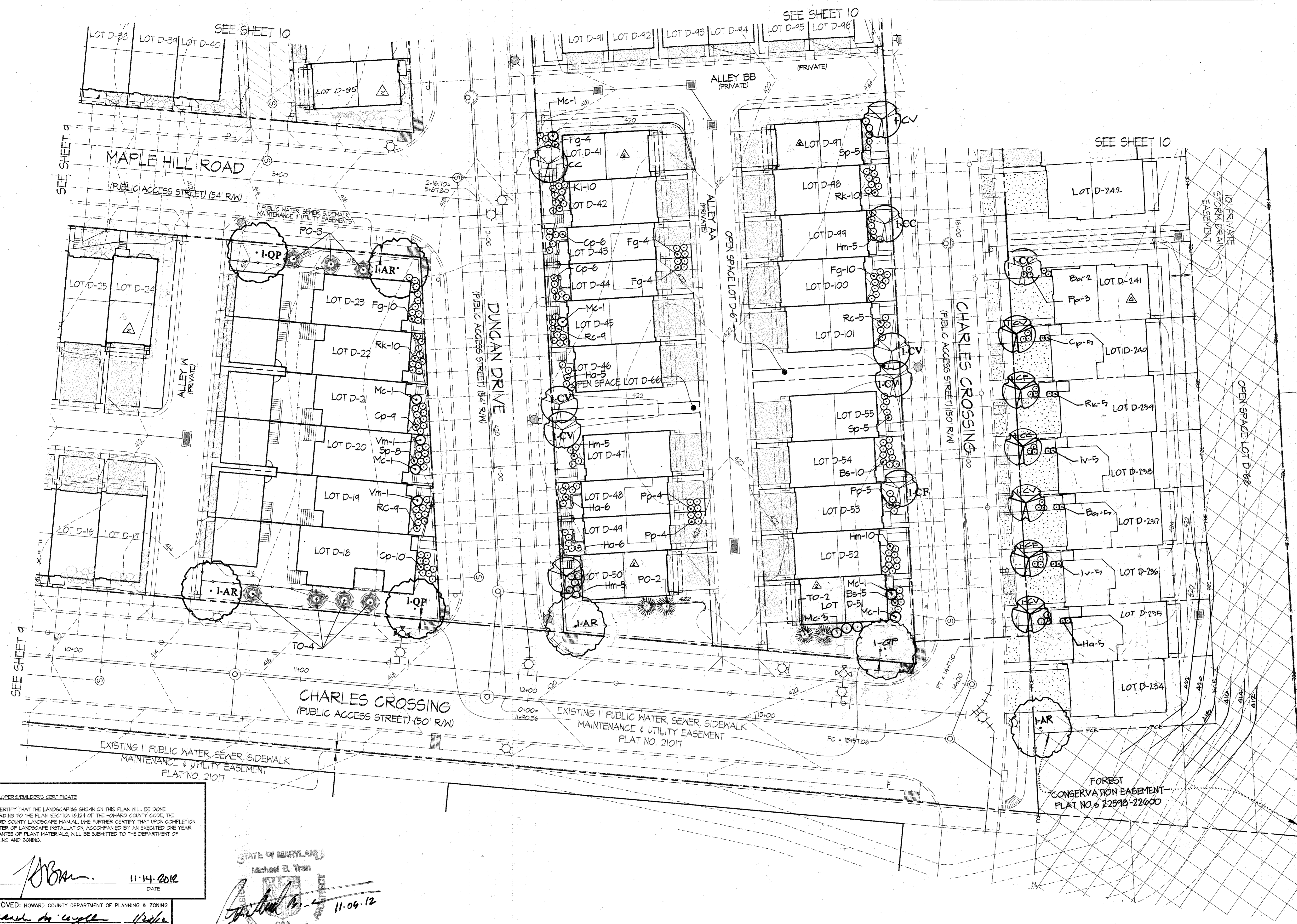
BUILDER (BUYER):
 (Lots D-224 - D-248)
 NVR INC.
 9720 Patuxent Woods Dr.
 Columbia, MD 21046
 Phone: 410-779-5990
 Attn.: Robert Grathmann

LANDSCAPE PLAN

SHIPLEY'S GRANT
 PHASE V: SFA LOTS D-5 THRU D-55 & D-224 THRU D-241
 PHASE VI: SFA LOTS D-81 THRU D-123 & D-142 THRU 148
 PLAT Nos. 21320, 21321, 21721 & 21722, 22518-22600 and P.N.

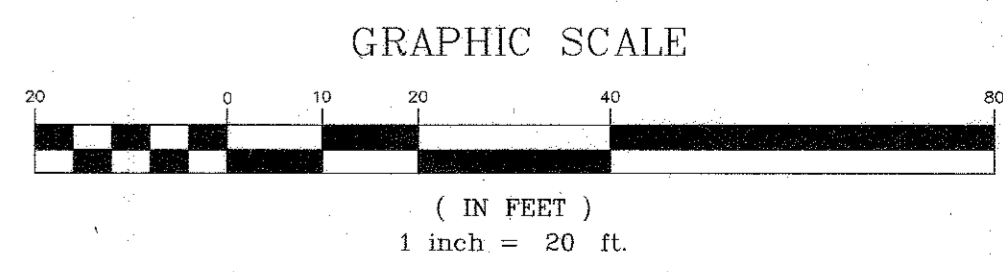
ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	RA-15	08002
DATE	TAX MAP - GRID	SHEET
MAR., 2012	37-1 & 2	10 OF 14



PLANTING LEGEND

- EXISTING STREET TREE PER F-10-04B OR F-04-08B
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL FLOWERING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PICKETT FENCE
- PRIVACY FENCE



THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY!

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE, THE HOWARD COUNTY LANDSCAPE MANUAL, AND THE 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.

NAME: *[Signature]* DATE: 11-14-2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 1/24/12
 Chief, Division of Land Development: *[Signature]* 1/22/12
 Chief, Development Engineering Division: *[Signature]* 1/11/12

STATE OF MARYLAND
 Michael E. Tran
 933
 LANDSCAPE ARCHITECT
 11-09-12

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: 301-421-1024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.
1	11-14-12	Update Lot numbers & plantings for Revised Lots D-234 - D-248	GT	
2	1-16-12	Rev Lot No. 91's, Remove A-22 Replaced with A-24, Add Garden Wall, Grading & Add Plat No. 1	GT	
3	8/29/2013	REVISE LOTS D-240, D-241, D-242, D-243, D-244, D-245 AND D-247 TO B-22 UNIT	PKJ	MJT
4	5/22/2013	REV. SITE ANALYSIS - TITLE BLOCK LOTS 110-123 ADDED TO THE SITE PLAN ADDED NEW		
5		B-22 UNIT WHICH IS SITED ON LOTS D-24, D-41, D-50, D-51, D-85 AND D-97, LANDSCAPING	GT	MJT
6		ADJUSTED FOR NEW B-22 UNIT		

PREPARED FOR:
 BA WATERLOO TOWNHOUSES, LLC
 C/O BOZZUTO HOMES, INC.
 7850 WALKER DRIVE SUITE 400
 GREENBELT, MARYLAND 20770
 ATTN: DUNCAN SLIDELL
 301-623-1525

BUILDER (BUYER):
 (Lots D-234 - D-248)
 NVR INC.
 9770 Patuxent Woods Dr.
 Columbia, MD 21046
 Phone: 410-979-5956
 Attn: Robert Grothmann

LANDSCAPE PLAN

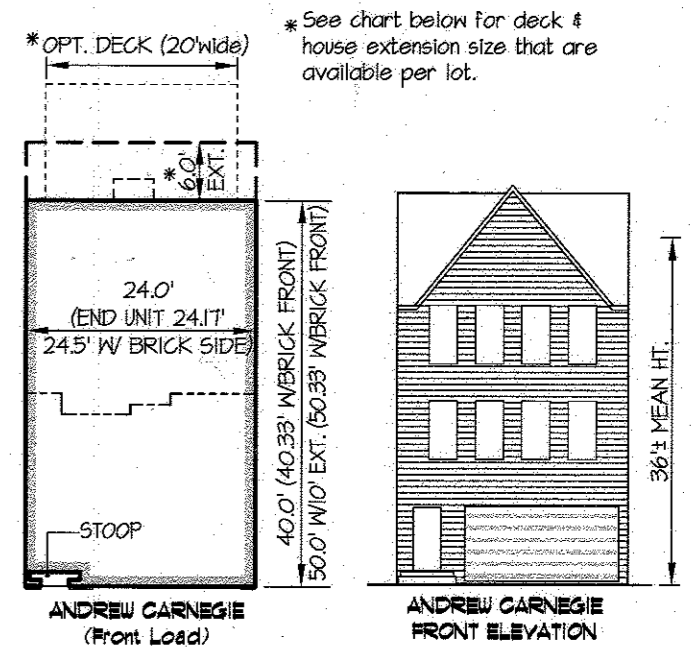
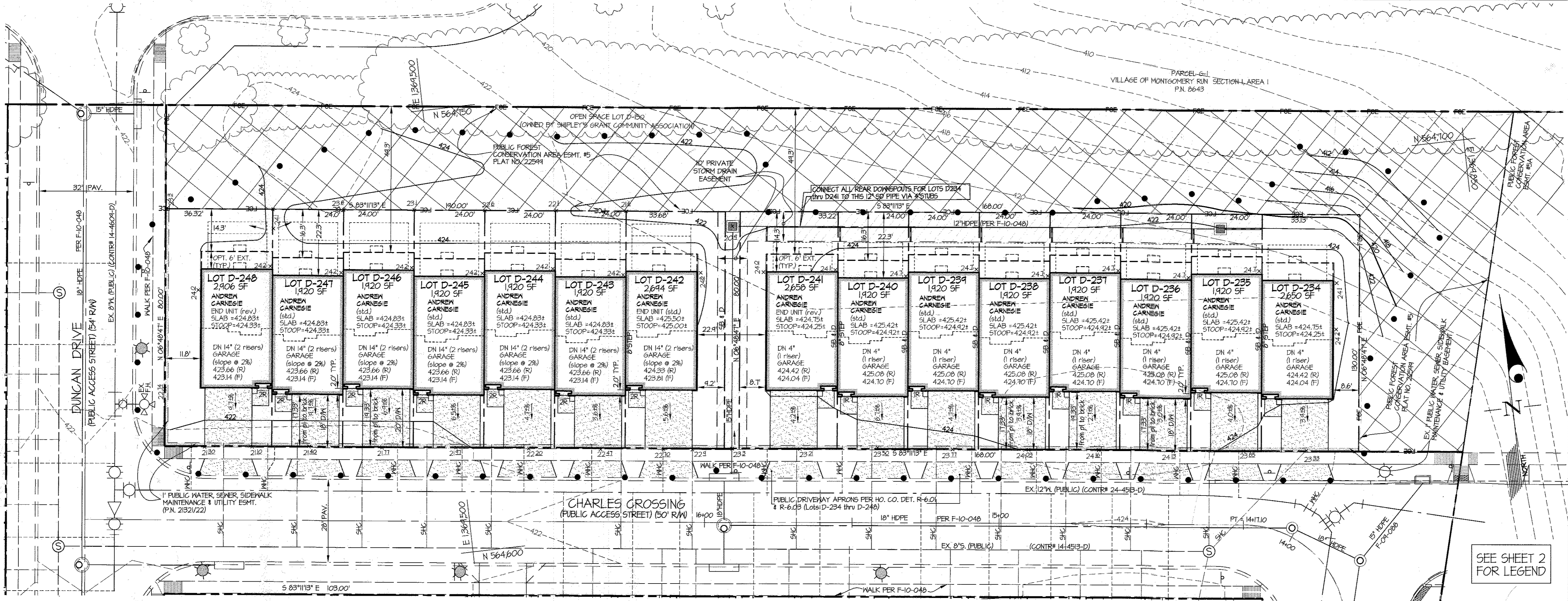
SHIPLEY'S GRANT
 PHASE V: SFA LOTS D-5 THRU D-55 & D-234 THRU D-241
 PHASE VI: SFA LOTS D-81 THRU D-123 & D-242 THRU D-243
 PLAT Nos. 21320, 21321, 21721 & 21722, 22578-22600 and P.N.

ELECTION DISTRICT No. 1

SCALE: 1"=20'
 ZONING: RA-15
 DATE: MAR., 2012
 TAX MAP - GRID: 37-1 & 2
 SHEET: 11 OF 14

G. L. W. FILE No. 08002

HOWARD COUNTY, MARYLAND



HOUSE FOOTPRINT and ELEVATION FOR LOTS D-234 thru D-248 SCALE 1" = 20'

Shipley's Grant (Lots D-234 thru D-248)
House Extensions & Deck fit MATRIX

Lot No.	House Extension Availability [Maximum ext. size shown in (#)]	LARGEST DECK POSSIBLE (FT.)	
		With No 6' House Extension	With 6' House Extension
D-234	Yes (6')	12	6
D-235	Yes (6')	10	4
D-236	Yes (6')	12	6
D-237	Yes (6')	10	4
D-238	Yes (6')	12	6
D-239	Yes (6')	10	4
D-240	Yes (6')	12	6
D-241	Yes (6')	10	4
D-242	Yes (6')	12	10
D-243	Yes (6')	12	12
D-244	Yes (6')	12	10
D-245	Yes (6')	12	12
D-246	Yes (6')	12	10
D-247	Yes (6')	12	12
D-248	Yes (6')	12	10

SEE SHEET 2 FOR LEGEND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
N. Alden 5-10-17
 Director Date
K. S. Lane 5-10-17
 Chief, Division of Land Development Date
A. Ch... 4-25-17
 Chief, Development Engineering Division Date

GLWGUTSCHICK 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 BALT: 410-880-1820 DC/VA: 301-869-2524 FAX: 301-421-4186

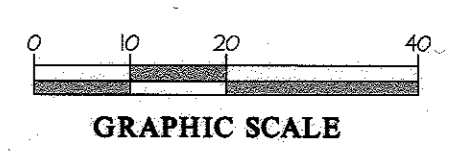
DATE	REVISION	BY	APPR.
MARCH 2017	ADDITIONAL SHEETS 13 and 14 ADDED TO THIS SDP FOR RESUB'D LOTS D-234-D-248		

PREPARED FOR:
 OWNER: SA WATERLOO TOWNHOUSES, LLC
 C/O BOZZUTO HOMES, INC
 6406 IVY LANE, SUITE 700
 GREENBELT, MARYLAND 20770
 Phone: 301-220-0100
 Attn: Chris Block

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. 12715
 EXPIRATION DATE: MAY 28, 2018
A. Ch...

(REVISED) SITE DEVELOPMENT PLAN
SHIPLEY'S GRANT
 PHASE V : SFA LOTS D-5 THRU D-55 & D-234 THRU D-241
 PHASE VI : SFA LOTS D-81 THRU D-123 & D-242 THRU D-248
 PLAT Nos. 21320, 21321, 21721, 21722, 22598-22600 and 24171 thru 24179
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	RA-15	08002
DATE	TAX MAP - GRID	SHEET
MARCH, 2017	37- 1 & 2	13 OF 14



B-4.2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CRITERIA: CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

- A. SOIL PREPARATION 1. APPROPRIATE STABILIZATION 2. PERMANENT STABILIZATION 3. TOPSOILING 4. SOIL AMENDMENTS

BUILDER'S CERTIFICATE (Lots D-234 thru D-248)

"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 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 HCD."

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURTOWNVILLE OFFICE PARK. TEL: 301-421-4224 FAX: 410-889-1820

B-4.3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. CRITERIA: CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERMETER CONTROL STRUCTURES AND ANY DISTURBED AREA UNDER ACTIVE GRADING.

- A. SEEDING 1. GENERAL SPECIFICATIONS 2. APPLICATION 3. ANCHORING

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

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."

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director: [Signature] Date: 5-10-17. Chief, Stormwater Management: [Signature] Date: 4-27-17. Chief, Development Engineering Division: [Signature] Date: [Signature]

B-4.4 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS. CRITERIA: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 8 MONTHS OR MORE.

- A. SEED MIXTURES 1. GENERAL USE 2. TURFGRASS MIXTURES 3. SOIL MAINTENANCE

PERMANENT SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE (lb/1000 sq ft)	SEEDING DATES	SEEDING DEPTHS (INCHES)	FERTILIZER RATE (10-10-10)	LIME RATE (lb/1000 sq ft)
1	Perennial Ryegrass	6-8 lb/1000 sq ft	Mar. 1 to May 15	1/4 - 1/2	1.0 lb/1000 sq ft	90 lb/1000 sq ft
2	Certified Kentucky Bluegrass	1000 sq ft	Aug. 15 to Oct. 15	1/2 - 1	1.0 lb/1000 sq ft	1000 sq ft

PREPARED FOR: WATERLOO TOWNSHIPS, LLC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS. 3909 NATIONAL DRIVE - SUITE 250 - BURTOWNVILLE OFFICE PARK.

SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS... 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN... 3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS... 4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE...

TABLE WITH 2 COLUMNS: AREA TYPE AND VALUE. Includes rows for TOTAL AREA OF SITE (0.744 AC), AREA DISTURBED (1.002 AC), AREA TO BE ROOFED OR PAVED (0.492 AC), AREA TO BE VEGETATIVELY STABILIZED (0.514 AC), TOTAL CUT (3204 C.Y.), and OFF-SITE WASTE/BORROW AREA LOCATION (NONE).

- 5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIONAL CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CD. 6. SITE ANALYSIS: LOTS D-234 THRU D-248. 7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

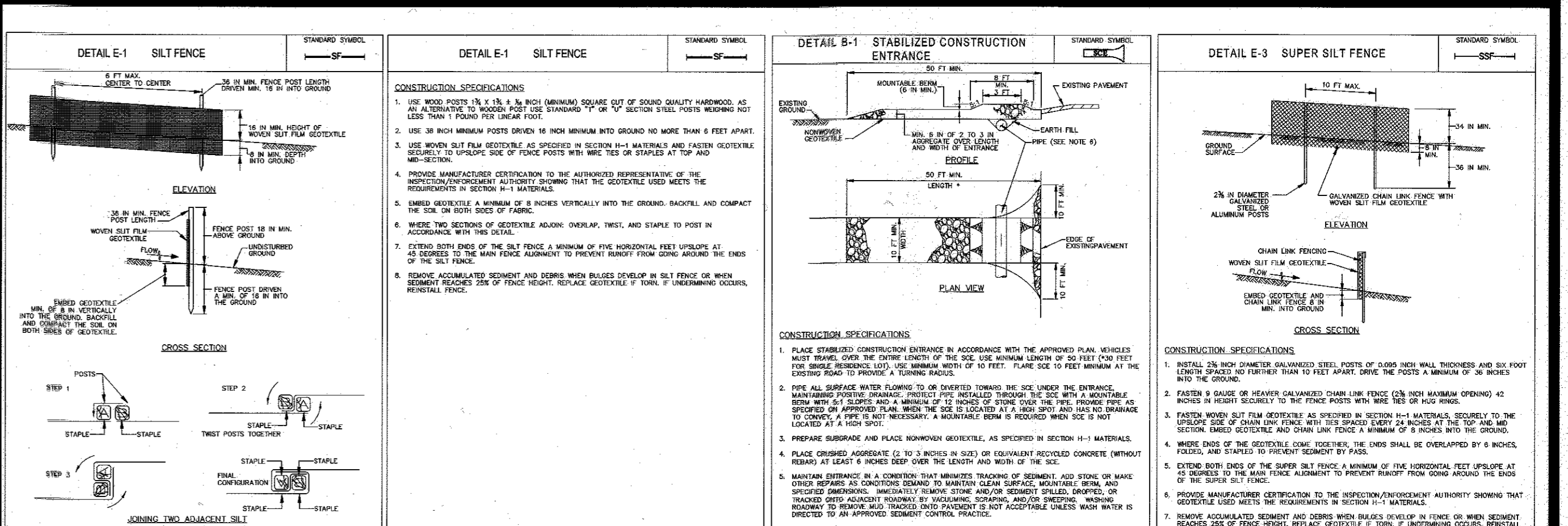
DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CRITERIA: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS.

TEMPORARY SEEDING SUMMARY TABLE. Includes rows for ANNUAL PERENNIAL GRASS (40 lb/1000 sq ft) and PEARL MILLET (20 lb/1000 sq ft).

B-4.3 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES. TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR SOIL SEDIMENTATION AND CHANGES TO DRAINAGE PATTERNS DURING CONSTRUCTION.

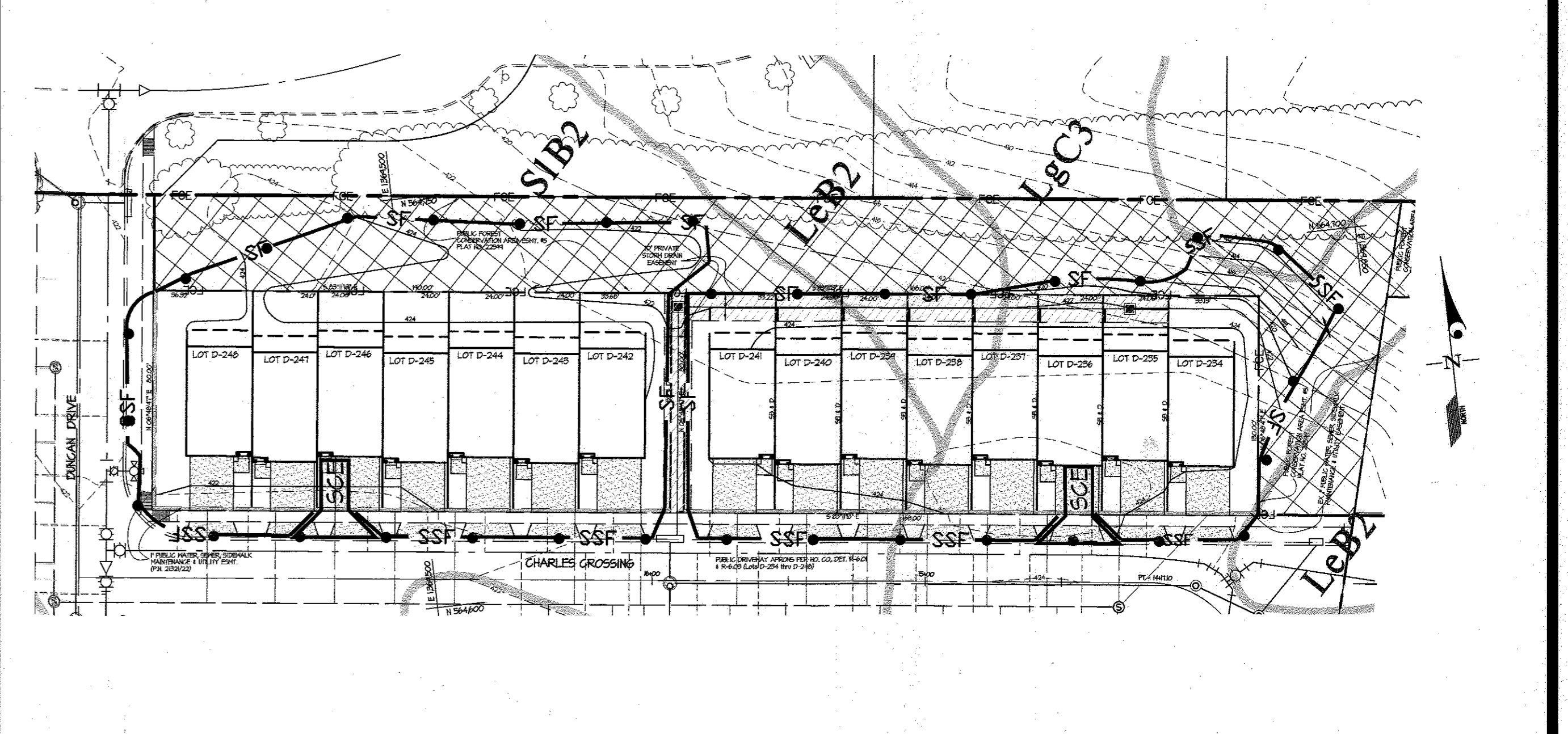
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 12378. EXPIRATION DATE: MAY 26, 2020.



CONSTRUCTION SPECIFICATIONS for Silt Fence, Stabilized Construction Entrance, and Super Silt Fence. Includes details on materials, installation, and maintenance.

SEQUENCE OF CONSTRUCTION

- 1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. 2. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND INLET PROTECTION (AGP). 3. MAJOR SITE OR HOUSE CONSTRUCTION. PROVIDE BEST CONTROL AS NECESSARY. 4. AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOIL. 5. ONCE AREAS DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS. 6. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). 7. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.



SEDIMENT CONTROL LEGEND. Symbols for Existing Contour, Proposed Contour, Limit of Grading Disturbance, Silt Fence, Super Silt Fence, Stabilized Construction Entrance, Soils Delineation, and Soils. Includes a graphic scale from 0 to 80 feet.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

(REVISED) SEDIMENT CONTROL PLAN. SCALE: 1"=40'. ZONING: RA-15. G. L. W. FILE NO.: 08002. DATE: MARCH, 2017. SHEET: 14 OF 14. HOWARD COUNTY, MARYLAND.