

# SUBDIVISION SKETCH PLAN

## SHIPLEY'S GRANT

**General Notes:**

- Zoning: Site is being developed under the Amended 5th Edition of the Subdivision and Land Development Regulations for RA-15 (including the Supplementary Regulations for Traditional Residential neighborhoods), B-1, POR. This plan is subject to the Amended Zoning Regulations per CB-15-2003.
- Land planning by the Lessor Architectural Group, Inc.
- Metland delineation by Exploration Research, Inc. Jurisdictional determination and verification of delineation of waters of the U.S. by U.S. Army Corps of Engineers on 3/28/05. No clearing, grading or construction is permitted within wetlands, streams or their required buffers, unless approved by DPZ as necessary disturbances or waivers have been approved. The Department of Planning and Zoning has determined that the proposed road crossing located within the environmental features and buffers are considered necessary road disturbances in accordance with Section 16.116(c) of the Howard County Subdivision and Land Development Regulations.
- Traffic Study is by The Traffic Group, dated Jan. 26, 2004. Off-site road improvements will be made in accordance with this study. A Chapter 5 study will be submitted at the Preliminary Plan Phase.
- This project is in conformance with the latest Howard County standards unless waivers have been approved.
- The Cemetery Inventory Maps do not show any cemeteries within the project limits.
- The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
- Aerial topography by McKenzie Synder, Inc. on 3/23/05. Topography NW of Md Route 100 provided by the Co.
- Boundary information is from boundary surveys by Gutschick, Little, and Weber, P.A., dated May, 2003.
- Existing utilities were taken from available Howard County records.
- Where referred to herein, "Lots" includes lot(s) and, where appropriate, land condominium unit(s).
- This property is within the Metropolitan District.
- Public water and sewer to be utilized.
- Horizontal and vertical datum is based on Howard County Control Stations: 316A, 31A4
- Sediment and erosion control measures will be included with Final Plans and Site Development Plans.
- Information for the 100-Year Floodplain taken from an unpublished, preliminary study prepared by Gutschick, Little, and Weber, P.A.
- The stormwater management facilities shown on sheet 2 are an approximation of their ultimate size and shape. Actual size and location of the facilities may change prior to construction. It is understood that these facilities have not yet been designed and that the size and shape may change, altering the number of units allocated for this development. The developer acknowledges that these facilities must meet the current checklist, which includes the new Howard County Design Criteria (MDE Design Manual). Depending on future geotechnical data and other design factors, the exact type of facility will be chosen at Preliminary Plan. All the Stormwater Pond techniques (P-1, P-2, P-3, P-4, P-5) and Stormwater Wetland techniques (W-1, W-2, W-3 & W-4) are considered options at this point. Once all design parameters are known, the best technique will be selected for each location.
- Soils data is taken from the Soil Survey of Howard County, Md. issued July 1968 (sheet 25).
- Vehicular ingress & egress to MD Route 100 is prohibited except as indicated. Vehicular ingress and egress to Snowden River Parkway and MD Route 100 is prohibited.
- On July 14, 2004, WF 04-105, a waiver of Section 16.120.c.(4) was granted which requires single family attached lots to have at least 15' of frontage onto a public road right-of-way; Section 16.119.e.(5), which requires truncation of public road right-of-way boundaries where public roads intersect (at corner lots); and Section 16.116.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:
  - 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.
  - If it is determined by the DED that sight distance is inadequate at the intersections for which truncation as waived, then the appropriate easements must be added to the plan/plot.
- The minimum width of Common Open Space Lots that contain alleys shall be 24 feet. The minimum width of alley drive lanes shall be 16 feet.
- All public streets within this development shall have sidewalks on both sides of the roadway. SFA lots may not be encumbered with sidewalks and/or sidewalk easements. The proposed sidewalk network shall provide pedestrian access to the Parcel D (POR zone).

Number		2B*	4**	5***	4****
Existing	Drainage Area (Ac.)	14.79	19.21	11.42	2.31
	Rev (Cu. Ft.)	2,664	8,034	4,923	5,460
Required	WQV (Ac. Ft.)	0.220	0.796	0.912	0.545
	Gpy (Cu. Ft.)	N/A	54,168	66,265	34,634
Existing	Qp10 (cfs)	17.32	26.82	16.20	3.05
	Qp100 (cfs)	28.23	58.15	34.43	6.74
Proposed	Drainage Area (Ac.)	24.23	13.95	17.22	9.25
	Rev (Cu. Ft.)	2,694	8,034	4,923	5,460
Required	WQV (Ac. Ft.)	0.253	0.796	0.981	0.545
	Gpy (Cu. Ft.)	N/A	74,102	67,140	34,634
Proposed	Qp10 (cfs)	24.00	38.21	10.18	40.09
	Qp100 (cfs)	30.77	84.63	105.38	60.25

\* Facility Number 2B is a Pocket Wetland Facility (W-4) with Infiltration Trenches (I-1) proposed throughout the drainage area. Pre-treatment is proposed by a forebay. Traditional stormwater management is provided for this area (and Drainage Area 4 - a sub area of Study Point 2) under F 9B-101, therefore no channel protection is provided at this facility. The values for the Qp10 and Qp100 are for the Study Point.

\*\* Facility Number 4 is a Wet Pond (P-2) with Infiltration Trenches (I-1) proposed throughout the site. Pre-treatment is proposed by a forebay.

\*\*\* Facility Number 5 is a Wet Pond (P-2) with Infiltration Trenches (I-1) proposed throughout the site. Pre-treatment is proposed by underground water quality structures (Stormceptors).

\*\*\*\* Facility Number 9 is a Wet Pond (P-2) with adjacent underground storage pipes (to provide the necessary channel protection volume) and Infiltration Trenches (I-1) proposed throughout the site. Pre-treatment is proposed by underground water quality structures (Stormfilters). Traditional stormwater management is provided for this area (and Drainage Area 2B - a sub area of Study Point 2) under F 9B-101.

	EXISTING BUILDINGS
	EXISTING CONTOURS
	EX. TREES/TREE LINES
	SLOPES 15-25%
	SLOPES 25% AND STEEPER
	STREAM
	LIMIT OF 50 FT. STREAM BUFFER
	WETLAND
	LIMIT OF 25 FT. WETLAND BUFFER
	APPROX. FLOOD PLAIN LIMIT
	LIMIT OF SUBMISSION
	RECREATIONAL OPEN SPACE
	PROPOSED PATHWAY
	PROPOSED MODERATE INCOME HOUSING UNITS

**TENTATIVE ALLOCATIONS**

ANNUAL PHASE	No. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION DUE DATES
I	62*	2007	Within 6 months of signature approval of this sketch plan.
II	62*	2008	Between July 1, 2005 and December 31, 2005
III	65*	2009	Between July 1, 2006 and December 31, 2006
IV	65*	2010	Between July 1, 2007 and December 31, 2007
V	82*	2011	Between July 1, 2008 and December 31, 2008
VI	60*	2012	Between July 1, 2009 and December 31, 2009

\* Phase includes moderate income housing.

Allocation Year (Annual Phase)	2007(I)	2008(II)	2009(III)	2010(IV)	2011(V)	2012(VI)	TOTALS
Total Residential:	62	62	65	65	82	60	396
Total Planned Office Research:	---	---	---	144,000 sf	---	---	144,000 sf
Total Business Local:	37,100 sf	---	---	---	---	---	37,100 sf

**NOTE:**

This plan assumes the adoption of the Zoning text changes to the Traditional Neighborhood Development regulations (Section 12B.6.) currently being processed. If those changes are not adopted, certain design refinements will be required on this plan.

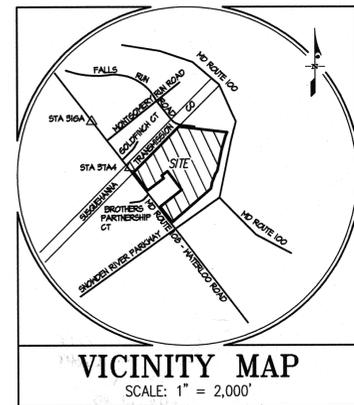
**SHEET INDEX**

- COVER SHEET
- SKETCH PLAN

OWNER  
Deep Run Property Management, Inc.  
5774 Waterloo Rd.  
Ellicott City, MD 21043

DEVELOPER/CONTRACT PURCHASER  
Bozzuto Homes, Inc.  
6401 Golden Triangle Drive  
Suite 200  
Greenbelt, MD 20770-3203  
Attn: Clark Wagner  
301-623-1501

Howard County Control Stations  
316A ELEV. = 511.65  
STANDARD DISC ON CONCRETE MONUMENT  
N 564,925.75, E 1361,061.65  
  
31A4 ELEV. = 431.28  
STANDARD DISC ON CONCRETE MONUMENT  
N 563,835.91, E 1361,471.65



**SITE ANALYSIS**

- General Site Data  
Zoning per the 2/2/2004 Comprehensive Zoning Plan: R-A-15, B-1, POR  
Applicable DFZ File Reference: None  
Proposed Use of Site: Residential/Commercial/Office  
Proposed Water and Sewer Systems: Public
- Area Tabulation  
Gross Area of Site: 58.6 Acres.  
Gross area of R-A-15 Zone site: 47.8 Acres.  
Area of POR Zone Parcels: 6.6 Acres.  
Area of B-1 Zone Parcels: 4.2 Acres.  
Approximate area of 100 year floodplain: 1.7 Acres.  
Approximate area of steep slopes (25% or greater): 0 Ac. (No regulated steep slopes).  
Net area of R-A-15 Zone site: 46.1 Acres.  
Area of lots: 10.6 Acres.  
Area of proposed open space lots: 18.3 Acres  
Area of Apartment Parcels: 4.1 Acres (part of RA-15 area).  
Area of Prop. Public Rds: 10.2 Acres.  
Area of Prop. Private Rds: 2.9 Acres.

**3. Unit/Lot Tabulation**

**A. R-A-15 Zone**

Total number of residential units/lots allowed for project  
(15 dwelling units/net acre): 692 (46.1 x 15 = 692 units)  
Number of residential units/lots proposed on this submission: 396 units  
Density of project per net acre: 859 units/ac.  
Total number of open space lots proposed: 21  
Total number of common open space lots proposed: 14  
Total number of apartment parcels proposed: 2  
Total number of Moderate Income Housing Units Required (10% of DU): 40 Units  
Total number of Moderate Income Housing Units Provided: 40 Units  
Open Space Data:  
Open Space Required: 11.5 Acres (46.1 acres of RA-15 zone x 25% = 11.5 acres)  
Total Open Space provided on this submission: 18.3 Acres (34.6%)  
Area of recreation open space required: 158,400 sf (400 sf/unit)  
Area of recreation open space provided: 158,500 sf  
Area of TND open space required: 2.3 Acres (11.5 acres x 20% = 2.3 acres)  
Area of TND open space provided: 2.4 Acres

- Total number of POR Zone parcels proposed: 1
- Total number of B-1 Zone parcels proposed: 2

**4. Residential Lot Types**

SFA: 316 lots  
Apts.: 80 units

**OPEN SPACE TABULATION**

LOCATION	AREA (Sq. Ft.)
LOT 1	6,765
LOT 2	5,286
LOT 3	324,471
LOT 4	41,278
LOT 5	28,532
LOT 6	2,246
LOT 7	8,180
LOT 8	1,217
LOT 9	833
LOT 10	3,846
LOT 11	5,832
LOT 12	340,152
LOT 13	1,667
LOT 14	612
LOT 15	22,832
LOT 16	260
LOT 17	260
LOT 18	350
LOT 19	350
LOT 20	343
LOT 21	343
TOTAL	745,655

**RECREATION OPEN SPACE TABULATION**

LOCATION	AREA (Sq. Ft.)
(A) OPEN SPACE LOT 1	6,765
(B) OPEN SPACE LOT 2	5,286
(C) P/O OS LOT 3	18,208
(D) P/O OS LOT 3	30,881
(E) OPEN SPACE LOT 4	41,278
(F) OPEN SPACE LOT 5	28,532
(G) P/O OS LOT 12	6,670
(H) OPEN SPACE LOT 11	5,832
(J) OPEN SPACE LOT 10	3,846
(K) OPEN SPACE LOT 13	1,667
(L) P/O OS LOT 12	6,250
(M) OPEN SPACE LOT 9	833
(N) OPEN SPACE LOT 8	1,217
(P) P/O OS LOT 7	7,162
(Q) P/O OS LOT 1	1,018
(R) OPEN SPACE LOT 6	2,246
(S) P/O PARCEL C'	5,264
(U) P/O OS LOT 12	4,918
(V) P/O OS LOT 3	15,431
TOTAL	158,500

\* TOTAL DOES NOT INCLUDE 40,551 SF OF NON-TRADITIONAL STORMWATER MANAGEMENT AREA. THIS AREA WILL BE COMPRISED OF A HARD EDGE SURROUNDING A PERMANENT POOL WITH POSSIBLE AESTHETIC WATER FEATURES AND ADJACENT WALKWAYS.

LOCATION	PERIMETER (ft.)	PUBLIC ROAD FRONTAGE (%)	AREA (sq. ft.)
LOT 4	1,122	44	40,551
LOT 5	764	50	28,532
LOT 7	523	33	8,180
P/O LOT 3 *	2,151	50	25,958
TOTAL			103,916 or 2.4 Ac.

\* Assumes a 25 foot wide strip of land adjacent to Roads B, G and J of the Open Space area

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*Mark A. Leyle* 2/15/05  
PLANNING DIRECTOR 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 BAL: 410-889-1620 DC/VA: 301-889-2524 FAX: 301-421-4186

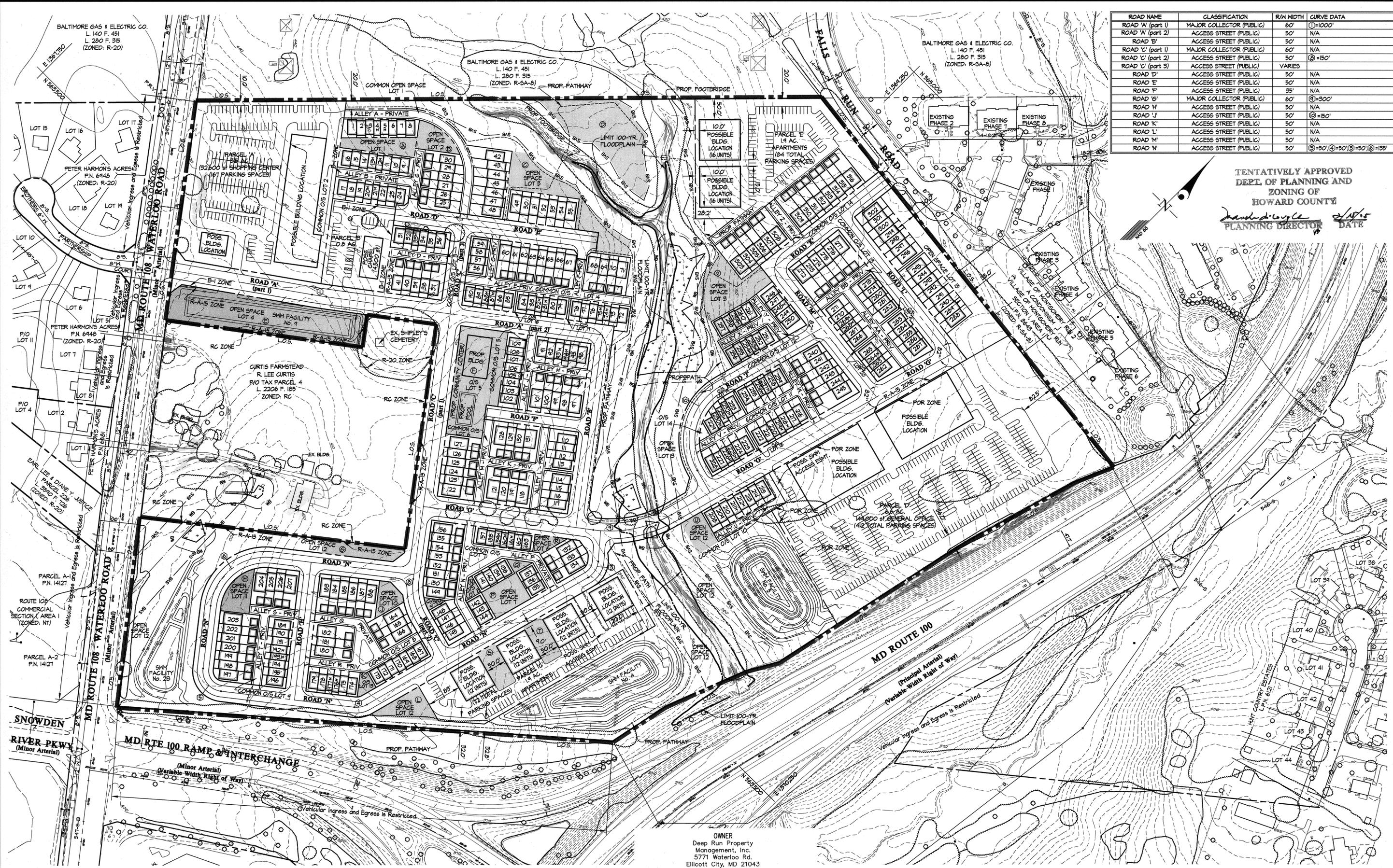
**COVER SHEET**  
**SHIPLEY'S GRANT**  
Parcels A thru E, Lots 1 thru 316  
Open Space Lots 1 thru 21 and Common Open Space Lots 1 thru 14  
Part of Deed Parcels 2, 3 and 4 as Described in Deeds Recorded at L. 5551 F. 613 and L. 5542 F. 500  
ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	RA-15/B-1/ POR	03006
DATE	TAX MAP - GRID	SHEET
JAN., 2005	37-1&2	1 OF 2

ROAD NAME	CLASSIFICATION	R/W WIDTH	CURVE DATA
ROAD 'A' (part 1)	MAJOR COLLECTOR (PUBLIC)	60'	(1)=1000'
ROAD 'A' (part 2)	ACCESS STREET (PUBLIC)	50'	N/A
ROAD 'B'	ACCESS STREET (PUBLIC)	50'	N/A
ROAD 'C' (part 1)	MAJOR COLLECTOR (PUBLIC)	60'	N/A
ROAD 'C' (part 2)	ACCESS STREET (PUBLIC)	50'	(2)=150'
ROAD 'C' (part 3)	ACCESS STREET (PUBLIC)	VARIES	
ROAD 'D'	ACCESS STREET (PUBLIC)	50'	N/A
ROAD 'E'	ACCESS STREET (PUBLIC)	50'	N/A
ROAD 'F'	ACCESS STREET (PUBLIC)	35'	N/A
ROAD 'G'	MAJOR COLLECTOR (PUBLIC)	60'	(3)=300'
ROAD 'H'	ACCESS STREET (PUBLIC)	50'	N/A
ROAD 'J'	ACCESS STREET (PUBLIC)	50'	(4)=150'
ROAD 'K'	ACCESS STREET (PUBLIC)	50'	N/A
ROAD 'L'	ACCESS STREET (PUBLIC)	50'	N/A
ROAD 'M'	ACCESS STREET (PUBLIC)	50'	N/A
ROAD 'N'	ACCESS STREET (PUBLIC)	50'	(5)=50' (4)=50' (3)=50' (2)=150'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*David A. Long* 1/15/05  
PLANNING DIRECTOR DATE



OWNER  
Deep Run Property  
Management, Inc.  
5771 Waterloo Rd.  
Ellicott City, MD 21043

DEVELOPER/CONTRACT PURCHASER  
Bozzuto Homes, Inc.  
6401 Golden Triangle Drive  
Suite 200  
Greenbelt, MD 20770-3203  
Attn: Clark Wagner  
301-623-1501

SKETCH PLAN  
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SCALE	ZONING	G. L. W. FILE No.
1"=100'	RA-15/B-1/ POR	03006
DATE	TAX MAP - GRID	SHEET
JAN., 2005	37-1&2	2 OF 2

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
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DATE	REVISION	BY	APPR.

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